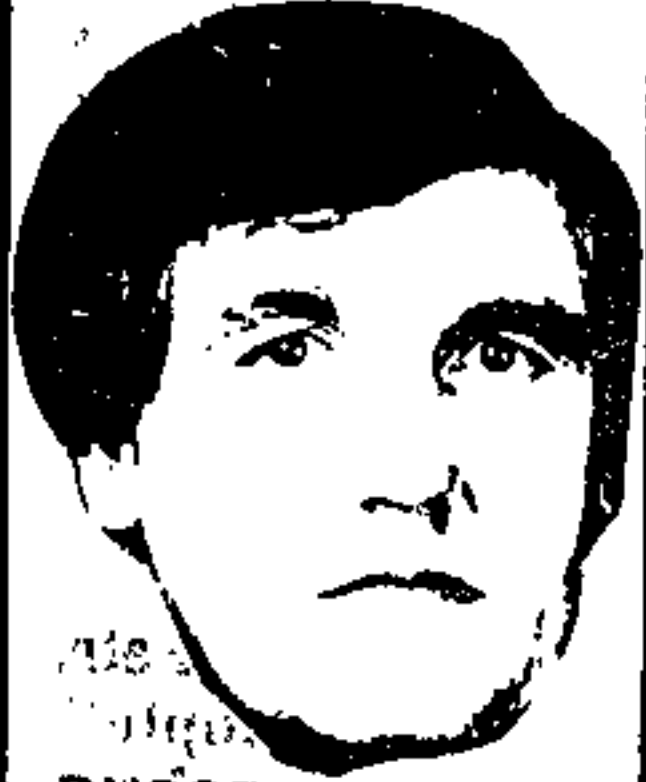


# HOUSING & HOSTELS - GENERAL

1984

JANUARY — NOV.

**24**  
**HOURS**



RUSSELL GAULT

# Harsh laws in store for landlords under new Bill

Landlords are being beaten with what property men believe is some of the most oppressive commercial legislation on South Africa's statute books.

The Lease of Dwellings Bill is so sweeping and so harsh that investment in rental property will begin to die, say property experts.

This will quickly lead to a shortage of flats throughout the country.

Among the provisions of the Bill is one that gives the Government the right to forbid the demolition of a building without written permission.

If a building is in a dilapidated state, the owner could be required to repair and pay for it and then accept a tenant not of his choice.

The landlord could have a tenant imposed on him

and the rental determined by a special board to be established for these purposes.

No longer will landlords be permitted to refuse to let a dwelling to any person because he may be a pensioner, on the grounds of income or because he has a child. He will not even be allowed to ask the prospective tenant's age.

The president of the South African Property Owners' Association (Sapoa), Mr P J Moolman, attacked the Bill as "oppressive". He said it was a thinly veiled protection of tenants' legislation.

"Everyone I have spoken to in the property industry is aghast. They cannot believe it," he said.

Mr Bob Levitt, chairman of a Sapoa sub-committee examining the Bill, said it would have the effect

of persuading big financial institutions which had large numbers of flats to put their investment elsewhere.

"It is ridiculous legislation and puts all the controls back into rental accommodation, but in a worse form."

Mr Levitt said existing rental flats would be converted under sectional title and share block schemes, further reducing rental accommodation.

Another aspect of the proposed Bill which is likely to cause landlords heartburn is the "prohibition of payment and receipt of certain monies".

No more than the equivalent of one month's rent may be held as a deposit against damage to the premises by the tenant or failure to pay electricity or water costs.

And that deposit must be placed in a post office or building society account.

At present vast amounts of deposit money are held by the Estate Institute Board. It is the board which collects the interest, not the tenant.

As far as the tenant is concerned, the Bill spells out conditions which stop unscrupulous landlords from trying to evict him by making life unpleasant, such as through depriving him of essential services.

The clause "lessee entitled to peaceful enjoyment of dwelling" says a lessor shall not raise the rent by an unreasonable amount; threaten the lessee in any manner; be guilty of any activity which is a nuisance to the tenant; deny the tenant without reasonable grounds any convenience, or suspend essential services to which he is entitled; remove from the tenant's flat anything which belongs to him.

Mr Moolman said while aspects of the Bill correctly protected tenants, too many provisions were aimed against landlords and harassed them.



## LANDLORD RIGHTS

## State puts the boot in

123

The property industry is in a panic over the Lease of Dwellings Bill — gazetted over the Christmas period when the industry traditionally takes a rest — and it has only until January 13 to make representations.

The Bill, the second major piece of legislation to emerge from the select committee investigation into rent control, was first dubbed the Protection of Tenant's Bill. Although more euphemistically named, the proposed measures have few positive aspects and, disappointingly, suggest that government is still a long way from allowing free market forces to operate in a large chunk of the residential sector.

The consumer protection aspects of the Bill deal with written leases, eviction of tenants and deposits. If it becomes law, the legislation would compel landlords to draw up written leases, issue receipts on deposits — of no more than one month's rent — and put the money into interest-earning accounts. The interest will have to be paid to the tenant less any deductions for damages, lost keys etc.

From government's viewpoint, the establishment of arbitration boards in all major centres will be a cornerstone of the new regimen and would replace the old rents boards.

Where a dispute arises over rental, damage or eviction, the arbitration boards will be called in. Each will be made up of a member nominated by the Valuers' Council, the Estate Agents Board, Sapoa, the Consumer Council and a government-appointed legal representative.

Although they may be a significant improvement on rent boards (which were manned by Comdev officials) the market still resents the fact that the boards' main function will be to maintain rent control. Buildings occupied by statutory tenants before June 1 1966 — and before October 21 1949 by all tenants — will have a new form of control.

It is hoped that as the new-look boards will consist mainly of private sector specialists fair market rentals will be decided upon where disputes arise. Sapoa's Dolf Kemp reasons that if the boards are effective, rentals will rise to more realistic levels.

Lumped among the numerous provisions is a section which deals with conversion of flats by shareblock. All the procedures dealing with disclosure about the conversion, tenant's notice periods and first offer of refusal in the Sectional Title Amendment Act (*Property* November 11) would apply to blocks converted for sale by shares. This means that the shareblock loophole through which certain developers

hoped to circumvent the sectional title restrictions will be effectively closed.

Perhaps more irritating is the State's intention to keep an iron hold on landlords who will be virtually compelled to use their resources to create more rental stock. Under miscellaneous matters is a provision which empowers the Comdev director general to serve a notice on a landlord to put a vacant dwelling back on the market. If there are renovations to be done, the owner would have to do them at his own expense and within a fixed period.

The rental would be negotiated in the normal way and leases could not be changed except by consent of the director general. If an owner fails to carry out such an instruction, the local authority or the director general can commission the work and charge the owner.

And the Bill would make it a crime to demolish dwellings or use the property for anything but residential use without the director general's approval.

The other important points are:

□ Landlords will not be able to evict any tenants except for non-payment, nuisance, damage to property or if the property is needed for self-occupation. And as far as protected tenants are concerned, eviction will be possible only if landlords have followed the provisions for sectional title and new shareblock conversions.

In the past, a court order was required to evict a tenant during the tenure of a lease. And if there was no lease, notice to vacate

could be given any time;

□ Because written contracts will have to be drawn up, a landlord may not serve notice on any tenant unless the lease has expired. If a tenant has materially damaged the premises, the landlord will have to give seven days notice for the tenant to vacate. If a tenant has created a nuisance, a month's notice must be given, and the tenant would maintain the right to contest it through the arbitration boards;

□ Leases will be drawn up in terms of the regulations which are to be announced and a breach of a lease will not necessarily be considered sufficient reason for eviction if it is deemed by a court to be of a trivial nature or not against the landlord's interests;

□ If renovations are to be made, six months notice will have to be given to the tenant and attached to a court order stating that the renovations are in the public interest; or that it is essential that the block be evacuated before the improvements can be made. If demolition is intended, the director general's approval must be obtained and attached to the notice;

□ A landlord may not refuse to let premises because prospective tenants are 65-years-of-age or older, on the grounds of income or because they have children. Nor will a landlord be able to ask a prospective tenant's age, whether a child will occupy the dwelling or state a preference for certain kinds of tenants;

□ It will be an offence for a landlord to force eviction by demanding "unreasonable" rental or preventing access to the premises, threatening the tenant in any way or removing property from the premises without the occupant's consent;

□ If a dwelling first occupied before June 1966 is let to a statutory tenant, the landlord will not be able to raise the rent without mutual agreement. If they fail to agree on the amount of the increase, the matter will be settled by the arbitration board, but the amount may not exceed more than 30% of the tenant's income. No further increase will be allowed for another year apart from increases in running costs. But again on condition that total rental is no more than 30% of the tenant's income; and

□ Owners of buildings inhabited before October 21, 1949 will not be able to raise the rental by more than 15% a year for two years after the Bill becomes law.

Boet van Straten, chairman of the Estate Agents Board, says the legislation has far too many wide-reaching implications for it to be rushed through. But with only a couple of weeks in which to prepare comment, the industry is urging an extended deadline.



Rental accommodation ... Big Brother's watching



# Storm is brewing over new Bill to control housing

*Govt Times  
7/1/84  
123*

By **NORMAN PATTERTON**

PRETORIA. — A storm is brewing over "an iniquitous" and "outrageous" leaseholding draft Bill gazetted recently.

Provisions in the Lease of Dwellings Bill alarmed and astounded property managers, who branded it socialist and said it averted free enterprise.

But a Department of Community Development spokesman, on the other hand, said the Bill was a simplified, relaxed version of current legislation.

Moreover, some of the provisions angering property managers were in fact a retention of clauses contained in the present Rent Control Act, the spokesman said.

## Protection

He conceded that property managers who expected rent control to be scrapped completely might find the Bill iniquitous but said the Bill was aimed at affording protection for those who needed it.

One of the contentious

provisions in the Bill is that the Department of Community Development may order the owner of an unoccupied urban dwelling to allow tenants, selected by the department, to move into his property while a Mediation Board — consisting of five members selected by the Minister of Community Development — will determine the rent.

The owner will be held responsible for making a "dwelling fit for human habitation" and to keep it in such a condition during the lease. He may also be ordered to make alterations and repairs within a stipulated period at his cost.

## Reasonable

If the owner refuses to comply with these directives the authorities may "take all such steps as are required" and send the bill to the owner, who may be fined R1 000 or a year's jail on top of that.

The department spokesman said the members of a Mediation Board would almost all come from the private sector, which would en-

sure reasonable rent determinations.

Other clauses that drew attention are:

- A person demolishing a dwelling without written permission from the Minister of Community Development will face a R2 000 fine or two years' jail. This was already included in current law, the spokesman said.

## Business

- A person using a dwelling, or who allows a dwelling to be used for purposes other than residential purposes — such as running a business from an unoccupied house — will face a R2 000 fine or two years' jail.

- No person may accept more than a month's rent in advance from a lessee. This means people travelling overseas, for instance, will be unable to pay rent in advance.

- The draft mentions a "Council for Estate Agents". A property expert said there was no such body.

- Owners of dwellings first inhabited before June 1 1966 may not raise the rent of people

earning less than an amount determined by the Minister of Community Development, unless they have permission in writing from the lessee.

In the case of a dispute, the Mediation Board will step in and determine an increase, if any.

## 'Social'

It is understood that the Association of Chambers of Commerce (Assocom) intends to object to provisions in the bill.

Mr Les Weil, deputy chairman of property management company J H Isaacs, called the Bill "pure social legislation".

"I'm absolutely astounded. The authorities champion free enterprise but this is the furthest we can get from there," he said.

Mr Weil said the Bill constituted "a reproduction of rent control at its absolute worst" just after the government had been lauded for abolishing it (rent control).

He warned that the Bill, if enacted, would cause any investor to

think twice before investing in rent producing residential property.

## Provision

The managing director of Pretoria's largest property administration business, Premier Investments, Mr Wally Edelstein, said the Bill was iniquitous.

He objected to a provision that a developer wishing to convert his property to sectional title had to offer the dwelling to the occupant first, who had 90 days to decide, at the prescribed processes following that.

The Bill is based on recommendations contained in last year's Cronje Select Committee Report on rent control.

The property managers plan to make a combined representation, probably through the South African Association of Property Owners, to the Department about the Bill.

The association has already asked for an extension on the date to when objections can be lodged, January 13, but this was refused by the Minister.



# SCRAP THE SIBBLES

## It is ill-conceived and ambiguous, say estate agents

STRONG resentment of the recently published Lease of Dwellings Bill has been expressed by the Institute of Estate Agents which believes the Bill is ill-conceived, full of uncertainties and ambiguities, unworkable and in many respects unintelligible — and that it should be scrapped.

By Jeremy Rees, Property Editor

The Bill, which deals extensively with the protection of residential tenants, is described as a gross State imposition on the free enterprise system and is said to destroy the concept of freedom to contract.

A statement by the institute says the Bill treats property owners as villains and criminals and continues to make them suffer as a reward for their enterprise and their contribution to the provision of housing.

Notwithstanding the outright rejection of the Bill, the institute makes specific comment on a number of the conditions particularly those in Section 8 which make all dwellings subject to the same provisions regarding a lessee's rights as are presently contained in the Rent Control Act.

Among other things, Section 8 says that, although a lease for a dwelling may have expired, a lessor shall not require any lessee or occupier to vacate a dwelling unless:

- \* Such lessee or occupier has done material damage to the dwelling, and has been given seven days notice in writing to vacate;
- \* Such lessee or occupier has been guilty of conduct which is a nuisance

to occupiers of adjoining or neighbouring properties and has been given one month's notice in writing to vacate;

\* Such lessor requires the entire dwelling for his personal occupation or that of his parent or child and the lessee has been given three months notice in writing;

\* Such lessee is a person who was in the employ of such lessor but is no longer in his employ and the lessor requires the dwelling for occupation by a person in his employ and the lessee has been given three months notice in writing;

\* Such dwelling was immediately prior to the letting to the lessee inhabited by the lessor and the lessee agreed in writing to vacate on a specified date;

\* Such dwelling is reasonably required for the purpose of reconstruction, rebuilding, repair or restoration for which the vacating of such dwelling is essential; or

\* The lessee or the occupier has failed to comply with a condition of the lease.

"This section should be scrapped entirely," says Peter Strachan, chair-

man of the National Legislation Committee of the institute.

"We cannot understand why consenting parties cannot elect that the lease they enter into shall be for a fixed period and that on expiry of that period the lessee shall vacate.

"If it is the intention of the Government to legislate rented accommodation out of existence, then this Bill and Section 8 in particular will achieve that aim. We say this seriously and soberly and with a profound sense of foreboding."

Mr Strachan says that nowhere in the western world has this type of legislation done anything but impede the provision of rented accommodation and in South Africa no developer will subject himself to the Bill's impositions — particularly sections 5, 7, 8, 9 and 11.

These sections relate to the making of an inventory by the lessor; notice in writing being required of any increase in rent giving at least 60 days notice; protection of the tenant as already outlined (above), the outlawing of limitations on tenants in respect of income, age and children, and the re-

Sun. Tribune 8/11/84

□ Peter Strachan... "If it is the intention of the Government to legislate rented accommodation out of existence, then this Bill and Section 8 in particular will achieve that aim."



quirement that all leases shall contain specific information.

In commenting on the Bill, the institute reminds Government of the "trenchant criticism of rent control and the limitation on rights of ejection put forward by the Poitche Commission and subscribed to by the

Cronje Committee". These criticisms can in large measure, he says, be levelled against the Bill.

The institute urges the scrapping of the Bill, the repeal of the Rent Control Act, the immediate and positive implementation of Recommendation 1 of the Cronje Committee

tee (concerning positive measures to ensure there is an adequate supply of affordable housing) and that Parliament acts now as set out in the introduction to the Cronje recommendations saying:

"Your committee is well aware of the plight of tenants who live on relatively fixed incomes

and who are faced with ever increasing rentals. Your committee is of the opinion that if recommendations 1 and 2 do not yield sufficiently positive results, Parliament should consider other means of assisting those tenants who cannot afford market-related rents."



By PAT SIDLEY

HUNDREDS of thousands of flat-dwellers will be protected by the controversial Lease of Dwellings Bill if it becomes law this year.

The Bill, now circulating in draft form, follows the recommendations of a Parliamentary Select Committee on the Rent Act, and was accompanied by several recommendations to the Cabinet to stimulate housing, a committee member, Mr Alf Widman, MP for Hillbrow, told Consumer Mail.

The Bill will also end many abuses which some landlords have inflicted on tenants.

Landlords, estate agents and property developers have greeted the Bill with dismay — saying it is "socialist" and "anti-free enterprise". Mr Widman, who represents a flatland constituency, says the Bill should not be read in isolation from recommendations to the Cabinet.

He — and the Department of Community Development — has stated that the Bill seeks to consolidate all existing legislation for rented flats. Sectional Titles and Share Block schemes. It stays within the Government's aim of adhering to the

Legislation aims to end landlord abuses

# Tenants protected under leaseings Bill

principles of free enterprise, and protecting tenants.

These are some of the areas, according to Mr Widman, where tenants' rights would be protected:

- The Lease of Dwellings Bill hopes to stop landlords giving tenants six months notice to vacate their flats because of intended renovations. The Rent Act had permitted this, but some landlords now use this to get tenants out so they can sell the flats under Sectional Title. Under the Rent Act tenants had the right to come back to their renovated flats, but seldom did;

- The Bill would stop landlords avoiding the new amendment to the Sectional Titles Act. The amendment compels developers to give 90 days' notice to tenants — and more time to "protected

tenants — to make up their minds whether to buy their flats or not. To avoid this, developers sold flats under share block schemes. The new Bill will make share block developers subject to the same provisions as Sectional Title developers, where they were not before;

- Families with an income of R850 or less, and single people with an income of R450 or less, would still be protected: their rents could not be increased without their permission and a Mediating Board would decide if no agreement were reached;

- Tenants could not be ejected for "trivial matters" and landlords would have to allow them to "enjoy their dwellings in peace": not raising rents unreasonably, requiring access at reasonable

hours only, not threatening tenants, and so on;

- Prospective tenants could not be stopped from taking occupation if they had young children — or intended having them;

- Leases for more than three months would have to be in writing, with certain basic clauses contained in all leases, and;

- Flat deposits could not be for more than a month's rent.

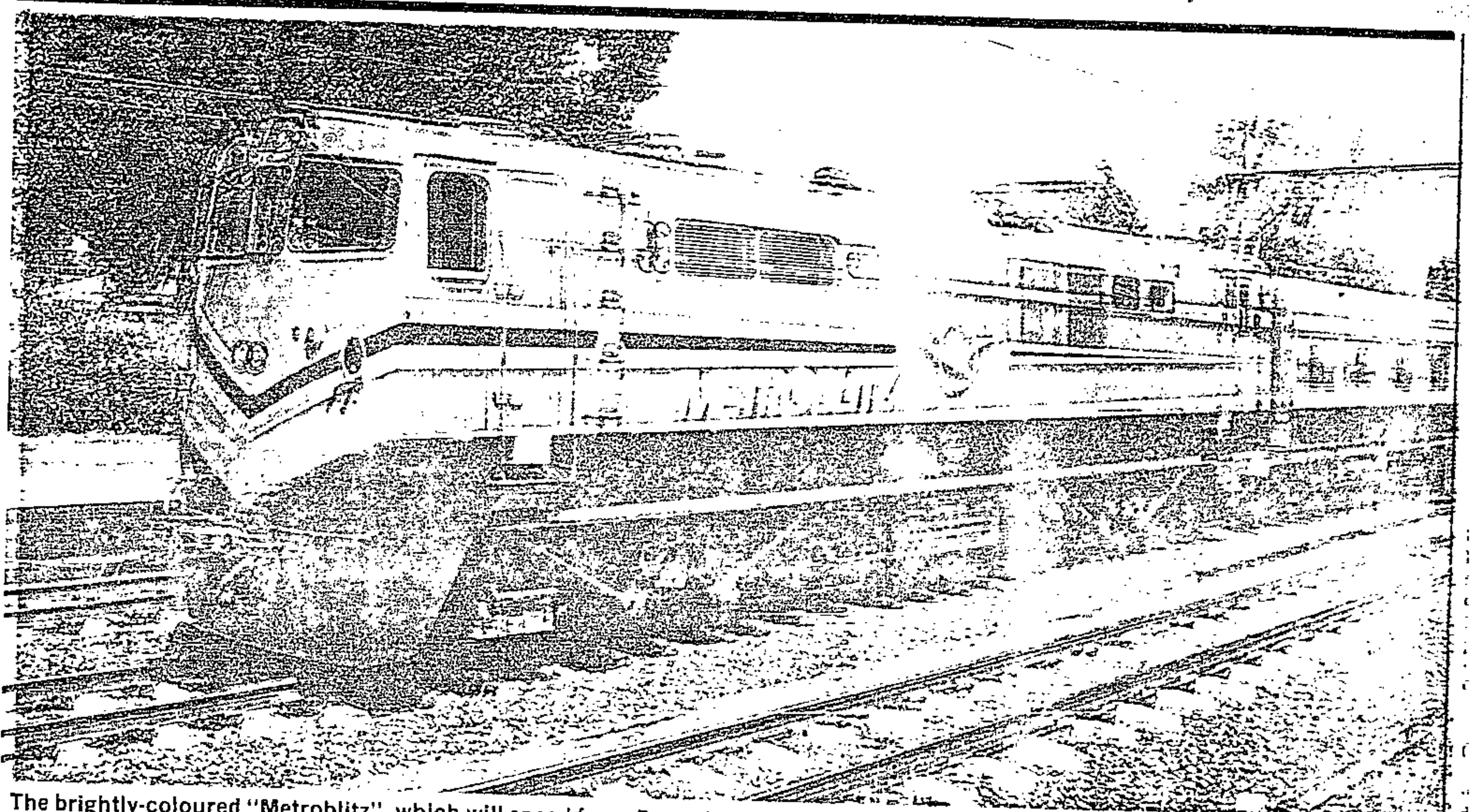
Mr Widman said there was definitely a need for tenant protection. He said the law should be flexible, as supply and demand fluctuated enormously: In 1978 there were 6 000 empty flats on the Witwatersrand, in 1979 there were 600 and by 1980 there were no vacant flats at all.

Mr Widman said he was not entirely happy about the

construction of the "Mediating Board", which would replace the current Rent Board. It had only one consumer representative, three others came from the ranks of landlords and one was a legal expert. This was weighted in favour of landlords, he said.

The Select Committee originally intended an ombudsman and a mediation board to appeal to.

Mr Widman said he had received many letters from flat-dwellers who had to pay rent increases of between 10% and 150%, and had faced two or three rent increases in one year. This was against the recommendation of SA-POA — the SA Property Owners Association — who asked landlords not to raise rents by more than 20% a year.



The brightly-coloured "Metroblitz", which will speed from Pretoria this morning on its first run to Johannesburg in just 37 minutes. The train, which will travel at speeds of up to 160km/h, launches South Africa into a new era of high-speed train travel.

## Mercenary on theft charges

VEREENIGING. — A former Pinetown municipality caretaker yesterday described how he discovered the theft of two mayoral chains, worth about R8 000, from a safe cut open with an oxy-acetylene torch in one of the council offices last March.

field Avenue, Vereeniging, pleaded not guilty to all the charges, which were allegedly committed between 1977 and 1983, and which involve about R250 000.

He has also pleaded not guilty to an additional charge of possession of a firearm

bail of R1 000 and a warrant had been issued for his arrest.

According to Mr Dunn, the theft of the mayoral chains from a safe at the Pinetown municipal offices was discovered on March 28 while he was doing his rounds in the building.

## Aussie-NZ 'merger' predicted

CANBERRA. — Australia's former Deputy Prime Minister, Mr Doug Anthony, predicts that a merger of Australia and New Zealand

## 'Metroblitz' — all set for blast-off

Mall Reporter  
SOUTH Africa's first "blitz" train leaves Pretoria this morning on route to Johan-



By Frank Jeans

Landlords and developers may have reason to be dissatisfied with aspects the Lease of Dwellings Bill, but certain clauses of the Bill are harsh on tenants as well.

The Bill is not in the best interests of the landlord, developers say.

But it is the tenant who is threatened with the loss of protection and privilege.

Mr John Martin, a West Rand property specialist and consultant to Rapp and Maister, believes the Bill makes it look as if the Government is keeping rent control and security of tenure, but is actually providing landlords with the means to end them.

"Security of tenure provisions in the Bill apply to only one kind of lease — fixed duration as distinct, say, from monthly tenancy, which forms the basis of most residential leases.

"And if the Act caters only for fixed duration leases landlords won't go in for them.

"Fixed duration leases expire with passing of time, whereas periodic leases end on notice given."

In buildings occupied before 1949 the landlords could increase rents only on application to the Rent Board.

# Clauses in Dwellings Bill are also harsh on tenants

123 star 12/1/84

That control will be ended, he says, by the new Bill, which if it goes through means that rents may not rise more than 15 per cent a year for two years from the time the Bill becomes law.

"After that landlords can demand market-related rentals," says Mr Martin.

There is nothing new in the Bill relating to sectional title. The Government has merely lifted certain sections of this particular Act, and has incorporated them into the new Lease Bill.

## AN EXAMPLE

"The fact remains that this measure still threatens to kill the sectional title development market."

Mr Martin gives an example of what he says is an "absurd situation which can only cause chaos".

Under the Act, a sectional title developer cannot sell units until a Sectional Title Register is opened.

And if he has limited capital

he has to be sure that his project is income-producing during the bureaucratic delay process.

He therefore erects a building, and finances it through a share block scheme which provides for conversion to sectional title with the opening of the register.

Some purchasers might occupy the units, while others might decide to lease theirs to tenants.

The crunch comes when the register is opened, for in terms of the Bill the developer must, "in flagrant disregard of the rights of the shareholder who has leased his unit to the tenant, offer that unit to the lessee", he says.

If he does not do so he can never make the affidavit required under the Sectional Titles Act.

"The initial reaction to the Bill was to see it as generally extending rent control and security of tenure," says Mr Martin.

"This is wrong. It cuts down security of tenure and rent control and virtually ends what the tenant had previously."

The Bill, he believes, will please no-one and will not lead to any easing of the chronic housing shortage.

It might be argued that it is hard for the Government to come out and say it intends to abolish rent control and security of tenure, for the fact is that there are more tenants than landlords and the tenants are the voters.

And the answer? Mr Martin believes the Bill should be replaced with one which would:

- Abolish rent control and security of tenure.

- Remove restrictions on what a landlord can do with a dwelling.

- Repeal portions of the Sectional Title Act dealing with the sale of rental accommodation.

- Repeal the part of the Alienation of Land Act which forces up the price of township land.

"The Government should categorically state that rent control is not an option that it intends to use, thus creating uncertainty among developers," says Mr Martin.

Cape Times 14/1/84

# Landlords want rethink

Staff Reporter

AS the deadline for objections against the new Lease of Dwellings Bill expired yesterday, outraged landlords branded it "communistic" and "utterly ill-conceived", and warned that it could force them to either sell properties or introduce sectional title.

Already there has been an upsurge in landlords instructing estate agents to sell their properties and to give tenants notice, according to the chairman of the Western Cape branch of the Institute of Estate Agents, Mr Hadden Steer.

"They simply don't want to fall under the provisions of the new bill," said Mr Steer.

He urged the government to have "a serious re-think" on the bill.

The main objections to the bill, introduced in an attempt to offer tenants greater protection, are the provision for criminal sanctions against landlords and the concept of "perpetual tenancy".

"It's a fundamental interference with free trade — the measures are draconian and ridiculous — I understand what they are trying to do but they've drawn it up very badly," said attorney/landlord, Mr Eliot Osrin.

He gave an example of one section of the act which could make a landlord who threatened to evict a consistently drunken and destructive tenant guilty of a criminal offence.

Property consultant Mr Geoffrey Seeff predicted the bill would have the exact opposite effect to that intended.

"The government has acknowledged that it

cannot cope with the housing problem and asked for the help of free enterprise. Now it introduces measures which will prevent any person from ever wanting to let a dwelling. It's almost communistic."

Mr Seeff believed the new bill was a breach of faith by a government who had promised to phase out rent control from 1978.

The government seemed to have tried to "sneak the bill through" by publishing it at the beginning of December when the property industry was closed down.

"Now we come back in January and are faced with this — when they refused extensions of time for objections I realized they were actually serious," he said.

Under the proposed bill a tenant must be given a written lease. As long as he pays his rent, he cannot be given notice on expiry of the lease.

The Department of Community Development may also order the owner of an unoccupied urban dwelling to allow tenants, selected by the department, to move into his property while a Mediation Board — consisting of five members selected by the Minister of Community Development — would determine the rent.

The owner will be held responsible for making a dwelling "fit for human habitation" and to keep it in this condition during the lease. He may also be ordered to make alterations and repairs within a stipulated period at his cost. If he refuses to do this the authorities may "take such steps as are required" and send the bill to him.



# New law drafted to aid tenants

CARE Times

14/1/84

123

By BARRY STREEK

**A DRAFT law has been drawn up which would provide far greater protection to tenants in rented buildings than ever before.**

The measure has been sharply criticized by property developers.

A parliamentary select committee is to meet on January 23 to consider objections to the proposed Lease of Dwellings Bill which will apply to all rented accommodation in South Africa.

The bill was drawn up by the Department of Community Development after a select committee unanimously laid down its principles. It would then have to be considered by Parliament, which could also introduce changes.

## 'Subsidized'

Yesterday the official Opposition spokesman on housing, Mr Alf Widman, MP, said: "I certainly favour the measure. I am convinced there is a need to protect people in rented accommodation. The property owners are going to scream because they don't want any control, but I think it is justified."

He said that not every landlord exploited tenants and some virtually subsidized tenants.

"But generally they need protection. We heard evidence before the select committee which showed that tenants need protection. This evidence showed there had been cases where unreasonable rent increases had forced the ejection of tenants.

"They need security of tenure. I personally received letters outlining where rent increases of more than 150 percent have been introduced.

"There have been times where there have been rent increases three times in one year," Mr Widman said.

## Repairs

At other times, tenants had been given notice to leave when landlords said they wanted to undertake repairs and renovations but, in fact, this had not been necessary.

"What is often happening today is that people can't pay the increases and there is nowhere for them to go. They can't just go into the street," Mr Widman said.

In future, all tenants would be protected and

To page 2



P.T.O.

# House repossessions rise as bond increases bite

By ALEC HOGG

REPOSSESSIONS of houses by building societies have increased sharply in the past six months.

The Government Gazette of January 6 lists 54 sales in execution — the repossession of houses. This action is taken as a last resort by building societies.

In the first week of January last year, the number of foreclosures was 38. Statistics show that the increase from this level started in the second half of last year.

Hardest hit are homeowners employed in industry, the East Rand accounting for no fewer than 18 and Northern Pretoria six of the nationwide total in the first week of this year.

Neville Berkowitz, of the Property Economist, warns: "This is only the beginning. The latest 1.25 percentage point increase in the bond rate is going to hurt."

Mr Berkowitz says that in the residential property boom of 1980 and 1981 "people overextended themselves. The increase in bond rates together with lower than expected salary increases and retrenchments must aggravate the situation."

Until now, most bondholders have been cushioned from increased mortgage rates. Building societies extended the life of bonds, meaning that only a marginal increase — if any — in the monthly repayment was necessary.

But bondholders and societies have run out of space in which to manoeuvre. Senior general manager at the SA Permanent Brian Kemmey says: "It is our policy not to ask for a higher repayment when it can be avoided. Each successive increase, however, would have resulted in a larger percentage of people having to face higher monthly repayments."

The latest interest-rate increase will lead to higher repayments for "at least 70% of our bondholders". The pre-

## RELIEF PLAN FLOPS

THE Government's housing plan to help first-time buyers — seen by many as a pre-referendum vote-catching ploy — has failed.

Only 82 applications have been received by the Department of Community Development from four institutions — SA Perm (36), UBS (19), Barclays (14) and Allied (13).

Building society executives blame the poor response on the unrealistic qualification levels. The potential home-owner must be a first-time buyer, and only houses which are newly constructed and cost less than R40 000 qualify.

No other subsidy may be enjoyed, and the relief is restricted to 20% of the interest paid on the bond in the first five years.

According to builders, the R40 000 limit

eliminates well over 80% of all houses in Johannesburg, the matchbox-type houses in sub-economic suburbs being the only qualifiers.

Another drawback is that the interest relief is calculated on the lowest building society mortgage rate. This could mean a difference of up to 0.75 percentage points now.

If the authorities are serious about their intention to relieve the housing crisis, they must reassess the criteria for first-time buyers, it is said.

The current subsidy costs the State less than R10 000 a year — a fraction of what is needed to make any kind of an impact on the accommodation crisis.

vious increase affected only 30% to 40% because the life of bonds was extended.

As a house is the largest single investment most people make, they go to extraordinary lengths to protect it.

Building society executives quote numerous examples of bondholders cancelling insurance policies, returning hire-purchase goods and even selling heirlooms when their homes were threatened because of their inability to meet bond repayments.

Repossessions are expensive and are avoided if possible by societies. Not only are legal fees high, but many bondholders threatened with the loss of the house vent their frustration on the property, causing damage which reduces its value.

Allied's loans manager Brian Morgan says most societies give bondholders three months' grace before

taking the first step to recover the outstanding money.

Only after at least three letters have evoked no response is summons issued. The society then needs a court judgment before the sale in execution notice appears in the Government Gazette.

It takes five months before the property is sold, making the time lag between the first repayment default and the final step at least a year. Often it is 18 months.

Mr Kemmey says few properties listed in the Government Gazette are offered at an auction.

"Because of the time between the notice's publication and the proposed auction, many people sell their houses themselves, enabling them to settle their debt with the society. Sales in execution are minimal."

Mr Morgan agrees that because of this only about 20%

of repossessed properties are sold by auction.

In spite of this fact, and the growing interest in these potential bargains by the public, it is estimated that societies hold more than R2-million of "property in possession".

With this figure set to grow, people who are capable of restoring houses, and who cannot afford the high prices still being asked, could do a lot worse than to monitor the trend closely.

Most people who offer to buy properties held by societies are given a 100% bond as the institutions are interested only in recouping the amount owed.

The Government Gazette's lists are also useful to potential homeowners. A glance at them shows which houses are offered by really forced sellers and this puts the potential buyer in a strong bargaining position.



# All sides raise the roof over draft of rent Bill

For years flatdwellers have complained of being "ripped off" by landlords. Now the government has drafted legislation to protect tenants — and unleashed howls from property owners. **STEPHANIE VENTER** looks at the Bill, its critics and its defenders

123

THE controversial Lease of Dwellings Bill is under fire from all quarters.

Those directly involved in the framing of the draft Bill say it will benefit tenants and will not cause a shortage of accommodation as predicted by property owners. They say the Bill is misunderstood.

But according to organisations representing owners and tenants the proposed legislation will not change much in practice and will only increase the accommodation problem.

Hundreds of property owners have condemned the Bill, saying that if it is enacted they will sell their flats and houses.

And according to a spokeswoman for Johannesburg's pensioners — the tenants perhaps most affected by exploitation — they will not take advantage of their new powers.

Big property developers have decreased their investments in residential property during the past few years but now they say they may stop it altogether and sell their residential buildings if the Bill is passed.

"If the Bill goes through, there will be so much interference in the private sector that we would not want to invest in residential property," Mr Frikkie Botha, Sanlam's provincial manager (properties) said this week.

One criticism of the Bill is that it will over-protect tenants, but Mrs Molly Kopel, Progressive Federal Party city councillor for Von Brandis, said: "I do not think it is going to help the tenants one bit."

"There is such a waiting list for accommodation that people are going to keep their mouths very tightly closed. If they complain about harassment, one way or another they will be evicted," she said.

Mr Alf Widman, PFP MP for Hillbrow and one of the members of the select committee that framed the legislation, said the Bill gave more power to tenants and that the criticism of it was born out of misconceptions.

"It will help tenants in many respects. For one thing, all leases have to be in writing and definite conditions will be stipulated in the



● Mr Alf Widman — helped frame Bill

## IT'S BETTER TO SELL — LANDLORD

A JOHANNESBURG flat owner says he could greatly increase his income if he sold his flats and invested the cash.

Mr Benno Hopp, one of a group of owners of five blocks of flats in the southern suburbs, is so opposed to much of the draft Lease of Dwellings Bill that he may consider selling his flats.

He has calculated that if he sold one of his flats for the going price of R38 000 he would earn interest of R443 a month at 14%. By renting his flats out at R350 a month each, less a levy of R52, he makes

only R298 a month.

"I am not unhappy with the rent I am getting. But it would be better if I sold my flats," he said. "I could sell them tomorrow at R38 000 each."

"I am furious about the draft legislation. The worst clause is that no matter how much rents go up, you cannot refuse people merely on the grounds of age, children or income," Mr Benno said.

"If building societies can refuse a person a bond unless they earn a certain income, why can't we?"

## DEVELOPERS FAVOURED, SAYS MP

MR ALF Widman, Progressive Federal Party MP for Hillbrow and a member of the Parliamentary select committee which was instrumental in the formulation of the Lease of Dwellings Bill, said this week he had "some difficulties" with the Bill.

"I am worried that the mediating board is weighted too heavily in favour of the property developer," he said.

According to the draft Bill, the mediating board will consist of not more than five people appointed by the Minister of Community Development

The membership will consist of one person nominated "by reason of his knowledge of the law", one by the South African Consumer Council, one by the Council for

Estate Agents, one by the South African Property Owners' Association and one by the South African Council for Valuers.

Mr Widman said the committee had made recommendations to the Cabinet that:

● The government should start an extensive housing project of its own.

● The private sector should be encouraged to do the same by granting it more meaningful tax concessions.

● Town planners should allow more bulk development.

● Local authorities should buy existing blocks to help accommodate people who are under the economic limit.

● Insurance companies should be encouraged to invest in letting accommodation.

lease."

Tenants whose incomes are below the economic limits (R850 a month for families and R450 a month for single people) would be protected, Mr Widman said.

"If a rent cannot be agreed upon by the landlord and the tenant then the me-

diating board will settle a rent, which by law cannot exceed 30% of the tenant's income," he said.

A big misconception about the Bill, he said, was that the landlord could not inquire about the income of a tenant.

"That is not true. Section 21 (c) says that if the owner

cannot find out about a tenant's income, the mediating board can.

"Another misconception is that there is no guidance for the mediating board to decide on rent. They are instructed to take into account the rent in the surrounding area," Mr Widman said.

## Proposals outrageous — owners

HUNDREDS of property owners and estate agents have condemned the Lease of Dwellings Bill.

They include members of two of South Africa's largest property groups, the South African Property Owners Association (Sapoa) and the Institute of Estate Agents (IEA).

Mr Don Kennedy, Sapoa's executive director, said he had "never found such uniform and energetic opposition to any piece of legislation regarding rentable accommodation".

Sapoa sent a list of its complaints to the Department of Community Development this week.

"It is an outrageous piece of legislation. I am sure this Bill represents the very opposite of the recommendations of the select committee on rent control, in so far as the legislation should encourage the provision of rentable accommodation," he said. According to Mr Kennedy the "ill-advised" draft legislation granted "excessive consideration to tenants".

IEA has also condemned the planned legislation and has sent a 12-page memorandum to the Department of Community Development.



# Property Bill: Deadline for views extended

ARGUS  
16/1/84  
123

By MICHAEL MORRIS, Staff Reporter  
THE Department of Community Development has granted an unofficial extension for comments on the controversial Lease of Dwellings Draft Bill that has sent shock waves through South Africa's property industry.

The new legislation is intended to replace the Rent Control Act, but its scope is far wider and applies to every building classed as a dwelling, whereas the present Act applies mainly to older blocks of flats.

Friday was the official deadline for comment, but a department spokesman in Cape Town said comments received "within a reasonable time" — the next week or so — would still be considered.

## Response substantial

He said there had been a "substantial response" to the invitation for comments on the proposals.

The Lease of Dwellings Bill contains tough legislation aimed at protecting tenants.

"Draconian and socialist" is how the draft Bill has been described by Mr S Polwarth, chief executive of Permanent Trust, Syfrets, whose firm represents about 500 landlords and handles between 9 000 and 10 000 flats in the Peninsula.

"Speaking for our owners who have had the opportunity to peruse the draft Bill, they believe it is a worse piece of legislation than the present Rent Control Act.

"Our group has submitted a report to the Department of Community Development expressing our opinions, but it would not be correct for me to divulge the contents of that report at this stage.

"I believe our report adequately addresses the main points of the Bill."

## "Not an inducement"

Mr Polwarth added: "My own view is that if the Government is looking to encourage the erection of dwellings for residential purposes, the introduction of this Bill will certainly not help."

Mr Colin Eglin, Progressive Federal Party MP for Sea Point, said that, as a member of the select committee which is to discuss the response to the Draft Bill, he was not able to express an opinion.

"I want to encourage people who are likely to be affected by the new legislation to express their opinions now. This is what is important at this stage."

He said the select committee would meet on January 24.

Proposals contained in the draft Bill include a minimum of 60 days' notice of any rent increase; a ban on taking more than one month's rent or higher deposit in advance; compulsory investment of deposits with interest credited to the tenant; a ban on ejection for "trivial reasons"; compulsory written leases and compulsory deposit or rent receipts unless the parties agree in writing to other arrangements.



# Draft law to govern leases

Cape Times 16/1/84 (123)

By **BARRY STREEK**  
NUMEROUS provisions for the protection of tenants in rented accommodation have been incorporated in the draft Lease of Dwellings Bill.

If adopted by Parliament, it will provide that all leases for more than three months will have to be in writing.

All leases will in future have to contain certain conditions which will be laid down in the law.

Whenever rent is paid, a written receipt

will have to be provided. No under-the-table payments will be permitted, not even in the form of bonuses and premiums.

No deposit for damages, electricity, water or gas will be permitted to exceed one month's rent — and this deposit will have to be paid into a post office or building society, with the interest accruing to the benefit of the tenant.

A condition of all leases will be that ejection cannot take place for a trivial cause, but

the tenant cannot fundamentally violate the interests of landlords by, for example, making alterations contrary to a condition of the lease.

If a lease provides for increases or an extension, landlords will have to give 60 days' notice before the increase takes effect.

Protection of occupation is also provided once a lease has expired. Tenants may not be evicted unless they do material damage to the dwelling, in which case seven days' notice will be given.

If tenants are guilty of conduct which is a nuisance to other occupiers, they must be given one month's notice.

If the dwelling is required by the owner, his or her parent or child, three months' notice must be given.

If the building requires reconstruction, rehabilitation or repairs, six months' notice must be given, but a competent court must decide whether it is in the public interest and make an order that it is essential to vacate the building.

The controversial clause 9 provides that if a lessor has made it known that he or she has a dwelling to let, it cannot be refused merely on grounds of a person's income or because the prospective tenant is over 65 or if it is thought the tenant is going to permit a child to stay in the housing.

Lessors cannot deprive tenants of peaceful enjoyment of the property, nor induce or attempt to induce them to leave by raising the rent by unreasonable amounts or by requiring access to the building at unreasonable hours.

Rent control over the buildings occupied since October 21, 1949 will be abolished over two years but the rent may not be raised by more than 30 percent over those two years.

A five-member mediation board is envisaged.

EASING

Spectrum

AKGUS 18/1/84

123

# Protective Law pleases tenants

## Staff Reporter SAN VIVIER sets out the pros and cons of the new Lease of Dwellings Bill

WHILE landlords and the property industry have slammed the Lease of Dwellings Draft Bill, tenants have welcomed the proposed legislation.

The Bill includes a number of clauses to protect tenants from exploitation. These include:

- Landlords must give 60 days' notice of rent increases;
- A tenant cannot be evicted for trivial reasons and
- Once a lease is expired, a tenant may not be evicted unless he/she has damaged the dwelling, in which case seven days notice has to be given.

According to Clause 10 of the Bill, tenants are entitled to "peaceful enjoyment" of a dwelling. Landlords may not force tenants to leave by raising rents unreasonably or require access to the dwelling at unreasonable hours or threaten tenants in any way.

Property developers have described the Bill as "socialist" but tenants, faced with escalating rents, have described it as "excellent".

"We are very pleased with the Bill," said Mrs Zerilda Droskie, director of the SA National Council for the Aged.

"I have spoken to many elderly people about the Bill — they feel tremendously relieved, but they are dead-scared that it is going to be shelved because the property owners are making such a big fuss about it.

"This Bill will give excellent protection to elderly people especially — and they are the people who are being exploited."

According to one of the most controversial clauses in the Bill, landlords may not refuse to let a dwelling to any person on the ground of a person's income, because a person is

older than 65, or because a child will live there.

A landlord is forbidden to ask a tenant whether a child will be living in the dwelling and may not give a tenant notice if a child is born to or adopted by the tenant.

Mrs Droskie dismissed arguments that the Bill would lead to the collapse of flat and townhouse construction for letting purposes.

"The Bill is not going to stop property development — that's just rubbish. It is not going to affect new buildings," she said. The Bill also provides for a

five-member Board to mediate between tenants and landlords and in its comment on the Bill, the council has asked for representation on the board.

"Property owners say they can't subsidise elderly people, but these buildings were built many years ago and very often other tenants subsidise elderly tenants."

"What they lose on the merry-go-round, they make on the swings." The Director of the Cape Peninsula Welfare Organisation for the Aged, Mr I Tedder, said the Bill was "a good piece of legislation".

"It will give a great deal of protection to people with accommodation problems and a limited income.

"Rents have escalated beyond reasonable limits, particularly for pensioners, and this Bill will give them the protection they need," he said.

- The Bill also stipulates that:
- A receipt must be issued for rentals and deposits;
- An inventory of the movable property and a schedule of defects must be made when a property is rented and
- The lease must be in writing.



# Bester takes Tuckers in R58m deal

By HOWARD PREECE

BESTER Investments is taking over the controversial Tuckers Land Holdings for 890c a share — putting a R58,7m tag on the deal.

This will mean an approximate R44m bonanza for the controlling shareholder, Mr Hyrnie Tucker, who has accepted the offer.

Payment, however, will be on an effective deposit-and-installment basis, which will reduce the real value of the offer on a discounted cash flow basis to not much over R8 a share.

Bester is a listed construction, property, industrial and farming group.

It made a gross profit of R12,2m in the six months to last August.

Tuckers is a township property development company with large amounts of proclaimed and unproclaimed land. Its net assets have been estimat-

ed as high as R100m but the arithmetic is immensely complicated by the values assigned to the unproclaimed land and by potential charges to the group on that land.

According to a joint announcement by Senbank and Mercabank, Bester will pay R5,30 in cash on May 18 this year and the balance in instalments of R1,35, R1,20 and R1,05 in March 1985, September 1985 and March 1986 respectively.

Bester will issue debentures in respect of the three instalments and will apply to the Johannesburg Stock Exchange for these to be listed.

Tuckers has been the subject of intense litigation, its accounts have been frequently qualified by the auditors and it has been involved in a number of previous on-off/on-off take-over deals.

In September last year, Gencor announced that it was not exercis-

ing a R7,50 a share option on Mr Tuckers' controlling interest in the group.

Mr Tucker was then quoted as saying: "The company is no longer for sale."

But in November, he announced that another bid for control of the company had been made.

The next act was in December when Mr Tucker reported that he had sold 60% of his holding in Tuckers to a mysterious Topaz Industrial, supposedly a consortium of British and US property interests, "in partnership with substantial South African investors."

This sale was, however, subject to certain qualifications.

Ten days later, Mercabank said the British element in Topaz had fallen away.

Tuckers shares closed at 715c on the JSE last night. They should logically move up firmly today.

But the Tuckers saga has been so long-running and so complex that investors generally, and minority shareholders in particular, will no doubt be still wondering if there are any further developments in store.

The fact, however, that Bester — with its solid recovery record from the painful period of the mid-1970s — has been clearly identified this time as the buyer of Tuckers, suggests that this is indeed the end of this aspect of the story.

Last night's announcement said: "The immediate effect of Tucker becoming a wholly-owned subsidiary of Bester on the earnings and net assets of Bester will not be material."

However, Bester is of the opinion that as a result of the transaction, it will have acquired a valuable property portfolio and that in the medium to long term, the transaction will have a beneficial effect on its earnings and net assets."



# Russia signs pact with Zimbabwe

From MIKE WILLIAMS

HARARE. — A trade agreement between Zimbabwe and the Soviet Union was signed yesterday in Harare, where it was hailed by a Soviet diplomat as the beginning of a stronger, long-term relationship.

Mr Guennady Zhuravlev, First Deputy Minister of Foreign Affairs and leader of a four-man Soviet delegation that arrived in Harare on Tuesday, said the trade pact would open the door to a wide range of trade goods, among them oil.

Soviet trade officials began sounding out Zimbabwean shipping firms about trade routes through Mozambique late last year.

Zimbabwe and the Soviet Union already have an occasional trade flow worth about R5.5 million a year. The Soviets have bought Zimbabwean maize for use in aid to Mozambique and they have purchased Zimbabwean sugar through London.

"With this framework of trade, we will be able to get tobacco, maize, sugar and other food products. Zimbabwe will be the 40th country in Africa to trade with us," Mr Zhuravlev said.

Mr Robert Mugabe's government has kept the Soviet Union at arm's length since independence in 1980. That was due both to Russia's wartime support of opposition leader Joshua Nkomo and Mr Mugabe's desire to follow a "non-aligned" course.

# Call for housing inquiry

CAPE TIMES 19/1/84

123

By BARRY STREEK

THE controversial draft law to provide protection to people living in rented accommodation will not apply to government and municipal housing schemes.

This means its provisions will not be extended to cover most black people living in the urban areas.

In an interview yesterday Mr Colin Eglin, Progressive Federal Party MP for Sea Point, called for the appointment of a separate inquiry into housing schemes provided by local authorities in terms of the Housing Act.

He said the Lease of Dwellings Bill was not intended to cover these tenants.

There were major differences between tenants living in these schemes and those living in accommodation provided by private enterprise.

Mr Eglin said that if the rental formula recommended in the bill were applied to municipal housing schemes it would result in "massive increases".

"If you start applying this formula it would result in much higher rentals where the housing is provided under the Housing Act. A specific formula is applied for these rentals and it is definitely not the market value," he said.

For people earning less than R250 a month, rents in these housing schemes worked out at about 11 percent of their income compared to the 30 percent provided in the draft bill.

Mr Eglin said that for this reason the formula proposed in the draft bill would be "inappropriate" for these housing schemes.

He also said there were no doubts about the leases in municipal housing estates as they could only be drawn up in terms of existing regulations. Because they were statutory leases, the people living in those houses knew what their rights were.

Formal leases were not negotiated in these schemes because they were determined by regulation.

"The select committee had no evidence before it about harassment of tenants in respect of government and municipal housing schemes although the right of people to live without harassment is not in dispute."

The government had expressed its intention to bring rentals in these housing schemes up to economic levels but it had not yet done so.

Mr Eglin said these practical problems explained why the select committee inquiry into rent control involved separate issues.



**IMPERIAL UNDERWOOD**  
*College of Commerce*


REGISTERED WITH THE DEPARTMENT OF NATIONAL EDUCATION

## 1983 RESULTS

Out of 45 students who wrote Pitman's United Kingdom Examination, 20 had a 1st class pass and 25 passed.

Applications for 1984 are now open

CONTACT: THE REGISTRAR,  
6th FLOOR, BOSTON HOUSE,  
WATERKANT ST, CT.  
PH 419 1616 or 419 1931

# BINOCULAR PRICES

## Hospitals chief to retire

Staff Reporter

THE Director of Hospital Services for the Cape Province, Dr R L M Kotze, is to retire at the end of February.

His successor has not yet been named.

Dr Kotze became Director of Hospital Services in August 1972, after serving as deputy director from 1970.

He qualified at the University of Cape Town in 1942 and served in the Victoria and Somerset hospitals.

In 1955 he was appointed medical inspector of schools.

S  
U  
f  
DI  
of  
ci  
ed  
go  
re  
li  
Sl  
Op  
da  
Pr  
Pa  
tic  
Sl  
th  
P  
Na  
le  
wo  
co  
Pa  
vo  
Ne  
tie  
tov  
th  
Na  
NE  
sh  
wh  
NI  
I  
go  
th  
PF  
3  
tio



(123) ROOM 21/1/84

# New schemes to help beat the housing crisis

By LIN MENGE  
Homefront Reporter

TWO significant developments which reflect the Government's new approach to solving the housing crisis have been announced.

The one involves the private sector, which the Government hopes will help share the massive task of meeting the housing shortage, and the other the desire of people to house themselves, given the opportunity through low-cost site-and-service schemes.

● Innova Homes, a housing utility (non-profit) company formed with the help of the Urban Foundation, will undertake a R32-million housing scheme for the Indian community of Woodview, Phoenix, in Durban.

It will be one of the largest low-cost housing developments yet undertaken by a private company in South Africa.

The scheme will house 1 400 families in detached, expandable homes on private, freehold plots in a self-contained scheme with its own schools, soccer field, shops, and community facilities.

Servicing of the sites starts this month and building should begin in May. Aimed at lower income families, especially those on Durban's municipal waiting list, the scheme will allow families a choice of site, of design, and of building method — from assisted self-build to Innova-

built.

Private financial institutions have already pledged nearly R16-million in bond finance for the project.

● Sapa reports that the Government has launched a multi-million rand township development and owner-builder scheme for non-Tswana residents from Ateridgeville/Saulsville and Mamelodi outside Pretoria.

The scheme was outlined in a circular to the Central Transvaal Administration Board from the Director-General of Co-operation and Development, Mr G de Wall.

The project is a site-and-service scheme coupled with an owner-builder scheme. People will be able to erect and occupy temporary structures while their homes are being built.

Loans up to R3 500 issued in the form of building material will be made available by the South African Development Trust to people in the R350 a month income bracket who wish to build houses or improve their existing homes.

Interest rates will vary from 1% to 5%. The loan period will not exceed 30 years.

There are already 1 500 service sites available for immediate allocation, and there are plans for another 5 200 sites, of which 3 900 have already been surveyed.

The waiting list for houses in the two townships is estimated at 6 000.

# ere to complain

h the of work' scheme up to R10 000.

Asso- "All reputable firms should be members of the association. It would be a safeguard if, when engaging repair services, it is ensured that the firm in question is a member of the association".

jobs which can be done on the customer's

hour fee	Estimated cost of one-hour job
hour or part there- ply as very few	R29,50.
Figure would en R10-R15 for he job	Approx R20
9 per hour or	R13,39 (distance 5 km)
or the first hour er than an hour apply)	R20
first half hour fter R7 for each minutes	R42
R6,50 per 15 minutes)	R40,50
R5,50 per 15 minutes	R32
R27,50 no mat- one hour or two	R27,50
0 per hour and departure from	Approx R25 (15 minutes travel)
minutes or part hereof	R43
or 15 minutes	R30
first hour or of and thereafter quarter-hour	R32,50
anager in Johan- ical company to	?
ardless of time	R26
R24 an hour or	R29
R25 for the first departure from ature from pre-	R25

# When you are a protected tenant

GATK Times  
31/1/84

123

THE selling of large blocks of flats under sectional title schemes has resulted in much confusion among tenants.

A number of WATCH-DOG readers have asked if they qualify as protected tenants.

For the record, here is a recent definition given by Mrs J Evans, vice-president of the Housewives' League.

"A protected tenant is a tenant in a building first occupied after 1947 and before 1966, and whose income is less than R450 a month for a single person and less than R850 a month for a couple.

"Under previous legislation, developers could not open a Sectional Title register if there was even one protected tenant in the building.

"In some cases these tenants were harassed. This was also the case when the building was rent-controlled.

"Since recent amendments (to the Sectional Title Act) a developer wishing to apply for Sectional Title must obtain a report from a registered architect or a registered engineer regarding the physical condition of the building — with specific reference to the condition of the roof, gutters, down-pipes, walls, foundations, electrical wiring, hot water systems, plumbing, lifts and all other electrical accessories.

"A report must also be

made of the stormwater and sewerage systems, and the general suitability of such a building for division with reference to deficiencies if any.

"This report must be presented at a meeting called by the developer with the tenants of the building to inform them fully of the proposed development. He must also give details of selling price, levies and management fees.

"The developer is then free to submit a Sectional Title application to the local authority. He may then offer the tenant the relevant section which must remain open for 90 days unless refused by the tenant.

"In the case of a protected tenant, or a tenant in a rent-controlled building the offer must be open for 365 days. After this offer expires or the tenant refuses the offer, the developer can then give the tenant six months notice to vacate the unit.

"Tenants over the age of 65 who live in rent-controlled building also have protection. Their unit may not be sold to anyone else while the tenant is in occupation."

The regulations do not apply to existing Sectional Title schemes where the register was opened before October 1, 1983. They do not apply to tenants who occupy the unit after the initial meeting advising tenants of the proposed Sectional Title conversion.

A I has to fear dev edu

"vintage sur guli cat wor the they (wit of c

"gra a l con sist are and furt com lite: is o con. pete binc

"I con

"G gra edu

"G gene the with ther

●

tion, this erate busi but i sition: cons busin

W/ tains such Leag er C profc and zation

Pro cover 27/9/ righ 16/2/ righ 14/6/8 Mater relati

## Receiver of Revenue clarifies query on

THE Receiver of Revenue, Mr T R Robinson, clarifies a reader's query on GST which asked if restaurant customers were paying GST twice — once at source when the food was bought and again when paying the bill.

"An accommodation, hotel or catering enterprise registered for Sales Tax purposes is exempt from tax on

beverages, for the and water, for lig electricity or for l cleaning.

"The value of bo split into two eler of 45 days or less t the gross consider: periods of more th able value is 30 pe



# Self-help housing worth the effort

By LIN MENGE

Homefront Reporter

SELF-HELP housing offers an attractive alternative approach to the soulless and standardised mass housing schemes usually provided for low-income groups — but if it is wrongly implemented it can actually worsen the housing problem.

That is why the new publication, "Guidelines for Self-help Housing", produced by the Urban Foundation and the SA Institute for Housing, is essential reading for anyone, white or black, who is in any way involved in housing development for lower-income groups.

Illustrated and in softback, the book costs R35 a copy and may be ordered from the Urban Foundation (attention Mr Basil Goldsworthy, Telephone 836-3381, P O Box 9868, Johannesburg 2000) or from the SA Institute for Housing, P O Box 782060, Sandton 2146.

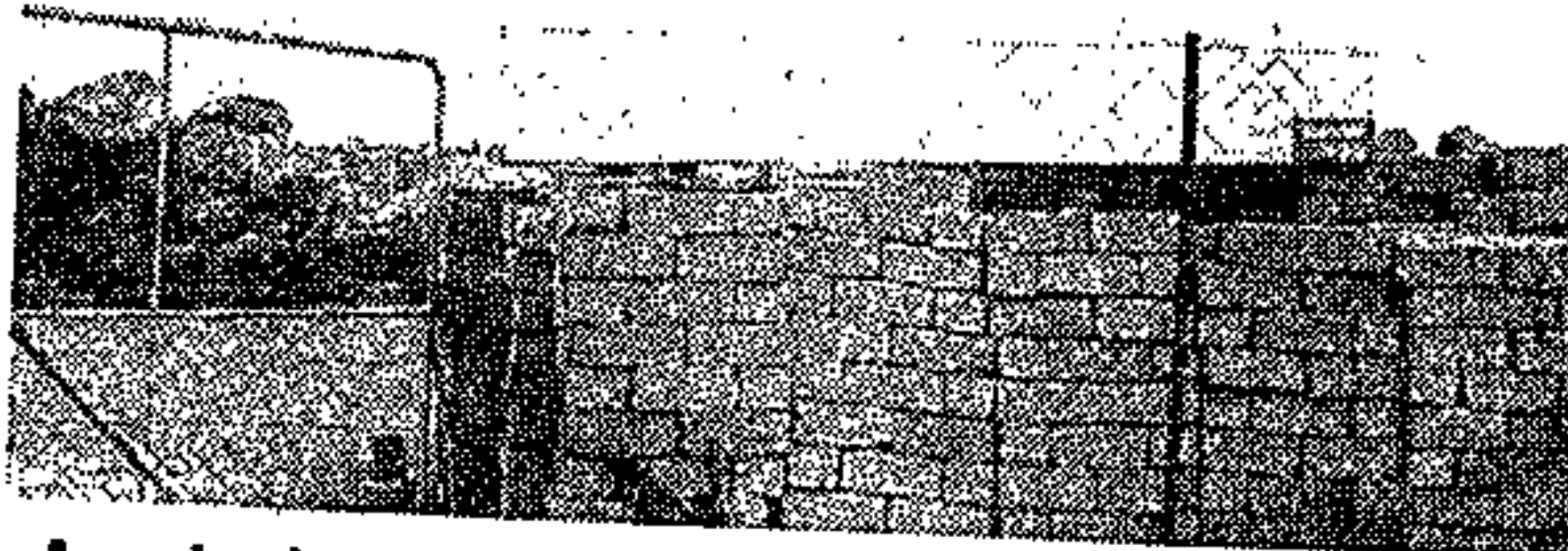
It deals with the theory of self-help, and then gives details of 13 schemes currently in operation. Ideally, the reader should visit some of the schemes, using the book as his guide.

There are individual maps to show the location of the schemes, details of land costs and the provision of services, descriptions of how the implementing agencies carry out their task, and a brief

SELF HELP  
HOUSING SCHEME  
FINANCED BY

United

Building Society



**A major breakthrough for self-help housing was the decision by a major building society to provide building bonds at the start of the construction process in the Katlehong scheme on the East Rand.**

economic backgrounder on the communities themselves and the degree of their involvement.

But most significant of all in this essentially practical, scientific and technical guide, is the section on each scheme entitled: "Lessons Learnt". There the reader learns that the large Inanda scheme, north-west of Durban, has proved that local contractors can operate on a large scale cost-effectively, while the Katlehong scheme, near Germiston, has succeeded in persuading building societies to invest in self-help

housing.

On the other hand participants in the Inanda scheme were left unnecessarily confused when they arrived on site, suggesting the need for better orientation planning, while the Katlehong scheme organisers erred in trying to do too much themselves.

In the generally successful Constantia scheme near Kroonstad, the selection in the initial stages of above-average income earners who set high building standards, caused problems for later lower-income participants.

Other schemes have

thrown up problems stemming from failures in communication, community mistrust, and technical difficulties which arose from allowing individualised house plans in schemes where the narrow and awkward site shapes severely limited the design options.

The advantages of self-help are to be found particularly in socio-economic factors: people are more satisfied with their housing, their self-reliance is increased and more jobs and small entrepreneurs are created in the community.

But self-help schemes are also more demanding than mass housing methods. They need special skills and procedures.

Is self-help worth the effort? When one reads that, for example, the East Cape Administration Board's Zenzele scheme in Grahamstown has led to requests for similar projects in 62 other townships, the answer must surely be "Yes".

The authors of "Guidelines for Self-help Housing" are Matthew Nell, Geoff Sifrin and Jill Strelitz of the Urban Foundation, Graeme Hardie of the National Institute for Personnel Research of the CSIR, and Ken Sturgeon of Mallow's, Louw, Hoffe, and Orme — architects and planners.



# Govt house sale causes confusion

123 E. Post 2/2/84

**By SHIRLEY PRESSLY**  
THE Government's big sale of State-financed homes which was designed to uplift living standards and provide people with their own homes appears to be backfiring.

It has led to fears that there will be nowhere for low-income white families to live in future once the houses have been sold.

Experts believe that subsidised housing should be used by families until they make their way into a higher income bracket when they should move to more expensive houses, making way for others in the low-income brackets.

However, now the families in the lower-income brackets will be buying these houses, improving them and will continue to live in their own homes even after they have moved out of the lower-income bracket.

There are rumblings in the white suburb of Forest Hill where worried tenants have been calling at the offices of the Afrikaanse Christelike Vrouevereniging (ACVV) in a steady stream because they are confused by the sale of the houses and feel threatened.

Miss Santa van Rooyen, a social worker at the ACVV centre in Forest Hill, said they were being "driven crazy" by the number of in-

quiries from residents She said some of the residents who called at her office had been down to the Housing Department to inquire but still did not understand all the implications. They then came to the ACVV for clarification.

She said pensioners, in particular, felt very threatened.

Miss Van Rooyen said the residents were talking about an increase in rentals from R56,75 to between R120 and R180 and there was widespread panic and uncertainty.

She said most of the tenants in Forest Hill could not afford to buy their homes and the sale of the houses would, in the long-term, only add to the problem of finding accommodation for low-income families.

She said she did not know what would happen once all the homes had been sold and the suburb was upgraded.

"Where will the low income people go?" she asked.

This week she had to find accommodation at the last minute for a couple who had given in their notice at their Forest Hill house.

The husband had given notice, unbeknown to the wife because he wanted to divorce her.

But then they were rec-



**Mr MICK MOLYNEAUX**  
... no problem

onciled — and it was too late. Their house had been sold.

They were out on the street on Tuesday with a relative, a deaf-mute man, who has worked for the municipality as a gardener for 18 years.

The couple had brought their housing problem on themselves. But the ACVV still sat with the problem of finding them accommodation.

When asked where they would sleep the woman replied: "In the bush or in a toilet."

She lived in a toilet with her daughter and son when

they were aged two and three respectively until her plight was brought to the attention of welfare workers.

Her children, now aged 15 and 16, are in a children's home and industrial school respectively.

Miss Van Rooyen said the sale of the houses had doubled the society's work load.

She said that there was a desperate need in Port Elizabeth for a centre for white homeless people to serve as a transit house.

The Director of Housing, Mr Mick Molyneaux, said he did not think the sale of houses in Forest Hill would compound the problem of accommodation for low-income families in the long term.

He said 80% of the municipal flats and houses in Port Elizabeth would be sold and the houses retained for rental were in Hoy Township and Holland Park. The rest were flats.

He said no tenants were forced to buy, nor would they be evicted to make way for buyers.

"I know of no increase in rents at this stage," he said.

"We are still working on the operating budget for 1984/85 and there has been no indication from the Department of Community Development that there is to be an increase."



# Self-help housing gets a boost

123  
sta  
2/2/84

A reference book with guidelines for the establishment of self-help housing schemes in low income communities has been produced by the Urban Foundation and SA Institute for Housing.

The two-part book, called "Guidelines for Self-Help Housing", informs housing administrators and field workers on the principles and implementation of self-help housing projects — now possible under changes in the Government's national housing policy.

## REGULATIONS

The first part of the book covers issues like regulations, community involvement, financial and technical assistance. The second part describes 13 self-help housing schemes now operating here with details on technology, cost, management of the schemes and development of local home-building industries.

The foundation has pioneered several successful self-help housing projects including schemes in Khutsong (Carletonville), Katilehong (Germiston) and Inanda (Durban).

The book, available from the Urban Foundation, PO Box 9868, Johannesburg, 2000, sells for R35.



123 RHM 3/2/84  
'Mass low-cost housing' up to Govt'

By LIN MENGE

AT LEAST 60% of all white home-owners are subsidised by their employers.

This phenomenon illustrates the serious effect inflation has had on the economics of housing, says Mr Daan Roelvert, the president of the Institute for Housing.

In a foreword to a new publica-

tion on self-help housing produced by the Urban Foundation and the Institute for Housing, he says: "The Government cannot see its way clear to accepting that the provision of mass low-cost housing is its sole responsibility and that the individual cannot afford housing at present-day costs."

Self-help was an important fac-

et of the housing process, but both the private and the public sectors had to realise proper training, skills and procedures would be needed if the method was to succeed. For this reason the new book, "Guidelines for Selfhelp Housing" would be used as a basis for organising practical workshops.



if so, what was the nature of the charge;

- (2) whether the charge has been investigated; if so, what was the result of the investigation?

The MINISTER OF LAW AND ORDER:

(1) and (2) My reply to the previous question also applies to this question.

*294* *239* *206* *Hansen*  
Black employees in blocks of flats  
*Q. 61-39* *3/2/84*

\*6. Mrs H SUZMAN asked the Minister of Co-operation and Development:

- (1) Whether, with reference to his reply to Question No 19 on 2 September 1983, he has reached a decision regarding the formulae in respect of Black employees in blocks of flats; if not, (a) why not and (b) when is it anticipated that a decision will be reached; if so,
- (2) whether he has revised these formulae; if not, why not; if so, (a) what are the new formulae and (b) what criteria are applied in granting permission to employers to accommodate an employee on the premises?

†The MINISTER OF CO-OPERATION AND DEVELOPMENT:

- (1) No.
- (a) Comments and proposals by the Administration Boards, which handle the licensing of premises, including the housing of Black employees, have just been received by the Department of Co-operation and Development. These contributions by the Boards had to be preceded by a time consuming examination of this complex matter.
- (b) The Department will submit recommendations to me. A decision may be expected soon.

- (2) No, for the reasons mentioned under (1).

- (a) Falls away.  
(b) Falls away.

#### Computer equipment

\*7. Mr A SAVAGE asked the Minister of Industries, Commerce and Tourism:

- (1) Whether any control is exercised over items (a) imported into and (b) exported from South Africa; if not, why not; if so, what is the nature of the control exercised;
- (2) whether a Mr Richard Mueller received authorization to (a) import into and (b) export from South Africa certain computer equipment; if so, (i) when, (ii) from whom and (iii) in respect of what category or categories of computer equipment;
- (3) whether an investigation has been instituted into the incident; if not, why not; if so, what were the findings;
- (4) whether he will make a statement on the matter?

The MINISTER OF INDUSTRIES, COMMERCE AND TOURISM:

- (1) (a) and (b) Yes. Only certain categories of articles are, however, subject to import or export control. Control is exercised by means of import and export permits.
- (2) (a) No, as the importation of computer equipment is not subject to import control.  
(b) No.
- (3) Yes. The investigation by the Department of Industries and Commerce together with Customs and Excise has not yet been completed. I also refer the hon member to the reply to Question No 1 by the hon the Prime Minister on 1 February 1984.



# Discounts for township homes not hit by surveys

123

By Jo-Anne Collinge Star  
6/2/84

Problems in financing the sale of unsurveyed township properties have slowed the mass sale of Government-owned homes, says a senior official, but relief is finally available for occupants.

When the one-year discount scheme on township housing reached the half-way mark in December only 5 228 of the 350 000 houses on the market had been sold, says Mr Johan Kruger, Department of Community Development co-ordinator for the mass sale.

But he said a major hold-up — lack of finance for unsurveyed properties — had been overcome after months of negotiation.

The first major building society had agreed to loans on unsurveyed properties in November, with two further institutions agreeing in December and January.

"From the beginning of the scheme we realised we didn't have a chance of getting the surveying completed within a year. We started negotiating with building societies almost immediately for loans under these conditions, but reached agreement only recently."

Mr Kruger said most sales so far had been cash deals. He added that an estimated 20 000 applications to buy had been made and that these were in various stages of processing.

Community councillors in Bethal had expressed fears that the delay caused by surveying would mean people would lose the special discounts of up to 40 percent valid only for the first year of the sale which was launched in July.

Mr Kruger gave the assurance that provided the application had been made by the end of June the discounts would apply "even if the sale is finalised only years later".



(123) 99-year leasehold scheme  
Q. 61.96  
112. Mr E K MOORCROFT asked the  
Minister of Co-operation and Development:

How many plots were surveyed in each  
province in 1983 with a view to the 99-  
year leasehold scheme?

The MINISTER OF CO-OPERATION  
AND DEVELOPMENT:

Number of plots surveyed in each prov-  
ince in 1983 (figures rounded off to the  
nearest thousand);

(1) In the Transvaal .....	63 000
(2) In the Cape Province .....	16 000
(3) In the Orange Free State ....	11 000
(4) In Natal .....	1 000
Total .....	91 000



# Sale of black houses will pick up — Dr K

By CHRIS FREIMOND  
Political Correspondent

**CAPE TOWN.** — The major obstacles regarding the surveying of houses for sale in black areas under the Government's 99-year leasehold scheme had been overcome and sales should now pick up, the Minister of Co-operation and Development, Dr Piet Koorhof, said yesterday.

Speaking at a Press conference in Cape Town, Dr Koorhof said the leasing of houses under the scheme had been delayed due to the shortage of surveyed properties.

The Government originally budgeted about R28-million over four

years for surveying, excluding R4.5-million for Soweto.

During 1983, 91 000 stands were surveyed in black residential areas, bringing the total number of surveyed stands to 105 000. Surveyors were busy with work on a further 315 000 stands which left a balance of about 95 000, Dr Koorhof said.

Although the survey work was planned over four years, the urgent need for stands had necessitated greater speed and the survey was now nearly complete, he said.

During 1983 there were 4 711 applications for the provisional granting of leasehold issued by administration

boards, of which 2 112 had already been registered, bringing the total number of registered leases as at December 31 last year to 5 604.

Part of the Government's strategy regarding black housing was to reform and "activate" the private sector to get involved. To facilitate this the regulations on the administration and management of black towns had been amended.

"All the channels have been opened as far as we are capable of opening them for the private sector to participate. But now that we have done it we have got a common duty. I feel that I and the department and also the news

media must assist each other so that the private sector will in fact now come to light within its means to do its duty," Dr Koorhof said.

He said he hoped he would have a happier experience with regard to private sector participation in black housing than he had with private sector involvement — or lack of involvement — when channels were opened for their participation in setting up businesses in black areas.

If any obstacles remained regarding private sector involvement in housing, then the Government would remove them "if we can", he said.

establishing communications and ferrying in emergency supplies like tents, blankets and food.

From a health point of view, the danger of typhoid, malaria and cholera breaking out was under control, according to reports from officials in the area, he said.

The Deputy Minister of Development and Land Affairs, Mr Ben Wilkens, who toured the area recently, said one of the immediate objectives was to ensure at least one access road to every village in the disaster area.

Damage to Natal roads following floods caused by Cyclone Domoina could be R24-million, Mr Roy Hindle, the province's Director of Roads, said yesterday.

The SABC reported him as saying it was not yet known what effect the damage to the roads would have on important road building projects in Natal.

He said a final estimate of damage had not yet been made.

In Swaziland, most of the schoolchildren and teachers who have been besieging Matsapa Airport, Manzini, and various airstrips in the flooded areas of Swaziland, have now been airlifted to their destinations.

The airlift, operated by the Swaziland Defence Force assisted by a South African Government helicopter, is continuing to airlift students, teachers and essential workers, including police and technicians, to the eastern areas of the country that still remain inaccessible by road.

In Geneva, the League of Red Cross Societies yesterday launched an appeal for R312 000 for flood relief in Swaziland.

West Germany has donated R91 000 to help victims of Cyclone Domoina in Mozambique and an additional R45 500 for those in Swaziland, the Foreign Ministry said in Bonn yesterday. The money will be used for repairing flood damage and replanting seed. — Sapa-Reuter-AP.

## WEATHER MAIL

Information supplied by the Weather Bureau in Pretoria

### FORECAST FOR TODAY

**South West Africa** Transvaal W SW  
PARTLY cloudy and warm to hot with isolated thunder showers.

**Transvaal S SE**  
FINE and cool but cloudy over the eastern parts of the Highveld.

**Transvaal N NW**  
FINE and cool but warm to hot over the northern parts

**Transvaal Lowveld**  
PARTLY cloudy and mild becoming cloudy and cooler.

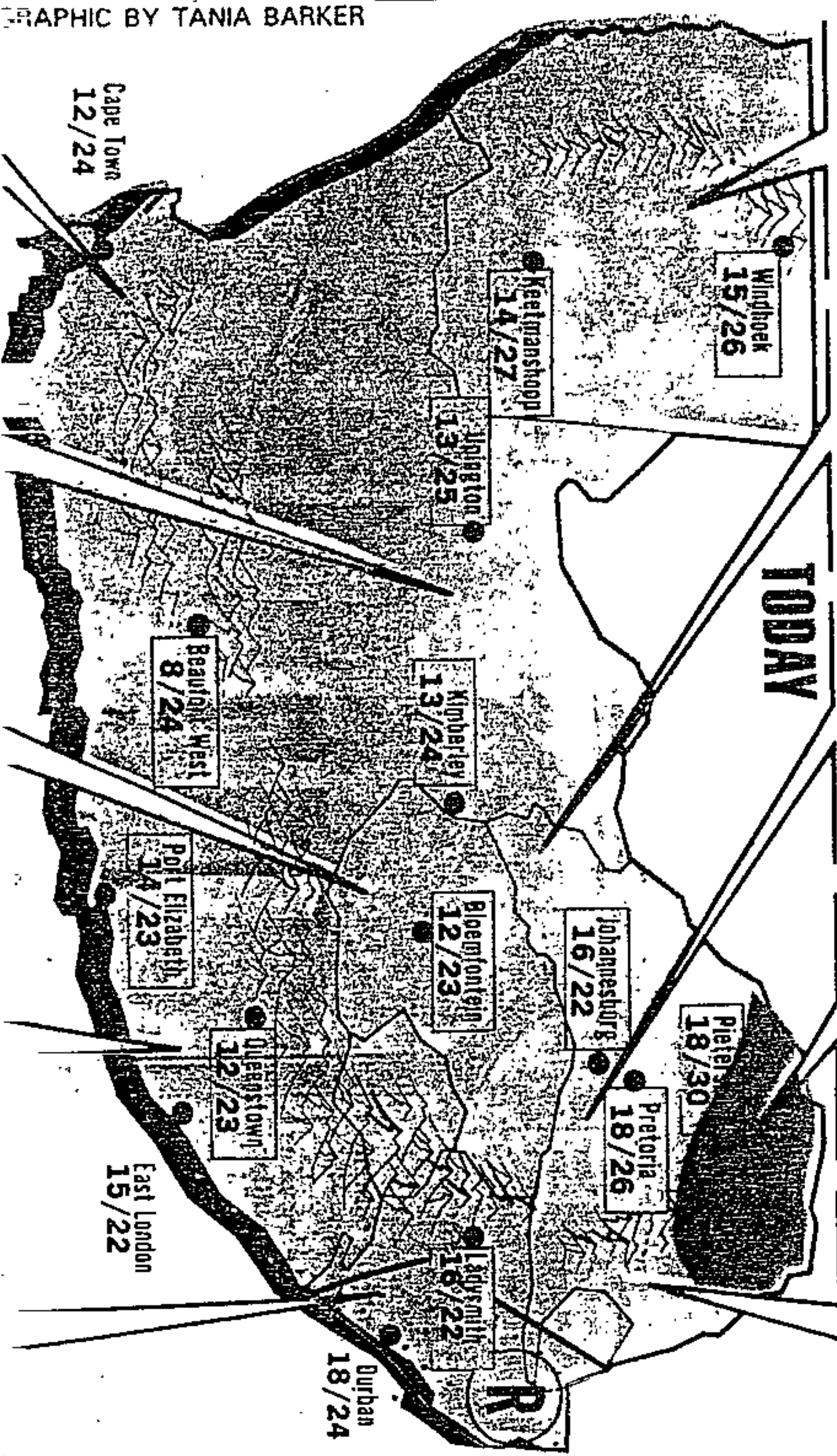
### HOW TO USE YOUR weather guide

Use the colour key to see today's high temperature range on the big map and tomorrow's forecast below. The numbers under the towns are minimum and maximum temperatures.

% CHANCE OF RAIN	TEMPERATURE RANGE in °C
0-33	10-30
33-66	11-15
66-90	16-22
100	26-30

Type of rain:  
 D Drizzle  
 S Showers  
 R Rain  
 T Thunderstorms  
 Snow in white

GRAPHIC BY TANIA BARKER



## Arms to SA lead to court

**DUSSELDORF.** — Four employees of a West German weapons firm, Rheinmetall, are to be tried on charges involving alleged illegal arms sales to South Africa, Argentina and Saudi Arabia, a court spokesman said on Tuesday.

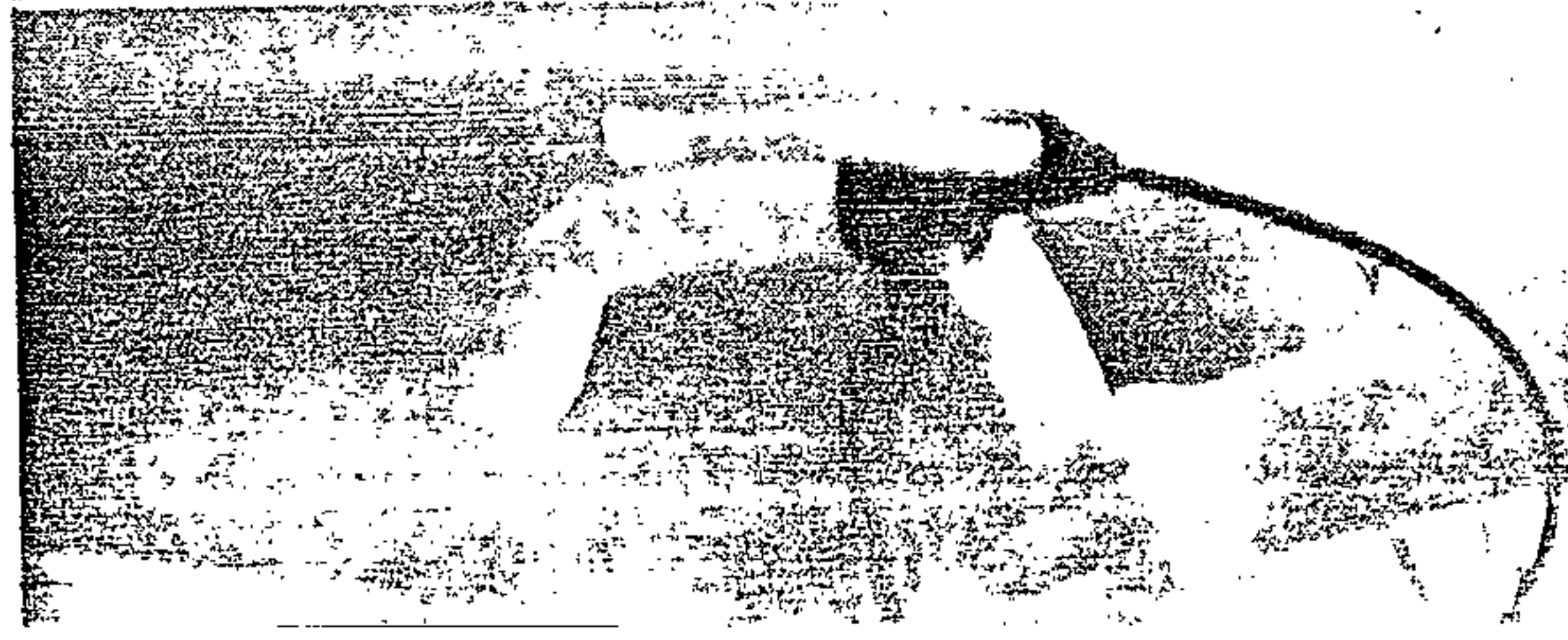
No date has yet been set for the proceedings, which follow a five-year investigation by the public prosecutor. The four men are accused of unauthorised arms exports via third countries.

West German arms exports require licences and the government bans them if they are likely to increase tension in particular areas.

The court spokesman said the charges relate to arms sales alleged to have been channelled through Paraguay, Italy and Spain between 1977 and 1980.

A Rheinmetall statement on behalf of the accused, said the exports were authorised and the men had not acted wrongly. — Sapa-Reuter.

Karen Schelle is the girl who Prime Minister when she fancied herself as a windsurfer. She's also got her eye



## Sergeant 'blamed spirits'

Pretoria Bureau  
Sgt Cremer has pleaded guilty to the deaths of 10 people, including Sgt



CALL TALK 9/2/84

# Sale of 99-year<sup>123</sup> leases 'should pick up'

Political Staff

**THE** major obstacles regarding the surveying of houses for sale in black areas under the government's 99-year leasehold scheme had been overcome and sales should now pick up, the Minister of Co-operation and Development, Dr Piet Koornhof, said yesterday.

Speaking at a press conference in Cape Town, Dr Koornhof said the leasing of houses had been delayed because of the shortage of surveyed properties.

The government originally budgeted about R28m over four years for surveying, excluding R4,5m for Soweto.

During 1983, 91 000 stands were surveyed in black residential areas bringing the total number of surveyed stands to 105 000. Surveyors were busy with work on a further 315 000 stands which left a balance of about 95 000.

Although the survey work was planned over four years, the urgent need for stands had necessitated greater speed and the survey was now nearly complete, he said.

During 1983 there were 4 711 applications for the provisional granting of leasehold issued by administration boards of which 2 112 had already been registered bringing the total number of registered leases as at December 31 last year to 5 604.

Part of the government's strategy regarding black housing was to inform and "activate" the private sector to get involved. To facilitate this the regulations on the administration and management of black towns had been amended.

"All the channels have been opened as far as we are capable of opening them for the private sector to participate. But now that we have done it we have got a common duty. I feel that I and the department and also the news media must assist each other so that the private sector will in fact now come to light within its means to do its duty."

Negotiations were under way with the Association of Building Societies and development corporations of national states with a view to establishing building societies in the national states and in that way stimulate the financing of housing.

~~218~~ (123) *Hansard*  
Flats/housing units  
Q. 61.136 10/2/84  
218. Mr A B WIDMAN asked the Minister of Posts and Telecommunications:

- (a) How many (i) flats and (ii) housing units are owned by his Department and (b) how many such (i) flats and (ii) housing units have been allocated to non-White employees?

The MINISTER OF POSTS AND TELECOMMUNICATIONS:

- (a) (i) 1 073,  
(ii) 1 738; and  
(b) (i) 53,  
(ii) 24.



123 ROM 13/2/84

# Change in style for determined HOMEFRONT

ON NOVEMBER 9, 1982, the Rand Daily Mail launched HOMEFRONT, a campaign to help bosses, madams and workers fight the housing shortage.

Forget the past, forget the recriminations, let's do something, we said.

We would report, we said, on what was being done and what could be done. We were promptly deluged with complaints from everyone who had ever tried to obtain housing, either for themselves or for others.

Or people phoned up asking for stands, houses, plans, loans.

Or they blamed us for whatever it was the Government or the municipalities or the administration boards were/were not doing about the housing problem.

If it was bad enough listening to the tales of woe, it was worse having to say to people that they would have to resign themselves to waiting a few more years.

It got so bad we even spent several thousand rand out of our own pockets to get specific projects going.

It proved to be a painful way of learning from our mistakes. We also found a professional man prepared to do plans for our readers. He, his customers, also learnt the hard way.

We also reported on what large companies were doing about worker housing.

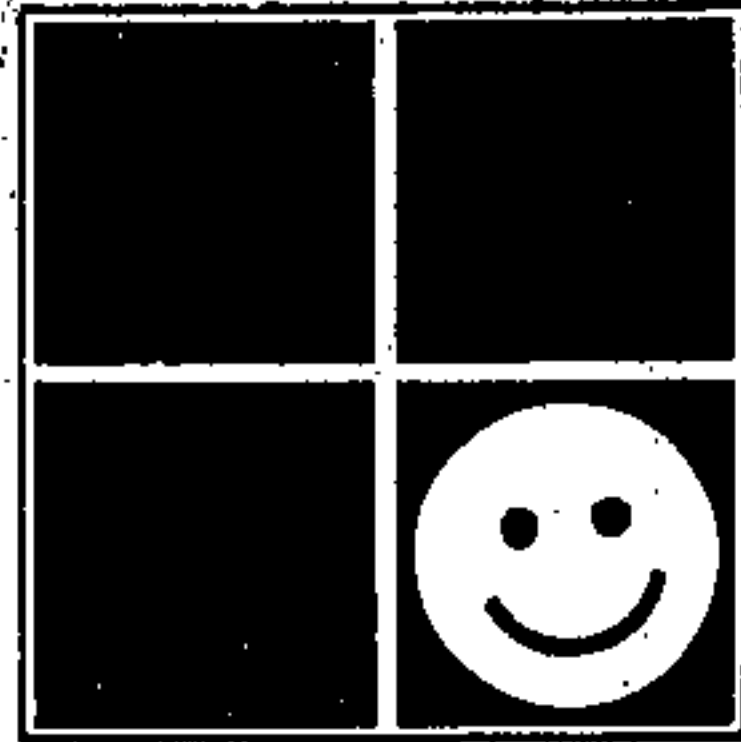
But few companies were anxious to talk about what could become a sensitive labour issue. It seemed to us that those who did involve themselves in worker housing did so at enormous expense — in time and top management effort as well as money.

There had to be an easier way.

But the change in Government policy — from one of providing mass housing for rental to lower-income groups, to one in which they would, in effect, make it possible for people to house themselves — still lacks credibility.

Lack of serviced stands and finance, both loan finance for individuals and large loans to local authorities, make the concept of people housing themselves pie in the sky.

The changing political situation for coloureds and Indians and the granting of new



and unaccustomed powers to black local authorities is another delaying factor.

New housing schemes must still be discussed and decided by these authorities as they find their feet.

That is understandable, but it adds to the frustration of those who wait, and wait, to acquire a home of their own.

And yet 16 months and almost 300 reports later, HOMEFRONT can point to many positive changes:

- The surveying of stands in black urban areas is proceeding at amazing speed.

- 500 000 rented houses have been put on sale to their tenants of all races.

- The major building societies are working with the Government to help lower-income groups.

- Revolutionary new schemes such as self-help, site and service and core and shell housing are being tried out, in some cases with great success.

- Black estate agent training has started.

- Utility (non-profit) companies are being set up around the country to help develop cheaper housing for all races.

- Fine homes, elite suburbs, flats and townhouses are steadily changing the face of once drearily uniform black, Indian and coloured townships.

What is needed now is to help overcome specific obstacles, to get rid of lingering red tape, to educate people as to what home ownership is all about and — still most important of all — to save, save, save, if they are to be ready when housing does become available.

HOMEFRONT, from tomorrow, changes its image to something that, we hope, will give those obstacles a hefty shove, that will encourage savings — and make you smile. *You're not going to believe it ... Watch this space!*

## Buyers slow to try Govt housing offer

Homefront Reporter

JUST 369 whites, 967 coloureds and 1 427 Indians have so far bought their houses under the State's mass housing sale which started last July.

Of the Indian buyers, 1 300 were in the Durban area.

A total of 3 869 blacks have bought their houses. About 350 000 of the houses offered for sale by the Government at discounts of up to 40% were rented by blacks.

Total sales for all races at

the end of January stand at 6 632, according to Mr Johan Kruger, national sales co-ordinator in the Department of Community Development.

But it is believed there are more than 20 000 applications to buy in the pipeline.

In the black townships, the administration boards have generally promoted the sale with enthusiasm, but among other groups there are still householders and management committees who don't know about it.

# Bill 'will enshrine Minister as judge and prosecutor'

ARGUS  
15/2/84  
123

THE proposed Community Development Amendment Bill would enshrine the Minister of Community Development as a prosecutor and a judge, Mr Alf Widman (PFP Hillbrow) told the Assembly.

## ASSEMBLY SUMMARY

Compiled by Frans Esterhuyse and San Vivier, Parliamentary Staff

Speaking during the second-reading debate, Mr Widman said the Bill went to "the root of a person's right to defend himself".

The Bill would enable the Minister to evict occupiers of his department's buildings without going to court.

The Minister of Community Development, Mr Pen Kotze, said the Bill was reasonable. His department had problems with people squatting illegally, and it was expensive to go to court apart from the delays this caused.

### CONSENT

The New Republic Party and the Conservative Party supported the Bill which also stipulates that tenants must have written consent to occupy property belonging to the department.

It also gives local authorities power to act on behalf of the department in expropriation cases.

Opposing the Bill, Mr Widman said the courts had to decide whether a person was legal or illegal.

If a person was, in fact, a legal occupier he would have no recourse to a court to have an eviction order set aside.

The Government



Mr Alf Widman

was not devolving power by giving local authorities power to act on behalf of the department — the local authorities would only be acting as agents.

The leader of the New Republic Party, Mr Vause Raw, said no new principles were involved in the Amendment. It merely extended the application of the principles in the Community Development Bill.

The NRP had objected to the principles when the Bill was initially introduced.

He welcomed the clause which stipulat-

ed that tenants must have written consent to occupy property belonging to the department.

"It sets out in black and white the rights of a person and makes it easier for the department to take an illegal tenant to court," he said.

Mr Raw also welcomed the "devolution of power" in giving local authorities the right to act on behalf of the department in expropriation cases.

"Nobody is better qualified to deal with expropriations than those dealing with redevelopment schemes," he said.

Mr S P Barnard (CP Langlaagte) said interdict applications caused lengthy delays and this "frustrated" the department.

Replying, Mr Kotze said there was nothing "sinister or controversial" in the Bill.

The Community Development Board could not be likened to a landlord because it was the owner of about 750 000 properties.

The board was not responsible for group areas proclamations and Mr Kotze appealed to the opposition not to be "bitter and suspicious" about its doings.

Obstruction by individuals could cost the State a lot of money and cause delays which were not in the public interest.

### NO RIGHTS

The Bill was concerned with people who squatted illegally in the department's buildings and there was no question of their rights.

"Do the official Opposition want us to remove those people with gloves?" he said.

"What responsibility have I got towards such people? They are there illegally."

Mr Kotze said the Bill would merely extend the right of the department to evict illegal occupiers as well as tenants without going to court.

In the past redevelopment had been hamstrung by one or two individuals who obstructed the department.



(2) There is no State-owned land available for sale in the designated area and the Department has no information regarding unoccupied privately owned land available for sale in the area.

*Q. 123 Hansen*  
*Q. 127 Hansen 17/2/84*  
 316. Mr R W HARDINGHAM asked the Minister of Agriculture:

What amount was advanced in loans granted by the Division of Financial Assistance of his Department for the purposes of housing for farm workers in each of the latest specified five years for which figures are available?

The MINISTER OF AGRICULTURE:

1979: R1 819 813.  
 1980: R3 765 376.  
 1981: R5 397 060.  
 1982: R8 074 989.  
 1983: R5 823 930.

FRIDAY, 17 FEBRUARY 1984

†Indicates translated version.

For oral reply:

Official residences

\*1. Mr J H HOON asked the Minister of Community Development:†

(1) Whether he has purchased an official residence for the Deputy Speaker of the House of Assembly; if so,

(2) whether, in view of the new constitutional dispensation, he intends to provide official residences for the Chairman of the (a) Council of Representatives and (b) Council of Delegates; if so, (i) what is the estimated cost of the provision thereof and (ii) where will these residences be situated or erected?

†The MINISTER OF COMMUNITY DEVELOPMENT:

(1) No.

(2) This is a matter that the Government will take a decision on at a later date.

*Q. 128 Mottala Hansen 17/2/84*  
 \*2. Mr P G SOAL asked the Minister of Co-operation and Development:

(1) Whether it is the intention of his Department to resettle the residents of Mottala in Transval; if so, (a) why, (b) how many families are involved and (c) (i) where and (ii) when are they to be moved;

(2) whether the residents of Mottala will receive compensation from his Department; if not, why not; if so, what will be the nature of the compensation;

(3) whether the resettlement areas to which they will be moved have (a) schools, (b) clinics and (c) water taps; if not,

(4) whether facilities will be provided prior to the resettlement of these persons; if not, why not; if so, (a) what specified facilities are to be provided and (b) when will they be provided;

(5) whether he has held talks with the persons who are to be resettled; if not, why not; if so, (a) when and (b) with what result?

The DEPUTY MINISTER OF DEVELOPMENT AND OF LAND AFFAIRS:

(1) Yes.

(a) In order to assist them to move to an area where they can have a full community life together with their own compatriots and where there is potential to provide the necessary infrastructure to improve their quality of life.

(h) Approximately 250 families.

(c) (i) To an area in the District of Delareyville.

(ii) On a date to be decided upon in consultation between officials of the Department and the planning committee of the Batfokeng tribe—the residents of Mottala.

(2) Yes, compensation for improvements will be paid in cash and compensatory land will be given in exchange for the land at present occupied by the tribe.

(3) The resettlement area has not been developed as yet.

(4) Yes.

(a) Water, sanitation, schools, clinic services, streets and temporary accommodation will be provided.

(b) Prior to resettlement.

(5) Yes.

(a) Officials of the Department of Co-operation and Development had talks with them on the following dates: 2 March 1978, 19 June 1979, 26 June 1981, 17 August 1981, 18 August 1982, 18 April 1983, 11 July 1983, 18 November 1983 and 3 February 1984.

(b) With good results. The people expressed themselves willing to move, provided that the compensatory land be enlarged by the addition of another 800 hectares. The possibility to do so is being investigated.

Government Printing Works: burglaries

\*3. Mr S P BARNARD asked the Minister of Community Development:†

(1) Whether any burglaries occurred at the Government Printing Works during the period 13 April 1983 to 9 February 1984; if so, (a) when and (b) what are the particulars of the burglaries;

(2) whether a shortage of material used for the printing of ballot papers is being experienced as a result of the burglaries; if so,

(3) whether he has been informed of this shortage; if so, when;

(4) whether he will make a statement on the matter?

†The DEPUTY MINISTER OF COMMUNITY DEVELOPMENT:

(1) No.

(2), (3) and (4) Falls away.

†Mr J H VAN DER MERWE: Mr Speaker, arising out of the hon the Deputy Minister's reply, does he know whether any other similar burglaries took place?

†The DEPUTY MINISTER: Mr Speaker, I am not aware of any burglaries.

†Mr A VAN BREDÁ: Were you in the neighbourhood, Kooos?

†Mr J H VAN DER MERWE: Mr Speaker, on a point of order: Is the hon the Chief Whip of the governing party entitled to make such an insinuation? He asks whether I was in the neighbourhood where a burglary took place. My surname is not Van Bredá. Mr Speaker. [Interjections.]

†Mr SPEAKER: Order! I have repeatedly expressed my opinion in regard to derogatory remarks in this House. I believe there are also certain remarks which are not proper for hon members to make.

Loans

\*4. Mr J H VISAGIE asked the Minister of Industries, Commerce and Tourism:†

Whether the State or bodies in which

- (1) What was the estimated shortage of housing for each population group in each province at the end of 1983;
- (2) how many houses were provided in 1983 for each population group in each province by (a) the State and (b) local authorities;
- (3) when is it expected that the shortage will be eliminated in each province?

The MINISTER OF COMMUNITY DEVELOPMENT:

(1) The whole question of housing needs and shortages are closely linked to the new policy directives announced by me in terms of which as part of a comprehensive housing strategy it has been determined that State funds in future will be made available only for the provision of infrastructure to ensure an adequate supply of building sites, and for the provision of housing to the very lowest income group, the aged and other welfare cases. Where the Government with the limited means at its disposal will in future accept responsibility for only a portion of the housing needs, it is not incumbent on the State to undertake the comprehensive research on an ongoing basis that the determination of housing needs and shortages demands. Accordingly the Department, unfortunately, cannot provide the required statistics.

(2) (a) Dwelling units provided by the State.

Province	White	Coloured	Asian	Black
Transvaal	116	—	13	—
Cape	55	—	—	332
Natal	—	—	—	—
OFS	7	—	—	—

(2) (b) Dwelling units provided by local authorities.

Province	White	Coloured	Asian	Black
Transvaal	137	249	12	5 148
Cape	229	9 662	—	616
Natal	—	5	6 000	23
OFS	319	40	—	1 505

(3) Falls away.

123 *Hansard* Q. 601. 257  
 Housing: shortage 17/2/84  
 240. Mr C W EGLIN asked the Minister of Community Development: →



123 ~~123~~ Hammond  
 Sale of housing units  
 Q. 601.250 17/2/84

166. Mr D W WATTERSON asked the Minister of Community Development:

- (1) How many housing units in (a) the Republic and (b) Natal which were originally financed out of State funds have been sold to (i) Asians, (ii) Blacks, (iii) Coloureds and (iv) Whites since 1 July 1983 to date;
- (2) whether the sale of such housing units is progressing according to schedule; if not, (a) why not and (b) in which communities are sales unsatisfactory?

The MINISTER OF COMMUNITY DEVELOPMENT:

(1) Housing units sold to date:

	(i)	(ii)	(iii)	(iv)
	Asians	Blacks	Coloureds	Whites
(a) Republic.....	1 427	3 151	967	369
(b) Natal.....	1 300	676	33	3

(2) A rigid time-table was not determined because it was realized that site surveys first had to be done in most cases, township establishment had to take place in some instances, procedures had to be finalised with local authorities and arrangements had to be concluded with private financing sources. The programme is gathering momentum now and indications are that the expected targets will be attained.

123 Howard 17/2/84  
Housing subsidies  
Q. Col. 233  
\*10. Mr R R HULLEY asked the Minister  
of Community Development:

(a) What is the total number of persons who are in receipt of housing subsidies from State funds in terms of the Housing Act, No 4 of 1966, and (b) what was the total amount which had been paid out in respect of such housing subsidies since the inception of the said Act up to the latest specified date for which figures are available?

The MINISTER OF COMMUNITY DEVELOPMENT:

- (a) Housing subsidies are not paid to persons in terms of the Housing Act. However, tenants and purchasers benefit by way of subsidized rentals and selling prices, but no statistics are kept as regards the number of persons so benefited.
- (b) No method exists to accurately calculate the forementioned benefits but it is estimated to amount to approximately R150 million per year.



# Eglin: Housing inflation havoc

CAM. Trans 18/2/84 ~~123~~ 123

Political Staff

HOUSE OF ASSEMBLY.

— Building costs had increased by 74 percent in three years, Mr Colin Eglin, Progressive Federal Party MP for Sea Point, said yesterday.

"Inflation is playing absolute havoc with property economics in South Africa," Mr Eglin said during the debate on a private member's motion on housing.

Inflation was not only pushing up the cost of building but also the cost of money.

If the value of land did not go up by 20 percent, developers and

property owners would lose money because they had to pay this rate of interest.

As a result, home ownership was now beyond the reach of young couples and older people.

Inflation encouraged speculation and the introduction of the Sectional Titles Bill had encouraged "an absolute orgy of speculation".

Mr Eglin called on the government to take action to reduce the cost of land and services, particularly by streamlining procedures.

He also said that while the State contri-

bution to the provision of housing had stayed the same, the private sector's contribution had dropped from 13,85 percent in 1960 to 12,11 percent in 1970 and to 7,16 percent in 1980.

Mr Andre van der Walt (NP Bellville), who moved the motion supporting the government's housing policies, said it had a "proud housing record and much of the stability in South Africa is due to this".

Replying to the debate, the Minister of Community Development, Mr Pen Kotze, said he had been surprised that the Opposition had concentrated on the housing problems in the white community.

However, 99,9 percent of the white people on waiting lists for housing, wanted cheaper housing although they already had accommodation. The rents had increased with the higher building costs and interests.

There was no shortage of housing but there was a shortage of housing that people could afford to pay for.

South Africa had never had a more comprehensive housing strategy and it was time not for new schemes but rather for assessment as to whether current ones worked.

# Cape blacks to get 4 000 homes

By LIN MENGE  
Homefront Reporter

SOME housing schemes move much faster than others — 4 000 core houses must be completed at the rate of more than 200 a week in Khayelitsha, near Cape Town, before November 30.

According to the advance notice of the tender published by the Western Cape Administration Board in yesterday's Sunday Times, building of the 4 000 "starter" houses consisting of a toilet core and two rooms, will start in mid-April.

Tenders will be called for two contracts to provide both the houses and services such as water and sewerage, stormwater drainage and bitumenised roads. The houses must be handed over at a rate of at least 100 a week on each of the two separate contracts.

Khayelitsha, near Swart-

klip, is 30km from Cape Town and will house 300 000 people when it is complete.

Officials have been cagey about saying exactly who will live there, but the freezing of building projects in Guguletu and Inyanga, and the scrapping of the second phase of the Crossroads rehousing scheme, suggest that the new city is intended for Cape Town's blacks.

Work on Khayelitsha began in May last year. Since then planning and basic preparation has gone ahead with unprecedented speed.

In sharp contrast, Government approval was received only last week by the West Rand Administration Board for the building of 1 000 core houses in Naledi in Soweto (Homefront February 15).

The plan to build these core houses was first reported by the Mail in November 1982.



□ □ □

IT SHOULD be full steam ahead from March 1 for the R80-million Protea North housing scheme in Soweto.

Approval of the scheme by the Department of Co-operation and Development is expected to reach the West Rand Administration Board any day now.

It will be another 16 months before the first houses start to go up, but in that time R18-million worth of work has to be done in completely servicing sites for 2 500 houses and 800 flats.

Mr Matthew Nell, Transvaal general manager, residential development, of the Urban Foundation — which is jointly undertaking the

scheme with the Soweto Council and the West Rand Administration Board — said the first task, in March, would be to appoint a design team for the installation of services, consisting of project managers and civil and electrical engineers.

Surveyors and planners were already busy on site, Mr Nell said.

Serviced sites and houses will be sold to people in a range of income groups who qualify to buy under 99-year-leasehold.

It has taken two years to pioneer the complicated scheme — unprecedented in a black urban area — by which the private sector and the Government jointly develop housing on land owned by a local authority.

Further consultations were held recently to secure the support of the new Soweto Council.



Port Elizabeth .....	760
Kimberley .....	23
(b) (i) Qwaqwa .....	60
Lebowa .....	113
Gazankulu .....	0
kwaZulu .....	961
kaNgwane .....	136
kwaNdebele .....	10

(ii) None.

The position regarding the returns for Pretoria, Durban, Pietermaritzburg and Kimberley in (a) is as follows:

*Pretoria*

With the exception of a number of sites which become available after re-planning, no further expansion of Atteridgeville, Saulsville and Mamelodi will take place. Additional housing is provided mainly in Soshanguve.

*Durban*

No sites for new houses are available in Lamontville and Chesterville. Members of Black Communities who are employed in Durban are mainly from townships in kwaZulu namely Umlazi, kwaMashu, Ntuzuma and Inanda.

*Pietermaritzburg*

The urban Black township Sobantu is small and will not be expanded further. Imbali is however being developed, where additional houses will be erected.

*Kimberley*

No funds were made available from the national housing funds for the erection of houses. The erection of the 23 houses was financed by the Administration Board. The Administration Board also financed the provision of services to a further 250 stands which are now available for self-build purposes.

The figures in (b)(i) reflect only those houses built by the South African Development Trust and do not include houses

123 Hansard Q. Col. 313  
Housing 23/2/84  
53. Mrs H SUZMAN asked the Minister of Co-operation and Development:

What was the total number of houses built for Blacks during the 1982-83 financial year in each of the (a) nine main urban areas and (b)(i) urban and (ii) non-urban areas of each national state?

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

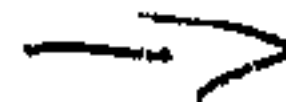
(a) Witwatersrand .....	4 334
Vereeniging/Vanderbijlpark/	
Sasolburg .....	1 594
Pretoria .....	40
Bloemfontein .....	2 067
Durban .....	0
Pietermaritzburg .....	0
Cape Town .....	1 453

123

Hansard Q. Col. 311  
Housing subsidies 24/2/84

\*21. Mr R R HULLEY asked the Minister of Community Development:

(a) What is the total number of persons who are in receipt of housing subsidies from State funds in terms of the Public Service Act, No 54 of 1957, and (b) what was the total amount which had been paid out in respect of such housing subsidies as at the latest specified date for which figures are available?



FEBRUARY 1984

342

The MINISTER OF COMMUNITY DEVELOPMENT:

- (a) No record of the number of persons is kept in the Department. Each individual department makes payments to financial institutions and then recovers total amounts monthly from the Department of Community Development.
- X (b) During the 1982-83 financial year—  
R65 531 256. ✓



## Parliament and Politics

*CAPE Times 29/2/80*  
**Severe penalties  
for landlords**

Political Staff

123

PROPERTY owners who allow "illegal" residential occupation by population groups other than those for which the property is designated face severe penalties — including the possible confiscation of their property — in terms of legislation proposed by the Strydom Committee.

The committee, whose report was released in Cape Town yesterday, investigated the Group Areas Act and related legislation.

In a section of the report dealing with the "prevention of intrusion by disqualified persons" the committee said there was a long-standing need for legislation to prevent people who were "disqualified" from intruding into areas of other population groups.

### Onus on the owner

It recommended that the onus of ensuring that the occupation of property was not in conflict with the law be placed on the owner or his authorized agent.

In draft legislation attached to the report, the committee made provision for the summary eviction — with the use of force if necessary — by a property owner of anyone occupying property in contravention of the law.

A property owner charged with contravening the law will be regarded as having known that the property was illegally occupied until he proves beyond reasonable doubt that he was not aware of that fact.

A person convicted of such an offence can — apart from any sentence passed by the courts — also forfeit his property to the State.

The Minister of Community Development, Mr Pen Kotze, announced in Parliament last week that the Strydom Committee's report was to be referred to a parliamentary select committee which would be instructed to draft legislation based on the report.

# Churchmen call for Government rethink on Africans

Staff Reporter

ANGLICAN, NGK and other churchmen from Pretoria have presented a formal memorandum to the Government calling for a complete rethink of its policy on urban Africans.

The memorandum presented this week to the Minister of Constitutional Development, Mr Chris Heunis, in Cape Town, states:

- The notion that the cities belong to whites is unjust;

- Africans must be directly involved in the drafting of laws on urbanisation;

## SEVERE POVERTY

- South Africa is under-urbanised in relation to its population — the urban black population of six million could swell to 20 million by the year 2000;

- The additional carrying capacities of South African cities should be used to combat severe poverty in the homelands. To accept this would not only be realistic, but also humane, because the cities have the capacity to carry a greater portion of the poorer people and

- Many Government officials, imposing the hundreds of laws and regulations governing blacks, did not always understand them, and their attitudes to blacks were not always good.

The churchmen propose an entirely new approach to urbanisation, in which the informal economy should be legalised and encouraged. They also propose site-and-service schemes or controlled squatting.

## VERLIGTE

The memorandum follows a 75-minute meeting in the city this week between Mr Heunis and two delegates from the Pretoria Group, Dr Willem Nicol of the Ned Geref. Kerk in Universiteitsoord and a well-known verligte, and Canon Robt. Briggs, rector of the Anglican Church in Waterkloof.

Canon Briggs said in Cape Town today that the two-man delegation, which represented about 20 prominent theologians from English and Afrikaans churches, had been received sympathetically by Mr Heunis.

The memorandum, which urges meaningful consultation with the black community, is to be considered by the select committee examining the Orderly Movement and Resettlement of Black Persons Bill, the most controversial of the three "Koornhof Bills".

"It was a remarkable meeting. We felt we were allowed to put our points fully," Canon Briggs said.

He said the Pretoria study group had found that some of the poorest black communities in Africa lived in the homelands near Pretoria.

● Call by Slabbert. — Page 2.



(123) E. Post 12/3/84

# Housing plea to employers

By DIRK VAN ZYL  
Political Correspondent

A PLEA to employers to assist employees to buy their own homes was made in Port Elizabeth today by the Deputy Minister of Co-operation, Dr George Morrison.

Opening the annual conference of the Association of Pension and Provident Funds of South Africa, he said the Government was anxious that the private sector should play a more active role in the economy, leaving Government agencies to function in a "facili-

tative, rather than implementary, capacity".

This did not, however, imply that the Government was divesting itself of the responsibility for the provision of housing for the lower and middle income groups.

Rather, it meant that the Government was seeking to "cement" an informal partnership with the private sector, through which the resources of both sectors could be put to optimal use.

Dr Morrison said participation by employers in promoting private home own-

ership had become a "vital necessity and they should seize the initiative by offering assistance to employees who wish to acquire their own homes".

Resources allocated to this purpose should not be regarded as "purely philanthropic but instead be seen as enlightened measures to counter the debilitating influences of inadequate shelter and promote the advantages of home ownership," Dr Morrison said.

Pension funds served a useful purpose in creating capital which could add

momentum to the country's economy.

Dr Morrison, in conclusion, asked whether "serious consideration" should not be given to the investment of the funds received by pension funds from black contributors, in the "national states" for development purposes — "including the provision of housing".

He also suggested that pension funds could be established in the "national states".

# Steyn speaks on housing

CAPE TOWN 13/3/80

Staff Reporter

IT WAS unrealistic to assume that the mere announcement of State acceptance of self-help housing would result in its effective and widespread implementation, Mr J H Steyn, executive director of the Urban Foundation, said yesterday.

He was speaking at a symposium held in Cape Town by the Urban Foundation and the South African Institute for Housing — the first of a country-wide series being held in terms of the government's new housing policy, aimed at actively supporting and helping to finance self-help schemes undertaken by local authorities and community bodies.

"One of the most significant changes in South Africa's low-income housing policy in recent times has been the incorporation of self-help approaches as a recognized and State-encouraged housing alternative," Mr Steyn said.

## 'A private-sector process'

The Urban Foundation had been emphatic in its support of this housing approach and had promoted the concept to the public and private sectors.

Self-help housing was inherently a private-sector housing process, and the role of the State should be to encourage the emergence and development of formal and informal business sectors capable of providing the necessary services, Mr Steyn said.

But the announcement of State acceptance alone would not result in the widespread implementation of self-help housing.

There was a need to disseminate information and to promote the necessary reform.

The foundation has compiled a report called Guidelines for Self-Help Housing. It provides information useful to the establishment of further such housing schemes and documents 13 current South African case studies.



(123)  
Workers  
*Star*  
'need help  
with 14/3/84  
housing'

Commerce is not doing all it should to encourage black home-ownership, says Mr Johan Kruger, national sales co-ordinator for the Department of Community Development.

Speaking at yesterday's Johannesburg Chamber of Commerce quarterly briefing session in Johannesburg, Mr Kruger said that by the end of last month only 4 868 homes had been sold to blacks, 1 568 to Indians, 1 276 to coloureds and 465 to whites.

These sales had generated about R25 million for reinvestment in housing but the project was suffering setbacks.

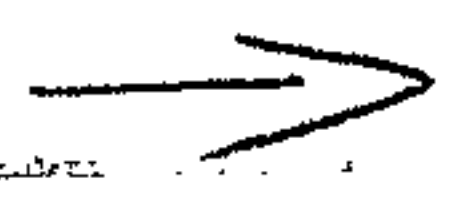
- There was distrust in the 99-year lease scheme
- Low affordability thresholds meant people could not come up with deposits on short notice
- Building societies' lack of finance and their "conservative" outlook on the projects was slowing down sales
- Building societies were taking up to 2½ months to handle contracts of sales.

The recession could be said to have been partly to blame for the lack of co-operation from commerce, but Mr Kruger stressed that helping to house workers would lead to a more stable labour force.

Decreased turnover of workers would mean lower training costs for replacements — especially in semi-skilled areas — and a stable labour force was nationally essential.

123 ~~67~~ Hansard  
 Farm labourers: housing  
 61.606 14/3/84  
 510. Mr P A MYBURGH asked the Minister of Agriculture:

- (1) How many farmers in (a) Greater Western Cape area, (b) the remainder of the Cape Province, (c) the Orange Free State, (d) the Transvaal and (e) Natal applied for housing



WEDNESDAY, 14 MARCH 1984

loans for their farm labourers in 1983;  
 (2) (a) how many of the applications in each area were granted and (b) what

was the total amount granted in (i) each area and (ii) the Republic as a whole?

The MINISTER OF AGRICULTURE:

(1)	(2)(a)	(2)(b)(i)
(a) Greater Western Cape .....	201	R2 825 300
(b) Cape Province (Remainder) .....	73	R1 189 250
(c) Orange Free State .....	26	R566 580
(d) Transvaal .....	35	R867 300
(e) Natal .....	16	R375 500
(2) (b) (ii) .....	351	R5 823 930



# Big House Sale turning out to be a Big Flop

By LIN MENGE

THE Big House Sale is a Big Flop, and indifferent employers could be part of the problem.

Only 7 386 of the 500 000 houses offered at big discounts by the Government to people of all races have been sold in the first eight months of the Big Sale year, which ends on July 1.

And although employers have made 7 470 Big Sale applications through the West Rand Administration Board's Albert Street offices, only 550 actual applications to buy have resulted.

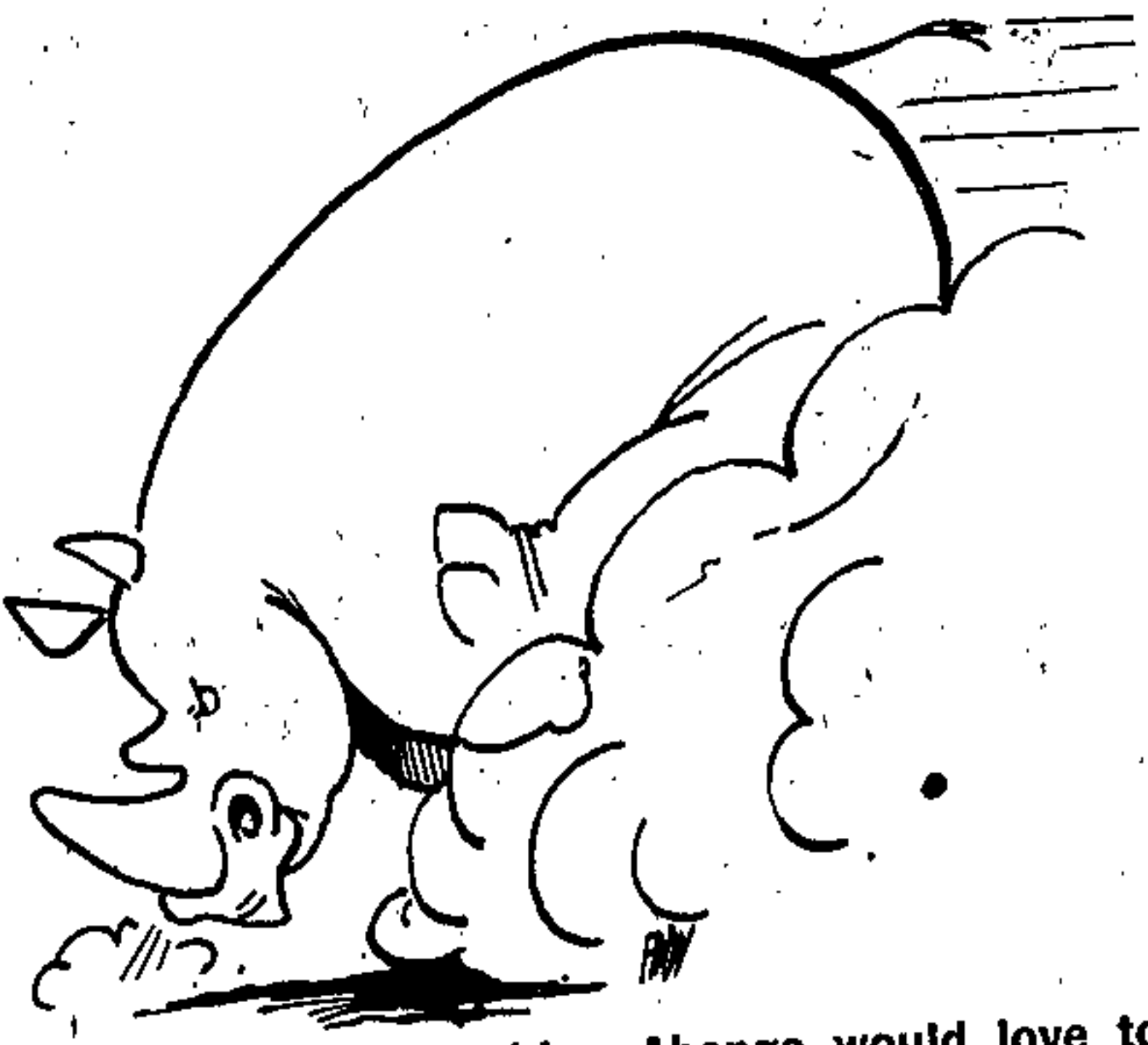
Homefront was given the following breakdown of sales yesterday by Mr Johan Kruger, national sales co-ordinator for the Department of Community Development.

Mr Kruger said the figures referred only to those sales in which the legal formalities had been completed and the money banked. There were probably another 20 000 sales in the pipeline, he said.

The number of houses bought in the Big Sale in the main centres and surrounding areas up to the end of February is:

- Bloemfontein: Whites 0; coloureds 0; Indians 0; blacks 211. Total: 211.
- Durban: Whites 3; coloureds 46; Indians 1 443; blacks 793. Total: 2 285.
- Cape Town: Whites 35; coloureds 282; Indians 2; blacks 0. Total: 319.
- Kimberley: Whites 1; coloureds 30; Indians 0; blacks 89. Total: 120.
- Johannesburg: Whites 73; coloureds 306; Indians 109; blacks 2 852. Total 3 340.
- Pretoria: Whites 28; coloureds 24; Indians 20; blacks 38. Total 110.
- Port Elizabeth: Whites 325; coloureds 579; Indians 12; blacks 85. Total 1 001.

This means only 7 386 ten-



Homefront's black rhino Abanga would love to chase up a few slow-moving employers.

ants (465 whites, 1 267 coloureds, 1 586 Indians and 4 068 blacks) have bought their homes, despite the availability of discounts of up to 40%, special building society concessions and the fact that rents on State-financed houses will increase before the end of the year.

(Note: Indians may not live in the Free State, and 99-year-leasehold is not available in the Western Cape.)

Mr Kruger told the Johannesburg Chamber of Commerce this week that members of the chamber were not doing all they could to advance home-ownership for blacks, although a survey had shown that 87% of employers approved of the scheme.

Although there was much goodwill, companies were slow in getting policy formulated, he said.

Yesterday Mr Kruger told Homefront that blacks either could not raise the necessary deposit, or they couldn't get loan finance. Yet less than R2 500 was involved in their purchases under the Big Sale. If employers were not pre-

pared to lend them that small amount, it could exclude 90% of blacks from the sale.

In Homefront's weekly sales guide for Soweto, it was revealed last week that of the 7 470 applications made through employer contact with the West Rand Administration Board's Albert Street offices, there have been only 550 actual applications by workers to buy their homes.

A Wrab spokesman said employers were interested but went away undecided.

Many of the administrative problems of the sale have been ironed out, and Wrab has taken a significant step in opening its Canada office to Big Sale buyers on Saturdays and Sundays.

But building societies are still being "understandably conservative" in their attitude towards loans. Even those blacks who earned more than R450 a month had a hard time finding loan finance because societies found it uneconomic to lend at the lower end of the market, Homefront was told.

123 ~~270~~ *Hausand*  
Employees: properties  
Q. 601.639 15/3/84  
535. Mr G B D McINTOSH asked the  
Minister of Transport Affairs:

(a) How many properties are owned at present by South African Transport Services employees through the (i) House Ownership Scheme, (ii) Assisted Building Society Housing Scheme and (iii) House Ownership Scheme with Pension Fund Assistance and (b) how many of these

15 MARCH 1984

640

houses are owned by (i) Whites, (ii) Coloureds, (iii) Indians and (iv) Blacks?

The MINISTER OF TRANSPORT AFFAIRS:

- (a) (i) 23 666;  
(ii) 4 126;  
(iii) 18 501.
- (b) (i) 44 391;  
(ii) 1 123;  
(iii) 430;  
(iv) 349.

In so far as the reply to part (b)(iv) of the question is concerned, it should be pointed out that the House Ownership Scheme for Personnel from the different Black Peoples has only recently been introduced. The 349 houses referred to are properties which have been acquired under the Assisted 10 per cent House Ownership Scheme.



# Interested in self-help ...

123

By LIN MENGE

A ONE-DAY seminar will be held on Thursday to introduce company senior management and decision-makers to the principles of self-help housing.

The second of five such seminars to be held in various centres around the country, this seminar will be held between 8am and 5pm at the Cape Dutch Conference Complex in the Milner Park Showgrounds.

It has been arranged by the Urban Foundation and the SA Institute of Housing and the speakers will include: Mr Matthew Nell of the Urban Foundation, Dr Graeme Hardie of the National Institute for Personnel Research, Mr Ken Finlayson of the National Building Research Institute and Mr Johan Kruger of the Department of Community Development.

Telephone Ms Diana Lister (011-447-2230/9) for details.

The seminar will be based mainly on material in "Guidelines for Self-help Housing", published recently by the Urban Foundation and the Institute of Housing.

This practical, scientific and technical guide to the self-help approach for the lower-income group, stresses the special considerations and skills involved. Similarly, the seminar will deal with principles and practicalities, and changes in attitude



## HOME FRONT

which might be necessary.

There will be slide presentations of 13 case studies of current self-help schemes and also group discussions. Mr Kruger will outline the extent of help the State is willing to give self-help housing schemes, Mr Finlayson will discuss appropriate technology and Dr Hardie will be concerned with motivation of the community and the household. Mr Nell played a major role in establishing successful self-help schemes near Carletonville and Germiston.

Self-help is new, dynamic — and full of pitfalls for the unprepared. The series of seminars, like the book, are not to be missed.

# Spotlight will shine on greed of landlords

By Russell Gault

Greed and misrepresentation in the property industry is to be tackled by the Consumer Council in a national campaign.

"Buyers and tenants need far more protection than exists," says council attorney, Mr W W Morris.

"The greed and dishonesty runs from the single property landlord to the biggest estate agency and property firms."

The council has designated 1984 as the Year of Property.

Mr Morris said that by far the majority of complaints received each year concerned property matters.

He urged people with complaints to consult the Consumer Council instead of accepting a situation in which they were the losers.

"Get in there and fight — don't let a landlord or agent convince you that what he says is right. In many cases they are distorting the truth."

Mr Morris, commenting on the huge reaction by the public to articles in The Star on tenants' grievances, said the law showed significantly more concern for the barons of property.

"I think the fate of the draft of the Lease of Dwellings Bill, which was allegedly designed to give tenants a better deal, is a guide to the reality of things."

Last week it was forecast that the Bill would be held over until next year because of the 200 submissions against it by the property industry, and even the Association of Chambers of Commerce.

Two of the most important aspects of the Bill included the establishment of special boards to hear disputes between landlords and tenants. These would mean an end to the expensive litigation facing aggrieved tenants.

"In many instances tenants simply give up rather than face the prospect of having to pay out more cash for an attorney," said Mr Morris.

## INTEREST

"Trying to get bonds back is a major problem. Many landlords and agents try to keep them without good and honest cause. In numerous cases the most blatant dishonesty comes from the biggest firms of agents."

The Bill would also have made it obligatory for agents and landlords to put deposits in special accounts at ruling interest rates. The interest would have been payable regularly to the tenant.

## DEPOSITS

Today, unless a tenant requests the interest on his deposit in writing at the time of taking a flat, the landlord can retain it, and an estate agent will share it with the Estate Agents' Board.

Even so, many tenants have reported to 24 Hours that firms have steadfastly refused to pay interest, regardless of a written request.

"In those cases, come to us," said Mr Morris. "We will take the fight back to the firms and the landlords."

● See Page 6.



# Home prices will soar again in 1985

Home building prices will soar by at least 28 per cent during 1985 and 1986.

Economists with the Building Industries Federation of South Africa (Bifsa) forecast a "sharp boom" in house construction from early next year.

Bifsa executive director Mr Lou Davis said the availability of finance would improve, interest rates would fall, and immigration was expected to increase.

"If people want a new home, this is the year for it," said Mr Davis. "From next year I can see costs going through the roof."

A major problem of the building industry was getting skilled labour, he said.

"We could train many more people, but we cannot get them. As a result, the available labour is expensive. If there was continuity of work instead of the stop-start syndrome which sees the industry going through peaks and troughs, costs would be far more stable."

Mr Davis said the Government's annual building allocation programme was too short. It needed to be based on a three-year cycle so builders could plan ahead.

"The industry has to gear up for a boom period and wind down at other times. This means buying and selling equipment, tools, vehicles. It all takes time."

"That's why it is either feast or famine. You can either get a house built immediately or it can take a year."

In the trough period people lost their jobs, and studies showed that those with skills seldom returned to the industry. This meant more had to be trained.

"The Government is aware of the cyclical nature of the industry, but the trouble is that a fundamental change of thinking is required by the Treasury before State money for con-

**24 HOURS**



RUSSELL GAULT

struction programmes will be committed over a three-year period.

"It takes three years to train a skilled building industry worker, and over the next few years we are hoping to train 200 000. But if the stability of the industry fails to improve we may lose many of them as soon as they have qualified."

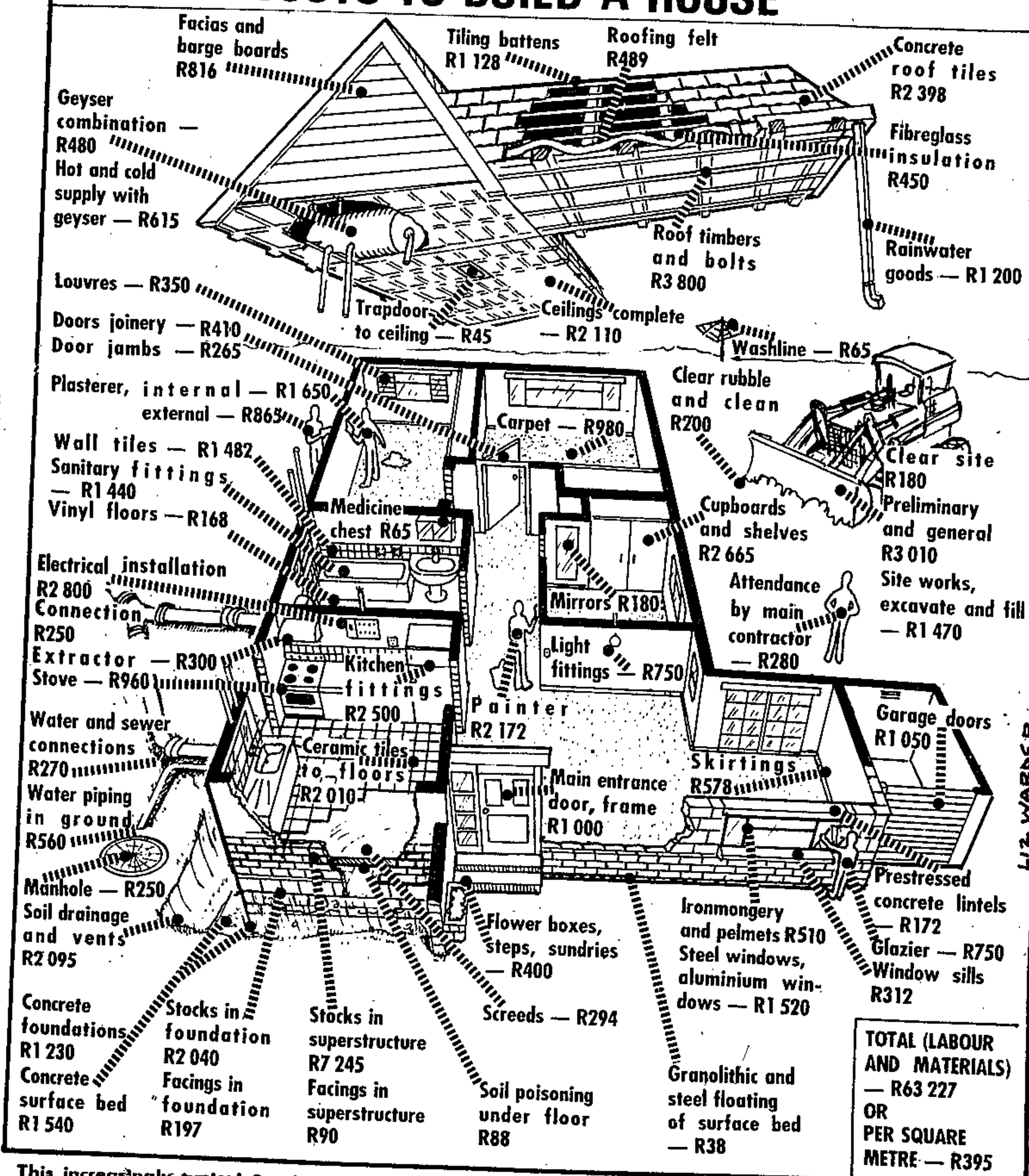
In a special economic report on the state of the industry, Bifsa reports that building costs, as measured by an analysis of accepted tender prices, showed a falling trend in 1983, and increased by only 4 per cent compared with preceding years.

At the same time, builders were faced with the cost of labour and materials increasing at a rate far above the inflation rate.

The report says that most builders absorbed some cost increases in 1983. In 1984 cost increases will also be at a slower rate because of pressure brought to bear by Bifsa on the suppliers of primary building materials.

But from next year builders will be looking for higher profits to make up for two lean years, and the report, addressing Bifsa members, says: "... you are on the verge of a vigorous boom in the building industry ... I would like to use the biblical expression and urge you to see that your lamps are filled with oil and that you are ready when the bridegroom comes."

## WHAT IT COSTS TO BUILD A HOUSE



This increasingly typical South African one-garage home is between 130 sq m and 140 sq m and re-

flects building costs at the end of 1983. To date there has been a little increase in these costs.

## Consumer Council launches 'know your rights' campaign

By Russell Gault

Know your rights. That will be part of the theme of the Consumer Council's property campaign this year. Council legal adviser Mr W W Morris names points every tenant should know:

- Make a detailed list of every stain, crack and scratch when renting a flat.
- Make two copies, have the agent sign both and keep a copy yourself.
- Request, in writing, payment of interest on deposit and hand the request to the agent when you have taken possession of the flat.

● If you feel you are being wronged obtain a complaint form from the Consumer Council, PO Box 3800, Pretoria 0001 — don't telephone.

● Do not allow a landlord to show prospective new tenants around your flat unless you are at home or have agreed to it.

Home buyers are given the following advice:  
● Before paying a deposit to an agent or seller, demand, in writing, payment of interest on that deposit until transfer is completed.

● It may be preferable to leave the deposit money with a bank at a high interest rate and get a bank letter of guarantee for the seller.

### VOETSTOETS

● When signing a contract containing the term "voetstoets", ensure you have a list of conditions attached or try to have the word struck out.

● Tell your house or pool builder or any other contractor you want a retention clause inserted which allows you to keep 15 percent of the cost until you are satisfied the job has been done properly.

Mr Morris said the property lobby was one of the strongest in South Africa and tenants, home and flat buyers had to be strong to fight it.

"The Consumer Council will give the public as much help as possible — so long as they are in the right — and if necessary we will pursue matters doggedly."

He said the council was particularly concerned about the Voetstoets clause in contracts because it was immoral and should no longer be used in business.

"Contractors use it to try to excuse themselves from being held responsible for their work. It is an appalling attitude. In these times, when builders are crying out for house construction work, the public should demand that "voetstoets" be dropped from a contract or consult another builder.

"This is the year to demand your rights." Mr Morris said that as part of Year of Property the council was inviting written complaints from the public to be completed on the official complaint form.

"Our aim is to see an upheaval in the industry and a return to old-fashioned justice."



MONDAY, 19 MARCH 1984

*Hansard*  
Indicates translated version.  
Q. 601. 673  
For written reply:

123

**99-year leasehold scheme**

200. Mr P R C ROGERS asked the Minister of Co-operation and Development:

Chief Commissioners' Area	(a)(i)	(a)(ii)	(b)(i)	(b)(ii)	Date
Orange Free State .....	662	101	9	1	8/2/84
Eastern Cape .....	80	72	62	46	8/2/84
Transvaal Midlands .....	314	458	314	458	8/2/84
Western Areas .....	10	53	15	142	1/3/84
Witwatersrand .....	758	3 370	758	3 370	31/12/83
Northern Transvaal .....	—	—	—	—	—
Western Cape .....	—	—	—	—	—
Natal .....	—	—	—	—	—

**99-year leases**

262. Mr G B D McINTOSH asked the Minister of Co-operation and Development:

How many 99-year leases had been registered in each of the Black townships administered by the (a) Port Natal Administration Board and (b) Drakensberg Administration Board as at the latest specified date for which figures are available?

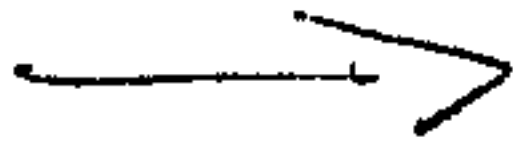
The MINISTER OF CO-OPERATION AND DEVELOPMENT:

- (a) Nil. Most of the Black residential areas serving White towns in the Port Natal Administration Board area are situated within kwaZulu, where residents may obtain ownership and leasehold is consequently not applicable. In a few exceptional cases surveying of sites, although far advanced, is not yet completed.
- (b) Nil. In this case also most Black residential areas are situated within kwaZulu. Furthermore the planning and surveying of sites are, though far advanced, in the case of one township not yet completed. Problems were

How many houses (a) built and (b) sold in terms of the 99-year leasehold scheme were financed (i) by building societies and (ii) by means of private capital from the inception of this scheme to the latest specified date for which figures are available?

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

also experienced in that persons who were interested in 99-year leasehold could not obtain loans. This has now been solved by the Department of Community Development agreeing that money from the National Housing Fund be used for this purpose.





Crime Times  
20/5/84

# Home loans: Bank offer

Staff Reporter

123

THE Standard Bank of South Africa has entered the home-loans market, offering a "lower rate than other banks".

Mr. J.E. Holloway, general manager business development for the bank, said yesterday that the Standard had been offering housing loans for some time, but had now amended its approach.

In letters to each of its approximately half-a-million customers, the bank informed account holders that it would extend this service.

In September, 1982 Barclays Bank was the first to go into the home-loan business, with interest rates on a sliding scale from 17 to 19 per cent. Mr. Holloway said the bank would offer an 18.75 per cent rate, as opposed to Barclays' 19 per cent.

This would mean a 0.25 per cent lower interest rate except on loans for under R40 000 where Barclays offered 18 per cent.

## 'Tie-up'

Mr. Holloway explained that the Standard Bank Building Society had been offering home loans for some time and the bank had a "tie-up" with the United Building Society.

The Standard Bank Building Society was now a closed society, working only on its existing portfolio of loans, while the bank's association with the UBS continued to grow.

"Our letters to customers are part of a promotion for an existing service. The building societies are experiencing problems in meeting the demand for loans, which we can accommodate."

This is not to say that we will only offer loans to our existing customers, but those granted loans will be required to open a cheque account with us.

The UBS offers from 15.75 per cent on loans up to R20 000 to 18.75 per cent for loans of R60 000 and over.

# 12 628 houses sold under 99-year leasehold

*CRK TINKS 20/3/84 123*

Political Staff

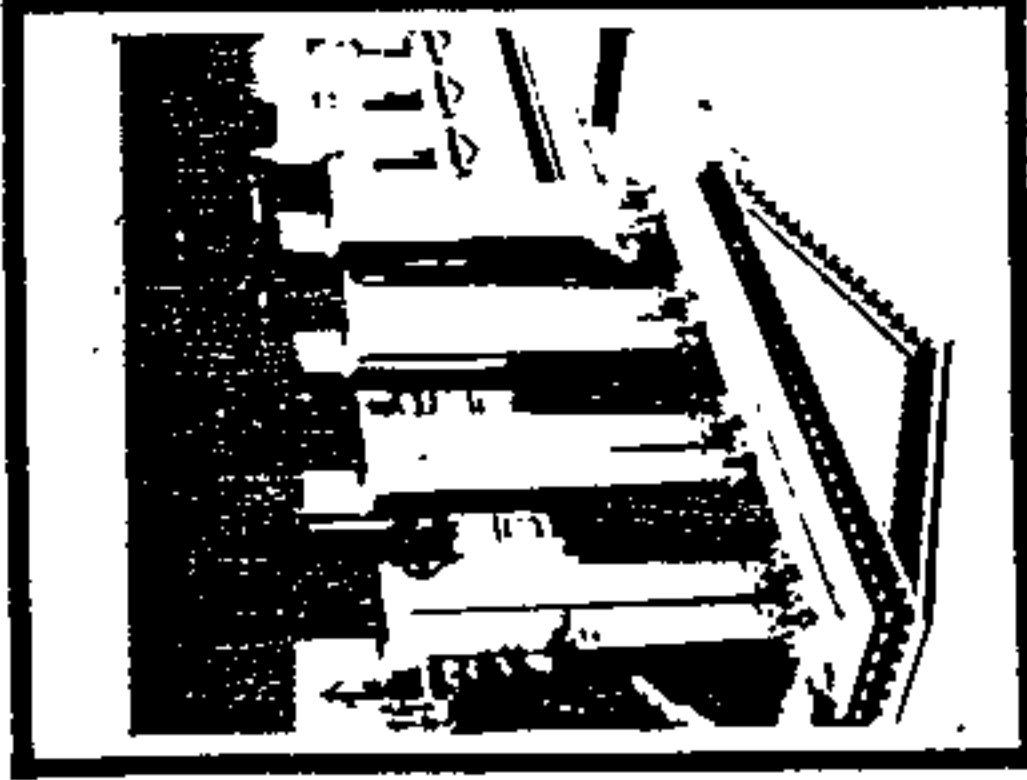
## HOUSE OF ASSEMBLY.

— Building societies have financed less than a quarter of the 12 628 houses sold and built under the 99-year leasehold scheme.

The Minister of Co-operation and Development, Dr Piet Koornhof, said yesterday that building societies had financed the building of 1 824 houses and the sale of 1 158 houses.

The remaining 5 818 houses which had been built and 3 828 which had been sold under the 99-year scheme had been financed by means of private capital.

Replying to a question which had been tabled by Mr Pat Rogers (NRP King William's Town) Dr Koornhof said no houses had been built under the 99-year scheme in three of the eight chief commissioners' areas —



Natal, Western Cape and Northern Transvaal.

Most of the houses — 8 256 — built and sold had been in the Witwatersrand area, Dr Koornhof said.

Replying to another question, tabled by Mr Graham McIntosh (PFP Pietermaritzburg) Dr Koornhof said no 99-year leases had been registered in the Port Natal and Drakensberg Administration Board

areas "as most of the black residential areas serving white towns" were situated in Kwa-zulu "where residents may obtain ownership and leasehold is consequently not applicable".

However, in the Port Natal Administration Board area, which serves Durban, the surveying of sites was in a few exceptional cases not yet completed "although far advanced".

In the Drakensberg Administration Board area, problems were also experienced in that people who were interested in 99-year leasehold could not obtain loans.

"This has now been solved by the Department of Community Development agreeing that money from the National Housing Fund could be used for this purpose," Dr Koornhof said.



123

D. Dispatch

## State-owned house sales go slowly

JOHANNESBURG — Fewer than 8 000 of the 500 000 state-owned houses have been sold since the government announced a mass housing sale, with discounts ranging between 30 per cent and 40 per cent, nine months ago.

The figure — 1,6 per cent, is lower than the government had expected.

And, the co-ordinator of the scheme, Mr Johan Botha, has attributed the low response to intimidation by the United Democratic Front.

He expressed the belief that it was too early at this stage to say that the sale campaign was a failure, adding that the full swing of the sale of houses had in fact started in January and not in July last year.

The UDF has denied

allegations made by Mr Botha that the organisation was playing a major role in stifling the sale of houses. The organisation has also called on Mr Botha to produce evidence of his claims.

The UDF has explained its standpoint regarding the sale of houses.

A statement reads: "Since the Prime Minister has announced the involvement of the private sector in the building of houses and the sale of houses, we in the UDF have realised the shortcomings of the scheme.

"We are aware that the land that has been allocated to black housing is so inadequate that the majority of people are still going to be without houses.

## Black housing needs forecast

JOHANNESBURG — The cost of new housing and services required for blacks in South Africa's economic and sub-economic housing income brackets between now and the year 2000 could be as much as R10 billion.

This is the opinion of Mr Charles Skeen, past-president of the South African Institute of Civil Engineers.

According to the figures, at least R696 million would have to be

spent annually up to the turn of the century.

The South African Government is presently spending R117 million annually in urban areas from the National Housing Fund.

Developers believe that unless black incomes improved dramatically, or financing subsidies brought more people into a more affordable range of housing, the private sector would not become involved. — DDC.

# Infill sites spell relief for lodgers



**MR DAVE GRINKER**  
Offering housing relief

By LIN MENGE

BECAUSE the registered tenants of houses in black and coloured townships are often old and poor, they cannot afford to buy their homes.

In the meantime, relatives and lodgers who often pay all the rent anyway, are not able to acquire those houses.

The old people are afraid to be thrown out of their homes, the young people are afraid of throwing away their money.

Township and municipal officials are usually keen to protect the aged, and will not allow the relatives or lodgers to take transfer of these houses, even if it is their money that is used to buy them.

What is to be done?

One solution, from Mr Dave Grinker, Director of Housing for the Diepmeadow Council, is that the property remains in the name of the old person, but he or she signs a will leaving it to the person who paid for its purchase, or for the building improvements.

He said it was essential that the person who paid the rent or other monthly payments, or the purchase price of the house, kept all the receipts themselves.

In Diepmeadow at least there is relief ahead for those families who, though they often earn good money, have had to lodge with parents or others because of the acute housing shortage.

It is these people who will be first in line when the infill-housing scheme gets off the ground in the next few months.

The infill scheme is so called because 2 200 sites, some for houses, others for townhouses and duplexes, have been created out of all sorts of gaps and open spaces not needed for parks in the Diepmeadow area. Cost will be from R20 000 a house, including R5 000 for infrastructure and leasehold.

Mr Grinker said this was not a subsidised scheme.

Stands would be parcelled out to approved developers in

RDM 2/13/84



## HOME FRONT

the private sector, both white and black. The council would then send these developers customers for the houses. When buyers had chosen their developer, the council would issue the stand in their name.

Another group which has been frustrated by the housing shortage, namely nurses and divorced women, would be able to buy (but not rent) flats and duplexes in two complexes being planned for Diepkloof Ext, Mr Grinker said.



# Call to revise housing code

123

C. Herald 28/4/82

**NEWLY-WEDS** and other young families are fighting an uphill battle in their bid to find suitable housing within the reach of their pay-packets.

Ask those people who have rented a "servants' quarters" or a "separate entrance" in places like Grassy Park or Athlone or Elsie's River. They are being forced to pay inordinately high rents for small premises which, for all their disadvantages, have the cardinal advantage that they provide a roof and reasonable facilities.

And the people who live there know that, though their landlord may be sailing close to the legal wind, or even be contravening a whole host of local authority regulations, it is in their interests to keep quiet — or find themselves without that all-important roof. A drive through any of Cape Town's crowded residential areas will show that extensions to existing houses are now the order of the day as house-owners move sideways or even upwards to provide accommodation for their married children or for their aged parents.

## HEADACHE

The problem of housing is one which is giving the Government grey hairs, but a recent Government report could, if its recommendations are implemented, go a long way to solving the number one headache facing the ordinary man-in-the-street.

In fact, homes and gardens will shrink dramatically and "granny flats" will be encouraged if its far-reaching proposals are adopted.

Echoing the frequent calls for more modest

## Herald Political Staff

housing, the report urges more homes to the hectare and better use of available space. It presages a sharp about-turn on many existing suburban housing and land-use policies — and pours scorn on local authorities' conservatism.

The recommendations come from the Venter Commission of Inquiry into Township Establishment and Related Matters, whose long-awaited report — originally ordered for late-1982 — was tabled in Parliament in two parts last Friday. A third report has still to appear.

## DIGESTED

Having digested evidence from more than 30 public and private sector bodies and individuals, the Commission proposes, among other things:

Legalising "granny flats" and encouraging the building of "second" dwellings — some of which may be rented — on existing properties.

- Amending the Sectional Titles Act to make it an instrument for sub-dividing residential plots.

- Reducing plot sizes to between 350 sq m and 600 sq m.

- Starting a partnership between private and public sector interests to combine their resources towards better housing development.

- Revising procedures in the Removal of Restrictions Act to

cut delays in applications.

The report says: "Existing developed urban areas have a high potential in most cases for more intensive utilisation for residential purposes."

## SUB-DIVISION

The Commission favours better land use by sub-division and building of second units. "However, the approach of certain provincial and most local authorities to higher residential densities is far too conservative and cannot be justified in the present climate of costly engineering services and housing."

It says it is impossible to lay down standards for higher densities to suit all local conditions. But it states that opposition to higher densities must be located and corrected quickly.

Surveys of white homes show many are under-utilised — as in the case of older families where the children have left home. The excess space could be turned into a flat if the "fairly generally applied" curbs on second kitchens were relaxed.

## ADAPT

"By permitting present and future houses owners to provide a second kitchen, the utility of dwellings is increased and such conversions can be carried out without expense and difficulty in order to adapt to changed living conditions.

"A measure permitting a second kitchen on residential sites could help considerably to relieve the need for housing young married couples and the elderly."

On plot sizes, the Commission says housing is already being successfully provided on 160 sq m sites and while it does not want to stipulate a norm it says 350 sq m to 600 sq m (about one-twelfth to one-sixth of an acre) is adequate for most forms of housing. "It is only the needs of the highest income groups that cannot be satisfied in this category."

## ELIMINATE

It punts the Sectional Titles Act as a means for sub-dividing plots because it eliminates the problems of separate service connections and access to individual units. The Act will need a new definition of "building", however, says the report.

The Commission suggests that "second" residential units could be rented out to overcome the shortfall of rented units "for certain of the population groups". It urges local authorities to look into this.

The 18-man commission — members of Parliament and provincial councillors — was appointed in June 1982 under Mr Z P le Roux, who was later replaced by Mr A A Venter, to investigate methods to speed up township development and the provision of residential sites, and to promote better land use for housing.



(3) whether he will make a statement on the matter?

The MINISTER OF HEALTH AND WELFARE:

(1) Yes;

(a) the provisions of section 29 of the Fund-raising Act, 1978 (Act 107 of 1978) were applied;

(b) 19-4-1984;

(c) I am not prepared to divulge any reasons;

(2) (a), (b) and (c) Fall away;

(3) No.

Mr R A F SWART: Mr Speaker, arising out of the reply of the hon the Minister, will he indicate why he is not prepared to give the reasons?

The MINISTER: Mr Speaker, I should like to point out that my refusal has nothing to do with the late Mr Mahatma Gandhi and it has nothing to do with Sir Richard Attenborough.

Mr R A F SWART: Mr Speaker, further arising out of the reply of the hon the Minister, may I ask him again whether he would indicate why he has refused?

The MINISTER: Mr Speaker, I have just said that I am not prepared to give reasons. [Interjections.]

Mr SPEAKER: Order!

*Howard Q. 61. 1031*  
*Policemen killed/injured 27/4/84*  
\*20. Mr I WESSELS asked the Minister of Law and Order:

What total number of policemen were killed and injured (a) in vehicle accidents

in the Republic and (b) outside the borders of the Republic during the execution of their duties in 1983?

The MINISTER OF HEALTH AND WELFARE (for the Minister of Law and Order):

(a) 26 killed and 324 injured.

(b) 6 killed and 122 injured.

*For written reply:*

*Howard Q. 61. 1032*  
*Family housing units 27/4/84*  
160. Mr K M ANDREW asked the Minister of Co-operation and Development:

(1) How many new family housing units were provided in (a) Langa, (b) Nyanga and (c) Guguletu in 1983;

(2) how many of these units in each township were converted from hostel units?

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

(1) (a), (b) and (c) Nil.

(2) Nil.

A new township, Khayelitsha, is being developed in the Drift Sands/Swartklip area, where it is expected that in the next twelve months 5 000 core houses will be erected.

*Howard Q. 61. 1033*  
*Family housing units 27/4/84*  
213. Mr A SAVAGE asked the Minister of Co-operation and Development:

(a) How many new family housing units for Blacks in White urban areas were built by each Administration Board in 1982 and 1983, respectively, and (b) what was the expenditure in each of these years on (i)

such housing and (ii) infrastructural services for such housing?

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

(a) Eastern Transvaal Administration Board:

1982 calendar year—252 housing units; 1983 calendar year—460 housing units.

Northern Transvaal Administration Board:

1982 calendar year—nil; 1983 calendar year—nil.

Highveld Administration Board:

1982 calendar year—539 housing units; 1983 calendar year—nil.

Western Transvaal Administration Board:

1982 calendar year—21 housing units; 1983 calendar year—nil.

Central Transvaal Administration Board:

1982 calendar year—nil; 1983 calendar year—nil.

East Rand Administration Board:

1982 calendar year—3 020 housing units; 1983 calendar year—750 housing units.

West Rand Administration Board:

1982 calendar year—879 housing units; 1983 calendar year—1 008 housing units.

South Orange Free State Administration Board:

1982 calendar year—nil; 1983 calendar year—1 500 housing units.

Orange Vaal Administration Board: 1982 calendar year—2 350 housing units; 1983 calendar year—2 543 housing units.

Drakensberge Administration Board:

1982 calendar year—nil; 1983 calendar year—nil.

Port Natal Administration Board:

1982 calendar year—82 housing units; 1983 calendar year—35 housing units.

Western Cape Administration Board:

1982 calendar year—1 521 housing units; 1983 calendar year—nil.

Eastern Cape Administration Board:

1982 calendar year—1 021 housing units; 1983 calendar year—628 housing units.

Northern Cape Administration Board:

1982 calendar year—486 housing units; 1983 calendar year—nil.

(b) (i) 1982 calendar year—R43 639 874; 1983 calendar year—R21 547 669.

(ii) 1982 calendar year—R17 233 810; 1983 calendar year—R11 525 811.

Among the reasons why few or no housing units were provided by the Northern Transvaal, Western Transvaal, Central Transvaal, Drakensberg, Port Natal and Western Cape Administration Boards, are the following:

(a) Northern Transvaal: The expansion of the urban Black Townships of Na-boomspruit and Nylstroom have been frozen and the residents of the Black township of Louis Trichardt are at present being resettled. The residents



of the Black township of Messina are also to be resettled. The other towns in the area of this Administration Board are being served by Black townships in Lebowa and Gazankulu.

(b) Western Transvaal: Although no housing units were built during 1983 it may be mentioned that self-build schemes have been prepared for development in seven urban Black townships within the Board's area. Details are still being negotiated by the Department of Community Development and the Administration Board.

(c) Central Transvaal: With the exception of a limited number of sites which became available after replanning, no further expansion of Attenuating, Saulsville and Mamelodi will take place as additional housing is mainly provided in Soshanguve.

(d) Drakensberg: The urban Black township Sobantu is small and cannot be expanded further as it is surrounded by other developed areas and land users. Imbalil/Edendale in the South African Development Trust area is however being developed where additional houses will be erected.

(e) Port Natal: No sites for new houses are available in Lamontville and Chesterville. Black people who are employed in Durban are mainly from townships in the adjacent kwaZulu.

(f) Western Cape: Khayelitsha is being developed and it is intended to build a considerable number of housing units there during 1984.

*Howard*  
Q. 61. 1035  
National States Citizenship Act  
27/4/84  
477. Mr R A SWART asked the Minister of Co-operation and Development:

(1) How many citizens of independent Black states had become South African citizens by becoming citizens of a territorial authority area in terms of section 3(3) of the National States Citizenship Act, No 26 of 1970, as at the latest specified date for which figures are available;

(2) (a) of which states were such persons citizens before so becoming South African citizens and (b) how many in respect of each such state obtained South African citizenship;

(3) (a) of which territorial authority areas did such persons become citizens in order to obtain South African citizenship and (b) how many became such citizens in respect of each such territorial authority area?

**THE MINISTER OF CO-OPERATION AND DEVELOPMENT:**

(1) 3 032—29 February 1984.

(2) (a) Transkei, Bophuthatswana, Venda, Ciskei.

(b) Transkei 1 514  
Bophuthatswana 250  
Venda 35  
Ciskei 1 233

(3) (a) Owaqwa, kwaZulu, Lebowa, Gazankulu.

(b) Owaqwa 1 285  
kwaZulu 1 695  
Lebowa 22  
Gazankulu 30

*Howard*  
Langa Commissioners' Courts  
Q. 61. 1036 27/4/84  
529. Mr K M ANDREW asked the Minister of Co-operation and Development:

Whether any persons appearing before the Langa Commissioners' Courts in 1983

75

ter o

(1)

(2)



# State should cut out housing perks — Sapoa

Property Editor

THE State should phase out housing subsidies to its employees, says the South African Property Owners Association.

The application of funds by the State by way of subsidies to the public sector employees is discriminatory, says a Sapoa housing finance report published in the latest edition of Juta's SA Journal of Property.

"It often leads to the recipient acquiring a house which is larger and more expensive than he needs or can afford. This situation is true of all population groups. Typically, black State employees get disproportionately high subsidies.

## PRIVATE SECTOR'S JOB

"The State would be well advised to delegate the provision of housing to the private sector

"If the State is to have a direct function it should be to provide serviced land and help to provide the major infrastructure enabling private developers to provide serviced land.

"Private sector builders and individuals themselves would be enabled to build the houses. Any direct provision by the State should be limited to the lowest income group."

A contribution by the State would be the streamlining of planning and building regulations and standards for services.

## RELAX STANDARDS

Standards should be based essentially on health and safety requirements. State controls should be relaxed and policy should be more flexible.

The provision of self-help core houses and the removal of restraint on those who wish to help themselves in the provision of housing should be the objective.

The compiler of Sapoa's report, Mr Errol O'Brien, a national councillor, says the provision of adequate housing cannot be made overnight by the opening of a financial tap by the authorities.

This would drain resources from other vital productive and strategic sectors of the economy.

There was no short-term easy solution to the problem of financing the future housing needs of the nation.

"The problem is really one of allocation of resources. Rather than artificially stimulating the flows of housing finance, it is probably more important to stimulate general economic growth and to provide jobs for the millions of blacks who will become urbanised in the next 20 years by investing and allocating resources for the economic growth which will provide those jobs.

"The employed will usually manage to provide their own accommodation, albeit not always of the most desirable standard.

"Aggressive economic growth and the fostering of skills, increased earning power, productivity and wealth in the entire population will eventually in itself facilitate the funding of and creation of acceptable housing for all."

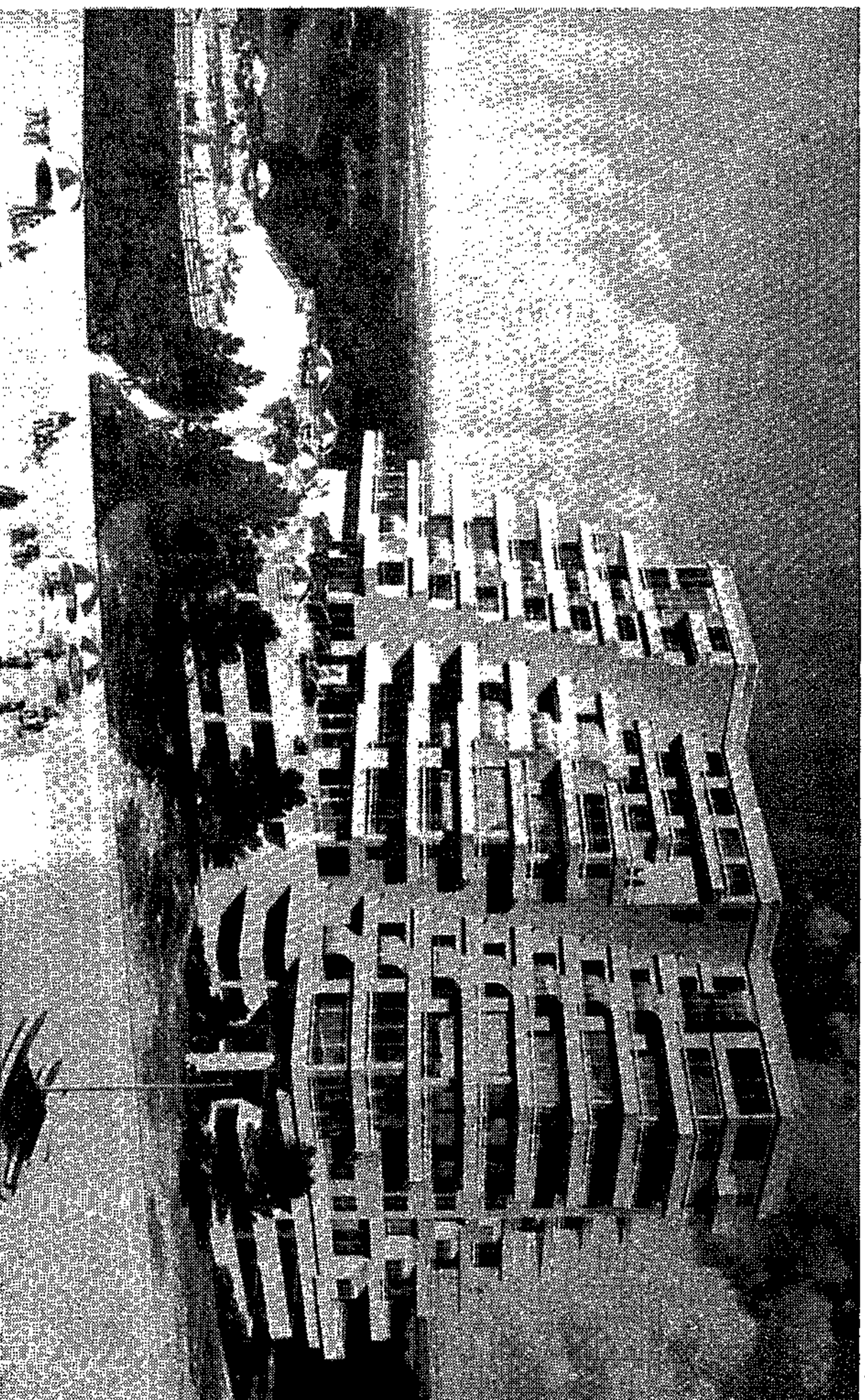
It was not practical or desirable to endeavour to unlock the community's savings represented by the funds controlled by life assurance companies and pension funds and to apply the major portion of these to housing.

In spite of Government appeals it seemed unlikely that employers would shoulder the housing burden for all their employees.

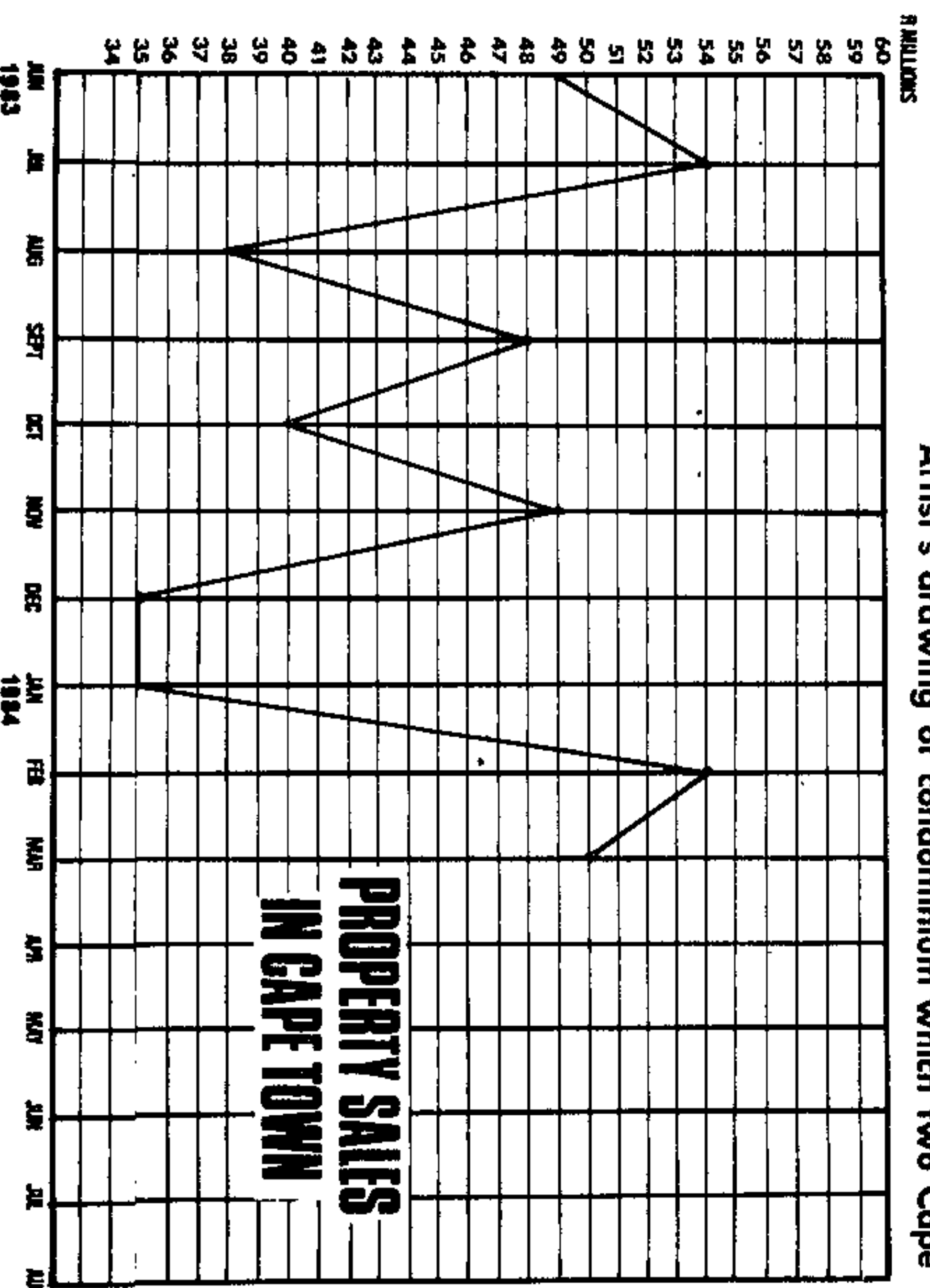
Employers were and in future will probably be generally more prepared to provide security and assist with the administration of housing funds for employees than to finance mortgages directly.

There was consensus that housing subsidies by the employer whether in the public or private sector were counter productive and inflationary and should be eliminated.

Sapoa believes building societies will remain the organisations best suited by their structure and experience to assess housing, make retail loan advances to individuals and generally administer residential loan schemes.



Artist's drawing of condominium which two Cape Town men are developing.



Property sales in Cape Town dipped to R50,1-million last month from the record R54,6-million in February. The figure, based on transfers recorded by the city council, is also ahead of the R47,4-million of property sold in March last year. The sales include land and buildings of all kind except sectional title transactions.



# Impact of campaign to sell State housing

123 E. Post 25/4/82

LAST year the Government announced and set in motion its plan to sell 80% of the public sector housing stock, estimated to be about 500 000 houses.

The change in policy was in response to the growing backlog in low-income housing, and the recognition of the limited resources the public sector has to devote to housing. The new approach seeks to harness the expertise, initiative and resources of the private sector to turn the housing problem into a major economic development opportunity.

The public sector will retain the major responsibility for housing but will enable the private sector to participate actively where it is in its interest to do so. In this manner it is intended to establish a market-orientated housing process similar to that which operates in the higher income sector.

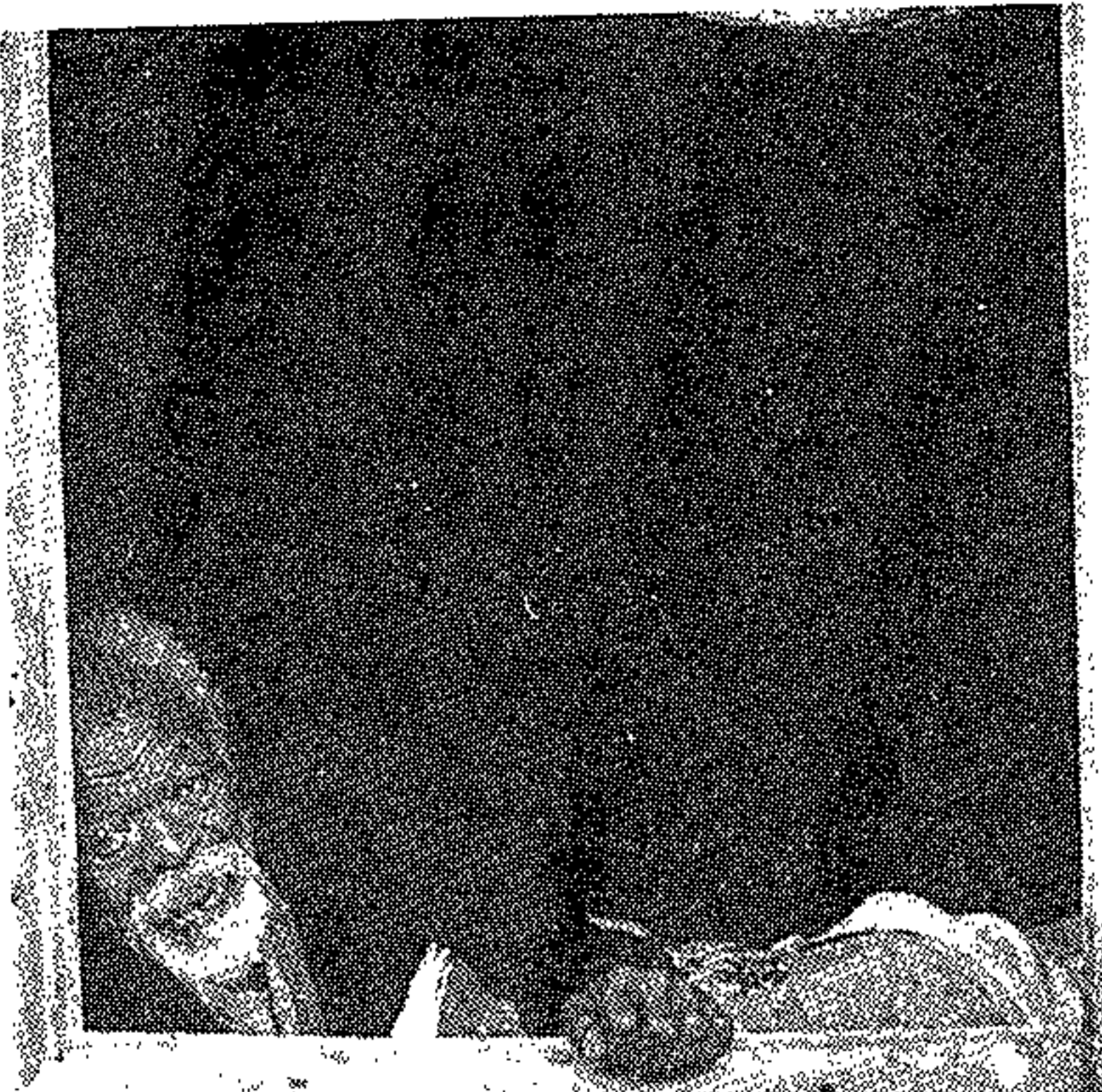
Throughout this programme the assistance and support of the private sector, including employers, has been solicited to ensure the success of the scheme to extend home ownership to that portion of South Africa's urban community which have not enjoyed it to date.

According to figures released by the Department of Community Development at the end of last year 42 387 houses will be made available under the scheme in the Port Elizabeth and Uiten-

The total value of these houses has been calculated at R121,7 million. However, if advantage is taken of the discounts being offered, this figure could be reduced to R76,5 million (ie the maximum discount price these houses could be sold for). Many of the houses will be sold for cash with discounts up to 40% being allowed on the pur-

The following is an extract from an article in the Midland Chamber of Industries publication News Briefs released in Port Elizabeth yesterday.

Written by Group Secretary Mr Max Hoppe, the article explains the considerable impact on the local economy of the decision by the State to sell 80% of the public sector housing stock.



Window on a changing world; during his lifetime 112-year-old Mr JAMANGIA MKWIKI knew nothing of private home ownership. The latest State housing plan changes all that.

chase price. These are:

(1) 25% on cash sale where the house costs more than R2 500.

(2) 30% on a house costing less than R2 500.

(3) 5% to purchasers who have occupied the house for at least five years.

(4) 5% to purchasers who buy within the specified campaign period of one year.

Other costs included in the figures, water, drainage etc, add another R8,3 million to this figure. Not taken into account are some of the costs applicable to the black residential areas — R90 cost of surveying the residential

plots, the registration costs of a plot under 99-year leasehold scheme, which amounts to R1 per square metre or R378 per plot.

Other figures which must be included are the conveyancers' fees of approximately R260 and the Building Societies' inspection fee of R50. These figures could add an estimated R27 million to the total bill.

This means that between R111,9 million and R157,1 million would be required to purchase all the houses on offer in this area.

The 811 houses in the white residential areas have been

valued at just over R8,1 million (R5,3 million). The figure in brackets indicates the maximum discount that could be available. The value of the cheapest house is R4 736 (R3 078) and the value of the most expensive R22 587 (R14 681).

For the coloured residential areas 10 220 houses valued at R51,5 million (R33,1 million) have been made available ranging from R2 602 (R1 691) to R13 613 (R8 848). These houses only qualify for maximum discount of 35%.

There are 31 356 houses in the black residential areas priced at between R828 (R496) and R5 549 (R3 606). The total value being R62,1 million (R38,1 million), 89% of these houses qualify for the maximum discount of 40%.

Outstanding costs — administration charge, conveyancing fee, survey cost, 99-year leasehold registration, inspection fee — is about R938 per house, which adds substantially to the total cost of a house, particularly the lower priced ones.

The Chamber fully supports the sale of the State owned houses, as the right to own property is the basis of the free market system, and home ownership will allow a large percentage of the population to participate in and enjoy the benefits of the free enterprise system.

To date the sales campaign has not been progressing according to plan, and much will have to be done by way of promoting the campaign more extensively if its success is to be ensured.

However, given the financial constraints within which the campaign is operating and the current state of the money market it could be a long time yet before the campaign starts getting under way.

# Business Property

Mercury 25/4/84

## Financing housing for black staff

(123)

### Property Reporter

A SYSTEM of financing housing for black staff members has been developed by Legal & General Volkskas which they claim provides increased productivity because of greater stability.

According to Andre Pretorius, who heads the Housing Department of L&GV in Johannesburg, the group's scheme allows for a 95 percent bond over a period of 20 years.

The purchaser of a dwelling repays only in-

terest monthly and the capital sum involved is repaid by means of the maturity value of an endowment policy.

Any married male black member of staff qualifies for the scheme after two years employment.

### Additions

According to Pretorius this means more than half of the black staff of the company is housed by means of this scheme.

The financing applies to additions to existing dwellings and to new buildings. The size of house financed is about 90m<sup>2</sup> to 110m<sup>2</sup>.

LG&V also oversees the building operations undertaken by black contractors in areas such as Soweto.



# Crisis point as housing hopes fade for whites

123  
S. Turner  
22/4/84

By BRIAN POTTINGER

NO more than two or three percent of South African whites have a hope of buying a house unaided at prevailing prices.

These startling figures — official government statistics — reveal the crisis point reached in white housing in a country already beset with enormous black, coloured and Indian housing backlogs.

Mr Pen Kotze, Minister of Community Development, painted the grim picture while opening a housing show in Pretoria this week.

Using 1980 statistics he revealed the average income of white South Africans was about R850 a month. Average house costs, however, were R70 000, and to obtain one a prospective buyer would have to first have a deposit of R14 000 and, secondly, earn a minimum R3 300 a month.

At most two or three percent of the white population fell into that income category.

Government response to the crisis in white housing — now a major political football — has been to plead for lowered housing standards, raise income ceilings for people needing state assisted housing, give special help to first-time buyers and establish utility companies to bring cheaper houses on line.

But Mr Kotze frankly con-

ceded that serious problems existed for people in the category who fell outside state assistance, were not state employees or could not get help elsewhere.

Mr Kotze also revealed that the provinces had accepted uniform guidelines for the provision of services and residential areas for an experimental period of two years.

And the recent tabling of the Venter Committee inquiry into housing development presages major new government initiatives to cut red-tape in getting new residential schemes off the ground.

The developing crisis in white housing — a function of soaring building costs and higher bond interest rates — has been paralleled by even more severe crises in black, coloured and Indian housing.

State response to the enormous backlogs has been to reverse its disastrous policy of state ownership to an increasing reliance on home ownership.

The largest property sale in the world — half a million state houses — is underway and now State assistance will only be given to the very poor, the old or the incapacitated.

# Sale of houses hot up

By ZWELAKHE SISULU

THE chairman of the West Rand Development Board, Mr John Knoetze, yesterday said the sale of houses under the Government's mass sale scheme was going well.

Mr Knoetze said the money that will be generated from the sale of the houses will go to Development Boards.

There are more than 84 000 houses for sale in the West Rand, which includes greater Soweto,

Kagiso and Mofokeng. Another 8 000 houses cannot be sold immediately because they are either dilapidated or are part of row-houses.

So far, Mr Knoetze said, 3 370 houses had been bought for cash and at least 8 429 were

partly or fully paid for. He said there were 7 280 applications awaiting processing.

"In Soweto 40 000 houses can immediately be sold under the 99-year leasehold. There are however about 30 000 semi-detached

houses that cannot be sold under the scheme.

"Although these can be sold, they can only be sold under a deed of sale until legislation granting sectional titles is passed by government," Mr Knoetze said.

He added: "Even then, not all the semi-detached houses will be sold because consensus is that some should be held back and reserved for needy people."

Mr Knoetze revealed that money acquired from the sale of the houses would go to the Development Board. Profits accrued would be shared between the boards and the Department of Community Development, which provided the capital outlay for the building of houses in Soweto.

With its share of the profits the boards would continue to develop areas under town and city councils.

"Our task is to identify land, acquire and develop it before a town council is constituted and where it already exists, to continue with development," he said.



# Great House Sale gets a shot in the arm

SOUTH Africa's most important estate agent, Mr Johan Kruger, has had a good week after months of worry.

The national sales co-ordinator of the Department of Community Development has half a million houses to sell and it appeared nobody wanted them.

But just as businessmen and politicians were beginning to ask whether his project had flopped, the latest figures for the government's Great House Sale arrived on his desk.

Four weeks ago the nine-month-old scheme recorded

By GRAHAM WATTS: Political Reporter

fewer than 8 000 sales. This month the figure doubled: 15 954 completed sales meant that more than 50 houses a day had been sold since the scheme was launched on July 1 last year.

Some maintain that the scheme came into effect only at the beginning of this year because few local authorities were geared for it until then. They say the figure is 150 sales a day.

By comparison, about 30 000 private sector home sales — 80 a day — are re-

corded annually in the Johannesburg deeds office alone.

Mr Kruger described the figures as "reasonable progress under difficult conditions". But some housing experts warn that there may be a built-in ceiling which is much lower than expected.

Mr Peter Wilkinson of the department of urban and regional planning at the University of Cape Town, said the biggest threat to the big sale was whether prospective buyers could afford the prices.

"The people to whom the offer is being extended are not able to take it up. The bulk of the population is probably already living at the limits of their income," he said.

The problem, said Mr Wilkinson, was that the housing policy emerged out of the

need to try and manage the overall political situation rather than as an attempt to improve the economic situation of the people concerned."

When it was announced, the policy was hailed as heralding a new era of urban stability, providing black city dwellers with a sense of permanence.

Dr Robin Lee, managing director of the Urban Foundation, called for the speeding up of sale procedures and for more information to be

given to the buying public. However, he felt the house sale was "a fairly major social change and it is unrealistic to expect it to happen overnight".

Mr Kruger said the sale would be a slow process. The concept of paying more now for an asset one would have in the future was difficult to grasp, but it would catch on.

Dr Nthato Motlana, chairman of the Soweto Civic Association, said reasons for the slow start to the sale included:

- Prohibitive costs.
- Distrust of the 99-year leasehold system.
- Fears that there would be no right of inheritance.
- The "moral outrage" that people felt at having to pay for homes for which they had, in rent, paid the cost several times over.
- The success of National Party propaganda over the years in convincing blacks that they had no permanent status in the 'white' urban areas. "The policy has borne fruit," he said.

# Granny flats, smaller plots proposed

ARGUS  
18/4/84

123

By TOM HOOD,  
Property Editor

The building of "granny flats", erection of two houses on single plots, and far greater subdivision of plots are recommended by a Government commission.

These proposals are among many recommended as ways of easing the country's shortage of land and homes.

The next 16 years will need a staggering R87 500-million to meet the country's housing needs of all population and income groups — a fearsome figure when weighed against the scarcity of land and rising costs of land and infrastructure.

This comprises R65 000-million on homes and R22 500-million on residential sites, says the Commission of Inquiry into Township Establishment in reports tabled in Parliament.

## GREATER DENSITY

The commission says large residential sites and a low residential density are characteristic of the South African urban pattern. This pattern is generally followed in housing for all income groups.

"The existing developed urban areas have a high potential in most cases for more intensive utilisation for residential purposes.

"A clear trend towards greater density, especially in the residential areas occupied by the high income group, is already discernible in the larger metropolitan areas.

"The community is becoming aware that privacy is not linked to stand size as such, but is determined by clever

climate of costly engineering services and housing.

The commission recommends that the Housing Matters Advisory Committee, in cooperation with the provincial administrations and the United Municipal Executive, give urgent attention to the problem.

Increases in density, says the commission, may take two forms: First, where the subdivision of an existing site is in question and, secondly, where permission is given for the erection of a second dwelling without any question of the division of the site.

The commission recommends that provincial administrations and local authorities should consider steps to encourage owners of properties in existing built-up areas to ensure a higher use density, especially for areas with single houses.

While the commission appreciates the problems local authorities will experience in increasing the density of occupation, it believes decisions will have to be implemented with discretion to ensure that established rights, the character of residential areas and the capacity restrictions of engineering services networks are taken into account.

Housing surveys undertaken in white communities have shown many houses are under-used. Older people especially, whose children have already left home, are sometimes saddled with unused space that could easily be turned into a flat.

The commission believes restrictions on

and such conversions can be carried out without expense and difficulty to adapt to changed living conditions.

"A measure permitting a second kitchen on residential sites could help considerably to relieve the need for housing for young married couples and the elderly.

## BUILDING LINES

"There is clearly a need, especially in the older residential areas of the larger towns and cities, to subdivide existing residential sites further. The standards applied by local authorities here are far too conservative in most cases, however, and do not really ensure optimum utilisation of the existing infrastructure."

Here the commission recommends that subdivision requirements be rationalised, especially the requirements relating to building lines, access and area.

The commission is of the opinion that nil building lines should be permitted on at least one of the side boundaries of a site.

## CAR ACCESS

Three-metre wide access strips should be enough for car access, it suggests.

"Housing is already being successfully provided on stands measuring only 160 square metres, and although the commission does not wish to stipulate this or any other size as a norm, it should be accepted that site sizes of say 350 to 600 square metres are adequate for most forms of housing and that it is only

the needs of the highest income groups that cannot be satisfied in this category."

The commission says the Sectional Titles Act of 1971 as an instrument for the subdivision of sites offers numerous advantages. Application of the Act will eliminate the problem of separate service connections and separate access to individual units and will ensure a far more compact and functional utilisation of residential sites.

It is not possible at present to alienate separate units in terms of the Sectional Titles Act and an amendment of the Act will be necessary.

The town planning schemes that apply in Johannesburg, Bloemfontein and Pretoria make provision for the erection of a second residential unit on existing residential sites.

The provisions require, however, that a second dwelling be linked to the existing dwelling.

These "granny flats" are dwelling units that are subordinate to but also fairly intimately linked to existing dwellings.

"There is a certain need for rented accommodation in any urban community and at present the big problem in the South African housing market is that few residential units are produced for certain of the population groups. The provision of a second dwelling that is separated from the existing dwelling could help satisfy this need."

The commission recommends that local authorities should seriously consider allowing a second separate dwelling unit on an existing residential site in certain cases.

commentary at 11:11 would like to add an "insult to the other disrupt-injury" tidbit. For a very long time, the "lavatory on platform" next to the station at Maitland has a complete mess. Every morning at 6:45 am I have to go through water to reach the point.



# Housing backlog outlined

From BARRY STREEK  
HOUSE OF ASSEMBLY.

— Enormous sums of money — estimated at R87 500-million — would have to be spent on housing within the next 16 years, the Venter Commission reported yesterday.

It estimated that 3 551 500 houses would have been constructed between 1980 and the year 2 000, 1 940 000 of them for black people.

The report of the Commission of Inquiry into Township Establishment and Related Matters was tabled in Parliament yesterday.

The commission, chaired by Mr Ami Venter, MP, consisted of MPs and MPCs of all parties.

It estimated there was a housing shortage among whites which "may be as high as 18 000 units", among coloured people as high as 80 000 and among Asians as low as 20 000.

However, "in view of obvious overcrowding, the shortage for blacks may be increased by a factor 1.5 which would make it 240 000 units".

The commission said that whites and Asians were already urbanized communities and that coloured people would belong to this category by the turn of the century, but "blacks remain a largely rural community and it is estimated that this group will only reach the 50 percent mark by the end of this century."

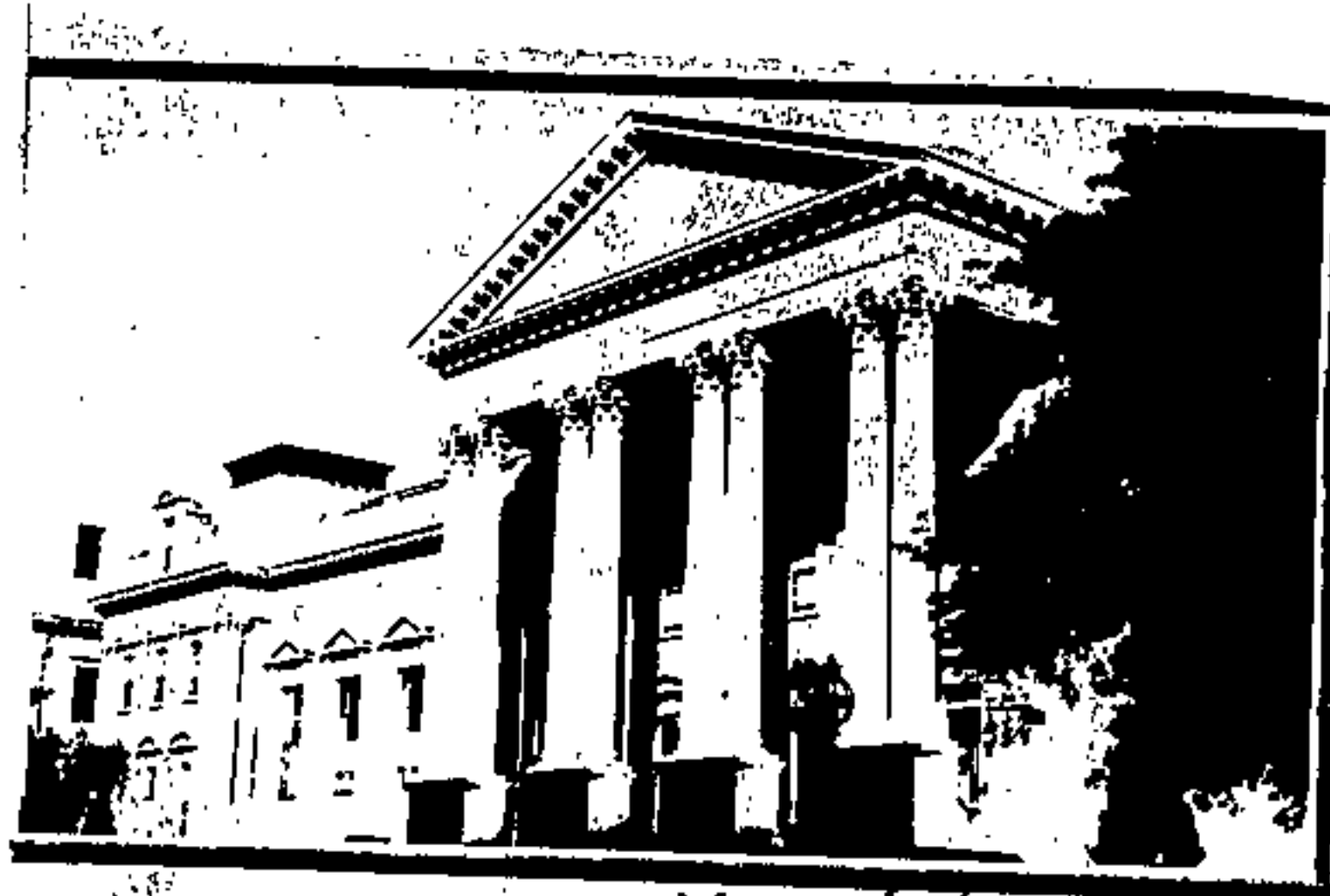
"The claims made in certain circles that the black population group may contain an urbanized component of about 75 percent by the year 2 000 are difficult to support."

"The poor performance with regard to the provision of housing for blacks was naturally due in the first place to the lack of finance alone."

"The uncertainty regarding the status of blacks in white urban areas was an important reason why the housing efforts for this population group did not receive the same attention that housing for other groups received, especially during the period 1970-80."

"The establishment of Administration Boards in 1973 also resulted in a loss of momentum."

The commission said, the task confronting the township establishment industry "is such that it cannot be successfully undertaken by either the public or the private sector alone, not only because of the financial inputs required but also because of the specialized manpower needed".



CAPE TIMES 14/4/84

# Housing is <sup>(123)</sup> 'mainly' State responsibility

Political Staff

HOUSE OF ASSEMBLY. — The State had to accept chief responsibility for ensuring that sufficient housing within the means of all who required it was available, the Venter Commission said yesterday.

It said "from a social, economic or political point of view, housing was a matter of critical importance".

"Housing as a form of shelter and defensible living space is so basic a human need that its unavailability whether because living units do not exist or because the units are beyond the means of those who need them, is not only socially and economically disruptive but is also potentially politically explosive.

"Living units may be supplied by the public sector or the private sector or a combination of both sectors, but the chief responsibility rests with the State to see that sufficient housing within the



means of all who require it is available, in order to ensure social and economic progress and prevent the housing issue from becoming unduly politicized," the commission said.

This finding by the commission, which consisted of MPs and MPCs of all parties, is significant because of the calls for the private sector to be responsible for the provision of housing in South Africa.

It means that there is acceptance from the Conservative Party through to the Progressive Federal Party that the State has to accept ultimate responsibility for housing, however much private sector involvement is promoted.

The commission said, however, that "the provision of housing for the lower income groups will in future therefore be undertaken chiefly on a partnership basis by the private and public sector and the operation will increasingly have to be conducted within the framework of the free market econo-



# Report proposes new corporation

HOUSE OF ASSEMBLY. — A corporation should be established to integrate township development, the Venter Commission of Inquiry recommends.

The commission, whose report was tabled in Parliament yesterday, found that the township establishment industry could not be undertaken by public and private sectors alone because of financial and specialized manpower inputs required.

The commission said it was impressed by evidence showing the cost advantages resulting from projects tackled on a large scale where township establishment and the provision of housing were treated as one.

The Mitchells Plain scheme proved substantial savings could be effected on large-scale projects.

However, not all township development could be undertaken on this basis and more co-involvement between public and private sectors would be needed.

The new corporation should not be a government institution and the private sector should provide a larger amount of share capital than the State.

State financing should possibly continue for a limited term only.

The corporation should be controlled by a board of directors, mostly from the private sector. — Sapa

RAM 13/4/84 (123) ~~SECRET~~

# Carnegie inquiry on housing aimed to 'back resistance'

Political Staff

CAPE TOWN. — The highly critical University of Cape Town study of the Government's low-income housing policies appeared to be aimed at bolstering organised resistance not finding scientific solutions, the Department of Community Development said yesterday.

The study, conducted by the Urban Problems Research Unit (Upru) as part of the Carnegie inquiry into poverty, said the Government's new policies were "disastrous" and would aggravate an already critical situation in low-income housing.

But, in a statement, signed by the Department's press liaison officer, Mr Anton Fuchs, the Department said it was "very strange and alarming" that Upru should condemn it for practising what had Upru had been preaching for a number of years.

It said scientific research could only be of real value if it complied with scientific norms.

But on face value the sincerity and scientific base of the Upru research "places a big question mark on the scientific approach to the problem," the Department said.

In a 1979 report, Upru had pleaded for a change of emphasis of public involvement in housing on one in which the individual could make a contribution, particularly in regard to an individual dwelling unit.

Over the last ten years Upru had undertak-

en close on 40 research projects and in a 1981 report, which was submitted as the Committee of Inquiry into Alternative Methods of Housing Procurement, Upru clearly indicated that "too much public authority is going into areas where individuals and communities can help themselves".

Investigations by the Department as well as the Viljoen, Steyn and Louw Commissions had to a certain extent underscored the findings of Upru that the individual and community should play a much greater role in the provision of housing.

"Affordability by reducing standards and also home-ownership were found to be fundamental in solving the housing problem and improving the quality of life for as many South Africans as possible," the Department said.

As a result, the Government had decided to review its priorities for expenditure of state funds on low-cost housing.

There was no question of a withdrawal of state responsibility for low-income housing, as had been reported.

"It purely and simply means that State funds are to be spent in such a way that more people can now be assisted with housing with the available funds, than in the past."

"For those who cannot fend for themselves in any way, the state will provide basic units," the Department said.



123

# Govt hits at UCT low-cost home study

From BARRY STREEK

THE highly-critical University of Cape Town study of the government's low-income housing policies appeared to be aimed at bolstering organized resistance, not finding scientific solutions, the Department of Community Development said yesterday.

The study, conducted by the Urban Problems Research Unit (Upru) as part of the Carnegie Inquiry into poverty, said the government's new policies were "disastrous" and would aggravate an already critical situation in

low-income housing.

In a statement signed by the department's press liaison officer, Mr Anton Fuchs, the department said it was "very strange and alarming" that Upru should turn around and condemn it for practising what had Upru had been preaching for a number of years.

It said scientific research could be of real value only if it complied with scientific norms.

But on face value, the sincerity and scientific base of the Upru research "places a big question mark on the scientific approach to the problem", the department said.

In a 1979 report, Upru had pleaded for a change of emphasis of public involvement in housing on one in which the individual could make a contribution, particularly in regard to an individual dwelling unit.

Investigations by the department as well as the Viljoen, Steyn and Louw commissions had to a certain extent underscored the findings of Upru that the individual and community should play a much greater role in the provision of housing.

"Affordability by reducing standards, and also home-ownership, were found to be fundamental in

solving the housing problem and improving the quality of life for as many South Africans as possible," the department said.

"It purely and simply means that State funds are to be spent in such a way that more people can now be assisted with housing with the available funds than in the past.

"More money is in any event being made available for low-cost housing at present than ever before in the history of South Africa.

"The highest priority will in future be given to providing serviced stands for the individual to

build his own home, by himself with his own means, or with the assistance of financial institutions, employers and developers.

"For those who cannot fend for themselves in any way, the State will provide basic units.

"It has been accepted all along that there would have to be a period of transition for the individual and communities to attune themselves to the new situation.

"This approach has been propagated for many years, among others by Upru," the department said.

### Community Calendar



If you would like an item published in the Community Calendar, telephone The Argus news desk (23 1163) 48 hours in advance between 8.30am and 3pm on weekdays, and before 11.30am on Thursday for events from Friday to Monday afternoon.

#### TODAY:

**Meeting**  
Mineralogical Society of Southern Africa's monthly meeting at the Athenaeum, Newlands at 8pm. Mr Herbert Pienaar will talk and there will be a display and discussion of Bleskop and Witkop mineral specimens. Visitors welcome.

#### Music

Northern Transvaal Youth Orchestra will play the ballet suite from Tchaikovsky's Swan Lake at 8pm at the popular pieces at Cape Town. Tickets at the City Hall door.

## NATIONAL/CITY

# Proposals streamline township procedures

By TOS WENTZEL  
Political Correspondent

A number of recommendations streamlining township establishing procedures are contained in the first two reports of a commission tabled in Parliament today.

Known as the Venter Commission, it was under the chairmanship of Mr A A Venter, the Deputy Minister of Industries, Commerce and Tourism. The commission, appointed in June 1982, inquired into the expeditious provision of more residential erven within the means of people requiring housing and aspects related to this.

### Probe on aspects of Act — De Klerk

The first report deals with economic and financial factors such as recessions and inflation which harm township establishment.

In the past 20 years there has been a decline in the industry while there will be a tremendous increase in housing needs in the next 20 years.

The commission recommends the establishment of a development

corporation on a partnership basis between the private and public sectors.

It also suggests development projects for lower income housing projects to be carried out by the corporation.

Mr Venter and the Minister of Community Development, Mr S F Kotze, announced today the report would be referred to a working group for further investigation.

The second report deals with the present statutory and procedural framework in which the production costs of residential plots.

The third report, which will be released soon, deals with matters such as timeous planning and residential costs of

Recommendations to simplify these procedures include the division of the process in an approval and development facet and the development of towns in phases.

The commission also recommended an increase in the density of existing residential areas.

The second report deals with the present statutory and procedural framework in which the production costs of residential plots.

The third report, which will be released soon, deals with matters such as timeous planning and residential costs of

### Priests on wheels

TORONTO — Priests will use golf carts to give communion to a million people expected at an open-air Mass by the Pope in Canada in September. — Sapa-Reuter.

### Washed out

MBABANE. — A Swazi who used to have his bath at night on the top of the grave of a one-time neighbour has been evicted from his home at Matsanjani in Shisalweni district by his chief.



WASHED OUT



REC'D 13/4/84

# New housing policy will be 'disastrous'

123 ~~244~~ SAC 4  
Staff Reporter

THE impact of the Government's new housing policy was likely to be "disastrous" and the Department of Community Development may be "forced to reconsider its stand", says a recent research report.

The report, by Christine Glover and Vanessa Watson of the Urban Problems Research Unit (UPRU), which is due to be presented at the Second Carnegie Inquiry into Poverty and Development in Southern Africa, has found that the current housing crisis is likely to be exacerbated if the new policy is implemented.

In terms of the new policy only people earning less than R150 a month are entitled to State-built housing, at standards inferior to those presently applied.

## SUBSTANTIAL PROPORTION

"There will simply be no houses built for those earning between R150 and R400 a month — a substantial proportion of the coloured population in Cape Town," Ms Watson said.

The primary intention of the new housing policy was not the resolution of the existing housing crisis, which had led to "chronic overcrowding and long waiting lists", according to the UPRU paper.

Rather, its main aims were the reduction of the "cost-burden" of low-income housing on the State, a greater emphasis on housing in the homelands to stem the influx of black people into the cities, and the "diffusion" of political organisation around the housing issue.

Thirty-nine percent of the coloured population in Cape Town earn between R150 and R400 a month.

RDM 10/4/84 123

# Carnegie report warns of major housing 'disaster'

Political Staff

**CAPE TOWN.** — The Government's new approach to low-income housing can only worsen an already critical situation, a University of Cape Town study for the Second Carnegie Inquiry into Poverty and Development in Southern Africa has concluded.

The impact of the new policy was likely to be so "disastrous" that it could be predicted that the Government will be forced to reconsider its stand, the Urban Problems Research Unit (Upru) said in a report which is being released this week.

The study on "the 'affordability' of the new housing policy and its likely impact on the 'coloured' housing crisis in Cape Town" has been produced by Christine Glover and Vanessa Watson for the Carnegie conference which begins in Cape Town this week.

Its analysis of the effects of the Government's new housing policy, already a matter of controversy in many of the areas affected, will bolster the case of critics of the move.

Government policy has resulted in a withdrawal of State responsibility of low-income housing and a shift in the burden to the private sector and to the low-income group itself.

But, said Upru, only a very small proportion of families have enough income to afford housing provided by the private sector. For instance, only 6,3% of the coloured population of Cape Town earn more than R620 a month and only families earning R800 a month or more could afford housing provided by the private sector.

And the majority of those families earning less than R400 a month — 81% of the coloured population of Cape Town — would be forced into overcrowding or squatting.

In particular, the families with between

R150 and R400 a month income — 39% of the coloured people in Cape Town — "will feel the impact of the new approach most severely".

There would be no provision of new housing for people in this bracket, the cheapest self-help schemes could not be afforded and housing provided by the private sector and utility companies "will be well beyond their range".

"The only alternative for families in this group is to double-up or to squat.

Upru said the proposed total withdrawal of interest subsidies on low-income housing and its replacement with a once-off capital subsidy on new housing "will have a far-reaching impact on rents, on loan repayments and on the cost of new housing".

With the cutback in State-provided housing and the inability of either the private sector to compensate "the current housing shortage will worsen dramatically".

"Undoubtedly a new policy in relation to low income housing provision is urgently needed.

"However, under conditions of low wage levels, rising costs of living and general poverty, there is no way in which such a new policy can be based on a withdrawal of the State's financial responsibility for housing.

"In fact, this responsibility needs to be extended greatly," Upru said.

● Under the new policy it was believed that home ownership would have a stabilising effect on the working classes and would result in a commitment to the principles of capital investment.

Moreover, the introduction of ownership would "allow the state to withdraw from its politically exposed role as sole landlord to the low-income groups, and on the other hand, split communities into owners and tenants, a factor which will make community-based organisation and resistance a far more difficult task".



# Housing scheme 'disastrous'

CAPE TIMES 11/4/84

123

By BARRY STREEK

The government's new approach to low-income housing can only aggravate an already critical situation, a University of Cape Town study has concluded.

The impact of the new policy was likely to be so "disastrous" that it could be predicted that the government would be forced to reconsider its stand, the Urban Problems Research Unit (Upru) said in a report released this week.

The new policy had resulted in a withdrawal of State responsibility of low-income housing and a shift in the burden to the private sector and to the low-income group itself.

But, says Upru, only a very small proportion of families have enough income to afford housing provided by the private sector — for instance, only 6,3 percent of Cape Town's coloured population earn more than R620 a month, and only families earning above

R800 a month could afford housing provided by the private sector.

And the majority of those families earning less than R400 a month — 81 percent of the coloured population of Cape Town — would be forced into overcrowding or squatting.

In particular, the families with between R150 and R400 a month income — 39 percent of Cape Town's coloured people — "will feel the impact of the new approach most severely".

There would be no provision of new housing for people in this bracket, the cheapest self-help schemes could not be afforded and housing provided by the private sector and utility companies would be well beyond their range.

The study on "the 'affordability' of the new housing policy and its likely impact on the 'coloured' housing crisis in Cape Town has been produced by Christine

Glover and Vanessa Watson for the Second Carnegie Inquiry into Poverty and Development in Southern Africa, which begins in Cape Town this week.

Upru said that with the cutback in State-provided housing and the inability of the private sector to compensate, "the current housing shortage will worsen dramatically".

It said the Cape Town City and Divisional Councils already had a combined total of 53 500 families on their waiting lists, "but the actual need is in the region of 102 200 units".

Moreover, the introduction of ownership would "allow the State to withdraw from its politically-exposed role as sole landlord to the low-income groups, and on the other hand, split communities into owners and tenants, a factor which will make community-based organization and resistance a far more difficult task."

AKGWS 11/4/84  
123

# Housing deadlock: New prices drawn up

**Municipal Reporter**

NEW recommendations on selling prices for council houses have been drawn up in an effort to end the impasse between the City Council and Cape Flats management committees.

The housing committee met again this week to end the impasse which arose when management committees rejected the recommended selling prices of about 18 000 older council homes, forcing the huge selling scheme off course.

Management committees objected to the method used to calculate prices of houses in older schemes, which ranged from R3 435 to R11 675, but the council said they were forced to use a formula laid down by the Government.

The council had hoped to get the sale of more than 29 000 of its houses underway before June.

## ACCEPTABLE

Last week, however, city housing officials and management committee representatives met representatives of the Department of Community Development to try to establish mutually acceptable prices.

The assistant city administrator, Mr Attie van der Merwe, said: "We undertook at last week's meeting to look at certain suggestions. The department has also agreed to look at certain aspects of the procedure for calculating selling prices.

"We have now drawn up new recommendations which will go to the Executive Committee and the full council. The department will also have to approve them."

In the meantime the first batch of letters have gone out to the 9 500 tenants in new schemes in Mitchell's Plain listing the prices of houses and explaining how tenants can go about buying them.



# Shortage of funds hits residential property market

ARGUS 5/4/84

123

**JOHANNESBURG** — The reduction in the availability of building society funds, the high interest rates and the slowdown in the rate of salary increases are being felt in the residential property market, says the March edition of the Property Economist.

It says plans passed in the last quarter of 1983 clearly indicated a levelling out.

Building society liquidity declined to its lowest level in 10 months in September last year. In turn, the shortage of funds reduced the effective demand for housing.

Conversely, the liquidity of commercial banks soared in September 1983 to R1 301-million, against R338-million in June and R455-million in September 1982.

## BANK FUNDS

This inflow of bank funds resulted from the considerable increase in the Reserve Bank's credit to the private sector.

While the rise in interest rates offered by societies for savings deposits helped to reduce the shortfall, building societies were still in deficit in the third quarter of 1983.

The situation was ag-

gravated by the minimal level of gross domestic savings, particularly personal savings.

The higher overall interest rate pattern, which led to a further increase in mortgage rates in February this year, has pushed mortgage repayments out of the reach of many prospective home buyers.

"However, a characteristic of the present recession is that in spite of the high cost of credit, there has been hardly any change in the level of expenditure on durable and semi-durable goods.

"A large slice of this spending is financed by credit, and with HP and leasing rates of 22 percent a year, monthly instalments are taking big bites out of pay packets.

"If people are spending, they are not saving."

## AGGRAVATED

The tight situation in the domestic property market is further aggravated by the substantial increase in the number of houses completed last year.

Local authorities approved plans for houses valued at a record R614-million last August. But by December the monthly value of houses planned had dropped to R390-million.

Nevertheless, the total value of houses planned was 33 percent higher in 1983 than the year before and most of these were residential plans.

The Property Economist foresees that the weight of funds going into fixed-interest securities will begin building a liquidity cushion by the end of the year.

This should make investment and development projects more viable in late 1984 and through 1985.

Institutions appear to be ignoring the economic cycle and propping up all three investment vehicles — fixed-interest securities, the Johannesburg Stock Exchange and the non-residential property markets.

It would seem that institutions either see the economy reviving fairly quickly or have limited local alternative investment avenues open to them.

If the latter is the case, and institutions are keeping the JSE and the property market unnaturally active, the day of reckoning must come for policy holders and pension fund contributors, the Property Economist says. — Sapa.



No 709 on 28 March 1984, (a) who were the leaders of the Port Alfred community who requested the closure of the Kowie Hospital, (b) when were these requests received and (c) what reasons were given by each such leader for making this request?

†The MINISTER OF HEALTH AND WELFARE:

(a) It is not in the public interest to divulge the specific names of persons or groups concerned;

(b) requests have been received since February 1983;

(c) the reason advanced was that the poor conditions at the hospital had become a major embarrassment to the community, especially during the holiday season.

I have received contradictory representations from various sources and in order to inform myself of the factual situation I have decided to pay a personal visit to the Hospital concerned.

Mr E K MOORCROFT: Mr Speaker, arising out of the hon the Minister's reply, is he aware that civic, religious and commercial leaders in Port Alfred have all categorically denied requesting the closure of this hospital?

†The MINISTER OF HEALTH AND WELFARE: Mr Speaker, I have already said in reply to the hon member that I shall personally investigate the conditions at the hospital, especially since I have now received a report from the hon member for Parktown as well as from the uninformed Miss Bishop.

Mrs H SUZMAN: Don't be so rude.

The MINISTER OF HEALTH AND WELFARE: She was not invited.

Mrs H SUZMAN: So what? It is her duty and her job.

†The MINISTER OF HEALTH AND WELFARE: It is not her job. [Interjec-

tions.] After listening to all the representations—and they were contradictory representations—I decided to investigate the matter personally, after which I would take my decision in regard to the hospital. A decision will be taken in regard to the hospital only on the grounds of the facilities available at the hospital and the conditions prevailing there. Other motives cannot be ascribed to hospitals.

*(123) Howard*  
*Black employees in blocks of flats*  
*P.O. 61. 8248 4/4/84*  
\*11. Mrs H SUZMAN asked the Minister of Co-operation and Development:

Whether, with reference to his reply to Question No 6 on 3 February 1984, a decision has now been reached regarding the formulae in respect of Black employees in blocks of flats; if not, (a) why not and (b) when is it anticipated that a decision will be reached; if so, what is the nature of the decision?

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

Yes. It has been decided that the formulae must be adapted to make provisions for special arrangements in deserving cases. Particulars are being finalized.

Mrs H SUZMAN: Mr Speaker, arising from the hon the Minister's reply, will he please tell us what deserving cases he has in mind? Does one have to be over the age of 18 or die?

The MINISTER OF CO-OPERATION AND DEVELOPMENT: Mr Speaker, as soon as the particulars are finalized I shall inform the hon member and the House and then she will know the answer to that question.

#### Estate duty

\*12. Mr J H VAN DER MERWE asked the Minister of Finance:†

- (1) (a) What amount accrued to the State in estate duty in the latest specified financial year for which figures are

available and (b) what were the administrative costs involved in collecting estate duty in that financial year;

- (2) whether he intends to abolish estate duty; if so, when; if not, why not?

†The MINISTER OF FINANCE:

- (1) (a) R85 290 407,45 during the financial year 1982-83.

(b) The direct administrative costs of Inland Revenue amounted to R65 376. In practice Masters of the Supreme Court administer the provisions of the Estate Duty Act, 1955, as part of the general administration of estates and it is not possible to determine the attributable costs of Masters.

- (2) No. It will not be possible to absorb the loss of State revenue which the abolition of estate duty would cause. Other taxes and duties would have to be increased to compensate for the loss and such a step is not regarded as desirable.

#### Swimming pool: SADF equipment

\*13. Mr J H VAN DER MERWE asked the Minister of Defence:†

- (1) Whether (a) the services of members and (b) equipment of the South African Defence Force were used in or about December 1983 to fill a swimming pool at an address in a Pretoria residential area; if so, (i) what was the nature of such equipment, (ii) what was the total cost involved in filling the swimming pool, (iii) who occupies the house on the premises on which the swimming pool concerned is situated, (iv) what quantity of water was used for this purpose and (v) what was the source of the water;

- (2) whether he will make a statement on the matter?

The MINISTER OF DEFENCE:

- (1) (a) Yes, on 31 October 1983.

(b) Yes.

(i) One SAMIL 50 Water tanker.

(ii) R30,63.

(iii) The Minister of Defence.

(iv) 6 000 litre.

(v) The Rand Water Board's distribution network.

- (2) Yes. It is a State swimming pool which is filled at State expense. Normally the swimming pool would have been filled with water from a tap at State expense. The water level of the swimming pool had dropped considerably as a result of a leak. To prevent further damage State water from Voortrekkerhoogte was used to fill the swimming pool. Because the maintenance of the swimming pool including the water level is a State responsibility, State transport and State employees were used.

†Mr J H VAN DER MERWE: Mr Speaker, arising out of the reply given by the hon the Minister, can he inform the House whether water restrictions were in force in Pretoria at that stage?

†The MINISTER: Mr Speaker, a large volume of water was needed all at once. The vehicle of the Department of Community Development was not available and therefore the Defence Force made a vehicle available. I made an offer and said they could use my private borehole to obtain water. I would supply that water free of charge. I requested that should they not use that water they should draw water from a borehole in Bryntirion. The person who brought the water, however, thought—perhaps quite rightly—that it would be easier to draw water from a Government reservoir. That is why things happened in this way.



Homefront Reporter

THE Government's Big Housing Sale campaign has been given a further push: building society deposits on Big Sale purchases have been slashed from 10% to 5%.

This applies to buyers of all races. The other special concession which already applies to Big Sale buyers is that they may buy on Deed of Sale if the property concerned is not yet surveyed.

□ □ □

BLACKS who have moved

(123) 3/4/84 KDM  
**Big Housing Sale deposits slashed to 5%**

into their new houses in Kwa-Thema are reportedly annoyed at having to pay occupational rent while they wait for their building society mortgage bonds to be registered.

They feel this is money down the drain, because it does not go towards the repayment of their mortgage bonds.

While it is a great pity that

it should take up to four months to process the bonds, buyers should realise that the contractors cannot be expected to house people free of charge. The contractors get the houses up as quickly as they can, and it is not their fault if red tape snarls up another part of the buying procedure.

African Development and Construction Holdings have come under fire in Kwa-

Thema over the occupational rent issue, yet they charge their buyers occupational rent only for the period of actual delay. Many other developers are not so kind: they include the cost of occupational rent for up to four months in the purchase price, whether people have to wait that long or not for their bonds to be registered.

People who are quick to complain about occupational

rent should consider the alternative: If people could not move into their houses as soon as they were ready, they would have to pay rent to stay somewhere else, and pay storage for their new furniture.

The construction companies, meanwhile, would have to bear the cost of maintaining empty houses, so they would put up their selling prices.

Business Times Reporter ABOUT 70% of bondholders are subsidised by employers. The fortunate include public servants, employees of banks, building societies and many companies.

Not for them the exaggeration of income to qualify for bonds, and they do not need to save for the 20% deposit on a house or flat. They can follow up property advertisements in the knowledge that they are not merely window-shopping like their unsubsidised peers.

The greener housing pastures for public servants have prompted many otherwise satisfied private-sector workers to switch jobs.

A newspaperman who is joining the Department of Community Development makes no bones about the fact that his main incentive is the housing subsidy that comes with the new job.

# A snip for the 70% who pick up the perks

**123** ~~Anglo~~ ~~news~~ ~~paper~~ ~~man~~ ~~joining~~ ~~a~~ ~~mining~~ ~~company~~ ~~was~~ ~~not~~ ~~only~~ ~~swayed~~ ~~by~~ ~~the~~ ~~more~~ ~~attractive~~ ~~salary~~ ~~but~~ ~~by~~ ~~the~~ ~~subsidy~~ ~~carrot~~.

He qualifies for a 7% reduction in bond interest after two years with the company, the bond limit being linked to his salary.

## Lawyer

A young married lawyer who recently left the legal profession to work for a quasi-government organisation told Business Times that he was R1 000 a month better off, mainly through his housing subsidy.

The Commission for Administration says public servants rarely pay more than 4% interest on bonds up to R50 000. The lowest building society rate is 16.25%.

**1/4/84**

Registered bondholders qualify for subsidies as soon as they enter the service. New employees without bonds qualify for 100% loans up to R50 000 after a year and can negotiate with banks and building societies without putting down a deposit.

Subsidies are linked to salaries — recently boosted to bring them into line with the private sector — and can be as high as 70% of monthly instalments, about R600 a month on a R50 000 bond. No wonder applications for employment have increased since the beginning of the year.

Etienne van Rensburg, assistant director of personnel management at the commission, says: "It used to be policy to grant subsidies to family breadwinners only, but now single people qualify. The bond ceiling of R50 000 could soon be pushed up to R60 000."

## Quality

"We have had more high-quality job applicants than usual in our November to March recruiting period."

Subsidies were introduced by the Government 15 years ago today at a bond ceiling of R20 000 — higher than the

average price of a house in 1969. Public servants have since taken full advantage of their extra wealth only to distort market prices.

Pretoria and Johannesburg, where average house prices are about R90 000, have become nightmare areas for unsubsidised buyers unless they have sold their previous dwellings at a profit. First-time buyers have to rent and hope for a windfall before looking at the market.

The Standard Bank, which introduced its employee subsidy scheme shortly after the Second World War, operates a staggered bond rate to suit various salary levels.

Bondholders pay only 2 1/2% interest on bonds up to R65 000, 9 1/2% from R65 000 to R100 000 and normal build-

ing society rates above R100 000.

Standard Bank's personnel chief, Henry Fabian, says: "The idea is to provide our staff with adequate and comfortable housing. We do not subscribe to luxury."

Unsubsidised bondholders are struggling to pay instalments and entrants to the housing market can hardly subscribe to a roof over their heads.

Other banks and building societies have similar schemes with staggered rates for employees, depending on seniority and length of service.

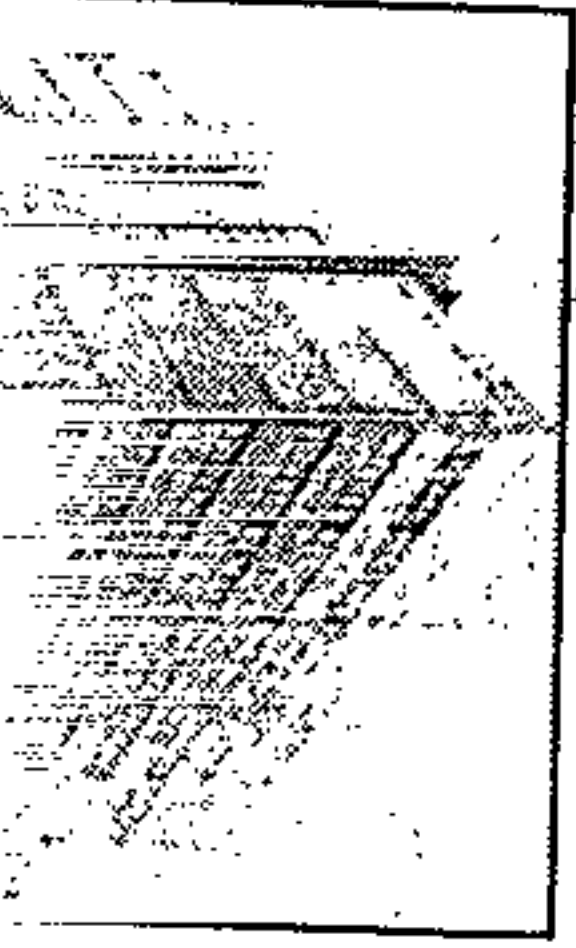
Allied Building Society's general manager, personnel, Declan Brennan, says that although subsidies are a factor, people do not join a company specifically for cheaper housing.

Dr Fabian says subsidies do not stop employees from leaving for other jobs which offer higher cash salaries instead of housing benefits.

# At only R7,33 per m<sup>2</sup> we'll take your staff shopping every day.

At the current rate of escalation, within ten years your office rental could be costing you a staggering R50

accommodation on sectional title at R750 per m<sup>2</sup>. Nothing has been spared to establish Malgate as a status business premise befitting the most discerning investor. The lavish and tasteful décor of the reception foyer. The dignity of the commis-





123  
CAPS TIME 30/3/84

# Extension for sale of homes

MEMBERS of the public who have not bought their State-owned houses before July 1 this year, and who would have faced the possibility of increased rentals, have been granted extra time in which to decide if they wish to purchase.

The Minister of Community Development, Mr Pen Kotze, yesterday announced that numerous representations, including one yesterday from the Labour Party, had been made to him and he had decided to postpone the period for participation in the sales campaign.

He also said the new rental formula for unsold houses would not be implemented, as in-

tended, on July 1 this year.

Although Mr Kotze said the extended period of the campaign still had to be determined, the Labour Party suggested it end on June 30, 1985.

The party leader, the Rev Allan Hendrickse, said there was uncertainty among purchasers and a delay by the local authorities in determining selling prices.

Mr Kotze appealed to all potential buyers to "hasten their efforts" and said they should "not be detracted by negative and, in some cases, untrue propaganda."

"This unique opportunity will not be repeated and tenants should ask themselves ... whether they wish to remain tenants forever or become owners of modest houses which they can improve to their own liking and within their means."

Mr Kotze said in order to further stimulate the sales campaign, building societies had agreed to further reduce the required deposit, which had originally been 20 and then 10 percent, to five percent.

He also said the National Housing Commission had increased from 10 to 15 percent its guarantee of the balance of the required deposit. — Sapa

**Low-income housing**  
**Societies deny**  
**withholding**  
**funds**

N. Mercury

29/3/84

123

Municipal Reporter

**BUILDING** societies yesterday vehemently denied claims they were withholding loans for low-income housing.

They were reacting to claims by chairman of Durban City Council's Health and Housing Committee, Mr Peter Corbett, that the societies were cutting off funds for low cost Indian and coloured housing.

While the Natal, Allied and SA Permanent Building Societies said all housing loans were judged on the merit of individual applications, the regional manager of the United Building Society said Mr Corbett had been 'way out of line' in his statement this week.

**Smaller loans**

Mr Corbett said the societies had 'closed the taps' on smaller loans and were jeopardising the programme to sell homes in the Indian and coloured areas.

More than R45-million is needed to provide loans for the sale of 5 500 homes in the next eight months.

At the present rate, with R300 000 in loans being granted every month, only R2,4-million will have been raised in that time.

**Not approached**

Mr John Bennett, managing director of NBS, said his society had not been approached by the Corporation, so had not refused to grant any loans.

'The amount set aside for housing loans is dictated by the general availability of funds. If our building and income standards are met, we will consider granting the loan,' he said.

Both the Perm and the Allied denied there was a limit to loans and said the societies' money supplies determined the amount available for loans.

**Availability**

Mr Neville Waters, manager of the Durban mortgage branch of the Perm, said: 'We will try to help as much as we can. But this depends on the money available to the society and we have to help all areas.'

Mr Jim Dodds, managing director of the Allied, said his society made no distinction between ap-

plicants of different income categories or races.

He denied that any limit had been placed on loans to low income housing in the Durban area.

**R100 million**

The UBS has already lent some R12-million, providing for the sale of 747 homes in the past six months, regional manager Mr Rubin Turkington said.

'We have set aside R100-million a year for loans to low-income earners. But this is not all for Durban as we have other commitments as well. And this is not the end of the road.

'We were initially approached to help with loans for 300 homes which were standing empty and we feel we have more than met this main objective.

'We will continue granting such loans when the situation allows,' Mr Turkington said.

The deputy city treasurer, Mr Frans Tooley yesterday stood by his report, on which Mr Corbett based his claims.

'But if the societies say I'm wrong, there's no limit and they're prepared to grant more loans, I'd be very happy,' he said.



MRG 45 28/3/84

# Tax on housing subsidies 'disastrous'

123

## Property Editor

WHILE housing subsidies might be criticised in the market place, there are other ways of looking at them.

It is argued, too, that any tax move could only result in an immediate spate of wage demands, resulting in a further fuelling of inflation.

One leading estate agent, Mr Eskel Jawitz, vice-chairman of the Institute of Estate Agents, has little doubt that the repercussions of taxed concessions in the homes field, would be "disastrous".

"Civil servant salaries would have to increase enormously to counteract the denial in value if subsidies were taxed," says Mr Jawitz.

"Housing subsidies are a fringe benefit designed to retain staff by reducing their taxable income," he says.

"The service could even suffer critical staff shortages in much needed areas, as employees might find it necessary to move to the higher salaries of the private sector."

"They are part of the growing awareness that business cannot divorce itself from its social responsibility to ensure that employees live in acceptable, clean and well built houses, giving them security in their jobs and consequently improving their productivity."

In the current high level of interest rates and inflation, home owners might well need the benefit of the subsidy to maintain their homes and standard of living, without which they could be forced to relocate to more affordable areas, thereby disrupting family life and incurring transfer costs and duties.



Mr Tony Kromberg has been appointed a director of Corobrik Western Cape.

## GLUT ON MARKET

"Mass relocation to cheaper homes, instead of the norm — which is to relocate to better conditions — could lead to a glut of higher priced homes on the market, and perhaps even falling prices," said Mr Jawitz.



Miss Sandra de Montille has been appointed projects consultant at property economists Herbert Penny.

Emphasising that a housing subsidy tax would result only in disincentive to improving productivity and would add further to inflation, he claims.

"Is it fair to tax people retrospectively? After all, when an employee enters into a contract with his employer, one of the conditions is a housing subsidy."

## PRECEDENT

"Suddenly it is taxed. Would it not be better to leave all existing contracts as they are and tax only new ones?"

"There is, after all, a precedent for this in that whenever the Government changes legislation regarding insurance policies, for instance, existing contracts are left untouched."

Mr Jawitz suggests perhaps a further increase in GST would be preferable to the "disastrous consequences of taxed housing subsidies."



Design to force people to homelands?

# Life in the townships

STAR MARCH 1984

## becoming dearer

The Black Sash is a good source of information on the implementation of laws and policies that touch the lives of black South Africans. This week The Star features highlights from the 40 papers presented at the Sash national conference held in Johannesburg at the weekend. JO-ANNE COLLINGE reports.

Is the sharply rising cost of township life — most notably increasing rents and expensive renewal schemes — in effect a way of reducing the size of the urban population and forcing people into the homelands?

The question was posed at the recent Black Sash national conference in Johannesburg as study groups presented papers on Alexandra, Lamontville and Grasmere.

In response to the Alexandra study, a delegate remarked that it seemed the township was being redeveloped not for its present population, but for some other — far wealthier — group.

In her research, Sash housing committee member Glender Glover noted the priority being given to middle-class housing in the renewal of Alexandra.

"Looking after those who can take care of themselves seems a strange starting point."

The paper highlighted the following features of urban renewal in Alexandra — the northern Johannesburg township of 80 000 people that was to have been razed to make way for a cluster of hostels, but reprieved in 1979.

- Redevelopment of the area has been "at snail's pace ... in contrast with the speed at which 'to hell and gone' townships like Khayelitsha and Motherwell are developed".

- Housing provided since 1979 comprises 79 "matchbox" houses built by the West Rand Administration Board and 56 privately-built homes in the R36 000 to R42 000 range.

- An official income survey in 1981 showed that only 0,6 percent of households had a monthly income of more than R1 000. Anyone wanting to buy one of the privately-developed homes would need to earn at least R1 680 a month to repay a loan at 15,25 percent interest — thus the first phase of renewal had offered relief to a mere fraction of residents.

It was claimed by communi-

ty groups that most privately-developed homes had gone to outsiders. It also showed that 76 percent of Alexandra households earned between R100 and R400 a month.

- The overall redevelopment plan "appears to be a very expensive option. One hears talk of a 'garden city' — a plan no doubt palatable to surrounding whites, but completely out of reach of the average Alexandrian". The scheme involved rerouting roads, and the demolition of a large portion of the 3 976 existing houses.

- The path of several residents has been from homeowners to tenants in the expropriated homes they once owned, to occupants of temporary shelter provided as their old homes were bulldozed.

### ZINC HUTS

In some cases the economic implications of this change in status were that rent-free houses were "exchanged" for a few rented rooms, and those in turn for more expensive rented shelter of a prefabricated kind.

Among the worst temporary accommodation were the zinc huts in 3rd Avenue, where two families shared a single-room shack, and where rental was to be R20 a month for half a hut.

- These newly-created "temporary" residents had been promised first option on new housing. But the Town Clerk, Mr Arthur Magerman, was quoted as saying that rentals in the new schemes would be at least R125.

Discussing the implications of creating a temporarily housed community in the course of renewal, the author writes: "We wonder what will happen to those in temporary housing if the new Koornhof Bill — linking housing or approved accommodation with permanent urban residence — becomes law. Is it possible that the poor and unemployed will be sent away?"

The same question was posed in relation to the Grasmere

squatters, many of whom presently qualify to be in the Johannesburg or Vaal urban areas, but who cannot get, or cannot afford, housing in those townships.

The authors also highlighted the position of pensioners. "It is unrealistic to expect that even if these people are housed in core housing at rentals adjusted to their means, they will come out financially in the urban township structure. Such people require socially assisted housing."

A case study of the strife-torn Natal township of Lamontville put a similar view, quoting Mr Mike Mabaso, a member of the Joint Rent Action Committee.

"The rent increases (of 90 percent in Lamontville, and ranging from 25 to 85 percent in other Durban townships) are a strategy to put into effect the provisions of the Orderly Movement and Resettlement of Black Persons Bill before it has even gone through Parliament."

The views expressed at the conference have been put directly to Minister of Co-operation and Development, Dr Piet Koornhof, by residents of Huhudi township near Vryburg.

The freeze on private improvements in the old township, and high rentals to be charged for administration board homes, were designed to cause residents a "forced landing in the homelands", the Huhudi Civic Association wrote to the Minister.

Leaders of the Eastern Transvaal township of Leandra have predicted that removals from their settlement of 11 400 will not stop at the 56 families presently regarded as disqualified from urban residence. The rents in the redeveloped housing area would soon force the poorest out, the Leandra Action Committee argued, pointing out that the region's wages were low.



Cape Town and London, (b) what is the average fuel consumption of each such type of aircraft and (c) what is the (i) total distance covered and (ii) average time taken in respect of each flight in each case;

- (2) what was the number of passengers on each flight (a) from (i) Johannesburg and (ii) Cape Town to London and (b) to (i) Johannesburg and (ii) Cape Town from London during the latest specified period of six months for which figures are available?

The MINISTER OF TRANSPORT AFFAIRS:

- (1) (a) (i) Boeing 747 SUD and Boeing 747 Super B.  
(ii) Boeing 747 SP.
- (b) Boeing 747 SUD—14 200 litres per hour;  
Boeing 747 Super B—14 600 litres per hour;  
Boeing 747 SP—12 200 litres per hour.
- (c) (i) Johannesburg/London: 11 455 km;  
Cape Town/London: 11 249 km.  
(ii) Johannesburg/London: 13 hours 35 minutes (direct); and 15 hours 20 minutes (stopover);  
Cape Town/London: 14 hours 55 minutes (stopover).
- (2) It will demand much time and expense to gather the particulars required. The average number of passengers per flight during the period 1 August 1983 to 31 January 1984 is as follows:
- (a) (i) 203;  
(ii) 171.

- (b) (i) 252;  
(ii) 215.

TUESDAY, 27 MARCH 1984

†Indicates translated version.

For written reply:

Official visits abroad

133. Dr F A H VAN STADEN asked the Minister of Foreign Affairs:†

Whether he paid any official visits abroad in 1983; if so, what (a) were the dates and was the (b) duration, (c) cost and (d) purpose of each visit?

The MINISTER OF FOREIGN AFFAIRS:

Yes.

- (a) (i) 9 February 1983 (Ciskei).  
(ii) 31 March 1983 (Venda).  
(iii) 19 April 1983 (Bophuthatswana).  
(iv) 30 May 1983 (Bophuthatswana).  
(v) 15 August 1983 (Ciskei).  
(vi) 11 November 1983 (Venda).  
(vii) 25 November—9 December 1983 (Visit to five countries in Western Europe namely Spain, Portugal, Federal Republic of Germany, United Kingdom and Italy).  
(viii) 20 December 1983 (Swaziland).
- (b) (i) 1 day.  
(ii) 1 day.

(iii) 2 days.

(iv) 2 days.

(v) 1 day.

(vi) 1 day.

(vii) 15 days.

(viii) 1 day.

(c) (i) R29,66.

(ii) R59,30.

(iii) R173,25.

(iv) R18,65.

(v) R30,15.

(vi) None.

(vii) R9 037,25.

(viii) R24,40.

(d) (i) Discussions with the Ciskei government.

(ii) Discussions with the Venda government.

(iii) Discussions with the Bophuthatswana government.

(iv) To attend the Republic Day reception on 31 May 1983.

(v) Discussions with the Ciskei government.

(vi) Participation in Multi-lateral Ministers' Council meeting.

(vii) Official discussions with government leaders of the countries mentioned in regard to matters of mutual interest.

(viii) Discussions with representatives of the Mozambique government.

The following visits by other Cabinet

Ministers were paid to the TBVC-countries during 1983:

(a) Minister of Education and Training:

- (i) 18 June 1983: One-day visit to the Republic of Ciskei by the former Minister of Education and Training to attend the graduation ceremony of the University of Fort Hare.  
Cost: R38,50.

(ii) 6 December 1983: One-day visit to the Republic of Ciskei by the present Minister of Education and Training to finalize matters pertaining to his previous portfolio.  
No costs.

(b) Minister of Posts- and Telecommunications:

28 April 1983: One-day visit to the Republic of Ciskei for the official presentation of the automatic telephone exchange at Kwadimbaza.  
No costs.

(c) Minister of Co-operation and Development:

(i) 17 March 1983: One-day visit to the Republic of Ciskei for discussions with the Ciskei government.  
Cost: R122,00.

(ii) 15 August 1983: One-day visit, with the Minister of Foreign Affairs, to the Republic of Ciskei for discussions with the Ciskei government.  
No costs.

123 Howard O.B. 758  
99-year leasehold scheme 27/3/84  
174. Mr P R C ROGERS asked the Minister of Co-operation and Development:

- (1) (a) How many persons in each specified Administration Board area applied for leases in terms of the 99-

27/3/84

759

TUESDAY, 27 MARCH 1984

760

year leasehold scheme in 1983 and  
(b) how many applications were  
granted;

an increase or decrease in compari-  
son with the relevant figures for  
1982?

(2) whether the figures in respect of each  
such Administration Board represent

The MINISTER OF CO-OPERATION  
AND DEVELOPMENT:

Administration Boards	(1)(a)	(1)(b)	(2)
Northern Cape .....	333	355	increase
East Rand .....	846	563	increase
West Rand .....	3 211	3 188	increase
Southern Orange Free State .....	36	36	decrease
Orange-Vaal .....	95	95	decrease
Eastern Cape .....	179	173	increase
Central Transvaal .....	458	171	increase
Western Transvaal .....	192	63	decrease
Highveld .....	315	315	increase
Others .....	Nil	Nil	



N. Murray 26/3/84 (123)

# Govt asked to extend homes plan

Political Reporter

**THERE** is increasing pressure on the Government to extend the deadline for its crash programme to sell 500 000 State-owned houses at discount prices.

The scheme involves private enterprise and offers discounts of up to 40 percent to cash buyers.

It was launched in July last year and is scheduled to end on July 1 this year. It applies to all races and an estimated 250 000 blacks stand to benefit.

Mr Anton Fuchs, liaison officer for the Department of Community Development, has confirmed that 'a number of organisations, including Assocom' have asked for an extension of time.

It has taken time to get the scheme operating and

to persuade organised commerce and industry to participate by assisting their employees to buy homes.

'But,' he said, 'one must bear in mind there has to be a schedule for the sort of special discounts we are offering.'

A recent Assocom report revealed that after seven months only 6 000 units had been sold throughout the whole country. Of these 2 012 were in the Durban area.

The association has also appealed to the Government to reduce the deposits.

In Durban's Lamontville and Hambanati townships the situation is even worse.

Building societies that had agreed to grant loans to buyers withdrew because of the uncertainty over the incorporation of

the two areas into KwaZulu.

Mr Pat Adderley, liaison officer for the Port Natal Administration Board, said only 12 units had been sold in Lamontville, but two extra people had been employed to handle the anticipated rush now the department had stepped in and offered finance.

The Hambanati township manager, Mr Aaron Mahlangu, said no houses had been sold there, but about 70 people had made inquiries.

'We were notified of the prices only in November or December and at one stage I had to tell people not to come to my office because of incorporation discussions between Chief Buthelezi and Dr Piet Koornhof.'

'We will definitely need an extension of time to sell units,' he said.

# Property chiefs confident that rent Bill will be altered

By Frank Jeans

The Government could be having a rethink on the controversial Lease of Dwellings Bill, which property men want scrapped because it would "perpetuate slums" throughout the country.

This follows a meeting in Cape Town recently at which representatives of the Institute of Estate Agents and the South African Property Owners' Association put their case before the committee responsible for the proposed Bill.

Mr Peter Strachan, convener of the national legislation committee of the institute, says: "I believe the committee is now willing to listen to us and I think the Bill as published will receive welcome amendment."

Mr Strachan left the meeting "much less concerned" and has no doubt that the institute will now be positive and constructive in its dealings with the select committee.

"The Bill, in its present form, is not a solution and the committee, I am sure, realises that," says Mr Strachan.

Rejecting the Bill as "gross State imposition

on the free enterprise system", property men uphold the words of the Cronje committee report on rent control which says:

"In accepting that rents should be determined by the interaction of supply and demand, the committee concedes that State intervention in the letting market be limited to the minimum."

Two main points of contention in the Bill centre on Sections 8 and 9.

The first, it is claimed, makes a large portion of the Rent Control Act and its consequences applicable to all dwellings and the second aims to prevent a landlord from asking a tenant's age, income and how many children he has.

The influential Assocom has joined the voices of dissent and sees the Bill as "inflationary and will endanger the future of rental accommodation in South Africa".

The chamber has called for a Rents Act applicable only to "protected tenants".

Mr Peter Corrigall, a director of property development group Incity Real Estate, says the Bill violates the principle that the law applies equally to all, in that it singles out categories of tenants and accords them economic advantages and security of tenure not available to other tenants.

(123)  
Star 24/3/84



allowed a special dispensation to build houses for more than 500 blacks, making it possible for their families to live with them on the mine and to share all the facilities of the community.

Blacks still rank among the lowest-paid miners in the world and many still live in cramped, over-crowded conditions far from families and friends.

But the winds of change are blowing at mines such as Rietspruit, which lies in the heart of the Witbank coalfield on the Transvaal highveld about 115 km east of Johannesburg.

Rietspruit's 1 050 Black employees have made strides thought impossible by critics just a few years ago.

They now get equal pay for equal work, modern housing with the same amenities as the 300 whites receive, a medical program, access to a modern clinic and a professionally-run school for their 675 children, and a lucrative pension plan.

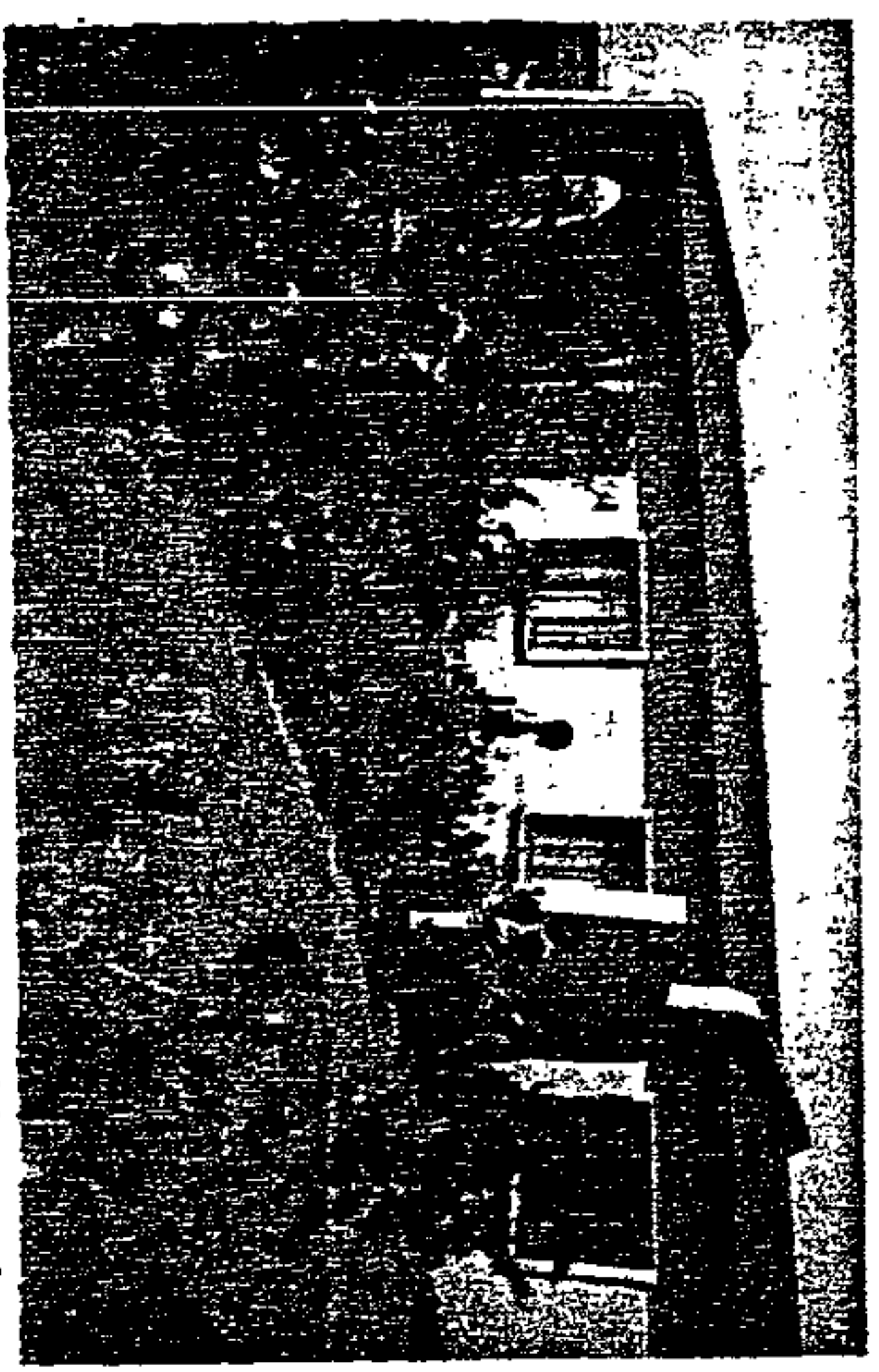
By Sol Makgabutlane

Obtaining a house to rent in the townships is a tedious experience. Building one for yourself can be infinitely more demanding and nerve-racking, as 35-year-old Duma of the East Rand found out.

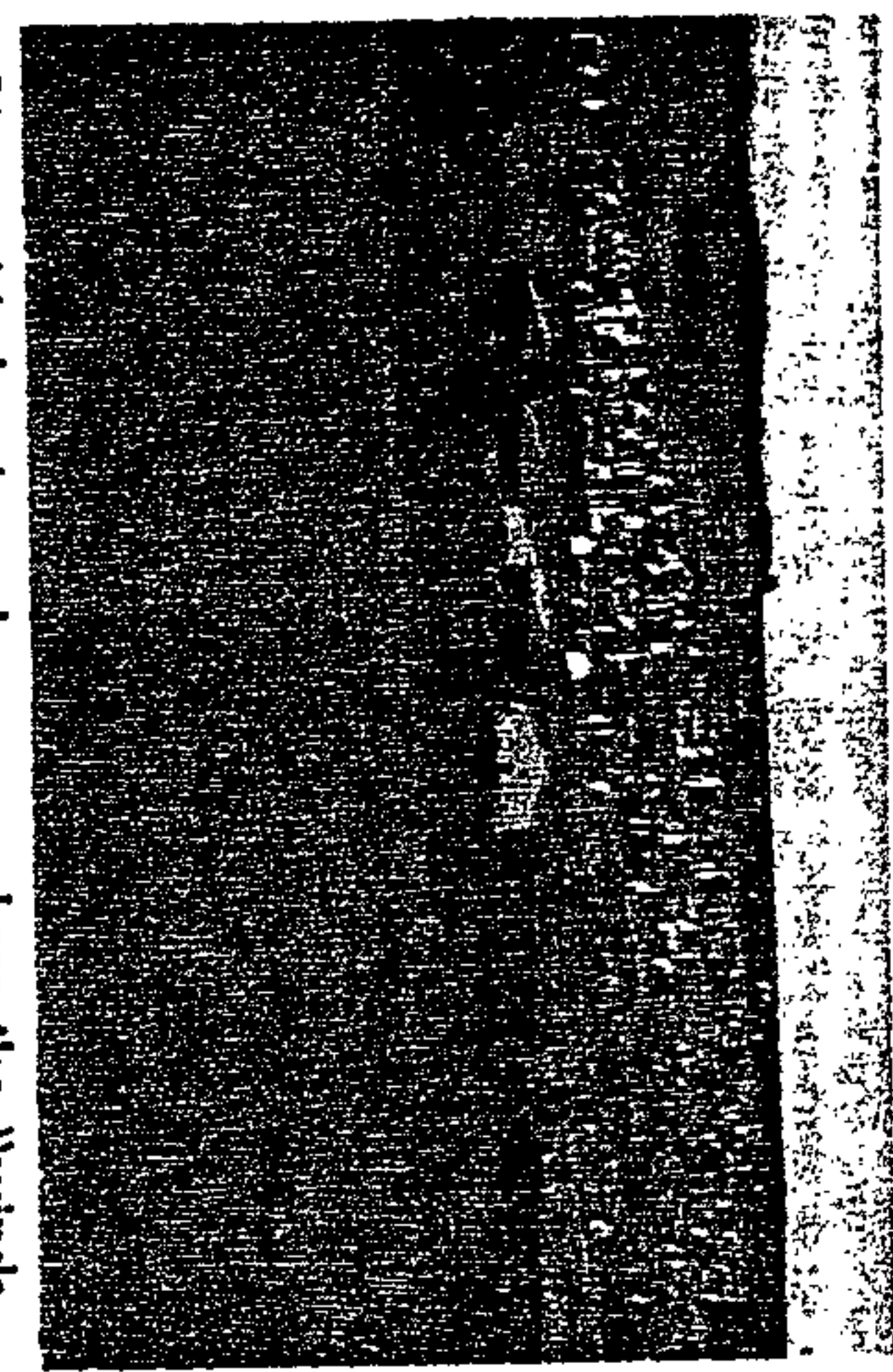
(He requested that his identity be withheld for fear of attracting unscrupulous elements who may think that he is financially well-off).

Duma, married with two children, is a welder at a Springs firm earning R120 a week.

When he tied the knot nine years ago, he and his wife had nowhere to go. They then moved in with Duma's parents, squeezing themselves into



"We believe that you get a far more stable work force if the family lives with them."



Rietspruit's housing scheme... where the "winds of change" began to blow.

mining company a special dispensation to build houses for more than 500 blacks, making it possible for their families to live on the mine and share all the facilities of the community.

The quality of the houses, exactly the same for black and white, is, by any standards, extremely high. There are 10 grades of housing, but even the lowest — for staff in the lower job grades — is an attractive, beige brick building topped with red tiles.

The mining company boosted the salaries of single workers by R45 a month to cover the costs of rooms — they share two and some-

# Duma discovers the spirit of enterprise

the four-roomed house already inhabited by eight people.

"A week after our marriage in 1975 we put our names down at the local township manager's office for a house. Armed with an interim-able amount of hope, we thought that after a few months — or, at the most, a year — we would be given a house."

Weeks passed. Months passed. Years passed.

In 1980, exactly five years after he had applied, Duma and his wife decided to build a house of their own.

"First we went to the township manager to negotiate for a site. After paying R510, we were allocated

a piece of land." The next step was to get plans, which they got after paying R70 to a part-time draughtsman.

The next hurdle was to devise ways of getting money to buy building materials.

A wary person by nature, Duma explained, he did not want to saddle himself with huge debts he would have to pay off for the rest of his life. He weighed up the pros and cons and decided not to borrow money from a financial institution, but to buy material each week out of his wages.

"My wife agreed that we should not involve ourselves with these situations. She said she would help

me buy material each week as she is also weekly paid.

"The draughtsman had estimated that the six-roomed house we were planning to build would cost us R13 000, and we realised that it would take a long time to complete. But we resigned ourselves to this prospect."

But, after buying material for the foundation, the money they had saved over the years was exhausted.

"Fortunately, we did not have to pay for labour: my brother-in-law is a builder and he volunteered his services, thereby cutting down on expenses.

"After the foundation had been completed progress ground to a halt

R10 a month — with electricity, water and all maintenance provided free.

The mining company boosted the salaries of single workers by R45 a month to cover the costs of rooms — they share two and some-

Facilities are shared by all. In addition, each group has its own recreation clubs.

Indeed many people believe the ladies bar for the black coalminers and their wives is better than the white executives' club. They say that the wall-to-wall carpets in the ladies bar hide imported Italian tiles — because an inspector would not grant a liquor licence otherwise.

The black residential sections — collectively named Lehlaka Park — are spread below Reed Stream in a pie-shape. The single quarters are hexagon-shaped while families live in more conventional township layouts.

Jobs at the mine are classified according to an internationally recognised job evaluation system and special attention is given to upgrading skills — a move which usually pays off with more responsibility and more money.

as we had no more money to continue building. My brother-in-law advised us to buy a brick-making machine to make our own concrete blocks. We readily agreed, willing to grab any straw that could help us out.

"We got a major boost when my wife's employer promised to buy her all the materials we needed. The employer said we could pay him back at 10w monthly instalments.

"When inspectors checked and approved the house, my wife and I were the happiest people. Our determination and perseverance had paid off."



# New attitudes — a real development

"What," I was asked recently, "are the fruits of your efforts in recent years to enhance the quality of life of the urban black and what, would you say, are their significance in the socio-political sphere?"

I became involved in Soweto towards the end of 1979. The first thing that struck me then was the total lack of credibility that the formal structures in the public sector enjoyed among blacks, and also the wide communication gap that existed between the various elements in that scenario.

Housing was described by one black leader as containing their first 10 priorities, yet hardly any progress was being with it. Much effort was being wasted on infighting and on things that made no meaningful contribution towards the improvement of the appalling conditions in which the major portion of a million people lived.

I have no intention of speaking of achievements as far as I am personally concerned. But if an historian should one day write the story of Soweto, it would be no deviation from the truth if he were to state that the most difficult of all the tasks relating to the process of upliftment centred on the renovation of disturbed relations

and on the restoration of some credibility, in closing communication gaps and putting some structure functions back on the rails.

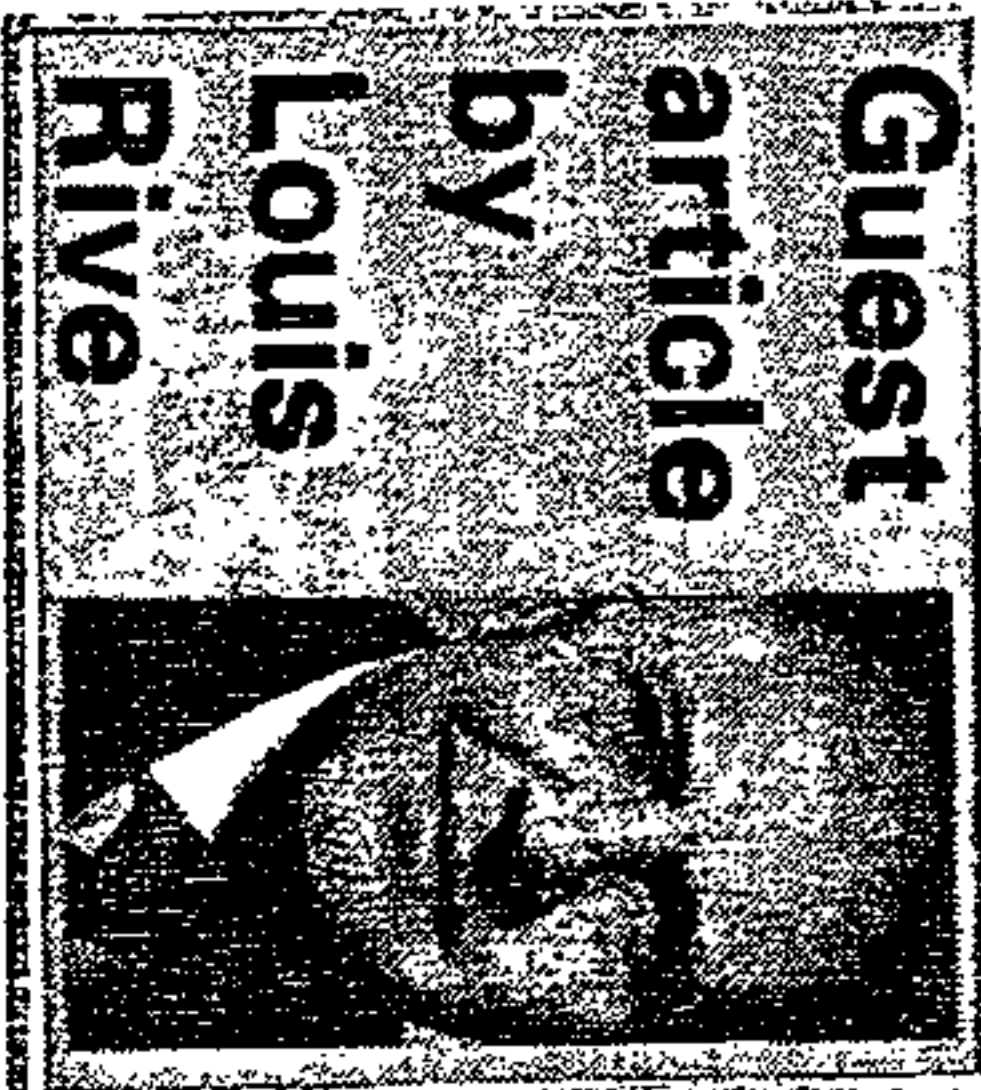
In this exercise I was greatly assisted by John Knoetze and the chairmen of the various Community Councils.

What happened in Soweto — the symbol of urban black South Africa — is of great significance, for what was done there must be done elsewhere.

The same process is presently going on in the Eastern Cape and moves are afoot to launch a similar exercise in Natal. If it were not for the financial limitations imposed by cold, hard, economic realities, I have no doubt that many more projects would have been underway throughout the country.

What has happened in the last few years in Soweto, in addition to the efforts to accelerate the provision of educational and medical facilities?

● The Government approved a blueprint for the Soweto of the future, defining its extended boundaries and rezoning certain areas for commercial and industrial purposes. This is important, for it is my conviction that blacks must have a much bigger stake in the economy of the country and



Guest article by Louis Rive

should become involved in commercial and industrial activity as fast as they can.

The erection of industrial parks was aimed at promoting such development. Soweto must become the symbol of the black man's economic emancipation. Undue impediments have been removed; it is now up to him.

● The electrification of Soweto should be completed during the course of this year, making the city a completely different and, I hope, happier place to live in, at the same time opening up many opportunities for its people.

● Infrastructural services such as water reticulation, sewerage, roads and stormwater drainage, are being upgraded or provided

to the extent money could be found to do it.

These projects will be completed in the course of this year, the total cost, including electrification, will be in the region of R400 million.

● The provision of land and infrastructural services must, of course, precede the building of houses. In Soweto the foundation has now been laid. It is, furthermore, not generally realised that Soweto was instrumental in changing the country's housing policy. Here the stark reality was thrust upon us that it is beyond the capacity of our economy for the State to provide homes for all; maximum inputs by the individual and the private sector were essential.

Throughout my involvement in these efforts to enhance the quality of life of our urban blacks, I have come under the deep impression of the Government's sincerity in this matter. I would never have become involved in either Soweto or the Eastern Cape had it not been for the Minister's (and Cabinet's) requests for me to do so.

It is true that because of my independence, my freedom of judgment and my somewhat unorthodox style, I had occasion to oppose decisions made in the past.

Each time I was supported at the highest levels and it is gratifying for me to be able to put on record that it is, to my mind, not true that the Government finds pleasure in relocating people or in imposing harsh measures indiscriminately.

Attitudes, they say, are more important than facts, and possibly the most important and most significant of all developments in recent years has been the change in attitude of our people. It is discernable over the entire spectrum of human relations.

There is greater awareness of the needs of so many, there is better understanding and more sympathy with those who are fighting a tough battle to survive, there is a desire to help and there is tolerance.

This spirit is permeating right from the top. It is not of any importance that all of us will die separately. What is important is that we must find the way in which to live together in peace, progress and stability. To achieve this, everyone must make a contribution.

# Decision that became a trend-setter

By Bill Levitt

Blacks still rank among the lowest-paid miners in the world and many

A major breakthrough came in the mid-'70s when a mining company was allowed a special dispensation to build houses for more than 500 blacks, making it possible for their families to live with them on the mine and to share all the facilities of the community.

times three to a room — and board. Facilities are shared by all. In addition, each Group has its own recreation clubs.



by David

Years of official neglect, diminishing resources and rapidly rising birth rates have combined to present South Africa with one of its most daunting challenges — the demand for homes.

Yet the wheels of commerce and industry are starting to turn and millions of rand are pouring into a range of schemes which vary from the normal approach to housing to the innovative schemes using "self help" and core housing.

Some of the projects now underway include:

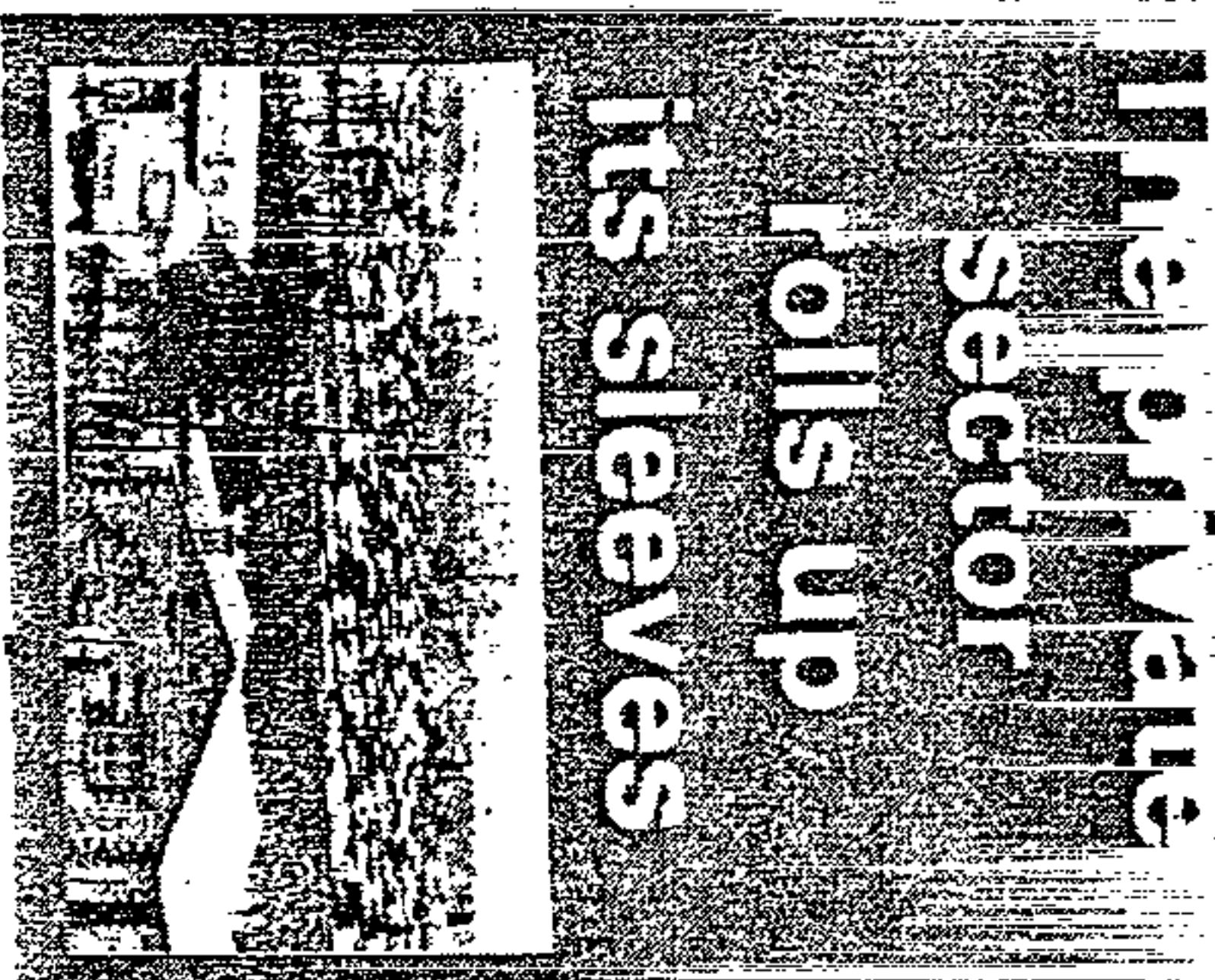
- A consortium of large companies is developing land and housing on a large scale — close on 50 000 houses will be built over five years.
- The largest building society in the country is providing about 50 percent of all bonds for the black market and is making available R10 million a month for this.

- This building society's development corporation has already completed 812 houses in townships and is developing another 115 stands.

The society's involvement with the Urban Foundation in self-help schemes has enabled close on 250 houses in Kaitshong to be near completion, and another R20 million is earmarked for the development of 1 100 more homes under this scheme.

- The development corporation of another large building society has allocated more than R7 million for black housing projects during the first six months of this year alone.

Projects include the development of an entire township at Emkatalini in Kempton Park — the first time the private sector has entirely developed



## The private sector rolls up its sleeves

ship. The Urban Foundation is undertaking a programme with the Soweto Council to service 2 500 residential sites for home building by the private sector. Another 1 200 sites are being serviced on the East Rand.

- Dozens of other companies are introducing housing schemes for their employees.

For decades prior to 1976, official Government policy was to treat urban blacks as "temporary sojourners" in areas designated white under the Group Areas Act. This meant little housing development, if any.

Official neglect of their housing requirements meant that by the start of this decade 6.5 million urban blacks were living in 450 000 housing units — 14 people in each home.

Although there are some serious impediments to a solution to this enormous problem (availability of land and finance, the need to change the attitudes of the new land-owning class and the employment sector) the resources of the private sector are being applied to finding a solution in true entrepreneurial style.

Mr Mahew Nel, general manager housing for the Urban Foundation in the Transvaal, says that the private sector is the correct mechanism to tackle the country's housing problem, and that is because businessmen act out of their own self-interest.

"If the private sector was doing this because of a warm feeling it got then we would not build the houses.

"As long as the private sector is making a profit or it is housing its employees or it wants to grant loans we will go a long way to solving the problem," he says.

"Although there are some serious impediments to a solution to this enormous problem (availability of land and finance, the need to change the attitudes of the new land-owning class and the employment sector) the resources of the private sector are being applied to finding a solution in true entrepreneurial style."

"It is the mood of togetherness, however, now emerging in South Africa's great housing drive which is even more encouraging as positive changes take shape. Backed by expert guidance, there is a widespread upgrading operation in which regimented boxes are being turned into homes undreamed of."

To build a R300 000 house for the Sandton market is easy. But to build a well-designed home costing R30 000 for the massive low-cost housing sector and turn the matchbox of homes of Soweto's notorious rows into the "modern" units of today is the real challenge for social planners, Government and private enterprise.

There is little doubt they have picked up the gauntlet and are getting housing on the move over a wide front.

Even now 1.5 million more people can be housed in Soweto on serviced land, and Naledi is the latest target area for a R4.6 million development of 1 000 shell houses which can be extended by do-it-yourself work.

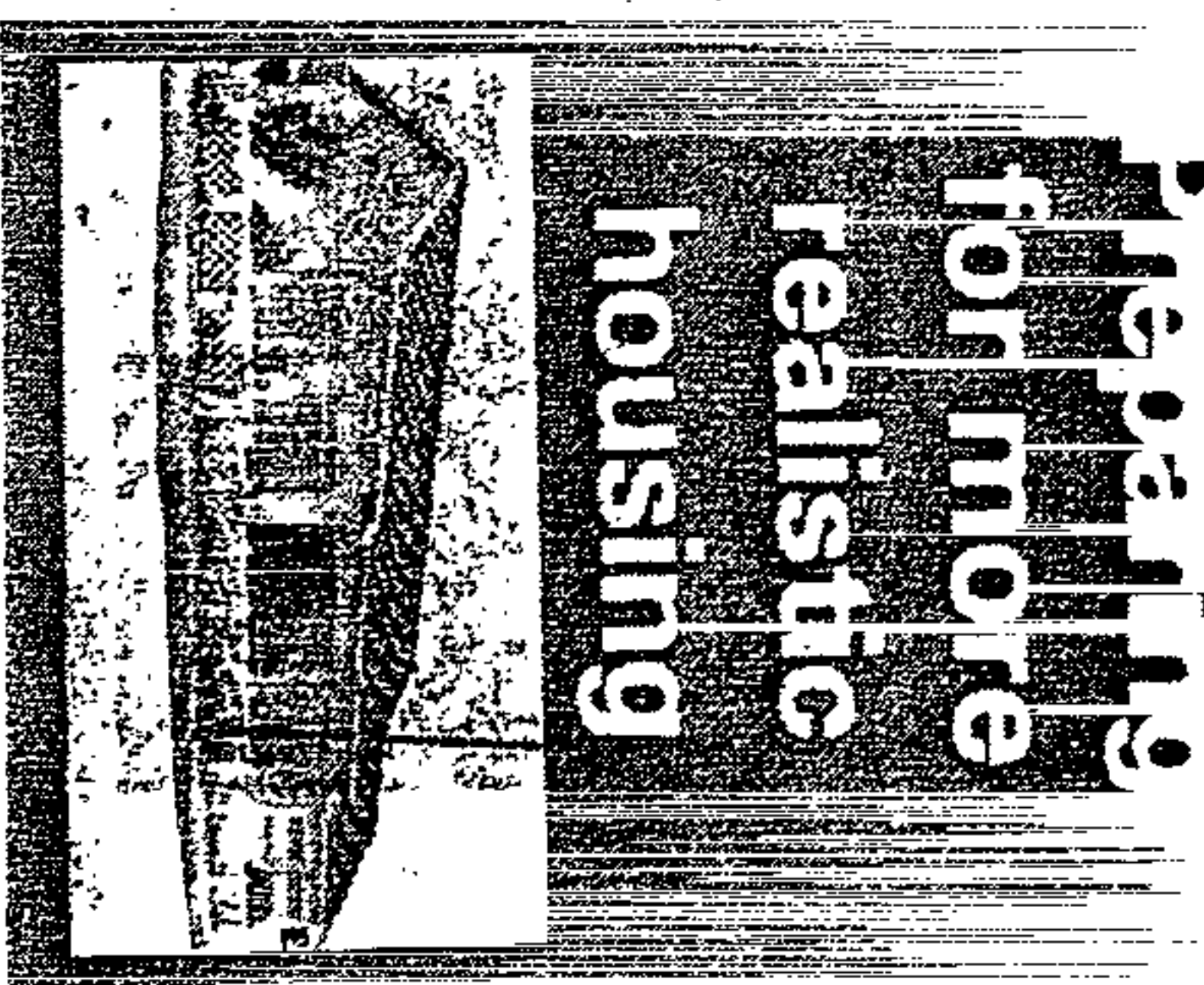
More than 25 000 homes and flats are planned for the townships which come under the West Rand Administration Board — a four-year programme which will entail an outlay of about R500 million.

It is the mood of togetherness, however, now emerging in South Africa's great housing drive, which is even more encouraging as positive changes take shape.

Backed by expert guidance, too, there is a widespread upgrading operation in which those regimented boxes are being turned into homes with living room undreamed of.

In Soweto, alone, 6 000 dwellings have undergone change at a cost of R35 million.

South Africa's building societies through their development companies are pumping millions into the home-affordability programme which covers all population groups,



## There's more for realistic housing

bank has embarked on a country-wide housing drive. Private initiative is being directed more and more to self-help housing schemes, with a major construction company associate introducing to the market home kits "right down to the nuts and bolts"; the do-it-yourselfer only has to add water to the cement!

In the wider spectrum of what is being done to overcome South Africa's accommodation problem, however, emphasis is not only on the needs of the black man.

The white sector has also reached its limits of affordability in the residential market and a project which is bound to throw weight behind the educational process which seeks to put a brake on South Africans' lavish housing standards, begins next month.

In association with the National Association of Home Builders (NAHB), the Department of Community Development is making land available at Grasmontein, near Lynnwood, Pretoria, where homes not exceeding R40 000 will be built, excluding land.

Mr Johan Grotsius, director of NAHB, says: "In no way will this housing project have any subsidy from the department.

"It is purely an attempt to make people aware of the fact that they will have to accept housing standards compatible with income.

"Design will centre on homes which make maximum use of space but lesser need for costly refinements such as double bathrooms, outbuildings and garages, etc."



By Sol Makgabulane

In 1976, the Cillie Commission, appointed by the Government to investigate causes of the riots that broke out in Soweto and other areas, submitted findings that probably helped reshape the destiny of South Africa's urban blacks.

The chief cause of the riots, the commission found, was the insistence of the use of Afrikaans as a medium of instruction. Housing — or the lack of it — was submitted as one of the secondary factors that caused the riots.

The commission visited several black areas and noted that although in some areas good quality housing existed, most was of an average, if not poor, standard. In all urban townships the commission noted a great shortage of accommodation, while existing houses were hopelessly overcrowded: children, after marrying, moved in with their parents while friends and relatives lived as sub-tenants. Such conditions engendered resentment and frustration among schoolchildren, the commission submitted.

The mass sale by the Government of houses to blacks is seen as tacit acknowledgement by the State of the permanence of blacks in urban areas.

# Creating a black urban class

The Government, under severe pressure from the private sector, then set out to consider possibilities of providing freehold tenure to the black community to defuse the potentially explosive mood prevailing within this section.

(Various forms of leasehold had been available to urban blacks. But these had proved unsatisfactory mainly because of the inability of building societies to use these leases as security for mortgages. Also the leasehold could be can-

celled for a number of reasons, which could include arrears in rent payment; unemployment for a continuous period; and even if in the opinion of the township manager the lessee was not a "fit and proper person" to reside in the township.)

To murmurers of approval in many circles, the Minister of what was then known as the Department of Plural Relations and Development, Dr Connie Mulder, announced the introduction of the anxiously-awaited 99-year

leasehold scheme in April 1978. He said he intended to make urban blacks less wary of acknowledging their links with homelands by assuring them of their urban rights. The time had come, he stated, for the black person to be able to produce a certificate which confirmed his homeownership and right of proprietorship so that he might lease, inherit or sell his property. In spite of the numerous advantages, the joy of the 99-year lease was

short-lived: progress was disappointingly slow due to technical and financial restraints.

The surveying of the sites — this is an essential prerequisite for the acquisition of a 99-year leasehold certificate — was tardy because of a dearth of funds. But the Government soon solved that. Two years ago it set aside R30 million to improve the survey situation, with the aim of surveying all existing townships in a 3 to 5 year period.

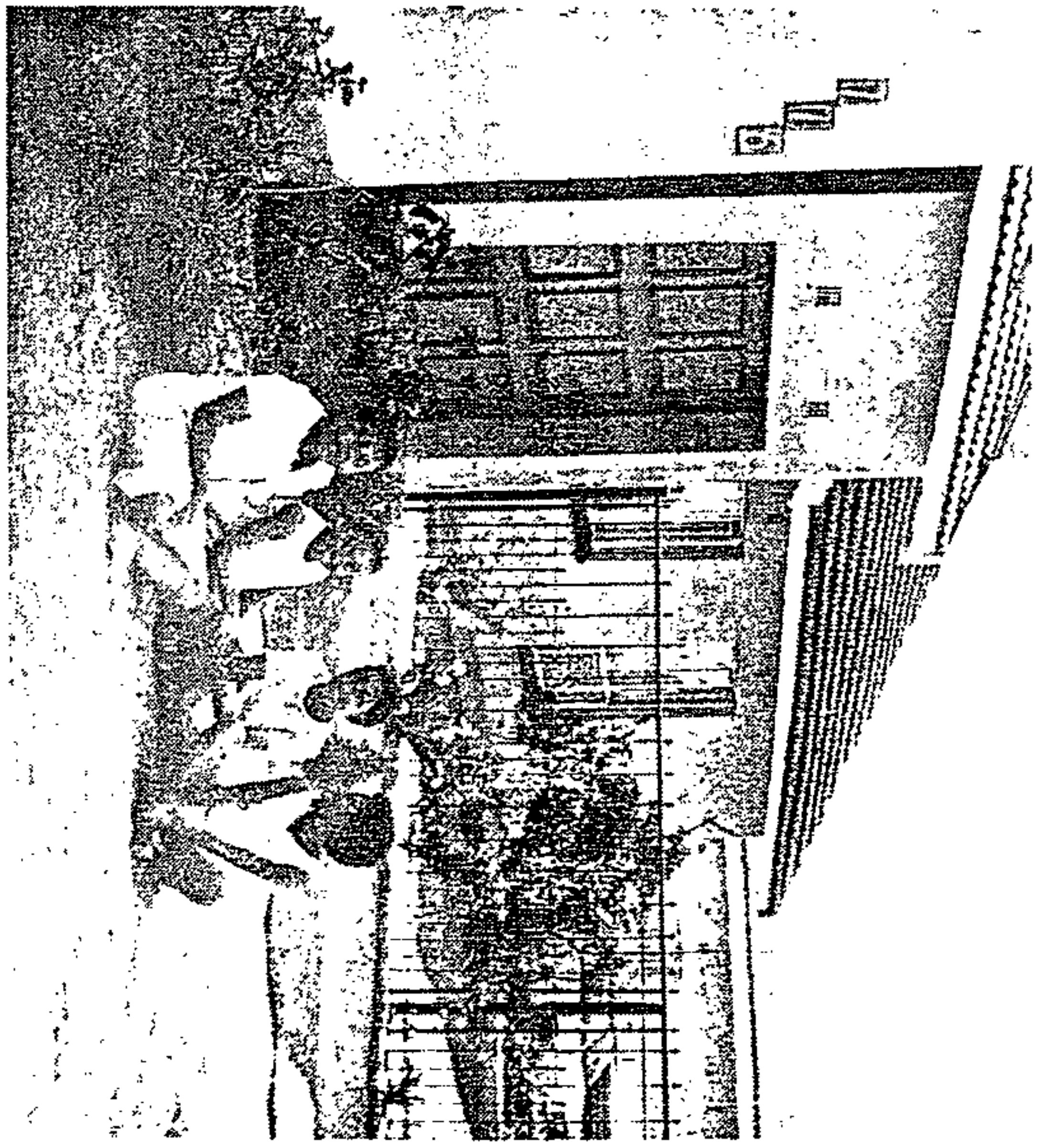
By late last year, of the 343 000 units commissioned for surveying by the Government, a total of 60 000 had been surveyed, with the majority in Soweto. The Government adopted a new policy regarding urban blacks when the Minister of Community Development announced last year that half a million Government-owned houses would be put up for sale to their present tenants. Huge discounts would be made available. This was — and still is — seen as tacit ac-

knowledgement by the Government of the permanence of blacks in urban areas. This was, however, welcomed cautiously by black householders, to whom close to three-fifths of the houses are being offered.

To date less than 2 500 have been bought by their tenants — the exact figures change constantly as more people come forward to buy their houses. But administration board chiefs are optimistic that the trend will change as the message sinks in and people begin to realise the advantages of owning a home. Once the mass sale ends in July, the Government warned, those who would not have bought their units will have to be content with massive increases in rentals.

Antagonists of the Government have slated it for selling the houses, saying the sale is helpful only to those who already have roofs over their heads. What about those who are homeless, they ask. It can be argued, however, that the sale will serve to endorse the permanence of blacks in South Africa's urban areas, thereby unleashing a big blow to the Nationalist Government's argument that blacks are sojourners in the urban areas.

and one major bank has embarked on a



Page 8-9 (123) STEW 24/3/84

POSTIVE EVIDENCE

By David Braun

a black township. The Urban

By Frank Jeans

and one major bank has embarked on a



123 ~~270~~ ~~200~~ Hammond  
 Hostel buildings/beds 21/3/84  
 Q-61. 722  
 675. Mr G B D McINTOSH asked the  
 Minister of Transport Affairs:

How many hostel (a) buildings and (b) beds were (i) owned and/or (ii) utilized by the South African Transport Services as at 31 July 1983 for single White, Coloured, Indian and Black males, respectively?

723

THURSDAY, 22 MARCH 1984

724

The MINISTER OF TRANSPORT AFFAIRS:

		Whites	Coloureds	Indians	Blacks
(a)	(i)	39	2	—	14
	(ii)	39	2	—	17*
(b)	(i)	5 514	599	—	22 542
	(ii)	3 787	414	—	18 781*

\*Includes three buildings with 4 767 beds hired; 4 048 beds in these buildings were utilized at the time.

A further 15 610 Coloureds and employees from the different Black peoples are housed in 185 fully equipped section hostels, erected at strategic points along railway lines.

# 'Sacrifice' to avert SA crises

CAPE TIMES 4/5/84

123

## Political Staff

A FEW "timeous sacrifices" could save South Africa from major crises which it could face by the turn of the century, the PFP's finance spokesman, Mr Harry Schwarz, said last night.

Speaking to the SA Institute of Chartered Secretaries and Administrators in Cape Town, Mr Schwarz said if South Africa continued along its present course, the country faced the prospect of wealthy cities surrounded by slums.

By the year 2000 South Africa's population, including the independent homelands, would be between 44-million and 45-million.

## Social services

The rate of job creation was likely to lag far behind the population growth over the next 16 years.

The need for housing, hospitalization and other social services would escalate. About 130 000 houses would have to be built each year until 2000.

The redistribution capacity of the economy to provide for these needs was limited because if it was excessively applied, it would destroy the economy's wealth-producing capacity.

"Unless the Gross National Product in real terms goes up substantially, the public sector is likely to be seeking an increasing portion of the GNP to fulfil the demands made upon it.

## Burglar-proofing

"What do all these factors add up to? Too many people, too few jobs, too much poverty, too little real growth. And all of this means dissatisfaction, disappointment and despair, and this adds up to instability and insecurity," Mr Schwarz said.

A "splendid city" surrounded by sprawling slums, houses burglar-proofed and guarded because of high crime rates, high living standards for some and despair for others was no way to secure one's future.

But a few timeous sacrifices and a degree of determination could make all the difference.

He said research had shown that with an average growth rate of only 4,5 percent, the economy could provide the food, housing and education for all.



(123) & Port

# Home finance for black 3/15/84 employees — at low rates

Post Correspondent  
JOHANNESBURG —  
Legal and General Volks-  
kas Assurance have devised  
a way of financing housing  
for their black employees  
which cuts both deposits  
and monthly payments be-  
low what would normally  
be required for a building  
society bond.

Similar schemes could  
easily be instituted by other  
large employers, not only  
those in insurance.

After at least two years  
in L&GV's employ, most  
black staff members quali-  
fy for the company's hous-  
ing scheme. By taking out  
an endowment policy with  
the company, the staffer  
can get a 95% 20-year bond  
to finance either a new  
home or improvements to  
an existing house.

Mr André Pretorius,  
head of the company's  
housing department, ex-  
plained how the scheme  
worked.

● A man of 29 who was  
granted a company housing  
bond of R20 000 repayable  
in 20 years, would pay only  
R1 000 deposit because it is  
a 95% bond.

If the same man applied  
for a building society mort-  
gage bond he would have to  
pay 20%, or R4 000 deposit.

● He would also have to  
abide by the building soci-  
ety's requirement that bond  
repayments do not exceed  
25% of his monthly income,  
so he would need to earn at  
least R1 100 a month to be  
able to afford the repay-  
ments on a R20 000 bond.

The 25% rule is not appli-  
cable in the L&GV scheme  
although the staffer's re-

payments would probably  
be limited to 35% of his sal-  
ary in the first year.

● His repayments under  
the company's housing  
bond would be R133,33 a  
month, which is purely inter-  
est calculated at 8%,  
while his building society  
repayment, at present inter-  
est rates, would be R282  
a month.

● In addition to his hous-  
ing bond repayment, he will  
pay R31,98 a month on his  
R20 000 endowment policy,  
but this money, invested by  
the company at the best  
rate of interest they can  
get, earns a higher rate of  
interest than that which he  
has to pay on his company  
housing bond.

● At the end of the 20-  
year term, by which time  
his endowment policy will  
have matured at more than  
R20 000, he will have  
enough to pay off the cap-  
ital portion of his housing  
bond and keep something  
for himself.

Mr Pretorius said more  
than half the black staff of  
the company were housed  
by means of his scheme.

The average size of the  
bonds has risen in recent  
years from R10 000 to  
R25 000 and the size of the  
houses financed are 90m<sup>2</sup> to  
110m<sup>2</sup>.

The workers must of  
course find their own hous-  
ing, either by buying or  
building — the company  
scheme is limited to help-  
ing them pay for it.

However, L&GV does  
oversee building operations  
undertaken for their staff-  
ers by township contractors  
and this has resulted in im-  
proved standards.

ARGUS 2/5/84  
125  
**Warning on  
sub-standard  
accommodation**

**Municipal Reporter  
OUDTSHOORN.** — Sub-standard housing created sub-standard people, Cape Town city councillor Mrs. Eulalie Stott has warned the Cape Province Municipal Association:

"I want to make a very strong plea for the Department of Community Development to insist that we do not build sub-standard accommodation," Mrs. Stott told delegates to the CPMA congress here.

"Cape Town City Council has been building houses for years. The only houses which have deteriorated into slums and which have made the occupiers feel like sub-standard people are those which were built to unacceptably low standards.

**IMPROVEMENT**

"While the self-build approach is a great improvement on the earlier site-and-service schemes, it is not going to be a solution to the housing problem."

Mrs. Stott was speaking on a recommendation accepted by the association that an effort be made in housing schemes to leave out unnecessary items.

She said: "Engineers, with their ingenuity, can look at ways to reduce the cost of services, but we must not build sub-standard houses because they produce sub-standard people."

● The CPMA has supported a proposal from the Cape Town City Council that the contribution by council tenants for maintenance be based on the replacement cost of dwellings and fences in view of the steadily worsening financial position and the resulting decline in maintenance standards.



# Your R60 000 house worth R4m in 20 years — professor

ARGUS 2/5/84

~~123~~  
123

By FRANK JEANS

INFLATION is a vicious circle, especially when it involves homes and building society bonds — a fact thumped home in a speech to building management graduates by Professor T L Webb of the School for Business Leadership at UNISA.

"The effects of prolonged inflation on building costs are brought into perspective if one remembers that at an annual inflation rate of 25 percent, a house costing R60 000 today will, in 20 years, cost over R4-million or about 70 times as much," says Professor Webb.

"One particularly insidious effect of inflation has resulted from the traditional way of repaying the mortgage on a house in the form of a fixed monthly amount.

"It means that the original loan is repaid with money which is, in real terms, worth less each year.

"This situation which is seriously exacerbated by often unrealistically high housing subsidies, substantially fuels inflation in that the disposable income of the borrower, who pays a progressively decreasing percentage of his annually increasing income, increases yearly."

He says if a home buyer pays 25 percent of his income, in the ninth year he pays 8,6 percent. In the

19th year he pays 3,2 percent and in the 29th year 1,1 percent, assuming he has a 30 year loan.

This is based on two assumptions: that the annual inflation rate is 12 percent and that the man's income increases with inflation.

THERE are more than 600 approved townships comprising 56 000 home sites in the Transvaal which could help to ease the accommodation shortage but are being bogged down on two fronts:

- Delay in the township process, and;
- Failure of developers to comply with pre-proclamation requirements which probably has been aggravated by economic conditions and availability of money.

These facts emerge from the reports from the Commission of Inquiry into Township Establishment which are now before Parliament.

And the commission pulls no punches when it comes to delay in getting the townships going.

"The extremely long time taken by the township establishment process at present is one of the most critical factors that hamstring the rapid and effective production of new residential sites," it says.

"A drastic reduction in the period required to complete establishment is necessary if the industry is to function on a sound basis at all."

# Shortage of housing for blacks seen as critical

(123) E. Post  
2/17/84

Post Correspondent

GRAHAMSTOWN — The black housing shortage in the Eastern Cape is a major crisis and the potential consequences are alarming.

Opening the Eastern Cape seminar on the "Principles of self-help housing", held in Grahamstown yesterday, the Vice-Chancellor of Rhodes University, Dr Derek Henderson, said 45% of the black population were unable to afford anything more than a more or less inadequate shack.

"Self-help housing can be greatly encouraged by a positive, supportive network of relationships and authorities must ensure that an adequate supply of new building sites with minimum necessary facilities keeps ahead of the potential demand.

"The outmoded and inappropriate norms and regulations, which are impossible to enforce, but to which the Government at present adheres should give way to a new paradigm of flexibility," he said.

The Zenzele self-help housing scheme, where it was hoped more than 1 400

housing units would be built by the East Cape Development Board and the local community, was discussed at length.

Four reasons for the need of a self-help scheme in Grahamstown emerged during the seminar.

These were the high unemployment in the formal sector, the low incomes, the large black population consisting mainly of dependants and the acute housing shortage.

Delegates to the conference went on a tour of the Zenzele scheme in the afternoon.

The conference, attended by Transkeian and Ciskeian officials, members of the Urban Foundation and private industry, is part of a nationwide series of seminars being organised by the South African Institute for Housing and the Urban Foundation.

Other speakers included the president of the SA Institute for Housing, Mr Daan Roelvert, Mr Roger Matlock, of the Urban Foundation, and the senior research officer of the East Cape Development Board, Mr Dave Rodgerson.

transport

D.



# Reader Anga arm



... and was the first cor-  
... entry opened yesterday  
... the Endangered Wildlife  
... offices.  
The Abanga Fund was  
... in February with a  
... nation from the Allied  
... Society. Lions Inter-  
... national boosted the fund  
... the proceeds of their  
... mily Day tractor rides at  
... zoo.  
... branches of the Natal  
... Society helped with  
... Flood Relief cam-  
... gn by carrying collection  
... lent to the campaign  
... Austen Safe Co. Fidelity  
... and a major bank as-  
... ed the campaign.  
... Abanga Fund-Disaster  
... campaign is still open  
... donations. For every R1  
... ed, 67c will go to the  
... ment's Disaster Re-  
... Fund, 11c to home owner-  
... savings deposits for the  
... homeless, and 22c to the  
... Endangered Wild Life  
... fund-raising for the  
... rhino.  
... orders and cheques  
... be made out to the En-  
... red Wildlife Trust  
... Fund (Flood relief  
... MF-D), Private Bag X11,  
... view 2122.  
... Trust is a registered  
... raising organisation,  
... 3000 320001.

# We will talk SA'

... RRA. — Australia's  
... political opposition  
... Canberra yesterday  
... it regained power it  
... be more conciliatory  
... Pretoria and would  
... visits by South Afri-  
... cians.  
Michael MacKellar,  
... Affairs spokesman  
... opposition coalition  
... liberal and National  
... told a news confer-  
... parties would take  
... approach although  
... fared South Africa's  
... policies.  
... Labour Party  
... visits by South  
... politicians and al-  
... African National  
... to open offices in  
...  
... Kellar said Anglo-  
...ambique had re-  
... eached agreements  
... Africa that had

# 'Pay us fees for Big Sale'

**Homefront Reporter**  
RATHER than pay private estate agents R100 a time for sales they make under the Government's Big House Sale, community organisations should get the money for doing the job.  
That is the view of Mr Dinkie Pillay, chairman of the Lenasia South-East Consultative Committee.  
Mr Pillay said he had been told by the Johannesburg Regional Office of the Department of Community Development that estate agents would be asked to take over the Big Sale action in Lenasia.  
He said that as organisations such as his committee were already assisting with the Big Sale programme, they should be paid the agent's fee which they could then place in a special fund to assist the community with parks or recreational facilities for children.

# Housing aid for staffers

**By LIN MENGE  
Homefront Reporter**  
LEGAL & General Volkskas Assurance have devised a way of financing housing for their black employees which slashes both deposits and monthly payments way below what would normally be required for a building society bond.  
Similar schemes could easily be instituted by other large employers, not only those in insurance.  
After at least two years in L&GV's employ, most black staff members qualify for the company's housing scheme. By taking out an endowment policy with the company, the staffer can get a 95% 20-year bond to finance either a new home or improvements to an existing house.  
Mr Andre Pretorius, head of the company's housing department, gave Homefront an example of how the scheme worked:  
● A man of 29 who was granted a company housing bond of R20 000 repayable in 20 years would pay only R1 000 deposit because it is a 95% bond. If the same man applied for a building society mortgage bond he would have to pay 20%, or R4 000 deposit.  
● He would also have to abide by the building society's requirement that bond repayments do not exceed 25% of his monthly income, so he would need to earn at least R1 100 a month to be able to afford the repayments on a R20 000 bond. The 25% rule is not applicable in the L&GV scheme although the staffer's repayments would probably be limited to 35% of his salary in the first year.  
● His repayments under the company's housing bond would be R133,33 a month, which is purely interest calculated at 8%, while his building society repayment, at present interest rates, would be R282 a month.  
● In addition to his housing bond repayment, he will pay R31,98 a month on his R20 000 endowment policy, but this money, invested by the company at the best rate of interest they can get, earns a higher rate of interest than that which he has to pay on his company housing bond.  
● At the end of the 20-year term, by which time his endowment policy will have matured at more than R20 000, he will have enough to pay off the capital portion of his housing bond and keep something for himself.  
Mr Pretorius said more than half the black staff of the company were housed by means of this scheme. The average size of the bonds has risen in recent years from R10 000 to R25 000 and the size of the houses financed are 90' to 110m'.  
The workers must of course find their own housing, either by buying or building — the company scheme is limited to helping them pay for it. However, L&GV does oversee building operations undertaken for their staffers by township contractors and this has resulted in improved standards.

# Pietersburg paper up in arms over Juluka photo

**By CLARE HARPER**  
A PIETERSBURG newspaper would not publish a picture of Juluka's Johnny Clegg and Sipho Mchunu because "it would probably offend most of my white readers", the editor of the newspaper said yesterday.  
The publicity picture, which depicts Johnny and Sipho arm-in-arm was not used by the Northern Review because "the picture would be taking a chance and it would be placing a lot at stake", said Mr Pik Wolmarann, the editor.  
Mr Angelo Skordi, managing director of A and S Musical Promotions, said the Northern Review had "promised a write-up and photograph to advertise the music festival taking place in Seshego, near Pietersburg".  
"He (Mr Wolmarann) refused to publish because a black and white man, arm-in-arm, would be an insult to the people of Pietersburg," Mr Skordi said.  
"We freighted all the pictures from Johannesburg, but he refused to use them."  
Mr Wolmarann said yesterday: "It is a bit of an extremity to say I refused to publish the picture. I cater for a specific public which is white readers. We have a very small entertainment section and Juluka is appearing in Seshego, which is another city," Mr Wolmarann said.  
"I said that the picture will probably offend most of my white readers — and I know them — although it is definitely not my personal opinion," Mr Wolmarann added.  
He said an article



The "offensive" picture of Juluka's Johnny Clegg and Sipho Mchunu which the editor of Pietersburg's Northern Review refused to publish.

"I can only go on the kind of reactions we get. We are totally involved with the community, so we do get reaction on smaller issues. If I get only 25% of the commu-  
... aging director of Music Incorporated, who has worked with Juluka for five years, said yesterday: "I cannot believe that type of attitude still prevails. If the people of

# Honour for Player

**Mail Correspondent**  
DURBAN. — World-famous conservationist, Mr Ian Player, and businessman, Dr Anton Rupert, will receive honorary doctorates from the University of Natal this week.  
Fifteen other doctorates and more than 800 degrees and diplomas will be awarded at graduation ceremonies on the Maritzburg campus on May 34 and 5.  
The guest speaker for the first ceremony on Thursday will be Dr Jeff Cleasby, group managing director of the Tongaat Hulett group.  
Mr Player will deliver a speech after receiving an honorary degree in education on Friday.  
Dr Rupert, head of the the Rembrandt group, will be awarded an honorary degree in arts and will deliver his speech at the last graduation ceremony on Saturday.  
During the ceremonies 203 arts degrees will awarded as well as 38 law degrees.

# Top mai Lus

**Mail A**  
LUSAKA. — international the United Commission Geneva, Mr expected in row.  
Announced a UN spoke said Mr accompanied head of the for Africa, chief of the and Souther  
Mr M... to have talk brian gover with other  
He is ext the situ Africa as it  
The UN that from L would go to meeting of sioner's rep Southern Afr  
That meeti problems fa the region.

# Stop holidays at F weekend, NG Kerk

BLOEMFONTEIN. — Good Friday, Family Day (Easter Monday) and Ascension Day should be abolished as holidays, it was said at a meeting of the Nederduitse Gereformeerde Kerk Ring of Bloemfontein North yesterday.  
A request to this effect is to be made to the Synodal Commission for Social and Current Affairs of the General Synod for attention at government level.  
which were weekends, church's fea  
Loss of th could be comm additions to h holidays and leave.  
According to Ring of B... is convinced th can be made, done to Christ will be to th



123

1/5/84

# Urban Research Unit defends stance

From Associate Professor D DEWAR, Director, Urban Problems Research Unit, University of Cape Town):

I READ with some astonishment a statement by the press secretary of the Department of Community Development (Cape Times, April 13) regarding a paper presented at the Carnegie Conference by two researchers working under the auspices of the Urban Problems Research Unit — the more so since the paper had not yet been published and clearly had not been studied by members of that department.

The statement makes no reference to the arguments or analysis presented in that paper. It is simply an emotive outburst based upon a newspaper report — hardly, I would have thought, a suitable form of response from a state department.

In that statement, three claims are made which demand the strongest possible repudiation. The first is that "it seems UPRU is not interested in finding solutions to the housing problem": this is manifestly absurd. If the press secretary knew anything at all about the unit, he would know that it views its primary

function as idea formulation and not simply criticism: indeed, more ideas have come out of this unit about urban-related issues than probably any other institution in the country.

The second is that the study "appeared to be aimed at bolstering organized resistance". This, too, is absurd. The function of a research unit is to publish the results of research. Those results are available to anyone or any institution who wishes to use them. Indeed, it is obviously in the interests of the department, as formulator of national housing policy, to study seriously all material relevant to its task, in the interests of continual improvement.

The third is the claim that somehow UPRU is repudiating what it had previously preached, now that the new policy is being implemented. UPRU's position has not changed: the statement simply reveals that the department has not understood what we have been arguing over the years. UPRU's position regarding housing policy has been consistently based on the following principles.

(1) It is in the country's interests to guarantee a basic level of shelter for all people. Given the realities of poverty

## letters

PO Box 11  
Cape Town  
8000



Prof Dewar

and income inequality in this country, low income housing provision is unequivocally the responsibility of the State.

(2) There is no single 'housing problem'. There are, in fact, a number of different problems at different levels of income and affordability. The complexity of the situation demands a multi-faceted approach: if this does not occur, policy action at one point simply transfers the problem elsewhere, which is exactly what is happen-

ing at present.

(3) People themselves are in the best position to determine how much they can afford to pay for housing. The poor face many trade-offs daily in the struggle to satisfy their basic needs. Generally, they act rationally in this struggle: people do not consciously worsen their position. The role of policy in this regard is to mobilize the widest possible range of resources (those of the State, the private sector, communities and individuals are all important) and to open up the widest possible range of choices to assist them.

(4) To achieve this, the use of a full range of housing delivery systems and combinations of systems, ranging from squatter upgrade to the provision of completed units, must be facilitated. Self-help systems, therefore, should be seen as supplements, not alternatives, to conventional, mass housing systems.

(5) Standards cannot be determined on a national basis. Conditions change markedly from place to place and local determination is essential.

(6) The promotion of security of tenure for all people is paramount. It is no good promoting security for one group at

the expense of others. Significantly, homeownership is only one form of security. It is equally important to promote security for people living in rented accommodation.

(7) The housing problem is not simply the provision of shelter. It is the creation of qualitatively rich total living environments. Community facilities, spaces and the quality of these is vitally important in this regard.

(8) The use of locally-plentiful materials, local skills and existing building infrastructure should be maximized.

(9) The process of housing delivery should be consciously used to attack poverty, unemployment and inequality and to develop skills.

There is still considerable grounds of improvement within existing policy on nearly all these counts. UPRU has consistently drawn attention to where these are required and to how they should occur. I am fully prepared to discuss and debate issues relating to housing policy with any member of the department, either publicly or privately, at any time. Slightly hysterical and unsubstantiated outbursts, however, serve no purpose whatsoever.

DAE housing of



# Factory-built

Wednesday 28/4/84

# homes get

123

# Govt sanction

Colin Vineall  
Property Editor

LADYSMITH—The Government wants more local authorities to accept factory-built home estates it was emphasised near Ladysmith yesterday when the Minister of Co-operation and Development, Dr Piet Koornhof, officially opened the R3 500 000 Tidwell Housing Plant.

In an interview after the function Dr Koornhof outlined the urgent need for all types of housing in South Africa and said 'affordable home ownership, as we knew it in the past, has for the most part fallen out of reach of the ordinary man'.

He said that while regulations were necessary to ensure the quality of liv-

ing improved where it was low, housing in its various forms fell more directly under the provinces, municipal authorities and development boards.

'However, the Government has gone one step further with strong recommendations to these authorities to be most sympathetic to the manufactured housing industry and to facilitate the establishment of proper manufactured housing estates where possible,' Dr Koornhof said.

He said it was important for thatch homes to be accepted and added: 'I hope local authorities get the message.'

He praised the Cape's attitude towards factory-made homes and said it would be gratifying to see

other provinces 'follow the same spirit of co-operation'.

'This applies also to the Transvaal where the bulk of our housing problems is located and Natal where several manufactured housing estates are being constructed or are on the drawing boards,' said Dr Koornhof.

'I am fully aware that manufacturers and developers are very much dependent on local authorities opening their doors to them and that frustrations do exist where this is not readily happening.'

'I am confident however, that soon these authorities will see the light, especially those who find the demand pressure for housing of this nature increasing by the day.'

## Demand

Dr Koornhof, who praised the Tidwell organisation of America for establishing the factory in South Africa, also urged financial institutions to look at the investment potential this new concept offered.

He said: 'Public demand is there. I am told the exhibition of manufactured homes at the recent Rand Show proved it when thousands of people visited the homes and fell in love with them.'

Tidwell is marketing a three-bedroom, two-bathroom house at R37 500, a spokesman said. This was about 75 percent of the cost of an equivalent traditional home and included all fittings and furnishings.

# Employers' role vital in low-income housing

123

By ROBERT GREIG

MORE employers getting involved in low-income housing was critical to the future of the country, the chief executive of the Urban Foundation, Mr Jan Steyn, told Assocom's regional conference in Port Elizabeth this week.

The employer's role was vital as "an investment in the process which lies at the heart of modern free enterprise, opening the most appropriate door for individual entry into the free enterprise system" and extending the system to more people.

Mr Steyn said: "Blacks currently perceive capitalism to be the other side of racism."

## Salvation

A dynamic housing process based on ownership is the most appropriate way of destroying the myth that salvation lies on the road of naive socialism."



Mr Jan Steyn

Mr Steyn told the Assocom delegates that government had the ability to "create a milieu" for stability and free enterprise. If it let ideological considerations dominate, government could destroy business's ability to create wealth and development.

"Similarly business has a responsibility to conduct itself in such a way that it curbs exploitation and ensures that in the process of seeking to maximize profits, it does not itself contribute to destabilization."

Housing was of "particular concern" in maintaining stability in South Africa.

Physical shelter was one aspect of this, another was that "home-ownership is also a first introduction to private enterprise" and promoted knowledge of it.

Thirdly, "the resolution of the housing backlog is critically dependent on the reform of the institutions and structures within our society which control, regulate and support this process of housing

provision."

Mr Steyn said that the goal of a national housing policy were "market-orientated housing process based on private ownership".

This required more land, faster; more State money for building; reform of local government especially in the black areas; and promotion of home-ownership "with a view to promoting the values associated with it".

Though the Urban Foundation had found that more than 80 percent of employers favoured the State's sale of 500 000 houses, greater employer involvement in low-income housing was "critical" to South Africa's future.

## Assistance

Employers could help by giving advice and support and financial assistance; and by developing employee housing schemes.

"The provision of sympathetic advice and assistance by employers" was a "meaningful form of assistance" to employees who often knew little of the advantages and responsibilities of home-ownership or how to set about it.

Financial assistance could take the forms of loans for deposits or home purchases; collateral security and guarantees to building societies as well as housing subsidies.



Cape Times 25/6/84

# Housing costs hit aged hard

By DIANE CASSERE

THERE IS widespread concern about the plight of pensioners and the frail aged because of rocketing costs of accommodation, which is now beyond the financial reach of all but the wealthy elderly.

In Cape Town, pensioners in the "economic" class can expect to pay up to R500 a month for full board at homes for the aged. This compares with tariffs of between R200 and R300 a month at residential hotels in good areas.

Sectional title development is placing tremendous pressure on pensioners, forcing people out of their flats in areas such as Gardens, Sea Point, Green Point and other areas.

## Eroded

There are more than a million South Africans of all races over 65 and by the turn of the century there will be more than two million, according to the South African National Council for the Aged (Sanca).

Many of these people planned for their retirement, but inflation has eroded their savings.

Where the monthly income is less than R300, which the State then regards as sub-economic, the pensioner will pay about 80 percent of his or her pension in return for accommodation at a State-subsidized home.

Mr Tony Folker, chairman of Sanca, said a resident in a State home for the aged would pay two-thirds of his income, which included interest on capital investments.

creases are now the order of the day. For example, there were increases in July 1982 (R25), February 83 (R25), October 83 (R15), March 84 (R16) and a further increase is scheduled for October.

"There is so much insecurity. People are even looking for part-time work to supplement their meagre pensions."

The CPOA has four homes in coloured areas, two of which are Nerina in Bishop Lavis and Erica in Athlone.

These are State-subsidized and residents pay 80 percent of their pensions for full services, board, lodging, medical care and in some cases clothing.

Mr Tedder said the State paid R170 per month per person in these cases.

Sea Point Place, also run by the CPOA, has often been in the news as a result of dissatisfaction over rising costs.

"Sea Point Place was built with State funds. It operates both as a home for the frail aged in the sub-economic group — where they pay 75 percent of their income — and as a residence where the economic group pay R550 maximum per month," Mr Tedder explained.

## Double

Pinelands Place, also CPOA, operates for people in the upper income bracket.

A resident said she and her husband paid R742 for double accommodation which included a lounge, bedroom, bathroom and cooking area. They had been there for two years, during which time there had been three rent increases. Another was expected in October.

Two meals a day are provided, electricity is paid for by the resident and parking is an extra R4. Single accommodation is roughly half that, and there are many additional services provided at low cost.

Not all are as fortunate. Recently an elderly man who had moved into a Wynberg home, wrote to the Cape Times:

"I pay nearly R500 a month for a room which I share with four other men. There is no heating of any kind and no qualified medical staff.

"There is no telephone in the annexe where I stay and I am allowed one bath a week. The doors are locked nightly at 6pm until the following morning.

"What would happen if there was a fire?"

## Serviced

If the person is physically frail and in need of help, this figure rises to three-quarters of the income, and for the totally helpless and senile, 90 percent.

The Cape Peninsula Organization for the Aged runs many institutions for the aged, some of which the State subsidizes, and others which are commercial ventures.

Disa House, Gardens, is in the latter category. According to Mr Ian Tedder, director of CPOA, Disa House is "more like a boarding house". It was built by CPOA funds and while all rooms are serviced, the monthly fee of R209 minimum/R255 maximum covers only lodging and two meals a day.

But rising costs are leading to constant increases. A Disa House resident recently wrote to the Cape Times:

"Six\*monthly in-

I  
R  
S  
g  
S  
n



available, it is not possible to say, at this stage, when it would be tabled.

†Dr M S BARNARD: Mr Speaker, arising out of the hon the Minister's reply, I want to ask the hon Minister whether he thought, when the then Minister of Health and Welfare appointed this commission four years ago, that this report was urgent and very important and if the then Minister was still the Minister today, whether he would be dissatisfied with the time that has elapsed in the meantime.

†The MINISTER: Mr Speaker, I think the hon member should rather place that question on the Question Paper, so that the then Minister can ask the present Minister to reply to that.

#### Silvertree Crèche, District Six

\*12. Mr G B D McINTOSH asked the Minister of Community Development:

- (1) Whether his Department intends taking any steps in respect of the Silvertree Crèche in District Six; if so, (a) what steps, (b) when, (c) why and (d) how many children will be affected by these steps;
- (2) whether, as a result of these steps, compensation will be paid to a certain organization, the name of which has been furnished to the Minister's Department for the purpose of his reply; if not, why not; if so, (a) what is the name of this organization and (b) what will be the amount of the compensation;
- (3) whether alternative accommodation has been provided for the crèche; if not, why not; if so, where;
- (4) whether his Department has received any representations regarding this crèche; if so, (a) when, (b) from whom and (c) what was (i) the nature

of the representations; and (ii) his response thereto;

- (5) whether he will make a statement on the matter?

#### THE MINISTER OF COMMUNITY DEVELOPMENT:

- (1) Yes.
- (a) Termination of the lease with the management;
- (b) with effect from 1 September 1984 or later date as may be agreed on with the management;
- (c) because the building must be demolished for road construction by the Municipality of Cape Town in the process of carrying out the urban renewal programme.
- (d) 105.
- (2) No. Because the building belongs to the State.
  - (a) and (b) Fall away.
- (3) Yes, the Department has assisted the institution to find alternative accommodation in Queens Road, Walmer Estate.
- (4) Yes.
  - (a) During March 1984.
  - (b) Mr C W Eglin, MP.
  - (c) (i) That the road construction should not be proceeded with or that an alternative building be made available.
    - (ii) That alternative premises have been found.
- (5) No.

#### Orange Free State: separate townships

\*13. Prof N J J OLIVIER asked the Minister of Community Development:

- (1) Whether, with reference to his reply to Question No 27, standing over, on 15 June 1984, his Department is taking or has taken any steps to separate Black and Coloured persons living in the vicinity of Bethulie; if so, (a) why, (b) when, (c) what steps, (d) how many persons are involved and (e) where will they be moved to;
- (2) (a) what are the names of the Coloured leaders from whom his Department received requests for separate townships for Coloured persons in the Orange Free State and (b) when were these requests received?

†The MINISTER OF COMMUNITY DEVELOPMENT:

- (1) No.
- (2) I consider the requests to be of a confidential nature and the names can therefore not be divulged. Mr Speaker, if the hon member is really interested, I shall give them to him on a personal basis. I have sufficient confidence that he will not misuse the information.

†Prof N J J OLIVIER: Mr Speaker, the hon Minister has not replied to the first part of my question.

†The MINISTER: Mr Speaker, I have replied to it. There were no representations about the first part.

*Domestic workers: accommodation*  
*Howard*  
*22/6/84*  
\*14. Mrs H SUZMAN asked the Minister of Co-operation and Development:

- (1) Whether, with reference to his reply to Question No 11 on 4 April 1984,

the formulae in respect of Black employees in blocks of flats have been adapted to make provision for special arrangements in deserving cases; if not, (a) why not and (b) when is it anticipated that the particulars of these arrangements will be finalized; if so, what are the revised formulae;

- (2) what (a) criteria will be applied and (b) procedure will be followed in determining deserving cases?

THE MINISTER OF CO-OPERATION AND DEVELOPMENT (Reply laid upon the Table with leave of House):

- (1) Yes.
- (b) The revised formulae is as follows:

Flats of up to two bedrooms—  
one Black domestic servant  
for every six flats.

Three and more bed roomed  
flats—one Black domestic servant  
for every three flats.

In addition to domestic servants the following Black service personnel (i.e. personnel who perform essential duties in and to the buildings and on the premises):

1 to 8 flats—1 worker. 9 to 18  
flats—2 workers. 19 to 35  
flats—3 workers. 36 to 45  
flats—4 workers. 46 to 75  
flats—5 workers. 76 to 100  
flats—6 workers and 101 to  
130 flats—7 workers.

The formula is also applicable to sectional title residential premises, except where the construction is such that each unit forms a separate dwell-



ing, in which case it is regarded as an ordinary dwelling.

Suitable residential accommodation for Black workers available on the premises concerned will be preferably allocated to:

Firstly the worker who performs essential duties to the whole community on the premises (service personnel) and who works such long hours that the hours of work together with travelling time to and from his work do not allow him sufficient time for recreation at home;

and secondly compassionate cases which demand that the worker be on the premises for exceptionally long periods.

Applications to exceed the numbers of workers provided for in the formula are considered on merit by a committee of the Development Board on which the Chief Commissioner serves.

- (2) Each case will be considered on an *ad hoc* basis to determine its merits.

\*15. Mr R R HULLEY.—Mineral and Energy Affairs—Reply standing over.

Certain officer member of Police Force

\*16. Mr R R HULLEY asked the Minister of Law and Order:

Whether a certain officer, whose name has been furnished to the South African Police for the purpose of the Minister's reply, is a member of any branch of the South African Police; if so, (a) what is the

present rank of this officer and (b) for what period has he been serving in this capacity?

The MINISTER OF CO-OPERATION AND DEVELOPMENT (for the Minister of Law and Order):

Yes.

(a) Brigadier.

(b) Since 1 June 1983.

Delville Wood Memorial

\*17. Mr B R BAMFORD asked the Minister of Community Development:

(1) Whether it has been decided to erect a new Delville Wood Memorial in France; if so, (a) why and (b) when was the decision taken;

(2) whether consideration was given to erecting the memorial in the Republic; if not; why not;

(3) whether the memorial is to be located on the site of the present memorial; if so, (a) why and (b) by whom was the present memorial designed; if not, where will it be located;

(4) whether (a) survivors of the Battle of Delville Wood and (b) ex-servicemen organizations in the Republic were consulted prior to the plans for the memorial being drawn up; if not, why not; if so, (i) when and (ii) with whom were consultations held;

(5) whether any inscriptions are to be placed in or on the memorial; if so, what inscriptions;

(6) what is the total estimated cost involved in erecting this memorial;

(7) whether the State will be responsible for the total cost; if not, who will contribute towards the cost?

†The MINISTER OF COMMUNITY DEVELOPMENT:

(1) A new memorial is not being erected, but a commemorative museum.

(a) The Minister of Foreign Affairs, after a visit to Delville Wood, recommended to the Cabinet that a commemorative museum be erected there to show the countries abroad what sacrifices were made by South African citizens, in the interests of freedom in the Western world, thousands of miles from their fatherland;

(b) the Cabinet approved the recommendations in December 1980.

(2) No, the intention is that the contribution of South African citizens in foreign countries must be made known abroad.

(3) Yes.

(a) as in (2) above, and

(b) Sir Herbert Baker.

(4) No, not in their personal capacities as the organizations that were consulted are regarded as being representative.

(5) It is being considered in collaboration with the consultants and other interested parties.

(6) The estimated total costs of the commemorative museum, including the bronze panels, is in the region of 5-6 million Rand.

(7) The State will guarantee the costs at this stage. A Fund Raising Committee has, however, been appointed to collect funds for the contents of the

museum and for as much of the erection costs as possible.

For the information of the hon member, I wish to mention that representatives of the various political parties in the House were informed of the project from the beginning and that no objections in principle thereto were raised. I thus find it very strange that this major project of the Government to honour the South Africans who died in the battle of Delville Wood and other wars be questioned.

Mr B R BAMFORD: Mr Speaker, arising out of the reply of the hon the Minister and in particular the last paragraph thereof, is he aware that last year the Official Opposition, in a letter to the hon the Minister of Foreign Affairs, pointed out on the basis of an amount of R3 million, which I understand is now doubled, that there would be public alarm at the amount involved, and secondly is he also aware that the Official Opposition indicated that there was no way we could agree to a museum or memorial which would dominate the present war memorial at Delville Wood?

†The MINISTER: Mr Speaker, from a copy of a letter that I have seen and that was written after the matter had been discussed with the caucus of the Opposition, I do not get the impression that the Opposition adopted such an attitude. So much for the last part of the hon member's question. With regard to the first part of his question, I am under the impression that the hon member of the Opposition who wrote the letter was very impressed and said that the Opposition caucus, after they had received a report from the hon Minister of Foreign Affairs, was very pleased with the principle that this was being done. There were a few doubts about whether the monument was not too expensive and whether the public might not put some questions. The conclusion that was reached, however, was that the caucus generally agreed with the idea.

# SA 'will need 23 new cities in 16 years'

ARG. UP  
21/6/81

23

## Environment Reporter

SOUTH Africa's growing population will need 23 new cities the size of Johannesburg in the next 16 years, says Mr D M Grewar, a member of the planning committee of the President's Council.

During yesterday's debate on the committee's report on priorities between conservation and development, he said the industries, roads and infrastructure to meet this population growth had to be considered.

About 20,000ha was being removed from agriculture each year and pressure on available land would increase.

## Field crops

Although 83 percent of the land was being used for agriculture, only 15 percent was being used for field crops.

"The time might come where we will not be in a position to feed people if we continue to use agricultural ground in this way."

In world terms South Africa was still a developing country.

Mr P D Palm said large areas of South Africa were turning into semi-deserts and people were helping this process.

Mr F H Herman told the committee that the oil and gas find off Mossel Bay had to be exploited.

## Rich coloured 'hesitant to volunteer'

### Staff Reporter

MEMBERS of higher-income groups in the coloured community seem hesitant to identify themselves with disadvantaged people in their community and to volunteer their services for community projects, according to a report.

This is among the issues which the science committee of the President's Council recommends be studied by the Human Sciences Research Council (HSRC).

They appeared reluctant to recognise the disadvantaged as "their people", the report added.

This could inhibit the emergence of volunteers for community development projects for the coloured people.

Other areas of non-formal education needing further HSRC investigation included the advisability of a centralised curriculum service and the financing of such education.



# BER sees lower demand for private housing

HIGH interest rates, difficulty in obtaining bonds and the psychological effect of the proposed fringe benefit tax will reduce demand for private housing until early in 1985, the quarterly building survey by the Stellenbosch Bureau for Economic Research suggests.

Results of the survey confirm a forecast that "investment in buildings in 1984 will decline by more than 5 percent in real terms.

"The sharpest decline will probably occur in the area of private housing where the availability and the cost of finance are becoming major problem areas.

"This downturn could last well into the first half of 1985."

High interest rates and the inability of many people to save "will either force building societies to cut back further on the granting of bonds and/or to increase their mortgage rates.

## BREATHING SPACE

"Both such developments, given the relatively low rate of increase in salaries and wages in the private sec-

tor, must have a negative impact on the ability of individuals to afford housing."

The survey points out, however, that "since this decline is starting from a very high level of activity it will allow the building industry some breathing space to concentrate on alleviating the still serious shortage of skilled workers."

The lower level of building activity has enabled manufacturers of building materials to catch up on backlogs which have been "virtually eliminated except for face bricks".

Builders' merchants are starting to feel the pinch resulting from the drop in demand.

Discussing prospects for the economy as a whole, the survey says some softening in interest rates is likely after July 1, when consumer spending is expected to drop as a result of the rise in GST.

But "with inflation possibly accelerating and the financial position of the government still under pressure, this expected decline in interest rates will only be marginal".

Development Board  
Invested as at 31-3-84  
R

(b) Institutions

Volskas  
Bank of OFS  
Santambank  
Central Merchant Bank

(c)(i) Nature

On Demand  
Fixed Deposit  
do  
do

(ii) Amount

R  
5 005 000  
750 000  
1 500 000  
1 500 000

~~1691~~ Howard Q. Col. 1691  
KwaNdebele 19/6/84  
813. Mr R A F SWART asked the Minister of Co-operation and Development:

- (1) (a) What is the present size of KwaNdebele in hectares and (b) what area of land was (i) bought for and (ii) added to KwaNdebele in 1983 in terms of the consolidation proposals for this national state;
- (2) whether any land remains to be added to KwaNdebele; if so, (a) how many hectares, (b) from which areas will such land be taken and (c) when in each case?

**THE MINISTER OF CO-OPERATION AND DEVELOPMENT:**

- (1) (a) 103 000 hectares.
- (b) (i) Nil.
- (ii) Nil.
- (2) Yes. (a), (b) and (c) Irrespective of the fact that the future of the Moutse District and certain Trust owned properties in the District of Groblersdal is still being negotiated, it has been approved by Parliament that an area situated in the Districts of Bronkhorstspuit, Cullinan and Groblersdal, in extent approximately 183 000 hectares, be added to KwaNdebele. Subject to available funds, it is planned to purchase the land concerned over a period of three years.

(ii) 803  
(iii) 2  
(iv) 2 258

- (2) R600
- (3) (a) R600
- (b) (i), (ii), (iii) and (iv) R504.

~~1693~~ Howard Q. Col. 1693  
Teachers 19/6/84  
959. Mr K M ANDREW asked the Minister of Education and Training:

- (1) (a) How many Black teachers were employed by his Department in State (i) primary and (ii) secondary and high schools in the Republic as at the latest specified date for which figures are available and (b) what was the increase or decrease in numbers for each type of school compared to those as at a date one year earlier;
- (2) what percentage of such teachers are in possession of a (a) university degree, (b) teaching diploma, (c) matriculation certificate and (d) junior certificate?

**THE MINISTER OF EDUCATION AND TRAINING:**

- (1) (a) (i) 32 473.
- (ii) 7 938.
- (b) The increase from 1982 to 1983 was—
  - (i) 1 276 (4,1%) at primary schools; and
  - (ii) 776 (10,8%) at secondary schools.
- (2) (a) 1,9%;
- (b) 83,9%;
- (c) 24,7%;

(d) 75,3% (junior certificate or lower).  
Information in respect of all teachers who were paid by the Department in 1983.

123 Howard Q. Col. 1694  
Housing assistance 19/6/84  
982. Dr W J SNYMAN asked the Minister of Community Development:—

What amount was spent by the State in respect of housing assistance to the (a) White, (b) Coloured and (c) Asian population group in the latest specified financial year for which figures are available?

**THE MINISTER OF COMMUNITY DEVELOPMENT:**

Expenditure out of the National Housing Fund and the Community Development Fund during the financial year 1983-84:

- (a) R 86 238 079;
- (b) R 114 961 797;
- (c) R 81 003 962.

The following amounts were also spent out of State funds during the financial year 1983-84 but can unfortunately not be reflected in respect of (a), (b) and (c).

Housing subsidies	107 697 683
Home-owners' Saving Scheme	110 452
<b>Official quarters</b>	
Erection	31 250 717
Leases	19 754 552
New works	798 770
Maintenance and municipal services	14 347 808

Howard Q. Col. 1694  
Technikons 19/6/84  
1003. Mr H E J VAN RENSBURG asked the Minister of Internal Affairs:



CAPE TIMES 15/6/84 123

# 3 building societies increase bond rates

Staff Reporter

THREE more building societies, including two of the country's largest, the Perm and the UBS, have raised their bond rates.

The Perm, UBS and Provincial increases follow similar ones by the Allied, Saambou and the Eastern Province Building Society last month.

The Natal Building Society and Trustbou — the only two societies which have not increased their bond rates — are likely to soon, their spokesmen say.

One of the two banks in the home finance market, Standard Bank, was considering raising its rate, a spokesman

said from Johannesburg yesterday. A decision was due by the end of next week. amounts of more than R60 000, where the rate is 19 percent.

Barclays Bank was not considering an increase, a spokesman said in the City yesterday.

Perm, UBS and Provincial increases are between 50 and 75 percent — or an extra 55 cents for every R1 000 borrowed.

The Perm's new rates are: 17 percent for up to R20 000; 17,5 percent for between R20 000 and R40 000; 18 percent for between R40 000 and R60 000; and 18,75 percent for more than R60 000.

The new rates of the UBS and the Provincial are the same, except for

The Perm's new rates will apply to new bonds immediately and those of the UBS to new bonds from Monday.

Existing Perm borrowers will pay the higher rates from July 16 and the UBS's from August 1.

The UBS has not yet raised its rate for commercial property or flats — 20 percent and 19,5 percent respectively. The Perm has, to 20 percent and 19,5 percent respectively.

Building society spokesmen predict further bond rate rises this year because of the shortage of money.

The gap between economic and market rentals, the soaring expense of flat construction and the increase in building costs, may force the Government to reinstate rent controls within the next five to 10 years.



By Russell Gault

Strict rent controls will have to be reintroduced by the end of the decade, predicts a leading property economist.

Mr Neville Berkowitz said that flat construction was now so expensive that the gap between market rentals and economic rentals was widening every day.

"On top of that you have the Government's indecision in phasing out rent controls.

"Everything is against rental property construction. A developer needs to get at least R800 a month for a new two-bedroom flat. But the market rental is only R400 to R450.

"People can't afford to pay the rents that have to be charged for new premises. That's why only 1 000 new rental flats have been built in the past 10 years throughout South Africa."

Mr Berkowitz said he realised his theory would generate a reaction but rent controls would have to be reimposed to match tenants with flats in the years ahead.

"There will be so few flats that landlords will be saying — 'I've got a flat if you've got R1 000.' Rents for existing flats, let alone any new ones, will be sky-high.

"There is going to be a great shortage of flats. The Government might help alleviate the problem by offering big tax concessions for flat construction programmes but that seems unlikely.

# Rent control is Govt's answer

123  
S. Fen  
9/6/84

"The fact that the Lease of Dwellings Bill has died is really something of a red herring. It's the gap between economic and market rentals that is the main problem, coupled with the lack of supply and the increasing demand for accommodation.

"With building costs projected to increase at the rate of two percent a month from 1986 when the economy starts moving again, the numbers of people able to afford rentals in new flats will decrease further."

Mr Berkowitz said that many flat blocks were being sold under sectional title causing increased demand on the rapidly diminishing total number of rental flats.

"With immigration running at up to 40 000 people or 15 000 families a year, there will be no leeway. Today there are about 1 500 vacant flats in the Hillbrow-Berea area — immigrants would fill those in a few weeks.

"The seriousness of this rental problem cannot be exaggerated. It's disastrous. Something must be done quickly to get people reinvesting in blocks. The only way to do that is by major tax concessions to developers to construct affordable rental units.

"If these tax concessions are not forthcoming and no substantial additional supply of affordable rental units come onto the market, then the Government would have to appease the homeless voter by reimposing rent control within five to 10 years."



# Billions borrowed to buy homes, regardless of cost

ARGUS 7/6/84 123  
Financial Editor

MOST South Africans expect to own their own home, and they are not letting high house prices, high interest rates or high tax rates stop them.

Last year South Africans borrowed just under R5-billion from the building societies for the purchase of houses, official figures show. This was more than double the amount they borrowed from the societies in 1982 and almost three times the 1981 figure.

Altogether the building societies last year lent R3,3-billion against R1,6-billion in the previous year for the purchase of existing houses, R1,1-billion against R543-billion for the construction of new houses, R255-million against R64-billion for the purchase of flats and R191-million against R73-million in readvances.

## A surprise

This big increase in borrowing from the building societies is something of a surprise in view of the many factors militating against house purchase.

Firstly, house prices have soared in recent years. In 1978 the cost of the average three-bedroomed home in Cape Town was around R17 000. By the middle of last year the cost had more than trebled, rising to around R56 000. Today the same house is estimated to cost around R65 000 though this could well be an under-estimate.

This is a four-fold increase in house prices in six years and is far greater than the increase in wages and salaries — and therefore people's to buy these houses. Nonetheless, houses are being bought and sold in large numbers.

## Loan rates

Another factor militating against the purchase of houses has been the sharp increase in the cost of borrowing in recent years.

At the beginning of 1981 the maximum rate of interest charge by the building societies was what was considered then a horrifying 11,5 percent. Today it is over 19 percent.

The result of this is that the monthly repayments on a mortgage bond have risen

more than 50 percent in the past three years which is also a heavy burden on house buyers. Yet, as the figures above showed, this is not deterring South Africans from borrowing mortgages on an ever growing scale.

The past three year period has also seen a substantial increase in the tax burden on most South Africans. General sales tax has more than doubled, rising from 4 percent to 7 percent and will go up to 10 percent next month.

## Assistance

At the same time the continued high level of inflation together with the unchanged "progressive" income tax tables used by the Government have pushed South Africans into ever higher tax brackets. So today the ordinary worker pays the same taxes as a wealthy man did not so many years ago.

This boom in housing at a time when costs are soaring and the financial situation of many people is becoming increasingly difficult can have only one interpretation — it is that most people buying houses these days are receiving financial assistance from their employers.

As a result these people can afford to be far less sensitive to increases in house prices and interest rates than would be the case if they were not receiving such assistance.

Building society officials estimate that some 60 percent to 70 percent of borrowers are subsidised in various ways by their employers. They add that virtually the only people who can afford to buy a house today are those with subsidies.

The Government, which directly and indirectly employs 35 percent of the country's white labour force has a generous housing subsidy scheme. Banks, building societies and most other financial institutions usually grant their staff low interest loans. Many commercial and industrial organisations are also providing financial assistance to their employees when they buy a house.

Part of the reason for the large scale development of the provision of housing subsidies

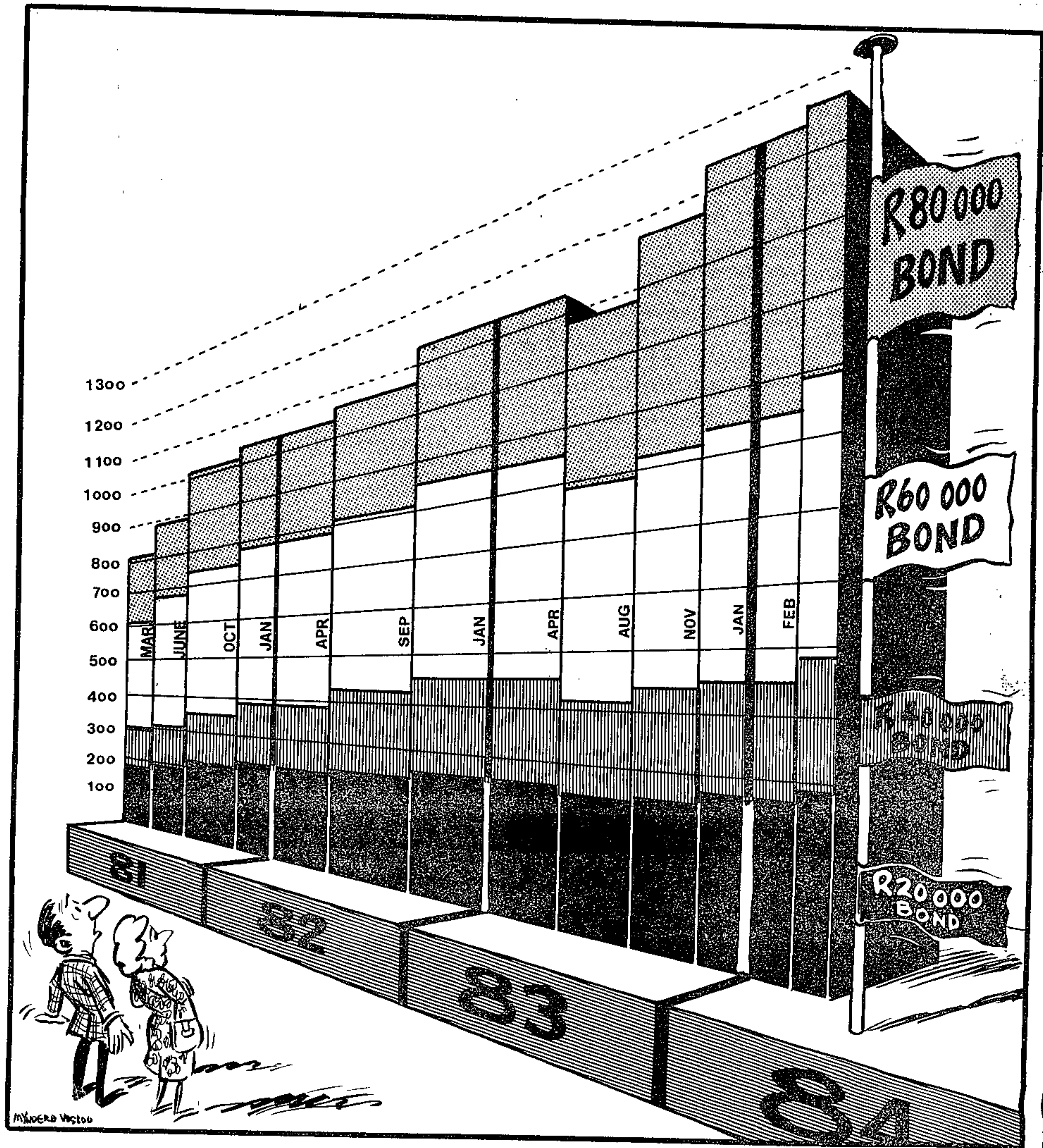
by employers stems from the serious shortage of skilled workers in this country. A housing subsidy is seen as a means of tying an employee more closely to his company.

It also is partly the result of the high rate of personal tax and the fact that until now housing subsidies have only been lightly taxed or not taxed at all in the hands of the recipient.

Thus the subsidy has an enhanced value in the hands of the recipient.

However, development housing subsidies on such a large scale as today does raise the

question: Would house prices and interest rates today be as high as they are if instead of the company the individual had to bear the brunt of any cost increases?



Graphic shows monthly repayments of bonds at various rates



Scheme which feeds the Sterkfontein Dam, is 1 000 MW.

The MINISTER OF POSTS AND TELECOMMUNICATIONS:

(ii) 340 MW.

(b) The Drakensberg Pumped Storage Scheme requires approximately 0.8 cubic metres of water at a head of 430 metres per kWh generated. The Hendrik Verwoerd Hydro Powerstation requires approximately 10 cubic metres of water at a head of 40 metres per kWh generated.

Phoenix Township: telephone services

970. Mr P C CRONJÉ asked the Minister of Posts and Telecommunications:

(1) Whether any applications for telephone services are outstanding in Phoenix Township, Durban; if so, (a) how many and (b) when will these services be provided;

(2) whether installation fees are collected from persons lodging applications for telephone services in Phoenix Township; if so, (a) what is the fee and (b) from how many applicants had such fees been collected as at the latest specified date for which figures are available?

Exchange	Number of waiting applicants	Anticipated date of completion of cable work	Number of applications to be disposed of after completion of cable work
Phoenix	457	September 1984 December 1984	441 16
Mount Edgecombe	3 049	December 1984 March 1985 June 1985 September 1985	2 583 269 8 189
Trenance	90	Second half of 1985 or early in 1986 in conjunction with the commissioning of the exchange	90

(2) Yes;

(a) R75.00, and

(b) 2 901, as at 24 May 1984. Telephone service has already been provided to 1 572 of the applicants while the remaining 1 329 services will be installed during the next two months.

123 Howard Housing Q. 6/1. 1509  
973. Mrs H SUZMAN asked the Minister of Community Development:

(1) With reference to his reply to Question No 240 on 17 February 1984, (a) what was the nature of the housing projects to which the State allocated money and (b) what amounts have been allocated to each of these projects since the adoption of the new housing policy;

(2) how many (a) housing units and (b) building sites with the necessary infrastructure had been provided by way of these projects as at the latest specified date for which figures are available?

The MINISTER OF COMMUNITY DEVELOPMENT:

(1) (a) The nature of the housing projects is as follows:

- \* Serviced sites for sale to prospective home-owners.
- \* Welfare housing.
- \* Individual loans and material loans for self-help and self-building projects.
- \* Conventional housing for the lowest income groups.
- \* Essential community facilities.

(b) and (2) The information is unfortunately not readily available.

Howard Q. 6/1. 1509  
Accommodation for the aged 6/6/84

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

(1) How many accommodation units for aged (a) Coloured, (b) Indian, (c) Black and (d) White persons had been built in the Cape Town municipal area with financial assistance from the State as at the latest specified date for which figures are available;

(2) how many of these units for each race group were built in each of the latest specified three years for which figures are available?

The MINISTER OF COMMUNITY DEVELOPMENT:

(1) During the period 1 August 1920 to 31 March 1984—

- (a) 485
- (b) None.
- (c) None.
- (d) 2 026

	Whites	Indians	Coloureds	Blacks
1981/82	—	—	—	—
1982/83	252	—	—	—
1983/84	144	—	—	—

Telephone directories

976. Mr A B WIDMAN asked the Minister of Posts and Telecommunications:

With reference to his reply to Question No 3 on 16 May 1984, (a) how many white and/or yellow page telephone directories are stored in a carton and (b) what is the weight of a (i) white and (ii) yellow page directory?

The MINISTER OF POSTS AND TELECOMMUNICATIONS:

(a) 36 white page directories or 24 yellow page directories; and

(b) (i) 1.23 kilograms, and



(1) How many White persons had been moved in terms of the Group Areas Act since its inception as at the latest specified date for which figures are available;

(2) whether these persons received any compensation; if not, why not; if so, what total amount in compensation had been paid to them as at the latest specified date for which figures are available?

†THE MINISTER OF COMMUNITY DEVELOPMENT:

(1) The actual number of Whites which were moved cannot be determined because most White families, and especially tenants, have moved of their own accord. 2331 Families were however assisted by the Department to obtain alternative housing.

(2) Yes. All owners who have not themselves sold to members of the qualified group, have been compensated for their properties on the basis of market value. The total amount of the compensation is not known as statistics thereon are not kept.

Dwellings in Pine Street, Woodstock

\*20. Mr S S VAN DER MERWE asked the Minister of Community Development:

(1) Whether, with reference to his reply to Question No 111 on 16 February 1983, the investigation in regard to the dwellings situated in Pine Street, Woodstock, has been completed; if not, (a) why not and (b) when is it anticipated that the investigation will be completed; if so,

(2) whether any of these dwellings are to be renovated; if not, what steps are to be taken in this regard; if so, (a) which dwellings and (b) what steps

are envisaged in respect of the rehousing of the present occupants?

†THE MINISTER OF COMMUNITY DEVELOPMENT:

(1) No.

(a) A thorough investigation is being carried out and several institutions are consulted in order to find the most feasible solution.

(b) Hopefully within the following three months.

(2) Falls away.

*Handled 2.6.1. 1416 Housing assistance 30/5/84*

\*21. Dr W J SNYMAN asked the Minister of Co-operation and Development:†

What amount was spent by the State in respect of housing assistance to the Black population group in the latest specified financial year for which figures are available?

†THE MINISTER OF CO-OPERATION AND DEVELOPMENT:

It is not clear what exactly the hon member means by "housing assistance to the Black population group".

The funds that are spent on the provision of housing for Black persons include the creation of infrastructure—such as establishment of towns, roads and sewerage—and the provision of building materials and housing loans.

The amount spent in respect of all these matters in the 1983-84 financial year was R179 334 830.

Importation of crude oil

\*22. Mr D J N MALCOMESS asked the Minister of Mineral and Energy Affairs;

With reference to his reply to Question

Tanderil

\*24. Dr M S BARNARD asked the Minister of Health and Welfare:

(1) Whether he has received any representations regarding the drug Tanderil; if so, (a) when, (b) from whom and (c) what was (i) the nature of the representations and (ii) his response thereto;

(2) whether he or any member of his Department intends to take any action in regard to this drug; if not, why not; if so, (a) what action and (b) when?

†THE MINISTER OF HEALTH AND WELFARE:

(1) (a) Yes, in December 1983, followed by comprehensive documentation in February 1984;

(b) Ciba-Geigy;

(c) (i) full information was supplied on the safety aspects and on the controversy surrounding Tanderil;

(ii) the Medicines Control Council has examined the relevant data and has subsequently sought further independent expert opinion;

(2) (a) the Medicines Control Council is currently assessing the whole matter;

(b) any action will depend on the final decision of the Medicine Control Council.

†Mr A VAN BREDA: Mr Speaker, on a point of order: May the hon member for Kurluman refer to the hon the Minister of Internal Affairs as a "skinderbek" (scandalmonger)?

†THE MINISTER OF EDUCATION AND TRAINING (for the Minister of Mineral and Energy Affairs):

(a) (i) Shipped on 28 March 1984.

(ii) Discharged on 10 November 1983.

(b) As was indicated to the hon member in my reply to his question No 6, standing over, on 23 May 1984, it is not commercial practice to reveal individual contract prices.

Member of Department: offence

\*23. Mr D J N MALCOMESS asked the Minister of Community Development:

(1) Whether any member of his department in Port Elizabeth was recently convicted of a criminal offence; if so, of what offence;

(2) whether his Department intends taking any disciplinary action against this person; if not, why not; if so, what action?

†THE MINISTER OF COMMUNITY DEVELOPMENT:

(1) Yes, for the contravention of section 7(b) of the Referendums Act, No 108 of 1983;

(2) the person has appealed against the conviction and the case is thus still *sub judice*.



# Building

# society

# bond

# rate rise

CAPE TIMES  
30/5/84

123

By NEILL HURFORD  
and ROBERT GREIG

**TWO building societies — one a member of the Big Five — have raised their bond rates by up to 0,75 percent, with other building societies likely to follow. A further increase has been predicted for September.**

The new rates for new owners will come into effect on June 1 and for existing home-owners on July 1.

The Allied announced yesterday that it had put up its rates across the board by 0,75 percent and the EP Building Society by 0,50 percent.

In general, Allied borrowers will have to pay an extra 55 cents a month for every R1 000 borrowed.

An Allied spokesman said that on a R20 000 to R40 000 bond, the new bond rate would be 17,5 percent.

Monthly repayments on a R40 000 bond would rise to R602 from R580.

On a R40 000 to R60 000 bond, the bond rate would be 18 percent.

Monthly repayments on a R60 000 bond would rise to R973 from R938.

## New loans

Announcing Allied's increase yesterday, Mr Roy Pascoe, the society's managing director, said: "The hardening of investment interest rates in the market has dictated an upward adjustment of the mortgage interest rate."

"Allied has taken the decision to raise the mortgage rate by 0,75 percent in all categories, with effect from

July 1 on existing loans and June 1 on new loans."

Mr A Greaves, assistant general manager of EPBS, said the 0,5 percent increase was "a necessity".

"In view of the fact that savings rates are at 16,5 percent and fixed deposits as high as 17,5 percent, it doesn't take much skill to work out that you can't lend money at 16,25 percent," he said.

Even the revised rate of 16,75 percent was only made possible by investments by the society of up to five years' standing, he added.

A spokesman for Barclays, however, said last night that Barclays was unlikely to increase its rate in near future.

"An increase in rates has been under discussion for some time," he said, "but Barclays is not likely to increase them for some time."

Other societies appear to have not yet decided, but Mr Malcolm Mitchell, executive director of the Natal Building Society (NBS), said: "It would make good financial sense if the bond rates were to go up."

However, the NBS had not yet decided when or by how much it would increase its rates, he said.

## Gold price

The deputy director of the Stellenbosch-based Bureau for Economic Research, Mr Attie de Vries, believes a further increase will take place in September unless the gold price rises.

The reaction of Mr Hadden Steer, chairman of the Cape Town and Western branch of the Institute of Estate Agents, was that the increases could mean that homeowners would have to reassess the prices of their homes when they decided to sell, and take lower profits.

"It all boils down to affordability, and unfortunately homeowners will just have to be realistic about their profit expectations when selling, to keep properties within reach of buyers," he said.

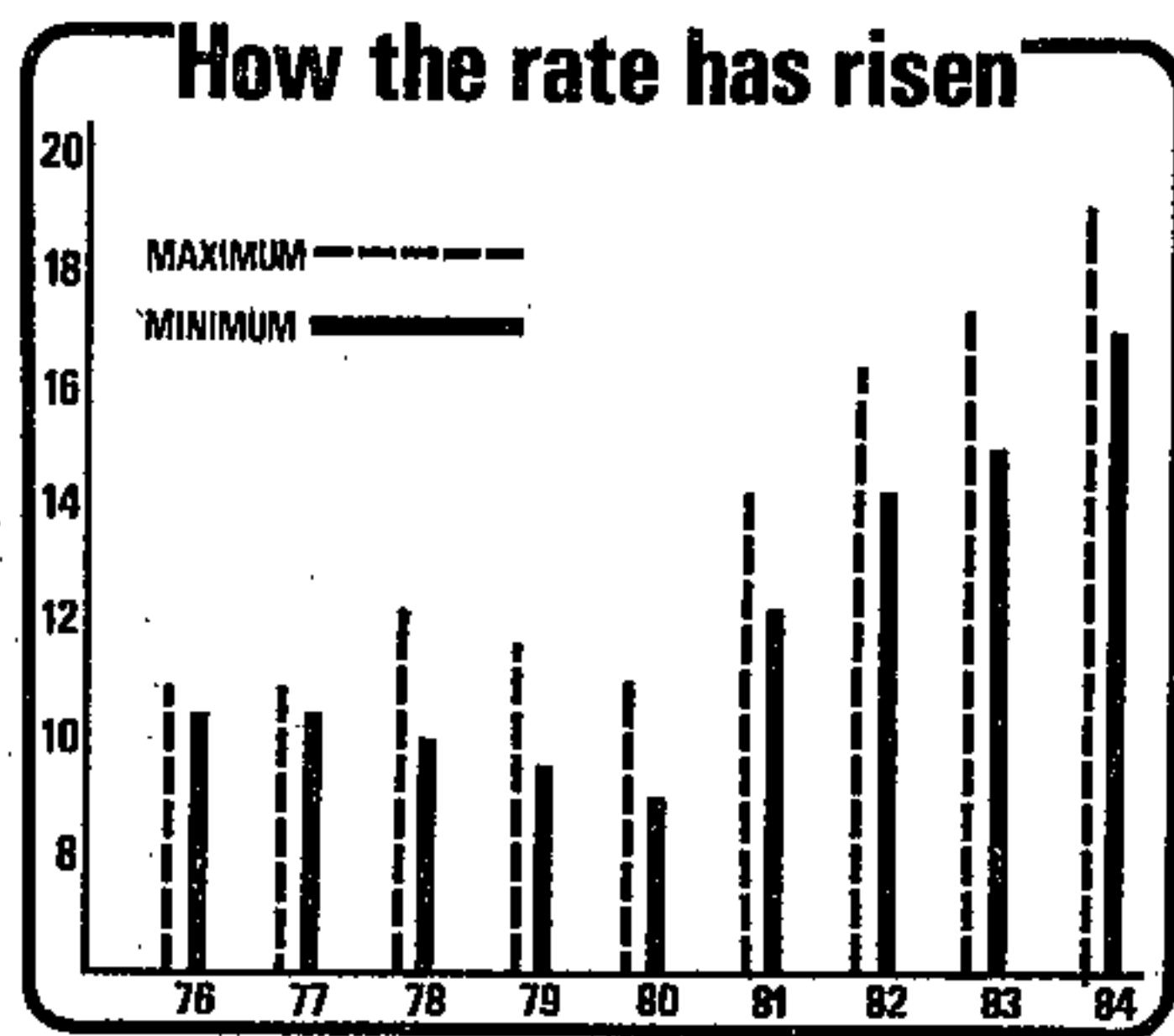


# Homeowners face more bond shocks

123 Star 30/5/84

By Michael Chester

As homeowners reeled under the shock of bond rate increases to record peaks, building societies warned today that more bad news could be on the way in the longer term.



## Young buyers face headache

By Frank Jeans

Young couples buying their first home will have to think more seriously about the matter after yesterday's announcement of a bond rate rise — the second within four months.

That's the consensus of real estate men after increases announced by three building societies yesterday — Allied, Saambou and Eastern Province. It is certain that other societies will follow.

There was "no comment" today from the country's biggest, the United — while a spokesman for the Natal Building Society gave an indication of a pending rise when he said: "It would make good financial sense if the bond rates go up. The cost of money is increasing steadily."

One property man said the new bond rate rise was another sign that building societies have got to be able to compete with the banks in the money market, and asked: "Why should the societies have to compete with the banks with one hand tied behind the back."

The Association of Building Societies fears that Government proposals to scrap tax concessions offered to investors could force mortgage rates up by at least two percent above the rate ruling at the time of the decision.

But the South African Reserve Bank Governor, Dr Gerhard de Kock, has said in an unusually firm statement to The Star that he feels interest rates have peaked and that the overall pattern of rates will be lower by the end of the year.

Economists said this stance must be based on the view that both company and GST revenues have been underestimated and that the Government's funding requirements will not put pressure on the money market later in the year.

If this forecast is correct, yesterday's 0,75 point rise in the mortgage rate by some building societies could be fairly short-lived and housing loans could begin to fall later in the year.

There is widespread speculation that the societies will appeal to the Government to postpone action on tax-free investments at least until interest rates cool down — perhaps next year.

They are also likely to suggest new forms of subsidisation on bonds held by lower-income families.

The Government proposals are the foundation of new legislation aimed at putting building societies on an equal footing with the commercial banks as financial institutions.

A recent survey showed that R1 350 million of building society funds was in tax-free paid-up shares, R880 million in tax-free subscription shares and R363 million in partly tax-free investments.

"If the tax concessions are withdrawn the societies will obviously need to offer higher interest rates to keep deposits flowing and not channelled to competitive investments," said Mr Roy Pascoe, managing director of Allied and vice-president of the Association of Building Societies.

"And, the more we have to pay depositors, the more pressure we will be under to increase mortgage rates to balance the books.

"It is widely expected that the overall impact will be an upward pressure of about two percent above the sort of bond rates we are able to offer at the moment.

"Calculations are difficult because we are in the dark about the details."



FRIDAY, 25 MAY 1984

†Indicates translated version.

For oral reply:

Strike craft: servicemen

\*1. Mr P R C ROGERS asked the Minister of Defence:

- (1) Whether any members of the ship's company of strike craft are national servicemen undergoing their initial training; if not, why not; if so, (a) what percentage of the ship's company consists of national servicemen and (b) at what stage of their training do they commence sea-going service;
- (2) whether such national servicemen complete the balance of their initial training period in strike craft; if not, (a) why not and (b) in what manner do they complete the balance of this training period?

The MINISTER OF DEFENCE:

- (1) Yes.
- (a) It differs from craft to craft; at present from 4.2% to 12.7%.
- (b) On completion of their basic and specialist training.

(2) Yes.

(a) and (b) fall away.

*Howard Q. 6/1. 1335*  
*25/5/84*  
 \*2. Mr P R C ROGERS asked the Minister of Law and Order:

- (1) Whether single members of the South African Police are required by regulation to make use of police barrack accommodation; if so, in terms of what regulation;

- (2) whether such members may apply for

permission to make use of other accommodation; if not, why not; if so, (a) on what grounds and (b) what types of other accommodation?

†The MINISTER OF DEFENCE (for the Minister of Law and Order):

- (1) Yes, in terms of Regulation 78 of the Regulations for the S A Police.
- (2) Yes.

(a) There are no prescribed grounds on which an application should be based, but deserving cases are considered on merit, with due regard to the availability of barrack accommodation, and the necessity always to have members available for any eventualities.

(b) The accommodation must be suitable and conform to civilized standards.

*The Price of Treason*

\*3. Dr A L BORAINÉ asked the Minister of Foreign Affairs:

- (1) Whether he or any member of his Department was involved in the (a) research relating to and (b) (i) writing, (ii) printing and (iii) distribution of a pamphlet entitled *The Price of Treason* sent to students and parents of students at certain English universities in May 1984; if so, on whose instructions;

- (2) whether he will make a statement on the matter?

†The MINISTER OF CONSTITUTION, AL DEVELOPMENT AND PLANNING (for the Minister of Foreign Affairs):

- (1) No. The rest of the question falls away.

- (2) No.

Mgwalli area

*Howard Q. 6/1. 1337*  
*25/5/84*

\*4. Mr E K MOORCROFT asked the Minister of Co-operation and Development:

- (1) What is the total population of the Mgwalli area in the Eastern Cape;

- (2) whether any Black persons hold freehold title to land in this area; if not, why not; if so, (a) how many and (b)(i) when and (ii) by whom was freehold title first granted to them?

†The DEPUTY MINISTER OF DEVELOPMENT AND OF LAND AFFAIRS:

- (1) 7 489 persons.

- (2) No. The land belongs to the South African Development Trust and is occupied in terms of the traditional tribal system.

\*5. Mr K M ANDREW—Education and Training—Reply standing over.

\*6. Mrs H SUZMAN asked the Minister of Co-operation and Development:

- (1) Whether he or any member of his Department has received any representations concerning the allocation of residential and commercial sites in Soweto; if so, (a) when, (b) from whom and (c) what was (i) the nature of the representations and (ii) his response thereto;

- (2) whether there have been any (a) problems or (b) delays in allocating these sites to developers; if so, (i) why and (ii) what is the nature of the problems or delays;

- (3) whether any steps are being taken in respect of these delays; if not, why not; if so, (a) what steps and (b) with what results?

†The DEPUTY MINISTER OF CO-OPERATION:

- (1) No. The allocation of residential and

business sites is a function of the Local Authority.

- (2) and (3) The Department of Co-operation and Development is not aware of any serious problems or any extraordinary delay with the allocation of sites.

The Development Boards, developers and the Department of Co-operation and Development are constantly involved in negotiations aimed at streamlining procedures in regard to development and any problem identified is addressed without delay.

If the hon member is aware of a problem or complaint in this regard and informs me of the particulars the matter will be investigated.

\*7. Mr K M ANDREW asked the Minister of Co-operation and Development:

- (1) (a) What was the total revenue generated through all channels for the Black townships of (i) Langa, (ii) Nyanga and (iii) Guguletu in respect of the (aa) 1982-83 and (bb) 1983-84 financial years, (b) in what manner was each specified amount of this revenue generated and (c) what was the total expenditure on (i) administration and (ii) development schemes in respect of each of these townships;

- (2) how much of this amount was spent on (a) the building and/or renovation of (i) schools and (ii) houses, (b) the building and/or maintenance of roads and drains, (c) the provision of electricity, including street-lights, and (d) any other specified amenities and services?

†The DEPUTY MINISTER OF CO-OPERATION (Reply laid upon the Table with leave of House):

The financial year for the development boards was adjusted to coincide with the



RDM 24/8/84 (123)

# The root of SA's fragile housing problem

## LETTERS' SPECIAL

I READ with some astonishment a statement by the Press Secretary of the Department of Community Development, regarding a paper presented at the Carnegie Conference by two researchers working under the auspices of the Urban Problems Research Unit.

The more so since the paper had not yet been published and clearly had not been studied by members of that department.

The statement makes no reference to the arguments or analyses presented in that paper. It is simply an emotive outburst based upon a newspaper report — hardly a suitable form of response from a State Department.

In that statement, three claims are made which demand the strongest possible repudiation. The first is that: "It seems UPRU is not interested in finding solutions to the housing problem". This is manifestly absurd. If the Press Secretary knew anything at all about the unit, he would know that it views its primary function as idea formulation and not simply criticism. The second is that the

study "appeared to be aimed at bolstering organised resistance". This, too, is absurd. The function of a research unit is to publish the results of research. Those results are available to anyone or any institution who wishes to use them.

The third is the claim that somehow UPRU is repudiating what it had previously preached, now that the new policy is being implemented.

UPRU's position has not changed, the statement simply reveals that the Department has not understood what we have been arguing over the years. UPRU's position regarding housing policy has been consistently based on the following principles:

- It is in the country's interests to guarantee a basic level of shelter for all people. Given the realities of poverty and income inequality in this country, low income housing provision is unequivocally the responsibility of the State.
- There is no single "housing problem". There are in fact a number of different problems at different levels of income and affordability.

The complexity of the situation demands a multi-faceted approach. If this does not occur, policy action at one point simply transfers the problem elsewhere — which is exactly what is happening at the present time.

- People themselves are in the best position to determine how much they can afford to pay for housing. The poor face many trade-offs daily in the struggle to satisfy their basic needs.

The role of policy in this regard is to mobilise the widest possible range of resources (the State, the private sector, communities and individuals are all important) and to open up the widest range of choices to assist them.

- To achieve this, the use of a full range of housing delivery systems and combinations of systems, ranging from squatter upgrading to the provision of completed units, must be facilitated.

Self-help systems, therefore, should be seen as supplements and not alternatives to conventional, mass housing systems.

- Standards cannot be determined on a national basis.

● The promotion of security of tenure for all people is paramount. It is no good promoting security for one group at the expense of others. Significantly, home-ownership is only one form of security. It is equally important to promote security for people living in rented accommodation.

- The housing problem is not simply the provision of shelter. It is the creation of qualitatively rich total living environments.

● The use of locally-plentiful materials, local skills and existing building infrastructure should be maximised.

- The process of housing delivery should be consciously used to attack poverty, unemployment and inequality and to develop skills.

There is still considerable grounds for improvement within existing policy on nearly all these counts.

I am fully prepared to discuss and debate issues relating to housing policy with any member of the Department, either publicly or privately, at any time. — ASSOCIATE PROFESSOR D DEWAR, Director, Urban Problems Research Unit, Johannesburg.

CALL TIMES 23/5/84

# Middle and lower income groups hit

**Municipal Reporter**  
THE middle- and lower-income groups were going to be hardest-hit by the rates increase announced in the City Council's budget, a councillor and member of the Provincial Council, Mr Frank van der Velde, said in the budget debate yesterday.

He called on the City Council to ensure that ratepayers subject to the increase in valuations and rates knew exactly what was going on.

"We must dispel the fear that, for instance, a 70 percent increase in valuation does not necessarily mean a similar increase in rates," Mr Van der Velde said.

City Councillor Mrs Joan Kantey said that after the damage caused

by last week's storm, the council should consider changing overhead electricity wires for underground cables.

"Although the capital outlay will be greater, underground cables will be safer, will need less maintenance and will be better from an aesthetic point of view," she said.

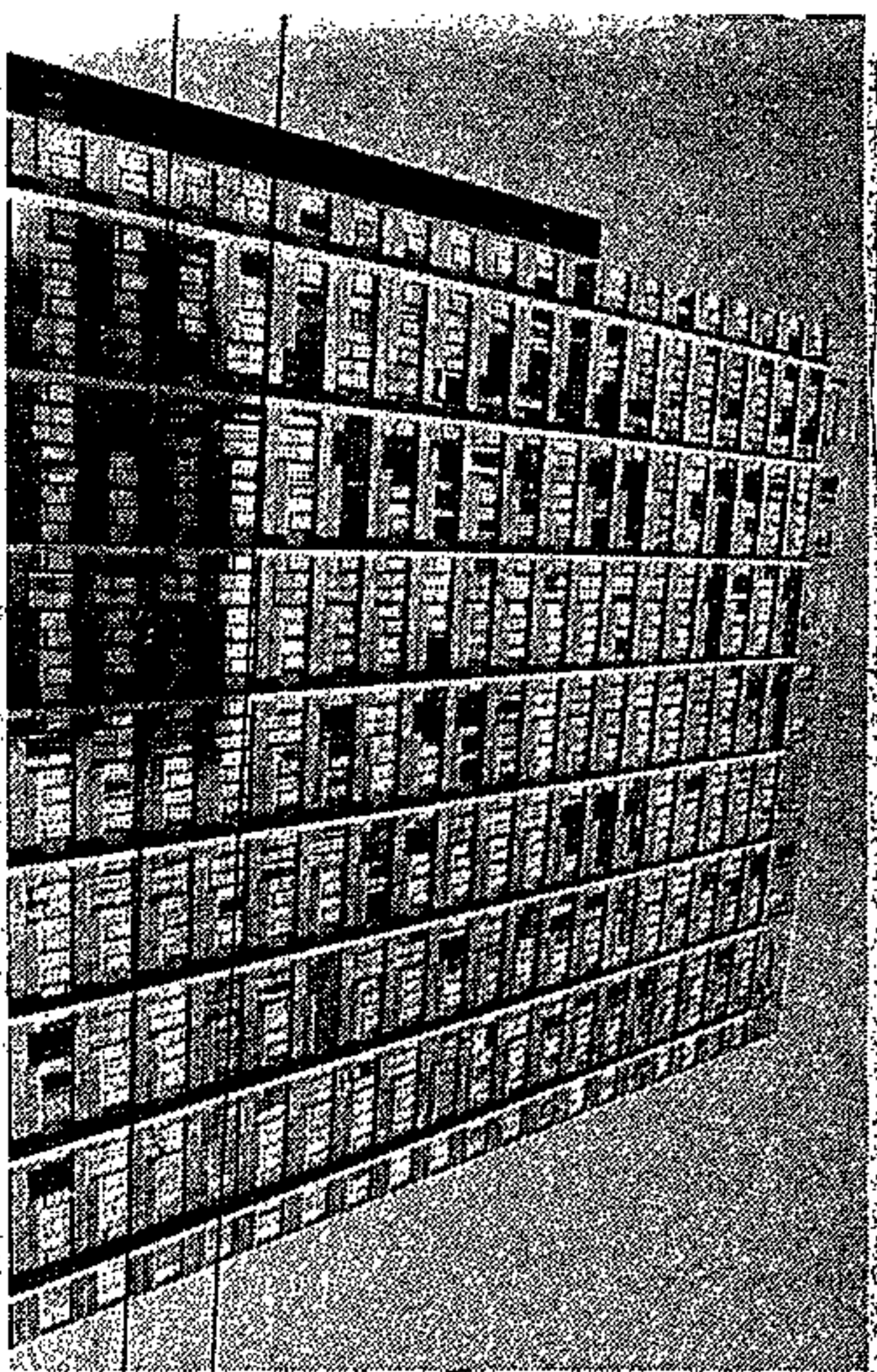
City Councillor Mr J S Rabinowitz appealed for a better deal for old people who found themselves victims of rising prices.

Most people could not afford to buy their flats, he said, and faced the prospect of having nowhere to go.

Mr Rabinowitz appealed to the council to try to provide low-cost housing for the elderly.

● City budget up by R74-million, page 11





Highpoint in Hillbrow... to be sold?

'Forced to pull out because of rent control muddle'

# Anglo to sell huge flatland empire

123  
S far  
23/4/84

Anglo American has dropped a bombshell in the controversy over rent control laws by announcing plans to sell its entire multimillion-rand investment in rented homes.


The move has been made as the Cabinet is studying recommendations that it should scrap the proposed new Leasing of Dwellings Bill designed to replace the much-criticised Rent Control Act.

A retreat — believed to have been advised by a parliamentary select committee — is likely to cause a furore.

Informed sources predict that Cabinet will decide to retain the Rent Control Act — but with a number of important amendments intended to prevent wealthy flat dwellers from sheltering behind rent controls while low-income families struggle to meet soaring rent bills.

Dr Zac de Beer, chairman of Anglo American Properties, said the decision to sell the residential

**24 HOURS**



**MICHAEL CHESTER**

property empire was because of "the equivocal attitude of the authorities in the matter of rent control".

Among the huge flatland towers involved are Highpoint in Hillbrow, Civic Towers in Braamfontein, the Gardens Centre in Cape Town and Sunnypark in Pretoria.

Mr Gerald Leissner, managing director, said today: "It will take a little time to work out all the technicalities — but we have been forced to pull out because the muddle over rent control means there are better investments in other sorts of property.

However, existing tenants will have first priority to buy and we shall consider financial assistance if necessary to help buyers.

## Influence

Mr Alastair Barclay, director of a real estate consultancy in Johannesburg, said the Anglo American announcement was bound to have an influence on other property companies.

The Government muddle over rent control policy — first promising to abolish the Rent Control Act but now bringing in laws to make it more extensive than ever — has generated cynicism. It has become a political toy.

"Already there is evidence that the big investors — insurance companies and pension funds — have stopped ploughing any new cash into rented residential property."

## Explanation

Dr de Beer has told shareholders in an explanation for the big sell-off.

"The reason is the equivocal attitude of the authorities in the matter of rent control.

"We do not question the sincerity of the Government's support for free enterprise, but one must point out that continued interference with the free market in rented residential property simply means that scarce available capital will be invested in other directions.

"This is a pity, since it seems certain that demand for rented accommodation will continue to grow, producing shortages and ultimately forcing painfully sharp rent increases."



By MICHAEL MORRIS  
Municipal Reporter

CAPE Town was dealt a multiple blow by the City Council budget today — rates rise by about eight percent, electricity tariffs go up later in the year and rented council houses will cost more.

And no provision has been made for across-the-board increases in staff salaries, wages and benefits.

Executive Committee chairman Mr John Muir announced in his budget speech that the long-awaited 1979 general valuation was completed a few days ago and city property will be valued at between 55 and 67 percent more from July 1.

While Mr Muir announced a decrease in residential rates from 3,68 to 2,58 cents in the rand and an increased rebate, new rateable values of property will result in a net increase in rates of about eight percent.

The rate rebate for residential properties goes up from 20 percent to 26 percent and, in certain cases, to 30 and 40 percent, which means that homeowners entitled to the 26 percent discount will, in effect, pay 1,91 cents in the rand on the new values of their properties.

Mr Muir said Cape Flats housing scheme rents and home-ownership rates would go up during the next financial year but gave no details.

### Costs up

The cost of maintenance and administration of the housing schemes meant the portion of monthly rent representing a contribution to rates would increase by 1,91 percent.

A rent increase as well as an increase in the monthly administration charge to homeowners would be necessary.

Mr Muir said increased electricity charges — the last rise was six percent in July 1983 — were inevitable and an extra R10-million had been included in budgeted income as a provisional tariff adjustment.

Mr Muir said: "An amount of R95-million needs to be raised to meet the net deficit on the year's operations."

The Executive Committee had decided to recommend an increase in the rebate to avoid the rate burden falling more heavily on residential rate-payers than on others.

The following examples show the effect of the new rate structure on residential property whose rateable value goes up by the average of 67 percent.

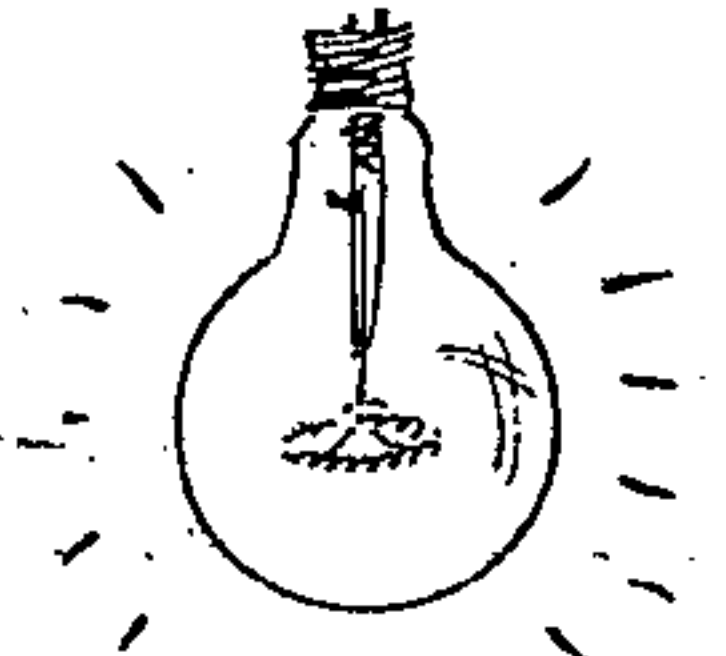
A property valued at R15 000 will be revalued at

### VALUATIONS



Rising between 55 and 67 percent.

### ELECTRICITY



Tariffs to go up later.

### RATES



Up by about eight percent.

### SALARIES



No provision for across-the-board increase.

(Continued from Page 1.)

"The Executive Committee is conscious of the need to maintain and preserve the assets of the city if adequate services are to be provided and the original capital values are to be preserved.

"A strongly motivated case will be submitted to the Government seeking approval for the expenditure estimates as they are constituted in the budget."

Highlights of the operating budget include a fee adjustment or levy for abattoir development; no tariff increases for the wholesale market; increased spending on staff recruitment for the ambulance service, on beach law enforcement and on lifesaving facilities.

### R4-M RISE IN GST

● The 3c increase in GST from July 1 will cost the council about R4-million during the next financial year.

No provision has been made in today's council budget for the increase but, Mr Muir said "all departments will have to examine carefully how they can absorb this increased burden".

# City rates rise to

Higher power bills on way, property valuations jump, but help for

e.c.e.r.y. homeowners

123

ARSA 22/5/84



way, property valuations jump, but help for

23  
263

AGAS 22/5/84 (123)

# Rates on rents

in today's council budget for the increase but, Mr Muir said "all departments will have to examine carefully how they can absorb this increased burden".

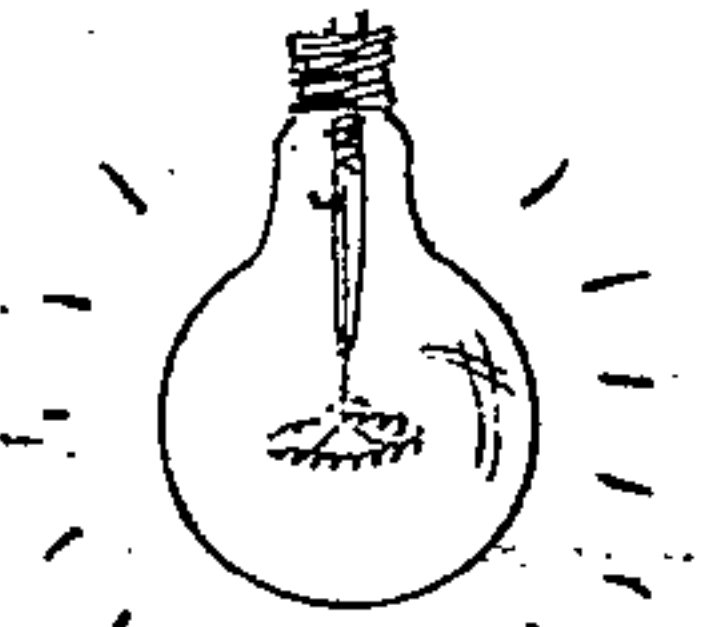
2,58 cents in the rand and an increased rebate, new rateable values of property will result in a net increase in rates of about eight percent.



Rising between 55 and 67 percent.

The rate rebate for residential properties goes up from 20 percent to 26 percent and, in certain cases, to 30 and 40 percent, which means that homeowners entitled to the 26 percent discount will, in effect, pay 1,91 cents in the rand on the new values of their properties.

## ELECTRICITY



Tariffs to go up later.

Mr Muir said Cape Flats housing scheme rents and home-ownership rates would go up during the next financial year but gave no details.

## RATES



Up by about eight percent.

## Costs up

The cost of maintenance and administration of the housing schemes meant the portion of monthly rent representing a contribution to rates would increase by 1,91 percent.

## SALARIES



No provision for across-the-board increase.

A rent increase as well as an increase in the monthly administration charge to homeowners would be necessary.

Mr Muir said increased electricity charges — the last rise was six percent in July 1983 — were inevitable and an extra R10-million had been included in budgeted income as a provisional tariff adjustment.

Mr Muir said: "An amount of R95-million needs to be raised to meet the net deficit on the year's operations."

The Executive Committee had decided to recommend an increase in the rebate to avoid the rate burden falling more heavily on residential rate-payers than on others.

The following examples show the effect of the new rate structure on residential property whose rateable value goes up by the average of 67 percent.

A property valued at R15 000 will be revalued at R25 050 and rates go up from R441 a year to R478.

## Easier for elderly

A property valued at R20 000 is revalued at R33 400 and rates go up from R588 to R637.

A R50 000 property will be worth R83 500 and the rates will rise from R1 470 to R1 594.

However, the council plans to make it easier for elderly people to continue owning and occupying their homes by changing the rate rebate scheme.

Proposals include rates rebates on residential properties owned and occupied in undivided shares by joint owners; an increase in the maximum limit of rateable value from R25 000 to R45 000 and an increase in the maximum income limit from R500 R600 a month.

Presenting the R506,3-million operating budget — which exceeds the Government's 10 percent limit on expenditure — Mr Muir said: "The Cape Town City Council's budget for 1984/85 is presented in the aftermath of a national budget and a provincial budget that can only be described as gloomy."

He said the committees had tried to keep the budget under the Government's 10 percent limit, but essential spending meant this was impossible.

● City rents rise opposed — Page 2; R197,7 million capital budget passed — Page 4.

(Turn to Page 3, col 1)



on Angola and the  
mbo war zone, and  
the first town cap-  
d by invading SA  
s in October, 1975.

### Military sources

he Administrator-  
ral of South West  
ica, Dr Willie van  
erk, confirmed ear-  
this month that 54  
bians interned at  
ental would be re-  
ed over a period.

However, at the time  
his announcement,  
ilitary sources con-  
d that the 30 Ango-  
held at Mariental,  
whose existence  
been a closely-  
rded secret until  
n, would not be  
ng the 54, but would  
released separately.

Sapa reports that a  
esman for the De-  
ment of Foreign Af-  
s confirmed in Pre-  
ia that negotiations  
an exchange were  
ng held. He said the  
hange could take  
ce today, but that  
blems had been en-  
tered earlier in ar-  
ging this.

choose between the soc-  
cer from Wembley Sta-  
dium and local sport,  
which was dominated by  
the karate champion-  
ships in Johannesburg.

There was nothing  
special about the even-  
ing programmes. We  
had the same old line-  
up, with another series  
of Nabo ke Ubomi fail-  
ing to impress.

The music pro-  
gramme, Rocket It, did  
not come up to expecta-  
tions, although I found  
that the appearance of  
guest artists Burton  
Cummings and Henry  
Small gave the pro-  
gramme a much-needed  
injection.

But for me, and I am  
sure many viewers  
would agree, last night's  
music programme fea-  
turing the legendary  
Count Basie and Duke  
Ellington was probably  
the best fare of the  
weekend. However, I  
felt that Aretha Frank-  
lin, a superb star in her  
own right, was not a  
good choice for this  
great company.

JOE GUWA

CAPE TOWN 21/5/84  
(123)

## Storm-damaged flats: Tenants 'live in fear'

Staff Reporter

MORE than 30 tenants  
of the storm-damaged  
Irene Court block of  
flats in Heideveld have  
called on the City Coun-  
cil to condemn the block  
and rehouse the resi-  
dents elsewhere in the  
vicinity.

A room in the three-  
storey block was left  
completely exposed  
when a concrete panel  
fell out during last  
week's storm.

A spokesman for the  
tenants, Mr S Viljoen,  
said last night that an  
emergency meeting had  
been called at the week-  
end under the auspices  
of the Heideveld Van-  
guard Civic Association  
because the council had  
done nothing to repair  
the damage.

He said feelings were  
running "pretty high"  
among the tenants, who  
were living in fear that

more panels might col-  
lapse.

The chairman of the  
City Council Housing  
Committee, Mrs E Stott,  
said she had visited ten-  
ants at Irene Court on  
Friday and understood  
their concern.

She said council engi-  
neers would be sent to  
each flat today to en-  
sure they were safe for  
occupancy.

### BLUE MARLIN

New fish restaurant,  
open for business  
luncheons and  
intimate dinners.

### Claridges Hotel

Green Point

Tel: 44 1171

\*TVVY



## Taiwan president inaugurated

TAIPEI. — President  
Chiang Ching-Kuo and  
new Vice-President,  
Taiwan-born Lee Teng-  
hui, were inaugurated  
yesterday to head the  
Nationalist Chinese gov-  
ernment in Taipei for  
the next six years.

In a speech after tak-  
ing his oath of office, Mr  
Chiang reaffirmed his  
government's determi-  
nation to reunify China  
under the Nationalists  
and to "shape a fully-ac-  
countable, responsive and re-  
sponsible government"

on Taiwan, where the  
Nationalists retreated  
in 1949 after the commu-  
nists had defeated them  
on the China mainland.

Mr Chiang, 74, is to  
name a new prime min-  
ister to succeed Mr Sun  
Yun-Suan, 70, who had a  
brain haemorrhage in  
February and is still re-  
ceiving medical treat-  
ment.

The new prime min-  
ister is generally expect-  
ed to be veteran econo-  
mist Mr Yu Kuo-Hwa,  
70. — Sapa-AP

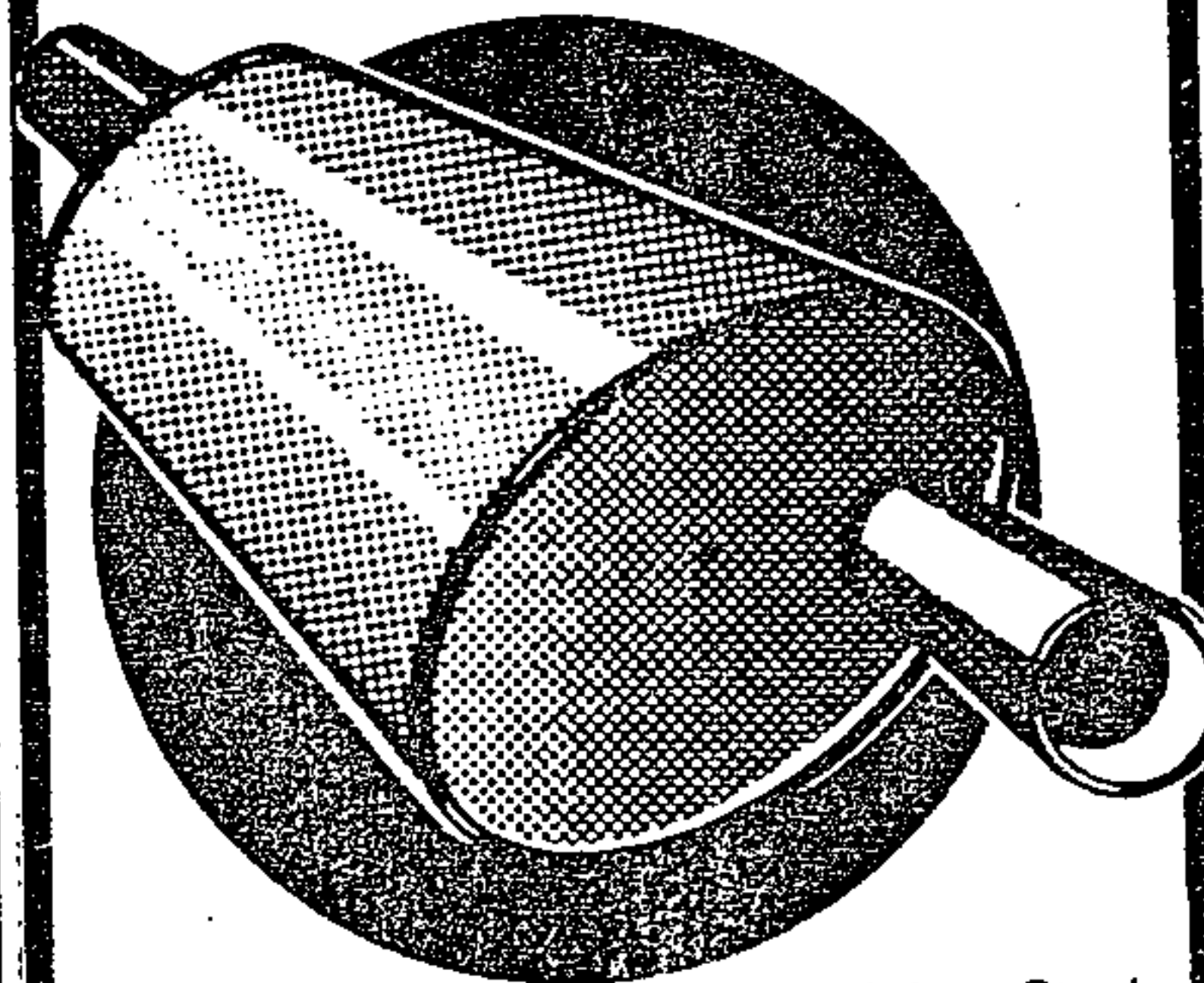
# Look for the Camel Scoreboard.



(see the sports page)  
**The taste**  
Imported from the USA

McCANN-ERICKSON 6325

## We fit the Best Silencer systems money can buy.



Whether we fit our Grapnel Stainless Steel  
Silencers guaranteed for 10 years or our  
Grapnel Mild Steel Silencers guaranteed  
for 12 months, you'll still get the best.  
Made to manufacturers' specifications, ex-  
pertly fitted while you wait with a friendly  
cup of coffee.

### FAST, FRIENDLY EXPERT & QUALITY FITTING

- CITY: Corner Buitengracht & Waterkant Sts Tel 25 3439
- PAROW: 397 Voortrekker Road Tel 92 0140
- CLAREMONT: 37 Rosmead Avenue. Tel 64 1283, 64 1387
- PAARDEN EILAND: 51 Section Street. Tel 51 9993
- PAARL: Jan van Riebeeck Street Tel 2 9250
- GRASSY PARK: 5th Avenue Tel 72 8448
- BELLVILLE SOUTH: Kasselsvlei Road. Tel 95 6090
- WORCESTER: 163 High Street Tel 3170
- STELLENBOSCH: 137 Bird Street Tel 7 2767
- GEORGE: Corner Courtenay & Meade Sts Tel 6297
- KNYSNA: Union Street Tel 2 3235
- OUDTSHOORN: Corner Voortrekker & Plume Sts Tel 3218
- ATHLONE: Kiplontain Road, Surrey Estate tel 638 2641
- ATLANTIS: Neil Hare Road Tel 2 6688

## SILENCER SERVICES



## Sales tax

\*4. Dr A L BORAINÉ asked the Minister of Finance:

Whether general sales tax is charged on items sold in duty-free shops; if so, why?

The MINISTER OF FINANCE:

Yes. The duty referred to in connection with the so-called duty-free shops, is the excise duty chargeable on a selective basis in respect of some, but not all, of the commodities sold in such shops. Sales tax, on the other hand, is a levy on all transactions in terms of which goods are acquired in the Republic by end consumers or users thereof.

Transactions in terms of which goods are exported, are exempt from sales tax provided such goods are "sold and consigned or sold and delivered to a purchaser at an address outside the Republic". Where goods are purchased in a duty-free shop, delivery is taken on the spot and, bearing in mind that tourists must bear the tax in respect of goods acquired elsewhere for conveyance abroad by them, special treatment of such purchases is not considered to be justified.

*Heenan and Q. 61. 1283*  
Cape Town docks: workers killed  
18/5/84

\*5. Mr D J N MALCOMESS asked the Minister of Transport Affairs:

(1) Whether any workers were killed while off-loading maize at the Cape Town docks during the latest specified period of 12 months for which figures are available; if so, (a) how many, (b) on what dates and (c) what was the cause of death in each case;

(2) whether any inquiry has been held

into these deaths; if not why not; if so, (a) when, and (b) with what result, in each case?

†The MINISTER OF TRANSPORT AFFAIRS:

1 May 1983 to 30 April 1984

(1) Yes.

(a) One.

(b) 20 September 1983.

(c) The worker was crushed between the roof hatch of a rail truck and the chute of the loading hopper during a shunting operation

(2) (a) and (b) Yes. A departmental inquiry was held on 29/30 September 1983 but the police investigation has not yet been finalised.

Liability in terms of the Workmen's Compensation Act, 1941, was accepted for the accident and a cheque for R27 924 was forwarded to the Workmen's Compensation Commissioner, Umtata, on 10 April 1984 for administration on behalf of the dependants of the deceased.

\*6. Mr D J N MALCOMESS—Mineral and Energy Affairs—Reply standing over.

*123* State housing loan scheme  
*Q. 61. 1284* 18/5/84

\*7. Mr R M BURROWS asked the Minister of Community Development:

(1) Whether teachers employed at schools in rural Coloured areas are eligible to participate in the State housing loan scheme; if not, why not;

if so, what procedure is followed in this regard;

(2) whether his Department has received any representations concerning the inability of such teachers to obtain housing loans from financial institutions; if so, (a) when, (b) from whom and (c) what was (i) the nature of these representations and (ii) his response thereto?

†The MINISTER OF COMMUNITY DEVELOPMENT:

(1) Yes. The usual procedure which involves the Department of Internal Affairs, the Department of Community Development and a financial institution.

(2) No. (a), (b) and (c) Fall away.

## Housing subsidies

\*8. Mr R M BURROWS asked the Minister of Internal Affairs:

(1) Whether teachers employed at schools in rural Coloured areas qualify for housing subsidies; if not, why not; if so, what procedure is followed in this regard;

(2) whether such teachers may (a) purchase property in these areas and (b) acquire title thereto; if not, why not;

(3) whether he has received any representations concerning the provision of accommodation for these teachers; if so, (a) when, (b) from whom and (c) what was (i) the nature of these representations and (ii) his response thereto;

(4) whether he intends to take any steps

to provide accommodation for these teachers; if not, why not; if so, (a) what steps and (b) when?

The MINISTER OF INTERNAL AFFAIRS:

(1) Yes. They qualify under the housing subsidy scheme applicable to teachers everywhere and use the same procedure when applying.

(2) (a) and (b) Yes, where townships have been registered.

(3) In general the problem facing teachers in these areas is that subsidies are only paid to the registered owners of property and that in many such areas it is not possible to acquire and register ownership. I have at various times and from various bodies and persons received representations regarding this problem. In response to these representations, I have caused the Department to encourage the establishment of townships wherever possible in these areas. The Department has, of course, over the years already addressed the problem on its own initiative.

(4) Steps to assist teachers in these areas in the obtaining of accommodation have been taken over a long period and are still being taken. Townships have now been registered in Steinkopf, Ebenezer, Mamre, Saron, Enon, Oppermansgronde, Komaggas and Thaba Patcha. In Concordia this is expected to happen soon. In these townships teachers will be able to buy a plot, obtain a housing loan and receive a subsidy. Also those teachers that have already built houses before obtaining title will be able to receive subsidies on existing loans. In a number of areas the man-



agement boards have erected houses for letting to teachers. The Department and I will continue to encourage the establishment of townships and the provision of houses for letting to teachers. I am of the opinion that this is the best way to assist teachers and others who must go to these areas to serve the communities in different capacities.

\*9. Mr S S VAN DER MERWE asked the Minister of Community Development:

- (1) (a) What is the total estimated number of Coloured squatters in the Cape Peninsula and (b) where do they squat;
- (2) whether any steps are being taken to provide housing for these squatters; if so, (a) how many houses are to be provided, (b) what will be the nature of the housing provided, (c) where will they be built and (d) when are they due to be completed; if not, why not;
- (3) whether any steps are to be taken by his Department in regard to these squatters; if so, (a) what steps and (b) why?

†The MINISTER OF COMMUNITY DEVELOPMENT:

- (1) (a) 2 502 Families.

In passing, I may just point out to the hon member that in the early seventies there were more than 30 000.

- (b) In areas which are scattered over the Cape Peninsula—mainly at Elsies River, Philippi, Lotus River, Grassy Park, Retreat and Ravensmead.

Department are affected by the construction of the Inanda Dam; if so, (a) how many schools and (b) what is the total enrolment at these schools;

- (2) whether alternative schools will be provided; if not, why not; if so, (a) where and (b) when?

†The MINISTER OF ENVIRONMENT AFFAIRS AND FISHERIES (for the Minister of Education and Training):

- (1) No.  
(a) and (b) Fall away.

- (2) Falls away.

\*12. Mr P C CRONJÉ asked the Minister of Co-operation and Development:

Whether compensatory land will be allocated to kwaZulu as a result of the construction of the Inanda Dam; if not, why not; if so, (a) where and (b) when?

The DEPUTY MINISTER OF DEVELOPMENT AND OF LAND AFFAIRS:

The land on which the dam will be situated will remain part of kwaZulu and the question of whether compensatory land should be given consequently does not arise.

The Commission for Co-operation and Development may however take cognizance of the building of the dam and make a recommendation in this regard.

Criminal Procedure Act

\*13. Mr S S VAN DER MERWE asked the Minister of Justice:

- (1) How many persons who were required to give evidence before a magistrate in terms of section 205 of the Criminal Procedure Act, No 51 of 1977, and who subsequently refused to do so, had been convicted in terms of section 189 of the said Act as at the latest specified date for which figures are available;

ed to give evidence before a magistrate in terms of section 205 of the Criminal Procedure Act, No 51 of 1977, and who subsequently refused to do so, had been convicted in terms of section 189 of the said Act as at the latest specified date for which figures are available;

- (2) whether any of these persons have had their sentences suspended on condition that they render some service for the benefit of the community in terms of section 297(1)(a)(i)(cc) of the said Act; if so, how many; if not, why not;

- (3) whether he will instruct magistrates to consider the advisability of conditionally suspending the sentences of persons convicted in terms of this Act for refusing in terms of the said section to give evidence; if not, why not; if so, when?

†The MINISTER OF INDUSTRIES, COMMERCE AND TOURISM (for the Minister of Justice):

(1), (2) and (3) The figures are unfortunately not readily available. It must however, be pointed out that the function to decide whether a sentence imposed by a court of law should be suspended or not, is by law vested in the presiding judicial officer. The Executive is precluded from interfering with the exercise of this function nor has it any power to inquire into the reasons why a particular sentence has not been suspended. Likewise the Executive has no power to issue any instructions to judicial officers to consider the advisability of suspending sentences.

\*14. Mr K M ANDREW asked the Minister of Law and Order:

- (1) Whether any charges were laid





APR TUES 17/5/84  
Kotze  
rejects (123)  
'quasi' (20)  
research

Political Correspondent  
HOUSE OF ASSEMBLY.

— The Minister of Community Development, Mr Pen Kotze, yesterday declined a detailed study of a University of Cape Town condemnation of his department's new housing policy.

The study, by UCT's Urban Problems Research Unit, was one of the papers presented at the recent Carnegie inquiry into poverty and development. It claimed that the plan to sell 500 000 State-owned houses would worsen the housing crisis.

In reply to a question from Mr Ken Andrew (PFP Gardens), Mr Kotze rejected this and most other university studies on housing as "quasi research" and a waste of time and money.

He admitted that his department had criticized the UCT report on the basis of press coverage without seeing the full study.



# Wall of flat falls into courtyard

By MARIANNE THAMM  
RESIDENTS in the courtyard of a Heideveld block of flats had a narrow escape yesterday when the concrete facade of a second-floor flat became dislodged and crashed to the ground.

The tenants of the flat, Number 35 Irene Court, Mr P Hansom and his wife, were at work when the accident happened about 4pm in howling

wind and lashing rain.

Mr Lionel Murray, another resident in the block of flats, said he heard the crash and thought someone was breaking a window.

"I rushed outside and to my utter disbelief I saw that the entire front section of one of the rooms of the flat had crashed to the ground."

Many children played in the courtyard and it was

"lucky" that no one had been injured, he said.

The solid concrete slab held the front window of one of the rooms in Mr Hansom's one-bedroom flat.

A shocked Mrs Amiena Hansom arrived home while workmen of the City Council's Mechanical Engineering Branch were trying to temporarily repair the damage.

"I don't know what to say

or where we are going to stay now," she said.

Other residents who had gathered at the scene complained bitterly about conditions of the interior of the flats.

"Every winter my home gets flooded. I cannot even put up decent curtains because of the mould and dampness," a resident, who asked not to be named, said. Others

complained bitterly of leaking toilets, damp walls and blocked drainpipes.

"The people who live in ground-floor flats are lucky because they are protected by the other flats on top," another resident said.

The residents said they had approached the City Council about the condition of the flats but nothing had been done.

"I expect the front of another flat to come tumbling down any minute now," another resident said.

Mrs Eulalie Stott, chairman of the Housing committee, said it was with dismay that she had learnt of the accident from the Cape Times.

She said the administrative staff would do everything possible to deal with the matter.

# Gales wreak havoc

Cape Times 16/5/84

123

Staff Reporter

**DRIVING** rain and winds of almost twice gale-force wreaked havoc in the Cape Peninsula yesterday, snapping trees at the base, lifting roofs from dozens of buildings and causing power cuts and train delays.

The foul weather is not expected to let up until at least tomorrow, according to a DF Malan Weather Bureau spokesman, who said showers and temperatures of between 12 and 14C could be expected today. The wind speed last night was between 60 and 80 knots.

SATV's weather bulletin said last night snow was possible on Table Mountain, but a Weather Bureau spokesman said this would only happen if temperatures plummeted radically today.

The rain caused power cuts from Rondebosch East to Wynberg and from Constantia and Claremont to Muizenberg, while the wind

overturned a car near Somerset West, forced the dramatic rescue of a paddle-skier at Muizenberg and blew the roofs off several buildings, including the Bloubergstrand Hotel.

A cloudburst last night turned several streets in the City centre into rivers and the ground floor of the Cape Sun Hotel was flooded.

In Plumstead, a main window of La Grotto restaurant was blown out and a Kalk Bay school and the Stegmann Road mosque in Claremont lost their roofs. In Waterloo Road, Wynberg, trees were blown down.

The corrugated-iron roof of Mr Samuel Juta's house in 11th Avenue,

Kensington, blew off entirely "sometime after 10.30" — landing on the roof of a neighbour's house.

Mr Paul le Roux, of Oxford Street, Maitland, said a 20-metre tree uprooted by the wind had fallen on the bonnet of his car and crushed it.

Several roads, including Paradise Road and Newlands Avenue, Newlands, were closed to traffic because of trees and branches "falling down left right and centre", according to rescue personnel. A late report said Constantia



Residents of Irene Court in Heideveld gather in the courtyard as workmen from the Mechanical Engineering Branch of the City Council attempt to make temporary repairs to the flat. ● More weather pictures, pages 3 and 15 Picture: Ivor Markman





Mr R H Dilley, left, and a team of men battle to bring a yacht close to the jetty at the Simon's Town yacht club last night. Five boats were torn from their moorings and three were blown off cradles and damaged.

Pictures: Dan Bosman

CAPE TOWN 10/5/84  
A  
From page 1

Nek road had also been closed.

The stranded paddleskier, Mr Arthur Botha, 27, of Fish Hoek, was blown nearly 2km out to sea before fellow paddleskiers alerted the John Rolfe helicopter rescue service which winched him to safety at 4pm.

A bakkie driven by a Somerset West man, Mr A G Seager, 50, was overturned by wind on the Steyns Rust Road near the town. Mr Seager was treated for facial cuts at Hottentots Holland Hospital.

A university student, Mr John Betts, 21, said said one of the bedroom walls in his Hout Bay house had collapsed completely.

"It's a new house," he said, "but it looks as if the rest of it will go too. I'm moving out now. The fire department said they could not give me tarpaulins."

At Kraal Bay near Churchhaven on the Langebaan lagoon, a houseboat anchored about 300 metres from shore broke its moorings and was swept onto the beach by strong winds and heavy seas yesterday afternoon.

From Stellenbosch came reports that cars were "floating down the road" and at Simon's Town five yachts broke their moorings and were smashed against rocks. Three yachts in cradles were also blown over and smashed against the rocks.

Several smaller rowing boats at Simon's Town, Kalk Bay and Hout Bay were sunk as they were tossed about in the waves.

Between Bergvliet and Retreat station a number of trees were uprooted, as were trees in Retreat Road and in numerous other areas in the Peninsula. Heavy wooden railway benches were tossed around like matchsticks.

Earlier yesterday power cuts in the southern Peninsula affected Hout Bay village and portions of Constantia Valley, Claremont, Mui-zenberg and Wynberg.

At 1am roads all over the Peninsula were closed because of floods and falling trees. Among them were Main Road from Newlands through to Claremont and Racecourse Road in Kenilworth. Part of the N1 was blocked by falling trees.

Many motorists in Claremont abandoned their cars.

● Large areas of the Boland were without electricity from about 9pm after several powerlines came down in a thunderstorm accompanied by gale-force winds, an Escom spokesman said last night.

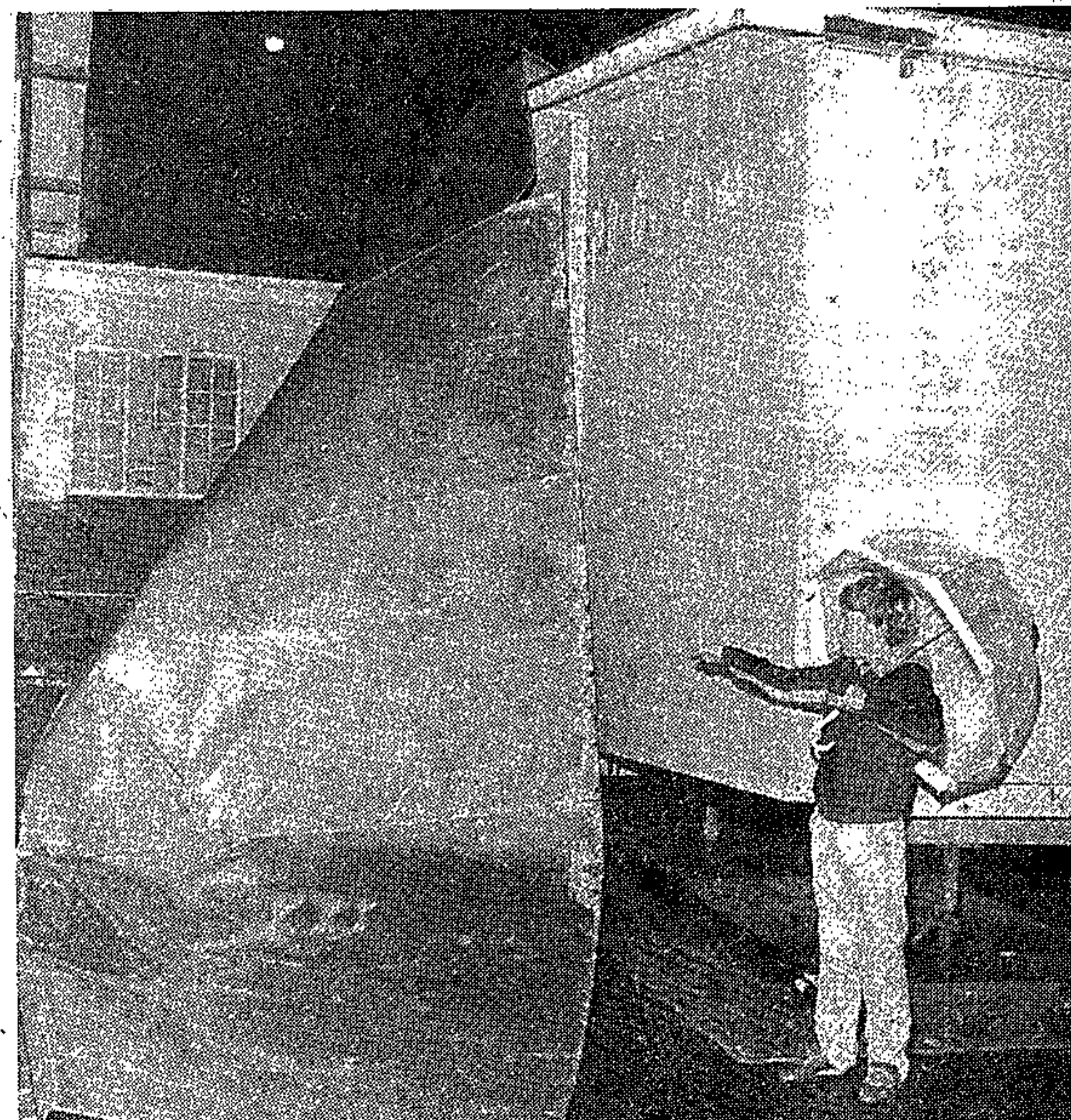
Many of the towns affected would probably only have their electricity restored this morning, he added.

Towns affected included: Elgin, Grabouw, Kleinmond, Botrivier, Caledon, Greyton, Napier, Bredasdorp, Rivier-sonderend, Villiersdorp and Vyeboom.

Other failures occurred in Kraaifontein and Scottsville — where a car ran into an electrical pole — parts of Uitsig, Kenridge, Franschoek, Malmesbury farm scheme, Fisantekraal, and in Firgrove, Philadelphia and Klipheuwel.



Traffic police divert cars after a section of Edinburgh Drive near Paradise Road, Newlands, was flooded last night.



Daniel Aylen, 10, a pupil at the Kalk Bay Primary School, next to the roof of one of the prefabricated classrooms which was blown off during the gale last night.



123

# Tenants should read Rent Act

Staff Reporter

MANY tenants in rent-controlled flats are intimidated by the six-month notice to vacate their flats for renovation and should read the Rent Act before panicking and finding alternative accommodation.

This is the advice of Mr Colin Eglin, Progressive Federal Party MP for Sea Point, who is urging Parliament to close what he feels is a loophole in the Act.

Mr Eglin said that Clause 28 (D4) of the Act says that in the case of a rent-controlled flat, the tenant can be served with a six-month notice of the landlord's intention to renovate the unit.

At this point, Mr Eglin said, most people "panicked".

"The landlord is required at the end of that six months to get a court order to support the necessity to evict the tenant while restoration is taking place.

## 'Unscrupulous'

"The court has to decide whether restoration is necessary and if vacation of the premises is necessary for this to be done. My advice to people in this situation is to read the Act and not to panic."

If the tenant has to leave the flat for a period while it is being restored, that tenant retains the option to return to the same unit, although the rent may



Mr Colin Eglin

be raised.

Mr Eglin said that "certain unscrupulous landlords" were using the six-month notice as a loophole to get tenants to leave and not return so that the flat may be sold on sectional title.

## Grace

Mr Eglin has called for the Act to provide for a court order supporting the necessity to vacate for the necessary period before service of the six-month notice. The tenant could then decide whether to leave altogether, or whether to return after restoration.

Mr Peter Smith, who until the end of last month was the tenant at No 3 Sir George Mansions, Sir George Grey

Street, Gardens, told the Cape Times that to gain an extra month's grace for his mother, aged 70, and aunt, aged 80, both of whom lived in the flat, he had waived his right to return after renovations.

The landlord, Mr G A Thornton, director of Fawley Estates, agreed to an extra month's tenancy — provided Mr Smith signed a letter stating that he would not return to his flat after restoration.

## Eviction

In desperation, Mr Smith did this. His mother, Mrs F Smith, and aunt, Miss M Rodrigues, are now living temporarily with a relative.

Mr Thornton is also a director of Bay Homes, the company that won a Supreme Court case to evict Mr Arthur Smith from his Sea Point Flat after he had lived there for 29 years.

Mr Smith had sent the wrong cheque to the company and was served with an eviction notice for failing to pay his rent.

● Mr Arthur Smith is considering appealing against the Supreme Court judgment upholding his eviction from his flat.

Yesterday, his attorney, Mr Sam Gross, said Mr Smith was considering going to the Appellate Division and had until May 28 to enter his intention to do so.



RSM 11/5/84  
123

# More home help for blacks

By MAURITZ MOOLMAN

A 170% increase in donations to the Urban Foundation from the private sector for 1984/1985 proves there is considerable trust in the work and objectives of the foundation, Dr Robin Lee, the new managing director, said in Johannesburg yesterday.

Speaking at a media conference, Dr Lee said the foundation was working on nine major self-help projects and housing schemes for blacks in major urban areas.

Three of the foundation's major sponsors, Anglo American Corporation, De Beers and E Oppenheimer and Son, had increased their annual contribution by 25%.

This meant the foundation would get R500 000 more a year from those companies.

Toyota had doubled its sponsorship while Standard Bank had substantially increased theirs.

Dr Lee said that since the inception of the foundation in 1977, it had received about R52-million in cash donations from the private sector, of which about R42-million had been ploughed into black communities. At least another R100-million had been raised in loans.

12/18/84 1115 184 (123)

# Most coloureds have ignored 'Big Sale'

By LIN MENGE  
Homefront Reporter

ONLY 1,3% of State-owned houses rented to coloureds have been bought by their tenants in the Big House Sale.

A total of 1 931 coloureds had bought their houses by the end of April. Only 847 whites had bought their houses, but this represents 8,8% of the houses rented to whites and now available on discount under the Big Sale.

Mr Johan Kruger, co-ordinator for the sale for the Department of Community Development, said total sales stood at 19 120 at the end of April. This included 14 527 houses sold to blacks (5,5% of the houses rented to blacks which could be bought on the sale), and 1 815 sold to Indi-

ans (8% of those on sale).

The sales figures have continued their steady upward trend. At the end of March the total was 15 954, whereas only 7 386 houses had been sold by the end of February.

The Big Sale has been extended by one year to July 1985, after which both rents and selling prices will rise.

Sales in Soweto and neighbouring West Rand Development Board townships remain way ahead of the rest of the country, reaching a total of 10 232 this week. This included 3 095 houses bought for cash and 6 511 bought on part-payment.

There are 7 067 applications in the pipeline, following contact between employers and Albert Street officials.



# Cheap solutions in housing 'are expensive'

Star  
11/5/84

123

By Colleen Ryan,  
Municipal Reporter

Local authorities should not be stampeded into finding "cheap" solutions to the housing crisis, says Mr Don Macleod, president of the Institution of Municipal Engineers (IME).

Mr Macleod gave this warning at the IME's 63rd annual conference which ended in Cape Town today.

"We should be careful not to create new social problems in the long term by being stampeded into 'cheap' solutions," said Mr Macleod.

He referred to a low-budget housing

scheme in Durban which had been the cause of many complaints from residents.

Mr Macleod, who is Durban's city engineer, said municipal engineers were under pressure to lower construction standards and he warned that this could be disastrous.

He said the lowering of standards to save on capital costs could result in heavy maintenance costs in the long term.

One of the greatest problems confronting the municipal engineer, was the proliferation of people who claimed they were "experts" in the

field of low-cost housing.

"The increase in conferences and seminars dealing with low-cost housing is a good example of this and has led the Building Research Advisory Committee to record its concern," said Mr Macleod.

Referring to problems in the transport sector, Mr Macleod said road networks were deteriorating because the Government was in control of funds.

Local authorities would have to generate their own funds if they wished to develop adequate public transport systems, he added.

Mr Macleod also expressed concern at the inability of local authorities to recruit experienced engineers.

"In-house training is helping to bridge the gap but a consequent lowering of standards must be expected," he said.

Rom 10/15/84 (123)

# State to call for tenders in huge housing scheme

By LIN MENGE

Homefront Reporter

A MASSIVE multi-million rand housing scheme first announced by the Government seven months ago is now to be offered on tender to make it more competitive.

A small pilot project in Lenasia South will be the first step in the scheme.

Mr S F Kotze, Minister of Community Development, first announced the scheme last October. A consortium had offered the Government a comprehensive financial package in terms of which they would build 50 000 houses for selling to people of all races in the next four to five years.

Agreement, however, has now been reached with the consortium in terms of which, as a first step, a pilot scheme of 162 dwellings will be developed in Lenasia South.

Asked for details of the agreement, Mr Anton Fuchs, the public relations spokesman for the department, told Homefront yesterday:

● Community Development

would make stands available to the consortium at the same price at which they would have been sold to individuals who qualified;

● The consortium would plan the houses in terms of specifications approved by the department, and build them and sell them to persons, and at prices, approved by the department;

● Marketing and financing would be undertaken by the consortium; and

● The department would buy any of the houses not sold within three months at predetermined prices which would be lower than the approved selling price to individuals.

To continue with the scheme on a more competitive basis, the department would invited tenders for similar projects to see whether the private sector was prepared to offer this type of financial package to local authorities and to other Government institutions.

Mr Fuchs said it was hoped in this way to offer housing to people in the R450-a-month bracket.



(1) Administration Board: Highveld

(a) Lebowa	39 254
(b) Gazankulu	4 740
(c) Owaqwa	6 868
(d) KaNgwane	6 184
(e) KwaZulu	6 789
(f) KwaNdebele	17 476
(g) Venda	843
(h) Bophuthatswana	2 009
(i) Ciskei	335
(j) Transkei	6 326

(2) (a) Commuters 8 357  
(b) Migrants 82 467

(1) Administration Board: Northern Cape

(a) Lebowa	40
(b) Gazankulu	31
(c) Owaqwa	54
(d) KaNgwane	12
(e) KwaZulu	285
(f) KwaNdebele	7
(g) Venda	5
(h) Bophuthatswana	36 850
(i) Ciskei	732
(j) Transkei	1 981

(2) (a) Commuters 10 176  
(b) Migrants 29 822

The numbers given under (1) represent workers requisitioned while the numbers given under (2) represent workers that accepted employment.

*Herward*  
Influx control/identity documents  
9/5/84

526. Mr K M ANDREW asked the Minister of Co-operation and Development:

(1) What was the total (a) amount in fines and (b) number of days in respect of sentences imposed on Blacks in 1983 in the (i) Cape Peninsula and (ii) rest of the Western Cape for offences relating to influx control and identity documents;

(2) (a) (i) how many persons paid fines and (ii) what was the total amount

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

paid in such fines and (b) (i) how many persons served sentences, and (ii) what was the total number of days served by such persons, in each of the above-mentioned areas in that year?

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

(1) (a) R224 810. (ii) R185 525.

(b) 225 660 days. 163 985 days.

(2) (a) (i) 7 144.

(ii) R313 787.

(b) (i) and (ii) Unknown. These matters are administered by the Department of Justice.

*Herward*  
Family housing units  
9/5/84

678. Mr P G SOAL asked the Minister of Co-operation and Development:

(1) (a) How many family housing units were built in 1983 in each national state by (i) the national state authority, (ii) private owners and (iii) the South African Government and (b) what was the total amount spent by each in respect of each national state;

(2) whether there is a shortage of housing units in any national states; if so, how many units are required in respect of each national state;

(3) whether any family housing units are being built in the national states at present by (a) the national state authority, (b) private owners and (c) the South African Government; if not, why not; if so, (i) how many units are being built by each in each national state and (ii) when are they due to be completed in each case?

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

(1) (a) Lebowa	Unknown	Unknown	540
Owaqwa	"	140	1 650
KwaZulu	"	Unknown	2 520
KaNgwane	"	"	580
KwaNdebele	"	"	201
Gazankulu	"	"	Nil
Other South African Development Trust Land	"	87	170

(b) Lebowa	Unknown	Unknown	R2 418 464
Owaqwa	"	R840 000	R6 400 000
KwaZulu	"	Unknown	R5 370 267
KaNgwane	"	"	R1 260 000
KwaNdebele	"	"	R1 600 000
Gazankulu	"	"	Nil
Other South African Development Trust Land	"	"	R1 800 000

(2) It is not possible to give a completely accurate figure as the shortage of housing also depends on the actual demand. It is estimated that the shortage in terms of units is as follows:

Lebowa	18 000
Owaqwa	24 000
KwaZulu	75 000
KaNgwane	5 600
KwaNdebele	3 500
Gazankulu	1 500
Other South African Development Trust Land	14 800

(3) (a) Yes.

(b) Yes.

(c) Yes.

The number of houses which are being built by the national states are not known.

The number of houses which are being built by private owners are not known.

The South African Government has implemented self-build schemes within all the

national states and does not build family housing units except in exceptional cases. Approximately 200 housing units are being built at the moment.

The progress with self-build schemes depends on the availability of funds and consequently dates on which schemes will be completed cannot be determined.

686. Mr P G SOAL asked the Minister of Co-operation and Development:

(1) (a) How many family housing units were built in each specified township in the Highveld area in 1983 by (i) the Highveld Administration Board, (ii) private owners and (iii) any other specified organization and (b) what was the total amount spent by each in respect of each township;

(2) whether there is a shortage of housing units in any townships in the Highveld area; if so, how many units are required in respect of each township;

*Herward*  
Family housing units 9/5/84



(ii) Fort England Hospital—100 beds for Coloured and Asian children.

*Howard* Q. Co. 1. 1167  
 Randfontein: Police called to farms 9/5/84

\*15. Mr P H P GASTROW asked the Minister of Law and Order:

- (1) Whether any members of the South African Police were called to any farms in or near Randfontein on or about 15 April 1984; if so, why;
- (2) whether these members were accompanied by dogs; if so, (a) why and (b) how many;
- (3) whether any action was taken by them on this occasion; if so, (a) what action and (b) what were the circumstances necessitating this action;
- (4) whether any persons were injured as a result; if so, (a) how many and (b) what was the nature of the injuries in each case;
- (5) whether an investigation has been held into the incident; if not, why not; if so, what were the findings?

The MINISTER OF JUSTICE (for the Minister of Law and Order) (Reply laid upon the Table with leave of House):

- (1) No, but as a result of numerous complaints from farmers over a period of time that their farms were being overrun over weekends by unauthorized Blacks coming from the surrounding mines, the Police on 15 April 1984 carried out a cleaning up operation on a farm near Randfontein.

(2) Yes.

- (a) Because dogs are specially trained and utilized as an aid to the Police in the execution of their functions.
- (b) 15.

(3) Yes.

(a) and (b) On the arrival of the police, they found approximately 300 to 400 blacks illegally congregated on the farm and that excessive drinking, unlawful liquor and daga trafficking and the molesting of females were of the order of the day. Once the offenders became aware of the police, they fled in all directions and in an effort to effect their arrest, use was made of the patrol dogs. Thirty nine persons were arrested while approximately 1 000 litres of illegal concoctions were destroyed.

(4) Yes.

(a) 28.

(b) Superficial bite wounds on their arms and legs.

(5) Yes, the incident was investigated by a senior officer and the finding was that the police action was justified.

Atteridgeville: closing of schools

\*16. Mr P G SOAL asked the Minister of Education and Training:

(1) Whether any schools in Atteridgeville have been closed by his Department since his reply to Question No 3 on 13 April 1984; if so, (a) which schools, (b) when and (c) how many pupils are involved;

(2) whether any steps have been taken to reopen these schools; if not, why not; if so, (a) what steps and (b) with what results in each case?

The MINISTER OF EDUCATION AND TRAINING:

(1) No.

(a), (b) and (c) Fall away.

(2) Falls away.

For written reply: *Howard*  
 Housing Q. Co. 1. 1169  
 9/5/84

252. Mr C W EGLIN asked the Minister of Co-operation and Development:

(1) What was the estimated shortage of housing for Blacks in each (a) province and (b) national state at the end of 1983;

(2) how many houses were provided in 1983 for Blacks in each (a) province and (b) national state by (i) the State, (ii) local authorities and (iii) the private sector;

(3) when is it expected that the shortages will be eliminated in each (a) province and (b) national state?

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

(1) (a) It is not possible to give an accurate figure as the shortage of housing also depends on the demand for housing. For this reason it is also not possible to estimate the figure for each province. The estimated shortage of housing for members of the Black communities in the White areas is in the region of 168 000 units.

	(b)
Lebowa.....	18 000
Owagwa.....	24 000
kwaZulu.....	75 000
KaNgwane.....	5 600
kwaNdebele.....	3 500
Gazankulu.....	1 500
Other South African Development Trust areas ..	14 800

	(2) (a)		
	(i)	(ii)	(iii)
	The State	Local authorities and Administration Boards	Private sector
Transvaal.....	4 117	56	2 843
Orange Free State .....	2 077	11	508
Cape Province.....	628	—	312
Natal .....	35	—	—
	(b)	(i)	(ii)
	The State	Local authorities	Private sector
Lebowa.....	540	—	43
Owagwa.....	1 650	—	440
kwaZulu .....	2 502	—	16
KaNgwane.....	580	—	—
kwaNdebele .....	201	—	—
Gazankulu.....	—	—	—
Other South African Development Trust areas.....	13	—	—

(3) (a) and (b) This will depend on the funds made available by the State and the private sector and the contribution made by individual prospective home owners.

According to the Government's policy on housing, housing is only provided to

those categories of persons in the very lowest income group. Serviced sites are made available to those in the income groups above R150 per month in order to enable them to erect their own houses using their own financial sources and the assistance of employers and financial institutions.



ENGINEERING

ARC 9/5/84

123

# Cheap housing 'not a solution'

By MICHAEL MORRIS  
Municipal Reporter

MUNICIPAL engineers have been warned that "cheap" short-term solutions to the escalating housing shortage may create new social problems.

Mr Don Macleod, president of the Institution of Municipal Engineers of Southern Africa, said at the opening of the institution's 63rd annual conference in the city last night that there was pressure on municipal engineers to lower building standards for housing.

"But, where lowering of standards to save on capital costs will result in increased maintenance costs, the short-term advantage will prove disastrous in the long run.

"The provision of housing alone will not satisfy the long-term social needs of low-income groups and it must be accepted that the continuation of good quality housing for the lower income groups cannot continue to be funded solely by the State."

Population growth and the increasing drift of rural populations to urban areas was placing an increasing demand on the profession.

The informal housing that had sprung up on the borders of properly developed municipal areas carried with it unacceptable social and health risks and the current trend was to upgrade this housing or encourage self-help housing.

"But we should be careful not to create new social problems in the long term by being stampeded into 'cheap' solutions," he said.

The introduction of adequate public transport appeared to depend on the ability of regions to generate their own funds, "but, in the meantime, the Government's control of local authority spending is resulting in the existing road networks deteriorating through lack of maintenance".

## Serve your community — Heunis

Municipal Reporter

MUNICIPALITIES have been urged to encourage people of all races to take up engineering to meet the demand in local government and other sectors.

Officially opening the municipal engineers' annual conference last night, Mr Chris Heunis, Minister of Constitutional Development and Planning, said the white population could not be relied on to be the sole source of the country's trained engineers.

People of all races should be encouraged to enter the profession to serve their communities.

### UNTAPPED LABOUR

Mr Heunis warned delegates not to allow mechanisation and technology to take over jobs which provided employment "for the large source of untapped labour at our disposal".

"This labour force should be used for routine duties that would otherwise be undertaken by mechanical or electronic devices.

"This approach will create work opportunities for semi-skilled people and serve as a training field for future officials who could be entrusted with more advanced duties at decision-making level."

Commenting on the introduction of a new dispensation for local government, Mr Heunis said this was not being undertaken for political reasons, but for the socio-economic well-being of all peoples.

# Set up courses on housing, says Schlemmer

N. Mercury 9/5/84

123

African Affairs  
Correspondent

UNIVERSITIES and technikons should establish programmes in self-help housing, according to the director of the Centre for Applied Social Studies at the University of Natal, Professor Lawrence Schlemmer.

Prof Schlemmer was delivering the keynote address at a seminar on self-help housing in Durban yesterday, organised by the Urban Foundation and the S A Institute for Housing.

He said the self-help housing approach had become accepted as an important element in South Africa's overall housing strategy.

But he sounded a warning that it should not be seen as the total solution to the housing problem. Other housing supply systems such as mass housing would remain essential.

Prof Schlemmer said both the private and the public sectors had a role to play in self-help housing.

The State would have to pursue its new role as facilitator and regulator of self-help housing actively.

He said it was necessary to develop innovative techniques specially suited to self-help housing and to promote the concept of self-help housing in local communities.



CAPL TINTS 9/5/84 (123)

## Eglin cautions on new rental structure

HOUSE OF ASSEMBLY. — Housing was an extremely sensitive issue and the government should exercise great caution when implementing its new rental structure, based on current costs, to replace that based on the historic value of dwellings, Mr Colin Eglin (PFP Sea Point) said yesterday.

He was responding at the start of yesterday's debate on the Community Development vote to announcements yesterday by the Minister, Mr Pen Kotze, on the scheme to sell 500 000 State-owned houses.

Mr Kotze said the scheme would be extended for another year but warned occupants who did not buy their homes that a new rental structure would be implemented once the sale scheme expired.

This, Mr Eglin warned, could lead to a dramatic overnight rise in rentals which many families would simply not be able to pay.

### State's responsibility

Mr Eglin said Mr Kotze had come dangerously close to saying responsibility for housing rested on the individual, but this was in fact ultimately the responsibility of the State.

● The government would not use the full replacement cost of dwellings to establish rentals once the special housing sale ends, Mr Kotze said.

Reacting to Opposition objections, he said the intention was to apply the same formula being used to calculate the selling price of homes for rental purposes. The original cost was added to the replacement cost and then divided by two.

"We also do not intend a sudden introduction of the full rentals but to gradually phase them in according to the ability of the tenant to pay," Mr Kotze said. — Sapa

AP 64 8/5/84

# Local authority housing utility companies urged

123

**LOCAL** authorities should consider establishing housing utility companies as a means of providing communities with housing that was within its means, Mr Andre van der Walt (NP Bellville) said.

The Government had allocated about R371-million for the provision of housing but the responsibility for housing could not continue to rest squarely on the State's shoulders, he said during

the Community Development vote debate.

The shift of emphasis from the provision of housing by the State to housing by the individual had left a vacuum at local authority level and the establishing of housing utility companies should be considered, Mr van der Walt said.

Housing utility companies generated their own finance but it was essential that they have access to land, which was difficult in a competitive

market.

This was where the State could help by providing land to facilitate the utility companies' provision of basic housing for a community which was within its means.

Mr van der Walt also appealed to the Minister, Mr Pen Kotze, to look into the undesirable effect that the extent of public and private sector subsidising of housing had on the industry. — Sapa.



# Sale of State-owned housing extended

CAPE TOWN 8/5/84 (123)

**HOUSE OF ASSEMBLY.** — The campaign to sell 500 000 State-owned homes at special prices would be extended for another year, the Minister of Community Development, Mr Pen Kotze, announced yesterday.

The new rental structure which would have come into operation at the end of the campaign on July 1 would also be postponed by a year, he said during debate on his budget vote.

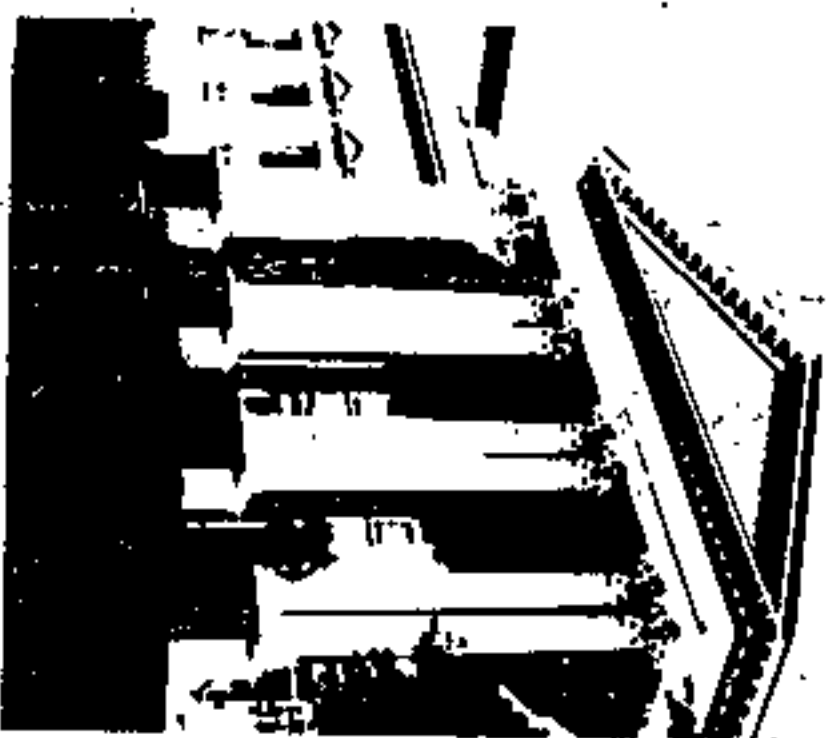
He said people could no longer demand that the State supply housing. The sales campaign had been relatively successful despite boycott actions and some 19 000 homes had been sold so far.

The government's new housing policy was aimed at assisting the lower income groups to become more self-sufficient in providing their own homes.

The old housing policy which centered on massive supply of housing for the poorer sections of the population, particularly blacks, had, despite massive spending, failed to meet the problem adequately.

"The demand continued to escalate while we failed to catch up with the backlog."

The policy had resulted in neglect of township development and left the State with housing rentals subsidized



so heavily that the National Housing Fund's entire R300-million income was spent on subsidies.

The government's new policy would aim to provide serviced sites and to assist people to acquire their own homes through core-housing, self-build and other schemes involving their own labour or the assistance of employers and financial institutions.

Mr Kotze said he had received representations from several quarters to extend the special offer on State homes.

No pressure would be brought to bear on home occupiers to purchase but these people should bear in mind

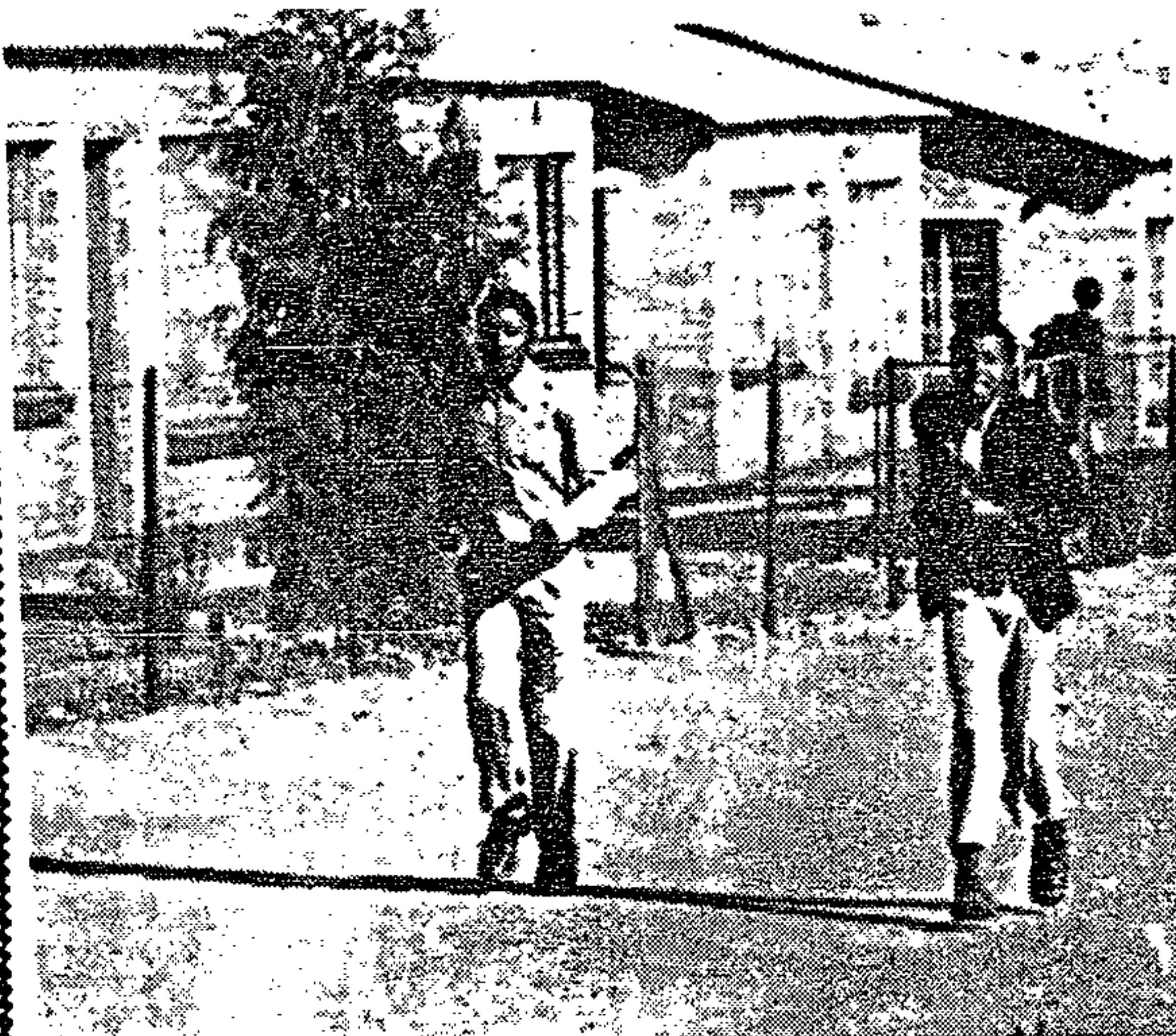
that once the offer expired a new rental structure would come into effect.

"Rentals can no longer be coupled to the historic (original) value of dwellings," he said. The new rent structure would be based on current replacement cost and rates.

The minister said the principle that no more than 25 percent of the breadwinners' earnings could be spent on rent was also outdated.

It was a known fact that more than one salary was often contributing to the family income and subsidization would be calculated for each family according to circumstances. — Sapa





THE HOUSES: Sale extended to residents for another year.

# Sale of houses to be extended

*Sewefan 8/5/84*

(123)

**THE GOVERNMENT** campaign to sell 500 000 State-owned homes at special prices would be extended for another year, the Minister of Community Development, Mr Pen Kotze, announced yesterday.

The new rental structure which would have come into operation at the end of the sales campaign on July 1 would also be postponed by a year, he announced during debate on his budget vote.

He stressed that people could no longer demand that the State supply housing.

The sales campaign had been relatively successful despite certain political boycott actions, and some 19 000 homes had been sold so far.

The Government's new housing policy was aimed at assisting the lower income groups to become more self-sufficient in providing their own homes.

The old housing policy which centres on massive supply of housing for the poorer sections of the population, particularly blacks, had, despite massive spending, failed to meet the problem adequately.

"In fact it got worse," Mr Kotze said.

"The demand continued to escalate while we failed to catch up with the backlog."

The policy had resulted in the neglect of township development to the point where prices for residential land, particularly for the coloured and Indian groups, had escalated to unrealistic levels.

It had also resulted in the State neglecting to provide housing for the

poor whites.

Ultimately the policy had left the State with masses of housing with rentals subsidised so heavily that the National Housing Fund's entire R300 million income was spent on subsidies rather than new developments.

A problem that had developed was that many Indians, for instance, today lived on heavily subsidised rentals simply because there had not been available land and they had not been encouraged to build for themselves.

The Government's new policy would concentrate on providing serviced residential sites and to assist people to acquire their own homes through core-housing, self-build and other schemes involving either their own labour and efforts or the assistance of their employees and financial institutions.

Mr Kotze said he had received representations from several quarters to extend the special offer on State homes for another year.

Several factors had contributed to the slow sale of these houses, including the fact that organisations such as the UDF made a political football of the issue.

In little over five months, however, 19 000 houses had been sold to the occupiers and it had been decided that the original period, due to end on July 1, would be extended by a further year.

No pressure would be brought to bear on home occupiers to purchase but these people would have to bear in mind that once the offer expired a new rental structure would come into effect.

# STABI

**A MONTH-OLD** baby is tiny life after being severely burnt in shack in Daveyton at

The child is one of four people who were in the shack caught alight after it exploded. According to a spokesman for the Boksburg-Benoni Hospital three people, including the baby, were in a serious condition and the child could die at any moment.

Mrs Patricia Dalazile (28) of 11221 Phuti Street, her one-month-old baby, Olga, Ms Veliswa Mwendwe and a visitor from Port Elizabeth, Ms Veronica Bhazu (18), were apparently warming themselves in front of a pressure stove at about 8pm when it exploded, setting the shack on fire.

## Screaming

All four were seriously burnt as they tried to escape from the burning shack. Olga, who was the most seriously burnt, sustained 70 percent second degree burns to her tiny face, arms, body and legs. The others sustained extensive second-degree burns.

They were rushed to the Boksburg-Benoni Hospital and Mrs Dalazile was discharged from hospital yesterday. The hospital's spokesman yesterday described the conditions of the other three as critical. A Daveyton police spokesman said they were still investigating the cause of the explosion.

Ms Lydia Mokhoabane, a relative, said she heard people screaming for help at about 8pm and when she went to investigate, she found the shack on fire.



situation has been described as "among the country's worst" by Opposition parliamentarians visiting the area.

The Rive proposals for elevating living conditions in the black areas have thus been treated as an "urgent priority" by government. Former Postmaster General and chief architect of the plan Louis Rive has been repeatedly assured by recently retired Minister of Finance Owen Horwood that lack of finance would not delay the project.

If this is to be honoured, a response from the Department of Finance to a joint proposal from Trust Bank and Volkskas Merchant Bank, submitted "about two weeks ago," is urgently required.

Lead bank in the consortium is Trust, and senior manager responsible for offshore-term loans Christo Wagenaar said this week that a proposal had been submitted and a response was expected "soon."

But from the East Cape Development Board, responsible for administering the areas in question, comes the news that projects worth a little under R40m have already been initiated, on the strength of a total allocation of R28,5m budgeted for the area in March.

By end-August, some R14m of the contract values had already been paid — suggesting there is urgency about raising the balance of the finance for completing the widely publicised programme.

## BLACK HOUSING

### Upgrading soon?

(23)  
cm 7/1/74

Government's green light for an offshore-financed scheme to initiate the R300m community development programme for black residential areas in the Port Elizabeth-Uitenhage area is expected "soon."

This will be welcomed because at least 100 000 of the 342 000 blacks in the area are estimated by the University of Port Elizabeth (UPE) to be squatters.

UPE research also indicates that in each "dwelling unit" in PE's black squatter area there are, on average, 2,3 households. This

# Housing perks for 7 years still?

By GORDON KLING

HUGE GAINS from housing perks available to the public service and some employees in the private sector seem likely to remain for years to come, in spite of assurances by the government that its aim in introducing fringe benefits taxation was to remove inequities in the tax system.

Hopes by financial institutions that benefits available to schemes approved by the authorities prior to March 1 this year would apply to similar schemes launched later, are being dashed.

It now appears certain from sources at Inland Revenue that only those employees who were members of schemes in existence before March 1 will gain a seven-year reprieve from the full force of the tax.

Those joining new schemes will lose their benefits after two years, with 50 percent going in

the next tax year and the remaining 50 percent in the following year, much the same as if they held other fringe benefits such as a company car.

New members of approved schemes should technically not be entitled to the seven-year reprieve, but they were likely to get it for practical reasons, said the Chief Taxation Officer, Mr Ian Micklejohn, yesterday.

Private sector employers yesterday noted that this would maintain the relative attraction of employment in the public service, banks and insurance companies at the expense of other sectors.

A top banker who met the authorities in Pretoria on Friday said yesterday that he was disappointed at the outcome of the talks, which were intended to clarify the position regarding the new schemes.

"It is very disturbing to

us that they are to a large extent negating a lot of the benefits we have been proposing by denying benefits we were previously allowed," said Mr Brian Button, managing director of Syfrets Bank.

All the institutions offering schemes appear to be in the same boat, and some maintain the authorities at Inland Revenue are not showing much interest in discussing the matter.

A report published in the Cape Times at the weekend found that an unsubsidized employee in the private sector could require double the salary of a subsidized worker to end up with the same take-home pay.

"We think it's very one-sided," said one banker who accused the authorities of being intent on preserving the "sacred cow" status of the public service when it came to bond subsidies.

"We are now hoping the weight of public opinion will force them to listen to us."

## 'Inequities'

Mr Micklejohn agreed there were inequities in the system which would remain for some time, but he emphasized that not only public sector employees had previously had access to big bond subsidies.

"As far as the seven-year phasing in of the tax is concerned," he said, "the law simply provides that this only applies to schemes that were in existence on budget day this year."

"You can understand the need for this. We can't put a sudden big burden on those who have not had the burden, but this consideration obviously doesn't apply to someone who has only now gained a benefit."

4/9/84

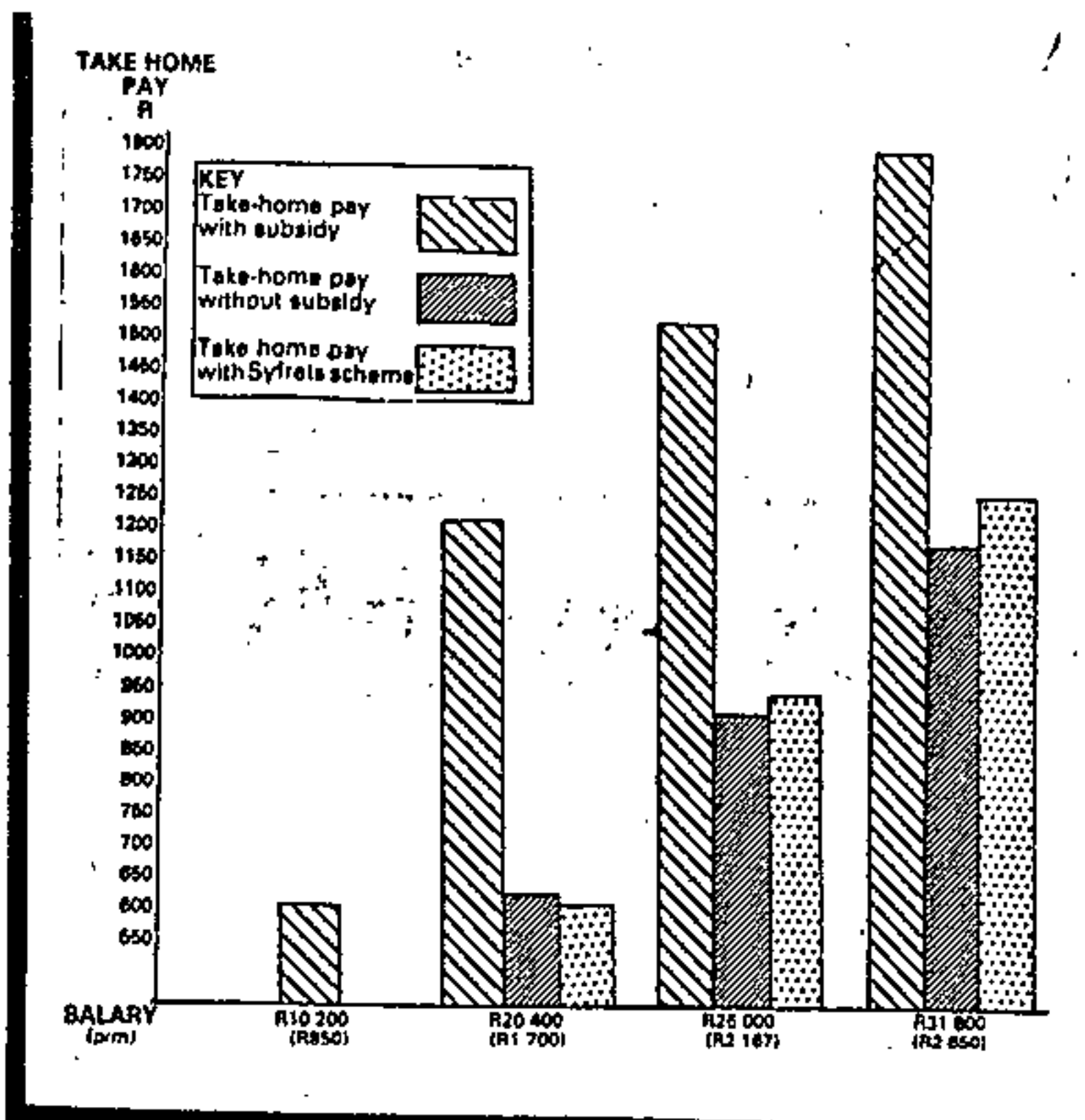
123

C. Times





Mr Brian Button,  
MD of Syfrets Bank



The gap in take-home pay caused by a typical subsidy on a typical bond is enormous.

# The perks gap gets w-i-d-e-r

*123* *DEA* *C-Times*  
1/9/84

By GORDON KLING  
ROCKETING interest rates in South Africa have drastically widened the perks gap created by subsidized mortgage bonds for workers in the public sector, banks and insurance groups, while playing havoc with other businesses.

The tremendous gearing effect of bond subsidies on the tax system has now reached the point where take-home pay of staff in the most lowly-paid subsidized sections of the public service is comparable to unsubsidized middle management level salaries offered by private sector companies.

### So great

Major private firms, in conjunction with the banks, are now working on schemes which are being presented to the authorities in Pretoria in an effort to bridge the gap, but in the short-term, at least, the disparity is becoming so great that major firms fear considerable staff defections unless the recession prompts nervous employees to stay put.

"If you have a son, let alone a good employee, you have to advise him to work for the government if he wants a house," said one disgruntled computer department manager in the City who said his firm was continually losing highly-trained personnel to perk providers,

month. The Syfrets scheme includes a cost of R10 a month on amortization of bond registration costs incurred in transferring to the scheme.

The figures in the graph show that it can take twice the salary in the private sector to generate the same take-home pay of a public servant with a 4 percent mortgage bond.

### Implications

But the practical implications are even worse.

None of the private sector employees cited in the table would be permitted to take out a building society bond in the first place because of the stipulation imposed by the societies that repayments must not exceed 25 to 30 percent of monthly income.

Estate agents agree that the huge and widespread bond subsidies are a major factor behind the leap in property prices over the past ten years which has now priced housing out of the reach of most prospective first-time owners in the private sector.

### Distorted

Even the figures relating to bond amounts themselves have been greatly distorted by the subsidies. For example, the average new bond in January was for R45 100, but a married man in the private sector with two children would have to

There is also considerable scepticism on the final form the fringe benefits tax proposals will take when they are incorporated into the Income Tax Bill.

### Phased in

The government is currently proposing to tax subsidized bonds on the basis of the difference between the rate the employee is paying and 12 percent, with the burden being phased-in over a period of seven years for schemes approved prior to March 1st this year.

Mr Neville Berkowitz, editor of the Property Economist, maintains the subsidies also impair productivity in the economy by encouraging people to go for job security in the public service as opposed to other avenues.

### R8-billion

He estimates that close to R8-billion worth of investment capital is sitting in bond subsidies, costing the country about R800-million a year — or about 80 000 new jobs.

The managing director of Syfrets Bank, Mr Brian Button, says its scheme does not offer tax or interest benefits to people earning below about R22 000, but it does make cash available without the constraints of having to find back-to-back finance often required by the building societies, and it also allows for a more flexible repayment pattern to suit the indi-



in the public sector, banks and insurance groups, while playing havoc with other businesses.

The tremendous gearing effect of bond subsidies on the tax system has now reached the point where take-home pay of staff in the most lowly-paid subsidized sections of the public service is comparable to unsubsidized middle management level salaries offered by private sector companies.

### So great

Major private firms, in conjunction with the banks, are now working on schemes which are being presented to the authorities in Pretoria in an effort to bridge the gap, but in the short-term, at least, the disparity is becoming so great that major firms fear considerable staff defections unless the recession prompts nervous employees to stay put.

"If you have a son, let alone a good employee, you have to advise him to work for the government if he wants a house," said one disgruntled computer department manager in the City who said his firm was continually losing highly-trained personnel to perk providers, particularly the insurance giants.

### Key figures

Key figures to consider in a comparison of benefits available to employees of banks, building societies, insurance companies and the State, comprising about 70 to 80 percent of bond payers, of which about 50 percent are State employees, are:

- Interest rates of 2,5 to 4 percent on bonds that would otherwise now attract interest charges of about 20 percent.

- An average new bond amount of R45 100, according to building society figures, for the month of January.

### Disparity

The following disparity results in the case of the average R45 000 bond at 20 percent, repayable over 20 years, assuming for the sake of simplicity that no rebates or abatements pertain and taking interest payments only into account. This would leave the public sector a subsidized bond at 4 percent (although the interest rate is 3 percent for those earning less than R18 288 a year) costing R150 and the unsubsidized bond at 20 percent through a building society costing R750 a

graph show that it can take twice the salary in the private sector to generate the same take-home pay of a public servant with a 4 percent mortgage bond.

### Implications

But the practical implications are even worse.

None of the private sector employees cited in the table would be permitted to take out a building society bond in the first place because of the stipulation imposed by the societies that repayments must not exceed 25 to 30 percent of monthly income.

Estate agents agree that the huge and widespread bond subsidies are a major factor behind the leap in property prices over the past ten years which has now priced housing out of the reach of most prospective first-time owners in the private sector.

### Distorted

Even the figures relating to bond amounts themselves have been greatly distorted by the subsidies. For example, the average new bond in January was for R45 100, but a married man in the private sector with two children would have to earn a far greater salary than the average, about R52 000, to even qualify for this average bond, particularly when capital repayments are taken into account.

Senior executives in the City maintain that a public service salary of R850 for a holder with a R45 000 mortgage bond would probably be held by a very junior person with relatively few qualifications.

### Same take-home pay

An employee earning R21 400 in the private sector who would end up with the same take-home pay after meeting the monthly unsubsidized bond instalment would probably be a fairly skilled and experienced person in the 30 to 40 age group with a wife and family.

Likewise a person earning R31 800 could be a senior executive of a company selling motor cars or agricultural implements, but take-home pay would be comparable with that of a clerk in the Department of Information with a subsidized bond.

Other objections focus on the irrationality of effectively penalizing some 30 percent of homeowners who do not benefit from subsidies because of where they work.

### Phased in

The government is currently proposing to tax subsidized bonds on the basis of the difference between the rate the employee is paying and 12 percent, with the burden being phased-in over a period of seven years for schemes approved prior to March 1st this year.

Mr Neville Berkowitz, editor of the Property Economist, maintains the subsidies also impair productivity in the economy by encouraging people to go for job security in the public service as opposed to other avenues.

### R8-billion

He estimates that close to R8-billion worth of investment capital is sitting in bond subsidies, costing the country about R800-million a year — or about 80 000 new jobs.

The managing director of Syfrets Bank, Mr Brian Button, says its scheme does not offer tax or interest benefits to people earning below about R22 000, but it does make cash available without the constraints of having to find back-to-back finance often required by the building societies, and it also allows for a more flexible repayment pattern to suit the individual's cash flow.

### Prime rate

The actual rate of interest charged by Syfrets to the company for which it is adapting a scheme is related to the prime rate. Its scheme provides improved benefits over a building society bond when repayment of capital and interest, interest only, or a combination of both, are provided. Additional benefits flow from optional link-up with deferred compensation or endowment policies.

Tight money policies introduced by the minister of finance on August 2nd, resulting in a horrific prime rate of 25 percent, have hit the immediate attractions of the Syfrets scheme, but it will look better when prime falls, or conversely, when building society mortgage bond rates rise, which must happen if prime doesn't fall.

### Small firms

Syfrets scheme should also permit employer subsidies in terms of the new legislation, and several large businesses are known to be considering it specifically for this reason.

Left out in the very harsh cold, however, are the self-employed and those in small firms with fewer than four eligible employees.



Sawetom 28/8/84 (123)

# Development neglected by Department

THE DEPARTMENT of Co-operation and Development views the growing urban population as a vital instrument of urban peace and stability — yet the Department spent only R117 million on black housing during the 83/84 financial year.

These facts are documented by the "South African Builder," the official journal of the Building Industries Federation — the largest employer organisation of its kind in the country — after an intensive investigation.

In its August issue, the magazine states that:

- The Department of Co-operation and Development built 7 827 houses for underprivileged blacks earning less than R150 a month, while several thousand additional units were needed;
- Surveyed 91 000 sites for development by blacks themselves or the private sector; and
- Sold only 16 128 houses under the 99-year leasehold scheme even though 350 000 units were offered for sale.

## **Backlog**

In the article, the Department of Co-operation and Development admitted that the housing backlog had reached "astronomical proportions" and blamed its lack of progress on a shortage of funds and limited availability of land suitable for development.

The main points emerging from the investigation into housing by the South African builder were:

- More than 3,5 million houses need to be built over the next 16 years at an estimated cost of R5,5 billion a year (an investment of R87,5 billion) to house the urban black population;
- The building industry itself expressed surprise and dismay at the lack of action and direction in the Government's attitude to the housing question; and
- Allegations by PFP MP Mr Peter Soal that the Department had R237,4 million invested in banks and building societies yet spent a mere R42,7 million on black housing last year.

The executive director of the Building Industries Federation of South Africa, Mr Lou Davis, said the black housing issue was perhaps one of the most pressing facing both the Government and industry today, adding that "self-help schemes may offer a short term solution, but that, frankly, is prolonging the agony — not solving the housing problem."

# High costs and lack of sites restrict building

By Sol Makgabutlane

Red tape and excessive regulations are contributing to the increased backlog in black housing, says Mr Matthew Nel, the Urban Foundation's housing manager in the Transvaal.

He says there is growing frustration among black families over barriers they are experiencing in attempts to house themselves... even if they qualify to be in urban areas.

"Major barriers that people are experiencing relate to both their inability to afford their housing and to obtain a serviced site on which to build a house," says Mr Nel.

## STANDARDS

There are three aspects which inhibit the majority of urban black families regarding their ability to afford housing:

● Firstly, the minimum standards used for housing and provision of sanitation, services remains too high.

Mr Nel clarifies: "I am not suggesting that we

# Red tape binds black housing

123

would like people to live in worse conditions than they already are.

"However, these high standards result in the exclusion of some people from providing housing of their own, no matter how modest.

"Such people are forced into overcrowded conditions, or into illegal and often overpriced accommodation in other people's backyards.

"It is not unusual for a family in Soweto to pay between R100 and R150 a month for a garage and storeroom."

● Secondly, the idea that the final acceptable house must be built all at once rather than over a number of years results in a major affordability problem.

Mr Nel argues that housing is an incremental process where people

start with small and relatively poor units, slowly upgrading and extending them as they are able to afford to do so.

"This has been demonstrated in many self-help schemes in South Africa, he says.

● Thirdly, the cost of administration necessary to obtain housing loans is high.

## CONTROL

"The administrative requirements for 99-year leasehold are too sophisticated and complicated and result in pushing up the cost of housing," says Mr Nel.

He praises the move by the State to introduce self-help housing schemes.

He says it is positive in that it creates an opportunity for families to take greater control over the

provision of their own housing and to build the houses to affordable standards.

"The State's acceptance and support of self-help housing is the most positive move in housing since the introduction of the 99-year leasehold right," says Mr Nel.

"The two moves create the necessary pre-condition for wide-ranging participation by the private sector in the provision of black housing."

What is essential now is for the State to ensure that serviced land for new housing in black urban areas becomes available on a massive scale.

Since its inception in 1977, the Urban Foundation has initiated 82 housing projects which have used R19 million of the organisation's resources.

The Department of Co-operation and Development views the growing urban population as a vital instrument of urban peace and stability, yet it spent only R117 million on black housing during the 1983/84 financial year.

These facts are documented by the *South African Builder*, official journal of the Building Industries Federation, after an intensive investigation.

In its August issue the magazine says:

● The department built 7 827 houses for blacks earning less than R150 a month, but 420 000 were estimated to be needed.

● It surveyed 91 000 sites for development.

● It sold only 16 128 houses under the 99-year leasehold scheme though 350 000 units were offered for sale.

In the article the department admitted that the housing backlog had reached astronomical proportions and blamed a shortage of funds and limited availability of land.

The main points emerging from the investigation into housing by the *South African Builder* were:

## 'Too little spent on homes for blacks'

● More than 3,5 million houses need to be built for urban blacks over the next 16 years at an estimated R5,5 billion a year.

● The building industry expressed surprise and dismay at the lack of action and direction in the Government's attitude to the housing question.

● An allegation by Mr Peter Soal MP, of the PFP, that the department had R237,4 million invested in banks and building societies yet spent a mere R42,7 million on black housing last year.

The executive director of the Building Industries Federation of South Africa, Mr Lou Davis, said the black housing issue was perhaps one of the most pressing facing both the Government and the industry today, adding that self-help schemes may offer a short-term solution.



HOUSING is a hot political issue and the Big Sale has become a political football in both black and coloured areas — especially in the Eastern Cape.

Because the decision whether or not to buy one's home could have important financial implications for a family, people should go into the question thoroughly.

Political views, whatever the source, are likely to be one-sided.

Homefront has been sent a copy of an item on the Big Sale in *The Voice*, a community newspaper which strongly supports the United Democratic Front.

This item, and its presentation, is clearly aimed at putting people off buying their houses.

It refers to people being "forced" to buy "badly-built" houses at "inflated" prices, otherwise the rents will "rise terrifically ... at any moment"; the house will cost much more a month if one buys it and if one takes a loan with one's firm "they get you in their

RDM 14/8/84 (123)

# Political point-scoring — or owning your home?

**LIN MENGE**

grip — you have no bargaining power anymore".

That is one way of looking at the Big Sale. But there is another.

In Homefront's view, being "forced" to buy even a "second-rate" house is not a bad thing. It forces people to stand on their own feet, to take greater responsibility for their own way of life.

It is also a learning process. Homefront has seen how, through buying their homes, people have had to learn all sorts of things they never needed to know before.

That alone, makes the Big Sale one of the best things that has happened to uneducated, unsophisticated, lower income people for a long, long time.

The *Voice* report raises important points but there are other aspects to the Big Sale that should be considered.

- It is not only coloureds who are being pressurised to buy their rented houses, but all races. The conditions of the sale are the same for all.

- Rents will rise — not any day now but possibly after the extended Big Sale action ends next July. So will the selling price of the houses.

But the rent increases, so the Government decided last year, would be based on combined family income, not only on the income of the breadwinner.

They have said it will be phased in gradually: a family with a combined income of up to R300 will pay up to R5 a month more; R7 a month more if the income is up to R450 and R10 a month more when the income is more than R450 a month.

## Second-rate houses



ALL HOUSES OWNED BY THE COUNCIL IN THE "COLOURED" AREAS ARE FOR SALE. RESIDENTS HAVE NO CHOICE. EITHER THEY WILL HAVE TO BUY BADLY-BUILT HOUSES AT INFLATED PRICES OR SUFFER RENT INCREASES. THE NEW CONSTITUTION AND THE ELECTIONS WILL NOT GIVE THE PEOPLE THE REAL POWER NEEDED TO CHANGE CONDITIONS. GROUP AREAS, THE HIGH COST OF LIVING AND HOUSING PROBLEMS ARE HERE TO STAY.

An extract from *The Voice*, which deals with the implications of the Big House Sale for the coloured community

(This refers only to actual house rent, not to rates or service charges.)

- House prices are inflated — that is why even the "second-rate" houses now being offered for sale would cost thousands of rands to rebuild today.

In many cases the Big Sale buyer is able to buy his whole house for less than it would cost to build a single new room.

Even unimproved "matchbox" houses in black townships are being re-sold at big profits.

- It can cost more a month to buy than rent if one has a loan at a high interest rate.

But high interest rates work both ways — you can save more easily to buy the house for cash by investing your money in a special

savings account or on fixed deposit.

What matters is that you will own the house and a house is not like cars and clothes which are worth less the day after you have bought them.

If you own your house, you have something to offer as security for a loan. You can then manage to extend your house, instead of being overcrowded.

But if you go on renting, the authorities own the house and you have nothing to sell or leave to your family.

- Yes, there are transfer costs and surveying costs and water and lights and rates.

If you own your house, you will be more conscious of unnecessary costs caused by waste. You will also have

to pay insurance, or risk losing everything.

A survey is vital for ownership — as long as coloured townships were just huge unsurveyed blocks, people could not obtain their freehold rights.

For blacks, even 99-year-leasehold is a big move towards permanence.

- It is also true that if you own your house you have to do your own repairs. Naturally.

And the better your upkeep of the house, the higher its value will be.

- As for letting your employer get you in his grip with a housing loan — it isn't necessary.

Firms can get advice from the Urban Foundation on how to avoid this "golden handcuff" problem.

# Housing for 3m 'surely not daunting'

By RIAAN DE VILLIERS

THE amount spent in the 1984 budget on influx control and the new constitution would be enough to provide at least core housing for all people likely to migrate to the cities if influx control were lifted, a top UCF researcher said last night.

Ms Vanessa Watson, a research officer in the Urban Problems Research Unit at UCF, was delivering the second of a course of four lectures on the controversial new black town-

ship of Khayelitsha, presented by the university's Centre for Extra-Mural Studies.

Ms Watson said Mr Charles Simpkins, a UCF economist, had estimated that between 1.5- and 3-million people — equal to 600 000 families — would move immediately to the metropolitan areas if influx control were lifted.

"If we simply take the amount spent in the 1984 budget on influx control and the new constitution —

some R5,8 billion — there would be enough to provide at least core-housing for these 600 000 families," she said. This was "surely not a daunting task".

Dealing with major planning issues facing South Africa, Ms Watson said it would be "pure madness" to try to develop the homelands as economically-viable units which could support their existing populations.

No capitalist country had yet been able to turn its undeveloped regions

into developed ones and South Africa would waste "massive amounts of money" trying to do this, she said.

Decentralization policy had been equally ineffective in bringing about regional development and the only sensible attitude was to continue to maintain existing growth centres.

Official planners argued that metropolitan areas were too large and that growth should be diverted to satellite cities just outside metropolitan areas, such as Atlantis and Khayelit-

sha. But one reason for the argument was to justify political strategies and influx control.

"South Africa's metropolitan areas are comparatively small and it is patently nonsense that their growth should be curbed," she said.

"If we are genuinely concerned about South Africa's development problems, then the first step would be to allow the urbanization of those people who are not profitably employed in the rural areas."



# Permanent housing subsidies condemned

123  
Star

30/7/84

By Lucille McNamara

The Venter Commission has called for an end to subsidised housing as a permanent form of assistance, and if the Government accepts the proposal it could affect thousands of South Africans.

The commission says that in an attempt to compensate for the increasing gap between the cost of residential sites and the ability of buyers to meet market prices, the housing costs of a large portion of the population are already being subsidised.

In the process the property market has been distorted, increasing the disparity between the standard of development and the ability to pay and encouraging the satisfac-

tion of needs which are above the means of individuals.

"The side-effects of subsidised housing costs make it essential that this system be avoided."

But the commission concedes that because of minimum standards necessary for an orderly urban environment, there will always be families who require subsidising in one form or another.

"While it would be ideal to move away from all forms of housing subsidies, the cost structure is such that this goal cannot be achieved at this stage."

The commission says subsidies should serve only as short-term relief for needy families and not be regarded as a permanent form of assistance.

● See Page 5.

# SA Housing Federation seeks Govt interviews

123

E. Post

28/7/84

By SHARON LI GREEN

A Federation of South African Housing Associations delegation has been appointed to interview the Minister of Finance and the Minister of Community Development about the shortage and high cost of housing loans.

This was decided at a meeting of the federation recently.

In an attempt to ease the burden on families needing houses, the delegation will ask that the current transfer-exempt ceiling valuation of residential properties be raised from R30 000 to R55 000.

Concern was also expressed about the general housing situation, which was considered likely to worsen in the coming year.

Young families were particularly badly affected by the economic slump, according to Mr Derrick Cleary, general manager of Urban Villages, a housing utility company in Port Elizabeth.

Urban Villages is a member of the federation.

"Many of them — further hit by the increase in the bond rate — are unable to afford the reasonably priced houses marketed by the company," he said.

Giving an example of the crisis facing young families, he said that to buy a decent three-bedroomed house costing R45 000 offered by the utility company, the purchaser would have to raise a R9 000 deposit.

Building societies seldom advanced a mortgage bond of more than 80% and most potential homeowners had difficulty in finding the R9 000 cash or accepted



Mr DERRICK CLEARY

collateral.

"But the dilemma of young families does not end there," he added.

In addition to the R9 000 needed, other charges — such as the registration of the bond, transfer duties and legal fees — could easily amount to R3 000.

Despite all this, the housing shortage in the Eastern Cape was still critical and demand had not been affected.

Urban Villages is a non-profit organisation whose main objective is the "provision and promotion of housing, amenities, community services and facilities for all race groups, particularly within the Eastern Province."

Urban Village Houses are not built on speculation.

Already 26 houses in Cleary Estate have been built by the company. Other developments include a R3,8m project for Algoa Park, where six houses out of 78 have sprung up.

A R1,5m 35-unit group housing project in Scheepershoopte, Uitenhage, has also begun.

These projects are aimed

at providing reasonably priced accommodation for lower and middle-income families.

Also planned is a R9,5m project for 230 houses in Charlo.

The biggest housing project undertaken by the fledgling company — formed a year ago — is the establishment of 868 houses, aimed at the "middle-upper" income groups, in the black township of Kwadwesi. Building is expected to start in November.

"The affordability of the black community is radically different from the whites.

"We are hoping to develop a good brick house, capable of expansion, which will cost them less than R20 000 to meet the needs of the family.

"The curious thing about black families, because of the extended families, is that they have been able to raise the deposits."

The utility company is largely dependent on employers in its efforts to help employees raise a housing deposit.

Mr Cleary firmly believed that employers in South Africa should be doing much more to provide a back-up service in housing.

"This has been the case in Japan for instance, where every employer makes a loan of 4% to his employee.

"It is in the employers interest to see that his worker has a decent roof over his head if he expects a high quality of work.

"Some large companies are helping out, but obviously it will take time to fully provide this back-up service."



(123) D-Dispatch  
New boost for  
20/7/84  
housing sale

PORT ELIZABETH — Revolutionary new plans to promote the government's housing sale campaign will enable prospective home buyers to secure five-year state loans.

Employers will also be allowed to buy houses.

These incentives were disclosed yesterday by the man at the helm of the drive to dispose of the 500 000 state-owned houses in South Africa, Mr Johan Kruger, who was on a two-day visit to the Eastern Cape, where the lowest sales in the country have been recorded.

In terms of the scheme, which has been approved by the government but has not taken effect yet, prospective home buyers who do not qualify for building society bonds will be able to secure loans from the

state, and still qualify for substantial discounts while they repay their houses over five years.

In terms of two packages aimed at stimulating employer interest in the "big sale", employer bodies are to be placed in a position to buy homes in the black areas on behalf of their employees and, in the case of companies dubious about the scheme, the government has expressed its willingness to cede deeds of sale to them as some form of security.

In an interview yesterday Mr Kruger, the Department of Community Development's Pretoria-based chief sales coordinator, said the new scheme was being embarked on because the government had not received the response it had anticipated. — DDC.



## RENT CONTROL

## Trying again

123

As predicted (*Property* June 22), the parliamentary select committee on rent control has had another look at the Lease of Dwellings Bill (LDB) and decided to think it out again. The result: another draft bill, this time to amend the 1976 Rents Act. The effect so far: nil.

The hard truth is that the latest proposals will do no more than the original bill to persuade rental-flat developers to spend their cash on accommodation.

By now, the opposition to the LDB has been well chronicled — more than 200 angry responses from affected institutions and companies. Explaining that it was only a proposal anyway, the committee threw it out.

In its place comes the suggested changes to the Rent Control Act of 1976. The new draft includes a mixed bag of recommendations, some of which benefit the landlord, others the tenant.

As yet, the industry has not yet had a chance to take a good look at the proposals, but they look like falling far short of the recommendations from property associations and organised commerce.

A change in the definition of "controlled premises," for example, is among the latest suggestions. Previously, the definition applied to just about anything, including business premises.

Now, as part of what appears to be a general tidying up, it could well exclude some tenants who currently enjoy, yet do not

warrant, rent control protection. So far, so good.

The bill proposes that protection should apply only to premises occupied before October 21, 1949 by a lessee whose monthly income does not exceed a limit. This limit, the bill proposes, would be gazetted from time-to-time.

It then attempts to define monthly income as income *from any source* and proposes that half the income received by the lessee's spouse or any other member of his family residing with, and not dependent on, the lessee should be included to ascertain the level of protection. This is also a step in the right direction.

The tenant, however, does get some new protection in that his statutory status would not be waived if he had moved, without a break in tenancy, from one flat to another in the same building.

One sop to the industry is that the bill requires that at least one member of the local rent board must in future be appointed by *reason of his knowledge of property values and the leasing of dwellings*. This, it is envisaged, would provide a sense of balance when considering disputes and rent increase applications.

The anticipated scrapping of Section 6 of the Act, which sets a maximum on rentals, has not happened — except where business premises are involved. Protection for such property — and all references to it — are scrapped in the latest draft.

One proposal seeks to amend Section 14 of the Act which would stop landlords from applying for a rental increase within 12 months of the last application.

Section 29 of the Act would be changed to ensure that developers cannot give notice "for repairs, restoration or conversion" unless a court has previously issued an order that such premises are required for these purposes.

Clearly, there are a number of provisions in the draft which are not going to find favour in the industry in the coming weeks.

As the *FM* has said before, the years of distortion created by rent control cannot be corrected in a single stroke. But if balance in the rental market is to be restored, the medium-term strategy must be to get rid of controls altogether. The latest proposals should be designed as a step in this direction.

## CONTROL QUANDARY

Rent control has long been an agonising issue for the PFP. For a long time it was unable to resist the easy option of opposing decontrol. From the voter point of view, of course, it was the natural, if simplistic, thing to do. And the fact that the Progs are strong in high-density areas like Hillbrow and Sea Point made opposition even more attractive.

Since then, mercifully, the PFP has grown up, economically speaking. It has realised that controls can only be to the disadvantage of tenants in the long run and has tried, in as palatable way as possible, to bring home the fact to its constituents. The proviso, quite rightly, is that changes should be introduced with the minimum amount of hardship and suffering for needy tenants.

But everything in the PFP garden is still far from lovely on the control issue, as the vote on the dropping of the Lease of Dwellings Bill clearly showed. The decision was nearly unanimous, with even Sea Point's Colin Eglin agreeing that the select committee should come up with fresh ideas.

The one exception was Hillbrow's Alf Widman who voted that the Bill should be retained. There'll be short-term political advantages, no doubt, but who is going to take the flack when, a few years from now, there are complaints that there is just no rental accommodation available — controlled or not?



Rental flats ... another bash at control



HOUSING

123  
Fr 20/1/84  
**Private appeal**

Rent control, through the Lease of Dwellings Bill, is not the only property issue to have been addressed by politicians over the last couple of weeks. Also of interest to developers was the third report of the Commission of Inquiry into Township Establishment and Related Matters.

Chaired by Deputy Minister of Industries Ami Venter, the commission gave similar recognition to the need for greater private-sector involvement in housing.

The commission said in the introduction to its report that it assumed throughout that township establishment "is the task of the private sector." But it added that government had an important role to play in the provision of housing for lower-income groups.

The rest of the report was primarily devoted to recommending measures which it felt would ensure that "the private sector could and should be more active in this area."

In particular, it looked at ways and means of reducing costs. It proposed the total removal of transfer duties "where natural persons buy properties" and called for the removal of stamp duty.

It urged further that there should be "a far greater degree of stability in the availability of mortgages from building societies."

**Private sector**

The commission said it was "persuaded that a greater integration of government action with action by the private sector on a partnership basis may help to stabilise both the market and the industry itself."

It also concluded that "it would be difficult to prove that the trade in sites by speculators is in itself a cause of high property prices.

"Townships establishment," it continued, "should be regarded as a full-fledged economic activity and it is important that its specialised nature be recognised."

It is now up to government to implement the Venter Commission recommendations, which it formally accepted in principle in a statement released with the commission report.

But it is clear that the commissioners have given an influential endorsement to the role of the private sector. The question still to be answered, of course, is whether it is enough to persuade property developers to respond.

# 'Complacency' over black housing crisis

123  
T.P. 1/11/83

By a Special Correspondent

THE ever-continuing housing crisis in black residential areas outside the "homelands" has been exposed by a series of questions tabled in Parliament this year by the Progressive Federal Party MP for Johannesburg North, Mr Peter Soal.

The replies — by the Minister of Co-operation and Development, Dr Piet Koornhof — show:

- Only 14 259 houses have been bought under the 99-year lease scheme — 10 240 of them in the West Rand Development Board area, which includes Soweto;
- In six of the 14 development board areas no houses under the 99-year scheme have been bought;
- In the development board areas in the Transvaal and the OFS, the number of people living in each house is high — ranging from a low of 7,5 in the West Rand to a high of 14,6 in the Orange Vaal area;
- Despite an official estimate of a shortage of 168 000 houses in black towns in the "white area" and projections of 20 black cities by the year 2000, the development boards only built 7 100 houses in 1983, while private owners built 3 612 and others, including companies, built 1 570 houses;
- The development boards spent R42,7 million on housing in 1983, but they had R237,4 million invested in building societies and banks;
- Only 24,7% of the 425 162 houses in the black residential areas were occupied under 99-year and 30-year leases.

Dr Koornhof's figures also show that, at the time of the replies, the development boards were building 6 956 houses this year, individuals 6 826 houses and others 4 625 houses, reflecting an increase in the number of homes being erected by individuals and companies but no increase in houses being built by the development boards.

Much of the private involvement this year is confined to four areas: West Rand, where 971 individuals and 306 companies are building houses; East Rand, where 1 854 individuals and 443 companies are involved; Orange Vaal, where 2 224 individuals and 1 865 companies are building; and the Eastern Cape, where 234 individuals and 1 757 companies are involved.

Three development boards themselves are building more than 1 000 houses: West Rand (1 678); Eastern Cape (2 317); and Orange Vaal (1 271).

For the rest, precious little housing development is taking place. In the Northern Transvaal area no one is building houses. In the Northern Cape and central Transvaal areas, the development boards are not building any houses.

In the Western Cape, the board is building 58 houses, although a R60 million contract has now been signed for the erection of core housing at Khayelitsha, where all black people in the Cape Peninsula are to be moved.

In Port Natal, only 20 houses are being built by the board, while in the Western Transvaal the board is building 79 houses.

In short, very little housing development is taking place in the black residential areas outside the homelands in spite of a critical shortage of homes.

Dr Koornhof gave the same reply when Mr Soal asked him what the estimated shortage of housing was in each development board area.

He said: "It is not possible to give an accurate figure in regard to the shortage of housing in respect of each township. The estimated total housing shortage in respect of black towns in the white area is 168 000.

"In order to make an accurate estimate in respect of each township it will be necessary to compile new waiting lists.

"This will necessitate a costly and time-consuming survey, which in the circumstances is considered unjustified," Dr Koornhof said.

The estimate of a shortage of 168 000 black houses was the same figure given by the Viljoen Committee of Inquiry some years ago.

Mr Soal said in an interview that he was "shocked and depressed" by the information given by Dr Koornhof.

"Everyone knows there is a housing crisis in the black residential areas," he said.

"The Viljoen Committee told us about this crisis.

"Black leaders have re-

peatedly told us about this crisis. The demographic report of the President's Council made it clear that something like 20 cities would have to be built by the turn of the century, which is only 16 years away.

"Yet the combined total of houses built in 1983 by development boards, individuals and companies, only totalled 12 282 throughout South Africa.

"At this rate, the housing crisis is getting worse. This is not even coping with the natural increase in the population, let alone the backlog.

"There seems to be a complacency about the whole problem and South Africa will pay a heavy price in the future if the overcrowding and housing crisis in black residential areas continues.

"A totally different approach is urgently needed — and, while private enterprise should be far more actively involved, the Government must take the initiative."

He also found it astonishing that the development boards had R237,3 million invested in building societies and banks, but had only spent R42,7 million on housing last year.

"I can think of no greater threat to South Africa's security than the lack of housing in the black residential areas.

"If there is ever a need for a total onslaught, it is in the provision of adequate housing for all the people of South Africa.

"Dr Koornhof's replies show quite clearly that no such onslaught has been mounted by the authorities in spite of all the warnings.

"Indeed, the situation is getting worse — and that is something South Africa simply cannot afford," Mr Soal said.



16/7/84 (123)  
Govt's aim is short-term aid only

# Housing subsidy cut on the cards

By MERVYN HARRIS  
Property Editor

SUBSIDIES on housing costs may be further cut back if proposals accepted in principle by the Government are put into effect.

The proposals say subsidies should not be regarded as a permanent form of assistance but as a short-term aid for needy families.

They come on the heels of the Government decision to clamp down on fringe benefits by increasing from 8% to 12% the "official" rate of interest on housing loans.

The latest proposals are contained in the Venter Commission of Inquiry into Township Establishment and Related Matters.

The report was tabled in Parliament last week and its recommendations have been accepted in principle by the Government.

It says standards for both the provision of engineering services and housing have risen more sharply than the ability of the individual consumer to pay.

The gap between the cost of residential sites and the ability to pay is increasing because the housing costs of a large part of the population are already being subsidised in one way or another.

This process distorts the property market and encourages the satisfaction of needs far above the means of the individual, the report says.

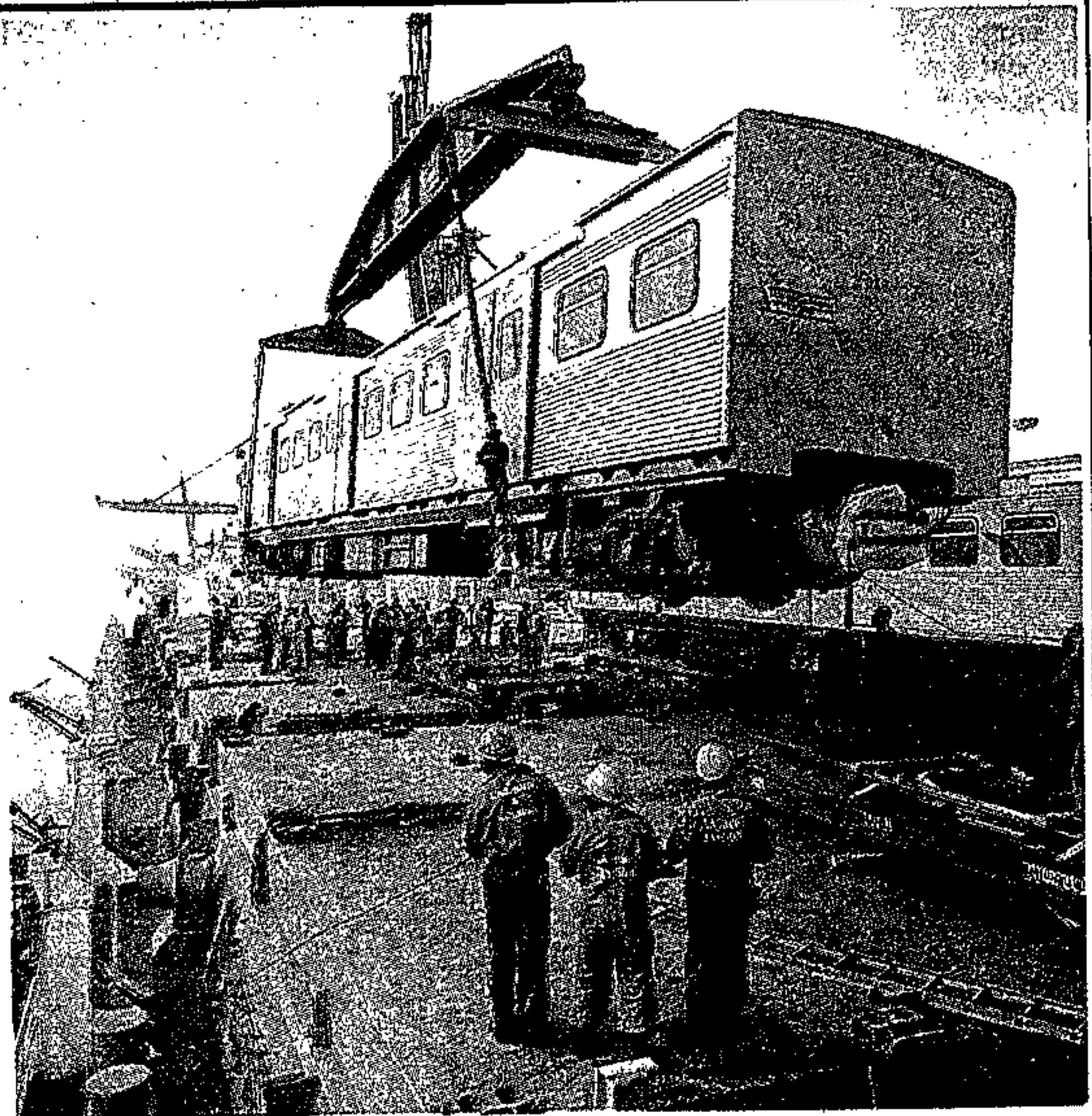
"The side-effects of subsidising housing costs make it essential that this system should be avoided. But minimum standards for an orderly urban environment are such that certain families will always need to be subsidised."

While it should therefore be the ideal to move away from all forms of housing subsidies, the present minimum cost structure prevents the goal from being achieved at this stage.

The report then spells out the basis for subsidising needy families which, it says, should ensure unnecessary distortion of the property market does not take place.

"It should serve as short-term relief for the needy family and not, as is the case at present, be regarded as a permanent form of assistance."

Subsidisation should be linked to



One of the first of 12 23-ton coaches of a new generation high-speed German suburban train set is unloaded in Durban from Safmarine's SA Sederberg for delivery to SA Transport Services. The train set will be tested before a decision is made on local production.

the family and its needs. Indirect forms of subsidisation of residential sites during the production process itself, in the form of interest rates lower than market-related rates, should be avoided.

The degree to which subsidising takes place should be quantified clearly in all cases, with a view to sound financial control.

Subsidisation should also be linked to maximum standards for the area of residential sites and the standard of engineering services provided.

"The object of subsidising is the provision of a dwelling for the family. If subsidising applies to the residential site only, and the residential site is sold before a dwelling is erected, the result may be subsidisation on a broader basis than was originally intended."

The report also strongly supports proposals made in the Steyn Committee of Inquiry into the Financing of Black Housing.

The approach implied in that re-

port — that the subsidisation of the selling price of residential sites to persons in particular income groups is a non-recurring rebate — should also be made applicable to whites, coloureds and Asians.

A further proposal of the Steyn Committee — the principle of progressive annuities in the financing of housing by financial institutions — should also receive serious consideration.

"According to this system, people in the lower income groups will be able to spread the burden more evenly in proportion to their rising income. If the size of the repayments are increased annually at a predetermined rate more people will be able to afford the initial payments."

The report says that while this relates to housing as such and does not imply any form of subsidising, it should nevertheless have an important effect on the ability of the aspirant buyer to acquire a residential site.



## SLOW HOUSE SALES

123

Government's huge sale of houses to blacks under the 99-year leasehold scheme obstinately refuses to take off — despite pricing concessions and a year's extension of the sale period.

The prices asked should be attractive. An average four-roomed house in Soweto costs just R1 010 plus R390 in leasehold charges and R100 for water installation — a total price of R1 500. Three-roomed houses go for a total price of R1 180 each.

But West Rand Development Board's chief estate officer, Piet Genis, tells the *FM* that sales are "moving very slowly" in Soweto, despite government concessions. Originally the sale was intended

to end in July, but it has been extended by a year because of the poor response.

A total of 79 367 houses are on sale in Soweto, according to Genis. So far, 3 958 cash sales have been made while deposits have been paid in another 8 336 cases.

Employers, Genis says, play an important part in the sale by giving loans to workers. Of the houses sold so far, 7 293 are being funded with employer assistance.

Genis says government has also decided to sell semi-detached houses, originally excluded from the sale, under the leasehold scheme. He still hopes sales will pick up.



# 27 510 houses bought in Big Sale

By LIN MENGE  
Homefront Reporter

RSM 12/7/84 (123)



ALTHOUGH only 27 510 houses have been sold to tenants of all races in the first year of the State's Big Sale, more than 20 000 of those sales were made in the past four months.

"I'm enchanted at the rate at which the sale is escalating," Mr Johan Kruger, coordinator of the Big Sale in the Department of Community Development, told Homefront yesterday.

"I am particularly pleased that many municipalities have now sold their first houses," he said.

The sale of 500 000 houses to their tenants of all races at discounts of up to 40%, started officially last July but it was several months before the special sale prices became available in some areas.

It was recently decided to

extend the sale for one more year — until July 1985 — before increasing rents and raising the sale prices.

The 27 510 sales made up to the end of June were as follows: 18 876 to blacks, 4 061 to coloureds, 3 360 to Asians and 1 213 to whites.

Mr Kruger said this meant that 36,8% of the houses for sale to Asians had now been sold — mostly in Natal and in Port Elizabeth — while the figure for whites was 11%, for blacks 7% and for

coloureds 2,5%.

His office was now monitoring sales on a percentage basis in the different centres, enabling them to spot the problem areas.

In Johannesburg, for example, 39% of the houses for sale to whites have already been sold, but in Bloemfontein only 1% had been sold.

In Kimberley, where most of the houses are for sale to coloured tenants, less than 1% have been sold.

Mr Kruger said rural poverty, and the difficulty of getting building society bonds in rural areas, was a problem.

It was for this reason that a hire purchase scheme had been introduced for people who could not get building society bonds to buy Big Sale houses costing less than R2 500, either because they lived in small towns or because their houses had only two or three rooms.

No deposits are required,

and buyers must pay off their State loan, with interest, within five years. They will still enjoy the cash discount.

There are also State loans available now for people earning more than R450 a month who cannot get building society loans and an arrangement by which employers can bulk-buy their workers' Big Sale houses with State backing.

● Almost half the houses sold by the end of June had been sold in Soweto and other West Rand Development Board townships.

By last week the total sales for these townships stood at 13 620 — 4 127 houses bought for full cash payment, 8 639 bought on part-payment and 854 conversions from the home ownership scheme to 99-year-leasehold.

There are almost 80 000 houses up for sale in these townships.

KAM 9/7/84 (123)

# Hire purchase deals on State's Big Sale houses

By LIN MENGE

Homefront Reporter

PEOPLE who cannot get building society loans to buy their houses on the State's Big Sale can now buy on hire purchase.

Tenants of two- and three-roomed houses or those who live in country areas, who cannot get building society loans, will be able to buy their houses on the Big Sale on a five-year HP scheme approved by the National Housing Commission. They will still qualify for the "cash" discount of 25%.

The concession applies to tenants of all races wanting to buy their houses in the Big Sale, and will be a help to tenants in places such as Orlando East and Soweto, where there are several thousand two-roomed houses.

Building societies will not register mortgage bonds on anything smaller than a 51/6 four-roomed house.

The concession applies to tenants of properties costing less than R2 500, who are not able to borrow money from either building societies or their employers. The Government will lend them the money at the same rate of interest charged by the building societies, but repayment will



not exceed R37 a month.

This is because the period of repayment has been shortened to five years — people who have building society loans have 20 years in which to pay, which means they pay far more in interest. (Of course, they too can save on interest by paying off their loans as quickly as possible.)

Application should be made to the development boards for these loans.

Mr Johan Kruger, co-ordinator of the Big Sale for the Department of Community Development, told Homefront that a similar concession had been approved by the National Housing Commission for people who

earned more than R450 a month and who also could not get building society finance to buy their houses on the Big Sale.

Mr Kruger said people in this income group might be refused loans by building societies in country towns because their income did not quite meet the societies' 25%-of-income limits on repayments.

The Government would therefore lend them the money, again at building society rates, to buy their houses, but had reserved the right to move them over at any time to a building society.

Employers will also be allowed to buy Big Sale houses in bulk on behalf of their employees, with a guarantee from the State that the employers will get their money back if anything goes wrong with the survey or the subdivision.

This will be a deed of sale arrangement and the houses will not be transferred to the employers. The State will have the option of buying back a house if anything goes wrong.

Interested employers should telephone Mr Kruger's office at 012-32-39581 or 28-2016 or 26-9301.

Friend



128  
**WARNING TO THE NATS:**

# an up this mess



building rubble lying on open land near a coloured township

# or we'll pull out

**CANNOT TAKE LABOUR FOR GRANTED, reports DAVE BEATTIE**

land within  
 ve, on the draw-  
 coloured housing

Richards pointed  
 land — neglected  
 rubbish and

was natural for

these areas to be included in the coloured townships, as the people had come to regard them as their own.

The Labour Party is demanding that central Johannesburg, where hundreds of coloured families are living illegally in a white area, be declared exempt from the Group Areas Act to signal the government's sincerity in reform.

If the thousands of coloureds living in

the city centre were hounded back to the coloured areas there would be chaos, Mr Richards said, and people would be forced to set up squatter camps.

He said hundreds of coloureds were streaming into Johannesburg in search of work. But he said this had been the trend for years and the council and Department of Community Development should have planned for expansion.

# st wait — like 3 638 others

wa to get a job.  
 first wife died, so  
 after his modest  
 and care for

at the end of  
 family.

would never for-  
 home to find a  
 in his house. The  
 had disappeared.

He rushed to the Johannesburg city council's housing department, to be told he had no business "hiring out his house to friends" and that the house had been leased to a new family and his furniture stored in a council garage.

Mr Schroder learnt that the caretaker had abandoned his children when the house was reclaimed by the council, and they had been split up and were being cared for by three sets of relatives.

So he moved back to Johannesburg, found a new job, a new wife, and gathered his new family around.

Now they're a band of 15, waiting, with growing impatience, for more leg room.

Mr Schroder said the officials at the housing department were sympathetic, but there was nothing they could do. The Schrodgers have to wait their turn, like the other 3 638 applicants.

Money should be taken from the defence and security portfolios, and a vast area of land next to Eldorado Park, which supports only a handful of white smallholders, should be reproclaimed for thousands of homeless coloureds, he said.

He said the R12-million set aside to build an Early Johannesburg Village as part of the city's centenary, could build homes for 500 coloured families.

Mr Richards said the Department of Community Development's plan to create a coloured city at Ennerdale, 35km south of Johannesburg, would fail.

"Very few coloureds are prepared to live in dormitory townships where they would be travelling and working all day and half of the night," he said.

He said private enterprise should also help to ease the housing crisis by arranging loans and building society bonds.

The Department of Community Development and the city council see the problem differently.

Mr Neville Karsen, assistant regional representative of the Department of Community Development, Johannesburg, said the government considered it the responsibility of the individual first and foremost, and then of employers, to provide housing.

"Only where people can clearly not help themselves the department steps in."

## Adamant

Mr Burger, who is also National Party leader on the Johannesburg city council, and Mr Karsen, were adamant there was a dire shortage of land and money.

Much of the vacant land adjacent to existing coloured townships, identified by Mr Richards, was unproclaimed, or belonged to mining companies.

Mr Burger said the council had negotiated with Rand Mine Properties for parts of their land, but it was taking time.

Mr Karsen agreed. He said the undeveloped land could not be considered "in the short term".

He said the National Housing Fund, the government's housing kitty, was short of money. A new priority list was drawn up last year, and less capital was available.

The city council has two major schemes lined up. One is a R25-million plan to demolish about 700 homes in the slum area of Westbury and put up 1 058 new homes. The second scheme involves 551 stands for experimental core housing at Eldorado Park.

Mr Burger said the Westbury scheme was the biggest coloured housing project ever tackled by the council.

But Mr Richards pointed out that 900 families already living in this pitiful ghetto — known as 'Zombi Town' by the locals — would simply be rehoused in newer accommodation. As a result the backlog would only be reduced by 150 families.

The experimental core housing scheme at Eldorado Park is being stalled by disagreements over the standard and cost of the core homes.



THE Labour Party has threatened to pull out of the new tricameral Parliament and derail the government's constitutional plan unless immediate attention is given to bread-and-butter needs of coloured people, particularly housing.

Labour Party leader the Rev Allan Hendrickse said yesterday the party was committed to going into the new deal for five years. But if the gross inequality in government spending was not pulled straight now — and housing was a priority — the Labour Party would opt out after that time.

Mr Miley Richards, national deputy leader of the party, said this week the party's 'yes' to the new constitution had always been conditional, and its stand was firm unless the government gave immediate priority to the massive housing backlog for coloured people, the LP would lose face with its voters and be forced to pull out.

Mr Richards took a Sunday Express team on a tour of coloured townships in Johannesburg this week to show the squalid conditions caused by overcrowding.

### Homeless

The official waiting-list stands at between 14 000 and 19 000 homeless — but Mr Richards said 6 500 coloured families — more than 32 000 people — were without a roof of their own.

As chairman of the Johannesburg coloured management committee since 1971, Mr Richards has lived the heart-break of hundreds of families frustrated by years of waiting "in the cold".

And now he believes the government is deliberately keeping the coloured people in a "state of uncertainty".

But a government spokesman said coloureds expected too much from the state, and were not "properly motivated" towards building their own homes.

Mr Jan Burger, chairman of the city council's housing and utilities committee, said: "We are doing everything to keep up, but it's a hopeless situation. They just keep coming."

Mr Richards said there were so many coloureds crammed together in Johannesburg that the situation was explosive, and said the government's efforts to ease tension were "pathetic".

The official cry that there was no money and no land for coloured housing was

## LABOUR'S WARNING TO THE NATS:

# Clean up this mess



● Children play in building rubble lying on open land near a coloured township

# ... or we'll pull c

THE CABINET CANNOT TAKE LABOUR FOR GRANTED, reports DAVE BEA

"nonsense", he claimed.

He said there was enough land within the city boundaries to solve, on the drawing board at least, the coloured housing crisis within weeks.

During the tour Mr Richards pointed out pockets of open land — neglected fields littered with domestic rubbish and abandoned furniture.

Mr Richards said it was natural for

these areas to be included in the coloured townships, as the people had come to regard them as their own.

The Labour Party is demanding that central Johannesburg, where hundreds of coloured families are living illegally in a white area, be declared exempt from the Group Areas Act to signal the government's sincerity in reform.

If the thousands of coloureds living in

the city centre were coloured areas there Richards said, and forced to set up squatter

He said hundreds of streaming into of work. But he said this trend for years and the department of Community should have planned for

# Mr Schroder must wait — like 3 638 oth

MR MUSTAPHA Schroder, 43, carpenter by trade, father of 10 and breadwinner for 15, has been waiting two years to get his house back.

During that time he, and his brood of eight — two of his children are married — have been living with his second wife and her five children in her flat at Coronation, Johannesburg. His two boys sleep in the lounge.

Mr Schroder's turmoil began when he

went away to Phalaborwa to get a job. While he was away his first wife died, so he asked a friend to look after his modest council home in Riverlea, and care for his children.

He would return home at the end of each month to see his family.

Mr Schroder said he would never forget the shock of arriving home to find a strange family living in his house. The caretaker and children had disappeared.

He rushed to the Johannesburg city council's housing department, to be told he had no business "hiring out his house to friends" and that the house had been leased to a new family and his furniture stored in a council garage.

Mr Schroder learnt that the caretaker had abandoned his children when the house was reclaimed by the council, and they had been split up and were being cared for by three sets of relatives.

So he moved back to found a new job, a new ered his new family

Now they're a band of growing impatience, for

Mr Schroder said the housing department were but there was nothing Schroders' have to wait the other 3 638 applicants



Yes.

- (a) (i) 121.
- (b) (i) 8.

(ii) and (iii) A list indicating the situation of each centre and the enrolment as at June 1984 will be made available to the hon member.

*Howard O Col. 1931*  
 Tertiary education institutions  
 5/7/84

1097. Mr S S VAN DER MERWE asked the Minister of Internal Affairs:

- (1) (a) How many (i) universities, (ii) technikons, (iii) training colleges and (iv) other specified tertiary education institutions were there for (aa) Coloured and (bb) Asian persons in the Republic

(b) and (2)

*For Coloureds*

Universities and Technikons:

University of the Western Cape, Cape Province ..... 6 068  
 Technikon Peninsula, Cape Province ..... 2 271

Training Colleges:

Athlone Training College, Cape Province ..... 280  
 Bechet Training College, Natal ..... 280  
 Bellville Training College, Cape Province ..... 608  
 Dover Training College, Cape Province ..... 583  
 Hewat Training College, Cape Province ..... 717  
 Perseverance Training College, Cape Province ..... 312  
 Roggebaai Training College, Cape Province ..... 646  
 Sally Dawes Training College, Cape Province ..... 25  
 Söhngé Training College, Cape Province ..... 188  
 Southern Cape Training College, Cape Province ..... 273  
 Wesley Training College, Cape Province ..... 217  
 Zonnebloem Training College, Cape Province ..... 223  
 Rand Training College, Transvaal ..... 347

Other Education Institutions:

Kromme Rhee Agricultural College, Cape Province ..... 9  
 Bethelsdorp Technical College, Cape Province ..... 100  
 R C Elliot Technical College, Transvaal ..... 80  
 Highveld Technical College, Transvaal ..... 70  
 L C Johnson Technical College, Natal ..... 180  
 Proteaville Technical College, Cape Province ..... 250

lic as at the latest specified date for which figures are available and (b) in which province are they situated in each case;

- (2) how many students were enrolled in each of these institutions in 1984?

The MINISTER OF INTERNAL AFFAIRS:

As at 26 June 1984:

(1)	(a)	(i)	(aa)	(bb)
(1)	(a)	(i)	1	1
		(ii)	1	1
		(iii)	13	2
		(iv)	6	None

Enrolment

Although Technical Colleges are not instituted to provide tertiary education, significant numbers of students at the technical colleges mentioned follow courses on a

tertiary level and the institutions are therefore included in the reply. The enrolment figures given are of students taking courses on a tertiary level.

*For Indians*

Universities and Technikons:

University of Durban-Westville, Natal ..... 6 573  
 ML Sultan Technikon, Natal ..... 3 236

Training Colleges:

Springfield Training College, Natal ..... 1 246  
 Transvaal Training College, Transvaal ..... 448

*Howard O Col. 1933*  
 Institutions for the aged  
 5/7/84  
 1100. Mr S S VAN DER MERWE asked the Minister of Internal Affairs:

- (1) With reference to his reply to Question No 1011 on 15 June 1984, (a) how many private institutions for the aged were there in the Republic for (i) Indian and (ii) Coloured persons as at the latest specified date for which figures are available, (b) what total number of (i) Indian and (ii) Coloured persons can be accommodated in these institutions and (c) how many applications from (i) Indian and (ii) Coloured persons for admission to these institutions were (aa) received and (bb) refused in 1982 and 1983, respectively;

- (c) The admission and refusal of applicants to private old-age homes rest exclusively with the management of such institutions and no statistics are available in the Department in this regard.

- (2) (a) 170.

- (b) 1982—7;  
 1983—8.

*5* *Cattle/sheep/goats/pigs*  
*Howard O Col. 1934* 5/7/84  
 1120. Mr P A MYBURGH asked the Minister of Agriculture:

- (1) How many (a) head of cattle, (b) sheep, (c) goats and (d) pigs were there in the Republic in each of the latest specified three years for which figures are available;

- (2) how many (a) head of cattle, (b) sheep, (c) goats and (d) pigs were slaughtered in the Republic in each of these years;

- (3) (a) how many (i) cattle, (ii) sheep, (iii) goats and (iv) pig carcasses were imported into the Republic in each of the latest specified three years for which figures are available and (b) from which countries were these carcasses imported in each case?

The MINISTER OF INTERNAL AFFAIRS:

As at 22 June 1984:

- (1) (a) (i) 2.  
 (ii) 29.



# IKAYA

# LETHU

(123) S. Times  
1/7/84  
It means Our Home.  
It means another  
step towards beating  
the housing crisis

**E**VERYONE in South Africa seems to believe that the national housing crisis is something only the Government can solve.

But families in Inanda near Durban, Khutsong near Carletonville and Katlehong near Germiston have recently taken up a unique opportunity to solve their own personal housing crisis.

Working under Urban Foundation self-help programmes they have built, with their own hands or with the help of friends and sometimes a local contractor, solid dwellings which are gradually replacing the shanty towns in these areas.

The homes grow in phases as the finance becomes available, but from the earliest stages, the family is living on site with a roof — their own roof — over their heads. The development experts call it "incremental" housing.

The people call it "ikaya lethu" — our home.

Whichever label you prefer, these homes are among the results of a meeting held in Johannesburg in November 1976.

This meeting was the largest-ever gathering of black community leaders with the white and black business community and it gave birth to the concept of the Urban Foundation.

At that time — in the middle of riots and unrest prevailing throughout the country — there was naturally a strong feeling that action was critical. That conviction remains the central principle of the foundation's character to this day.

The moral base of the foundation's activity is the perception of the profound sense of injustice caused by the institutionalised discrimination so widely evident in our society.

The Urban Foundation, born against the violence and the despair of the Soweto riots, this week marked its seventh anniversary. Managing director ROBIN LEE examines its achievements and its future.

**T**hus the mandate to "improve the quality of life" has essentially required the organisation both to take a moral stand against discrimination, and to launch practical programmes to eliminate it.

The extensive project activities are an expression of two basic principles:

- A conviction that people wish to be involved in their own development.

The foundation promotes the idea of self-help — trying to create conditions and institutions through which people can help themselves to improve the quality of their own lives.

This is not to say that it is simply a technical or "value-free" body, helping people with neutral processes.

In fact, individual self-help and the formation of voluntary associations by people who wish to help themselves are expressions of the value judgments that are the cornerstones of free enterprise economic activity.

- Support for a free enterprise economy.

It believes that a free market economy, though imperfect and inequitable in many ways, is the only economic system capable of generating in South Africa sufficient wealth for its growing population.



By ROBIN LEE

**C**ounter-arguments promoting alternative economic systems fly in the face of much negative empirical evidence and deny the importance and dignity of the individual to a far greater degree than free enterprise itself does.

Accordingly, the foundation focuses its attempts on extending the benefits of free enterprise to all the communities of the country.

At the same time, we hope to do so with a developmental purpose and we are conscious that significant changes in the legal structures and institutions of our country are needed to give effect to this aim.

Nevertheless our view remains unshaken that profound social change occurs through the efforts of a multitude of individuals and agencies acting in pursuit of their own interests.

## What the UF has achieved in 7 years

It is not brought about by single movements or by impersonal forces. Any major change occurring in South Africa today (as evidenced in the industrial relations system) is in fact a shift from the dominance of a single interest to a system recognising and attempting to reconcile competing interests.

The key to impetus behind this change is to help people to organise in pursuit of their own interests.

In developmental terms, it is essential for the foundation to achieve three objectives.

First, to launch innovative activities that have a multiplier effect in society, capable of replication by others and thus eventually of attacking the problems on scale.

For instance, in self-help housing, the foundation has documented its own and other projects in a set of guidelines that can help any organisation or group of people to start a self-help housing project.

Together with the Institute of Housing we organised five workshops around the country to promote the booklet: 500 people attended. Now we know of at least 15 self-help housing projects currently producing over 20 000 houses and with at least another 20 000 in the pipeline.

Secondly, we have to get behind the symptoms of poverty and despair to try to rectify the causes.

This involves research and analysis, but also negotiation with concerned parties (private and public sector and community leaders) to identify what the causes are and finally to re-

move legal, regulatory and administrative obstacles.

Thirdly, there is a need to create institutions through which people can continue with their own programmes and projects for improving the quality of their own lives.

For the foundation itself this developmental approach means seeking as wide an involvement as possible by members of all communities in our decision-making.

Over 150 community and business leaders serve voluntarily on foundation decision-making boards.

It means a small but dedicated staff — just 230 people in the five metropolitan regions who directly manage annual projects of R50-million and raise total funds of R100-million.

Though we are the largest entirely privately-funded agency in the country, we have consistently kept our management and administrative costs well below eight percent of total funds managed.

It also means mobilising the money to do this: R54-million in contributions and R180-million in loans to date.

A developmental approach also entails extended time scales on some projects, as communities hitherto without power or resources move forward to take their role in decision-making and action.

**M**istakes are made along the way, but, in our experience, nothing unites people in action for change as effectively as the sense of camaraderie and achievement in a successful project.

The foundation recognises that there are genuine differences of interest between groups in South Africa, but these conflicts by no means always coincide with the ethnic or class divisions.

Nor do we find a widespread practical belief that violent confrontation must inevitably resolve these conflicts.

Rather we believe that the future is being moulded and created by positive action, by people determined to reconcile their interests.

Spreading that experience through projects and negotiations will be our contribution to the country's future.



# Housing approaching a crisis : Eglin

ARG 45  
28/6/86  
(23)

HOUSING problems were approaching crisis proportions for certain sectors of the population, Mr Colin Eglin (PFP Sea Point) has said.



Mr Colin Eglin

He was speaking during debate on the second reading of the National Policy for General Housing Matters Bill, which establishes an advisory council on housing finance in the new dispensation.

Mr Eglin said housing was becoming politicised and would become even more so when coloured and Indians gained representation in Parliament.

If the Minister of Community Development wanted to avoid this politicisation of the housing issue, he would have to take more steps to satisfy the housing needs of underprivileged people.

Mr Eglin said the maximum monthly salary of R150 necessary to qualify for government housing assistance should be increased to at least R250 to make it more realistic.

The problems of first-time home buyers and senior citizens also urgently needed attention, the PFP member said.

## REMOVE RESTRICTIONS

He called on Mr Kotze to urge the Minister of Cooperation and Development, Dr Piet Koornhof, to remove restrictions on private sector contributions to improve black housing.

The PFP would support the Bill because it was necessary to give effect to the new constitution, Mr Eglin said.

Proposing the second reading of the Bill earlier yesterday, Mr Kotze said the new constitution laid down that norms, standards and income groups for the financing of housing should be handled as a general affair of all race groups.

The Bill would give effect to this stipulation by providing for a national policy for general housing matters.

"The Minister of the state department responsible for housing will determine the general policy to be followed with regard to housing in the Republic in respect of norms, standards and income groups for the financing of housing." — Sapa.

# Foundation <sup>(123)</sup> plan to bring housing within reach of most

Staff Reporter

THE Urban Foundation is launching projects to upgrade informal housing and shacks to bring housing within the reach of most South Africans, the foundation's annual review has disclosed.

The houses could be constructed with a variety of materials, including wattle-and-daub, corrugated iron and wood and panels from wooden crates.

In spite of self-help projects, most of the urban population still cannot afford even the cheapest conventional housing, the review says.

"It is thus clear that further innovations in services and house construction will be needed to bring some form of housing within the reach of the majority of the people.

"The foundation has undertaken research into suitable options, especially the 'progressive development' of informal housing and shacks, and innovative projects in this area will be launched in 1984/85 in the Free State and Eastern Cape," the review says.

## Planned shacks

Mr CM du Plessis, public affairs executive for the foundation, said in an interview that the new schemes had the approval of local authorities, including the Eastern Cape Development Board.

One such scheme would be at Motherwell, near Redhill, where people would be allowed to build shacks on a planned basis.

Roads would be pushed through the bush and water taps installed.

Mr du Plessis said the system, also known as "incremental housing" would be better planned than controlled squatting.

Where 99-year leasehold applied, it could be granted to residents, he said.



# Moulding a better future by negotiation

Extracts from the address by Dr JAN STEYN, executive director of the Urban Foundation, to the annual general meeting of the organisation last night



Dr Steyn

**QUOTE:**  
Changes and reforms are the basic needs for a better quality of life

IN MARCH this year the Foundation completed its first seven years of operation. These seven years represent a period of learning, of gaining insight and understanding of our role and function and of establishing ourselves as an organisation with clear and unambiguous goals.

Much has been achieved in respect of structural reform and through this process, improvements in the quality of life of many South Africans have been secured.

But, based on the experience and knowledge gained over the past years, I can say with conviction that many of these achievements (and particularly those in the field of housing, education and small enterprise development), still have to be converted from the level of policy and principle to practical application of scale at grass roots level.

Only when these changes and reforms are *experienced* with some intensity by the poor, the disadvantaged and the deprived — in short, by those for whom they were intended — can we speak of real achievements.

The plight of those whom I have identified has to be translated from the cold statistics concerning the existing and ever-increasing need for housing, for education, for employment, for health services, into the reality of human misery and loss of dignity.

Collectively these problems, with their complex and widespread impact, are the face of millions of fellow South Africans struggling to survive.

These are our fellow citizens who have to experience in tangible form the reforms we have helped to initiate. Only then can we proclaim about lasting achievements.

Given the existing socio-economic and socio-political conditions, and having identified the areas in which we endeavour to improve the quality of life, it has become quite clear that fundamental improvements are not possible within South Africa's existing structures, policies and attitudes.

Clearly, changes and reforms are necessary prerequisites for the achievement of meaningful improvement in the general quality of life. It was thus a natural and necessary step for the Foundation to become involved in the reform process.

This involvement led us to adopt a dual strategy of direct negotiation and innovative projects.

Although Government had abandoned the concept that the urban black was a temporary sojourner, this ideological premise was not readily jettisoned by those who had created the legislative, regulatory and administrative framework within which it operated.

Hard horse-trading followed. Clearly the granting of freehold tenure was the desirable, ultimate goal. But what was essential was a form of tenure which conferred defensible title.

What was on offer in the eventual departmental draft was not capable of conventional registration, not susceptible to mortgage (the duration of the lease was 20 years) and alienation was so restricted as to be practically valueless.

With the invaluable assistance of the building society movement, with whom we had and still have a very considerable coincidence of interest, Government was persuaded to commission a draft which incorporated the principles I have identified.

I suspect that history will identify the 99-year leasehold legislation as a true turning point in South Africa's history. Through this legislation access to our free enterprise economic system was conferred via the concept of mortgageable title, capital formation was made possible, exclusive dependency on the provision of state subsidised rental accommodation terminated and some freedom of choice conferred.

I have used this example because it demonstrates the unquestionable validity of the Foundation's role in the field of negotiation to which I am devoting so much of my own time.

Its objective must be to seek to enrich the capacity of decision-makers to determine issues in accordance with a balanced perspective and on reliable objective information.

It is my conviction that through its negotiating activities the Urban Foundation serves the public interest perhaps most profoundly.

Moreover, it brings a perspective into the process of decision making which is vitally important for good government. I am delighted to say that this is today also the perception of authority both at national and regional level.

As recently as four years ago the publication of potentially controversial bills affecting Blacks for public notice and comment was almost unthinkable.

Yet, Government, by doing this in October 1980 in respect of the three Bills which were to regulate the lives of millions of urban blacks, opened the way for positive interaction between Government and other interested parties.

What could have been retrogressive and potentially dangerous legislation, was averted and a process of negotiation and representation started.

This process continued throughout the various drafts of bills in 1981 and 1983. It is history and com-

mon knowledge that when the first two of these bills were eventually enacted (in 1982), they were fundamentally amended — in fact hardly recognisable when measured against the original drafts.

Instead of being oppressive and highly paternalistic, they offered new opportunities, scope for development and self-realisation to black urban communities.

The last of the three Bills, and by its very nature the most sensitive and potentially damaging, has been held over for more searching consideration. Having been intimately involved with the negotiations on these three bills, the Foundation can testify to the value of the process.

The public sector has come to realise that, to a certain degree, governing is the management of different interests towards the best compromise, and not the imposition of a single viewpoint on all parties.

We may not, and in fact we do not agree on all matters, but we have learnt to respect each other's premises and problems.

On this basis, I am convinced, the interaction between Government and ourselves will play an increasing role in the future.

This will, I suspect, be even more so under the new constitutional dispensation where the quest for consensus is an avowed objective.

That the Foundation has chosen to base its approaches on the principles of a free market economy is because we believe that this system, with the imperfections to which all human systems are subject, offers the best opportunities for individual development and self-realisation.

But above all, in principle it offers opportunities to individuals to gain access to our free enterprise economy and to use their *own* initiative and their own ingenuity to improve their lot.

We should never forget, however, the conviction which lies behind the Foundation's activities. That is the profound sense of injustice that is caused by institutionalised discrimination and the need to eliminate that injustice in our society. The Foundation is — and has to be — as businesslike and efficient as possible in its activities, but the commitment with which it identifies and addresses its tasks comes from a desire to see a more just society in which the worth and dignity of every individual in South Africa is recognised and preserved.

The Foundation totally rejects the belief that this violent confrontation is inevitable in South Africa. Our joint future — black and white — is not "predetermined." That future is being moulded and created now through positive action by determined people.



Mercury 26.11.81 123

# Lack of housing for coloureds near 'crisis point'

Mercury Reporter

THE lack of housing and land, which was reaching a crisis point, were two main problems faced by coloureds in South Africa, Mr David Curry, Minister of Housing, Local Government and Agriculture, said at the weekend.

In Durban to officially open the new section of Wentworth, developed by a local utility company, he said housing was one of his main priorities and that it would be untenable if he was unable to wipe out the backlog in coloured housing.

Mr Curry called for more utility companies to enter the field of housing, particularly coloured businessmen, whom, he said, could learn if they sat side by side with whites with expertise.

He welcomed the offer of 170 plots by the Depart-

ment of Community Development for coloured housing at phase 11 in Mariannridge township.

He reminded coloureds that in no way would the Government be able to provide homes for all and utility companies were the answer.

Forty-nine houses were handed over and made available to the self-help group in Wentworth by Comhousing, a private utility company.

Mr Cecil Kippen, MP for Durban Suburbs, said the price of the three-bedroom homes ranged between R32 000 and R44 000.

The houses were reasonably priced compared with the market value of homes today, he said.

Mr Kippen also welcomed the decision by Comhousing to provide 170 similar-type houses in Mariannridge.



# The draft housing guidelines 123

*Employers will have to comply with the following minimum requirements of the draft guidelines if their housing schemes are to be approved:*

## **Housing subsidy schemes**

Employers seeking approval of schemes for the purpose of paragraphs 12 and 14 of the Seventh Schedule to the Income Tax Act must submit to the Commissioner for Inland Revenue a set of rules providing:

- 1 That any scheme operated by an employer shall be restricted to the employees of such employer or, if the scheme is operated by an associated institution, to employees of an employer associated with such institution;
- 2 That in the case of a married participating employee, only one spouse shall qualify for a subsidy in terms of any approved scheme in respect of the same loan;
- 3 That the participating employee or his or her spouse shall be the registered owner of the property in respect of which the subsidy is being paid or the holder of a leasehold right in terms of Section 6A(1) of the Blacks (Urban Areas) Consolidation Act, 1945, and that a dwelling has been erected on such property;
- 4 That the dwelling shall be the private residence of the participating employee and that he normally resides therein;
- 5 That a bond shall have been registered over the property or that a loan has been granted by a registered financial institution or an institution established by, or in terms of, a law of Parliament;

6 That the loan in respect of which the subsidy is being, or is to be paid has been, or will be, utilised solely for the purpose of acquiring, erecting, extending or improving the private residence of the participating employee or the property on which the dwelling has been erected, or has been, or will be, applied directly towards the replacement of a loan used for any of the aforesaid purposes;

7 That the subsidy shall not exceed the minimum monthly interest and/or capital payment required to redeem the bond or loan over the period stipulated in the bond or loan agreement except in the circumstances described in paragraph 9 hereunder;

8 The method of calculating the subsidy relative firstly to interest and, secondly, to capital must be stated;

9 That any subsidy paid in respect of voluntary capital repayments shall not exceed one half of the subsidy referred to in paragraph 7 above;

10 That the subsidy may continue to be paid during any period during which the participating employee is on vacation or during temporary absences while performing his duties, whether or not the dwelling is let during such periods of absence;

11 That if the dwelling is let in circumstances other than those described in the preceding paragraph, payment of the subsidy shall cease; and

12 That if a portion of the property is let, the subsidy shall be calculated only on that portion of the loan and interest that relates to the private residence of the participating employee or,

alternatively, the subsidy shall be adjusted in a manner acceptable to the Commissioner.

## **Low or interest-free housing loan schemes**

Employers seeking approval of schemes for the purpose of paragraph 14 of the Seventh Schedule to the Income Tax Act must submit to the Commissioner for Inland Revenue a set of rules providing:

1 That any scheme operated by an employer shall be restricted to the employees of such employer or, if the scheme is operated by an associated institution, to employees of an employer associated with such institution;

2 That the participating employee or his or her spouse shall be the registered owner of the property or the holder of a leasehold right in terms of Section 6A(1) of the Blacks (Urban Areas) Consolidation Act, 1945, and that a dwelling has been erected on such property;

3 That the dwelling shall be the private residence of the participating employee in which he normally resides;

4 That a bond must be registered over the property, or in the case of a loan, repayment of the capital must be made on a regular basis;

5 That the loan must be utilised solely for the purpose of acquiring, erecting, extending or improving the private residence of the participating employee or the property on which the dwelling has been erected or has been, or will be, applied directly towards the replacement of a loan used for any of the aforesaid purposes; and

6 At what rate (if any) interest must be paid.



# Sectional title: 'Rip-off' continues

123

**THIS is the first in a three-part series on the Sectional Title Act and its effect on the urban population over ten years.**  
By DIANE CASSERE

IT IS just over ten years ago that the Sectional Title Act became effective in South Africa and since then it has become the most controversial property act of our time. It has been blamed for the dispossession of the elderly, the proliferation of "get-rich-quick" schemes, the shortage of rental accommodation in cities and for just about every evil that besets the urban population.

It is not the act, say the experts, that has been responsible for all these problems, but the implementation of it and public ignorance.

The act was drafted in good faith, but the "developers" caught on quickly to the vulnerability and insecurity of the elderly and the impoverished.

end of March, 1973, coming in on a tide of optimism and statements about security of tenure, home ownership for lower-income groups and newly-marrieds and warnings that "get-rich schemes" would soon be weeded out.

Before the introduction of the Sectional Titles Act, it was not possible for a person to own an individual flat as distinct from the entire block.

The basic intention of the act was to create the legal machinery to facilitate the provision of good accommodation at substantially lower prices than is possible under conventional land-ownership schemes.

### 'Fat cats'

A report on February 21, 1980 read: "Thousands face eviction. Tens of thousands of flat-dwellers could face eviction from rent-controlled buildings in terms of the Sectional Title Amendment Bill which was read for the second time yesterday."

The Opposition charged the government with being a "bunch of fat cats" who were no longer concerned with the needy. In terms of the bill, tenants of rent-controlled flats would in future face eviction if the flats were sold under sectional title.

Reports then began to speak in earnest of pitfalls in the act.

A Cape Times leading article on February 22, 1980 read: "It was ironic that the Minister of Justice should have to deputize for Mr Marais Steyn, Minister of Community Development, in piloting the Sectional Title Amendment Bill through its second reading stage in Parliament. For there is very little

### Guidelines

That was the theory. These are some of the landmarks in the ten years of flat-unit ownership.

In the late 1970s booklets were published by organizations such as the South African Property Owners Association (Sapoa) and Mr Geoffrey Seeff, a top Cape property agent, as guidelines to sectional title sales. Disillusionment and bewilderment were beginning to set in.

### Optimism

The Sectional Title Act has been amended twice and will be again. The government has sincerely tried to foresee every loophole. Concerned people, such as Mr Colin Eglin, Progressive Federal Party spokesman on the subject, have pointed out inadequacies and misuses, but as long as the public remain ignorant of the act and their rights, the great rip-off will continue.

The Sectional Title Act became effective at the



Mr Colin Eglin, the Official Opposition spokesman on rent affairs.



Mr Hadden Steer, Western Cape chairman of the Institute of Estate Agents.

justice in the measure. "It has totally destroyed the residential security of countless flat-dwellers — tens of thousands, according to MPs who represent high-density suburbs such as Sea

Point, Hillbrow and Yeoville — who can afford to continue living in rent-controlled accommodation as tenants but who do not have the means to buy it under sectional title."

In November 1980 there were calls to restore the rent-control status quo from Mr Sam Gross, attorney.

Also in November, a tremendous upswing in the number of properties being registered under the act were reported by Dr D V Cowen, chairman of the Standing Advisory Committee on the Sectional Titles Act.

### 'Orgy'

In a Cape Times report, Mr Eglin was quoted as saying that housing costs had risen by 74 percent in three years.

"The introduction of the Sectional Title Bill has encouraged an absolute orgy of speculation," he said.

came to the conclusion that although it would afford tenants greater protection, it would have a negative effect on the provision of rental accommodation.

### Protection

On November 22, 1980 a report on Mr Pen Kotze, then Minister of Community Development, introducing tough measures to protect tenants against sectional-title racketeers appeared in the Cape Times.

On November 24, a leading article on protection for tenants praised a government decision to amend the act to protect certain tenants, particularly the elderly.

Mr Hadden Steer, director of Steer & Co and chairman of the Institute of Estate Agents, Cape and Western Branch, said this week that the Sectional Title Act was "one of the best things that has happened to the South African nation".

Mr Steer, whose company has the second-largest letting portfolio in Cape Town, said that the professional tenant had started to disappear and people were putting roots down.

In January 1984 the proposed Lease of Dwellings Bill was drafted. Many were in favour of this and Mr Alf Wideman, PFP MP for Hillbrow, said that there had been rent control in South Africa in one form or another since 1921 and this had not stopped the construction of housing.

But in July this year, the draft of the bill was withdrawn. The select committee considering it

was resistance today to excessively high rentals. "In the initial rush, some people burned their fingers and now their tenants are actually being subsidized. "It is my belief that interest rates will soften. Hold on to your investments, continue subsidizing them. Property is a long-term investment."

Mr John van der Spuy, also a director of the firm and head of the letting department, said there was no shortage of lettable accommodation, except perhaps in the popular areas such as Sea Point and many of the southern suburbs.

In the northern municipalities there were many properties, for example small family flats with two bedrooms, to be let for just under or over R300.

He denied that there was a shortage of rental accommodation for those who wanted it, and indicated the relatively full boards in the letting section.

Mr Steer's advice to the small investor, the person who bought flats on Sectional Title for investment purposes and now rents them, is to hang on grimly and, as many are doing, continue to subsidize the tenant for a while longer.

The other side of "the two-edged sword" was that people who bought flats could not any more demand the kind of rental that would cover their bond repayments.

Mr Steer said there

There is still the fifth committee of the Sectional Titles Act.



(123) source available to the that rates will remain  
 C. Times. 10/11/84  
**What the unsubsidized pay**

THE Natal Building Society gave very good reasons why the market is not gloomy, "except", says Mr Hadden Steer, director of Steer and Company, Estate Agents, "the one that is adversely affecting the market!"

He was responding to an article in *Your Money* (November 6).

Mr Steer said: "What they left out of their schedule was the income quali-

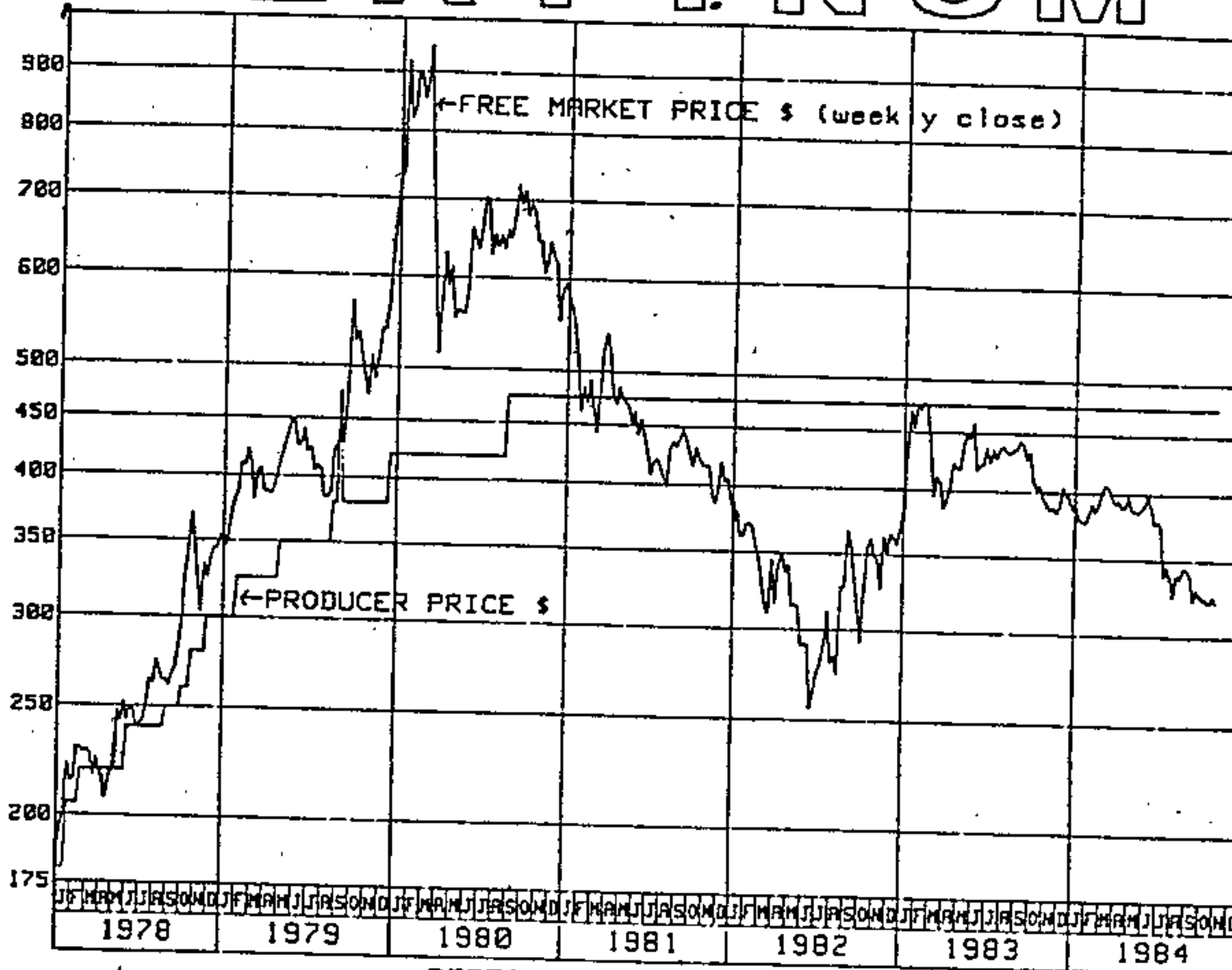
Purchase price	60 000	80 000	100 000	120 000
80% Bond	48 000	64 000	80 000	96 000
Monthly instal	788	1 088	1 360	1 632
<b>INCOME PER MONTH</b>				
<b>TO QUALIFY FOR BOND</b>	3 152	4 352	5 440	6 528

cation for the unsubsidized buyer — Mr 30 percent".

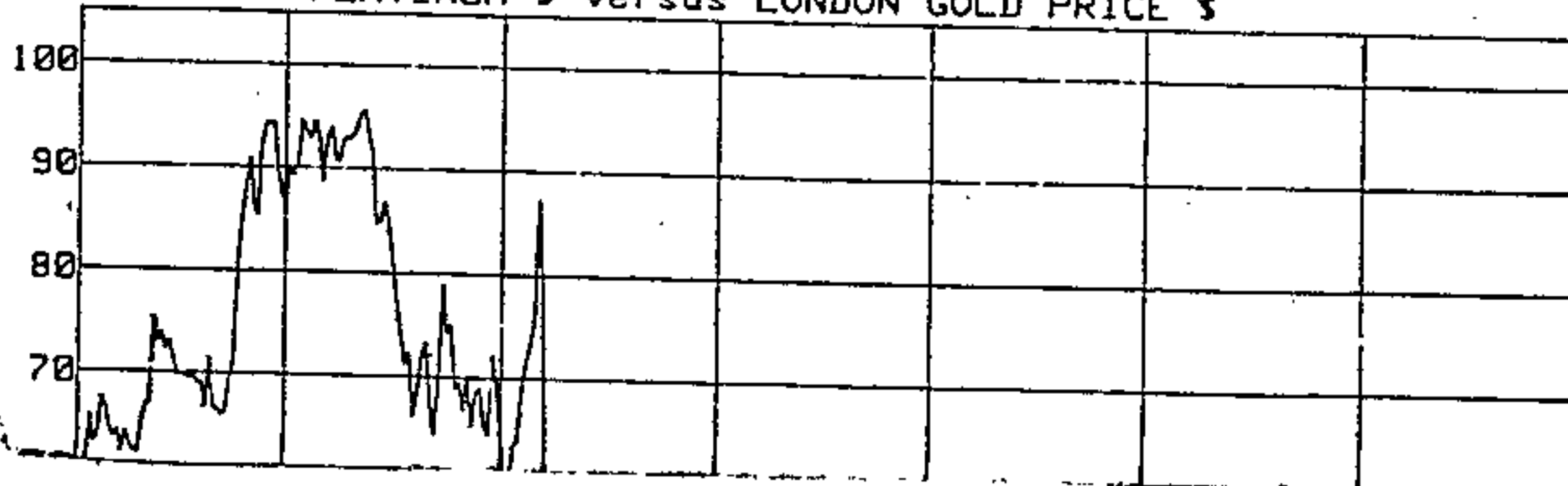
"There are said to be only 20 000 income earners in the Western Cape getting over R3 000 per month, and on this he cannot afford a house for R60 000!

Mr Steer comments further, "Should he desire a home costing R120 000 as mentioned by NBS, he has to have a monthly income of at least R6 528. These buyers are few."

# PLATINUM



PERFORMANCE INDEX  
 PLATINUM \$ versus LONDON GOLD PRICE \$



ed  
 rly  
 ng  
 y's  
 ul-  
 al-  
 d.  
 on-  
 at  
 its  
 lly  
 lls  
 ies  
 50  
 at  
 id  
 ur  
 ur  
 he  
 a  
 er  
 ys  
 h  
 rs  
 is  
 D,  
 m  
 o  
 h  
 it  
 s  
 02  
 E  
 5  
 11  
 I

se  
 in  
 tr  
 si  
 cl  
 cl  
 pl  
 m  
 cl  
 fi  
 an  
 m  
 lik  
 ce  
 ot  
 cu  
 us  
 th  
 th  
 wi  
 be  
 na  
 pl  
 th  
 we  
 me  
 be  
 an  
 de  
 th  
 Ec  
 an  
 an  
 fig  
 th  
 pr  
 ac  
 ca  
 pe  
 th  
 th  
 ly  
 en  
 in  
 lin  
 in  
 th  
 ad  
 vic  
 ize  
 tu  
 sp  
 R  
 LO  
 for

# Unequal before the law

123



There is overwhelming evidence that government's approach to the implementation of fringe benefit taxation is unjust. Least defensible of all, is its position on the juiciest perk: housing subsidies.

Most recent evidence of this lies in Inland Revenue's refusal to approve housing schemes for the private sector. Tax consultants have reproduced the State housing scheme, substituted a private-sector client's name where applicable, only to find the application thrown out.

Nevertheless, some businessmen feel that the authorities may yet scrap fringe benefits' taxation, which has become the most politicised tax issue ever. There are two main reasons for this view.

One is the massive amount of revenue that could be foregone if the law comes into operation. Take the example of an executive whose salary is restructured (quite legally) in terms of the new fringe benefits legislation so that his overall income tax payment falls from R42 000 to R14 000 (see page 38). If this kind of salary "sacrifice" for fringe benefits reaches epidemic proportions in the private sector — which is certain — the revenue losses will be substantial.

Then there is the blatant loss of equity itself. From March 1 1985, when the fringe

---

It is beginning to look as if government's proposals to tax fringe benefits will lead to two main effects. Firstly, the private sector is seeking parity with the civil service in the sphere of housing subsidies. Secondly, if implemented, the proposals are likely to produce less revenue than before. Confusion is mounting, and government certainly is not giving any clear answers.

---

benefits tax is set for implementation, the public sector is supposed to be treated on an equal footing with the private sector, ending a seven-year period of statutory protection. To discourage private-sector salary sacrifices as the *FM* has illustrated, the only controls the authorities could conceivably use would hit both sectors equally.

If that happens, the very fabric of the public service could then be threatened. That prospect is in the end likely to force government into a humiliating withdrawal of the proposals.

As it is, fringe benefits taxation has a tainted pedigree although the best of motives were behind it. First recommended by the Franzsen Commission of Inquiry in 1970, and accepted by government, legislation has taken no less than 15 years to reach the point of promulgation.

In its second report, the Franzsen Commission noted: "The taxing of fringe bene-

fits should be administered on such a basis that taxpayers can feel confident that everyone bears his fair share of the tax burden. Otherwise the morale of taxpayers will inevitably suffer, and they will lose confidence in the integrity of the tax system."

Despite the muddle of implementation, the technical provisions of the new fringe benefit amendments have been well drafted. Those for taxing housing subsidies are clearly stated, and taxable benefits of the perk are easy to calculate (see box).

The real problem is over the results of implementation and the fact that, despite the clear rules on taxing housing fringe benefits, no new housing assistance schemes will be approved until guidelines are published by Inland Revenue. Carl Schweppenhauser, Commissioner for Inland Revenue, gives untenable reasons for requiring such guidelines at all — such as saying "housing schemes may be used for tax evasion."

The guidelines are being prepared by a one-man committee, while hundreds of thousands of potential homeowners (and others who are paying around 20% on mortgage bonds) wait with bated breath for the outcome.

The overriding requirement of a tax system — equity — is nowhere more likely to be violated than for housing subsidies. And the authorities, who are paid their salaries from tax levied mostly on people who do not own homes, enjoy subsidised housing in



123 #m 26/10/84

## HOW HOUSING PERKS WILL BE TAXED

In terms of proposed fringe benefits taxation amendments, housing subsidies will be classified and taxed under one of three categories. Each formula arrives at a sum in rands which is deemed to be additional remuneration, taxed at the marginal rate.

□ **Free or cheap residential accommodation.** If an employee has a salary of R25 000 a year, a standard R20 000 housing abatement is given to calculate the value of the perk. This is multiplied by 0,17 and the number of months in the year in which the house is occupied by the employee (say 12) divided by a factor of 12. In this example, the figure is R850.

□ **A low rate or interest free housing loan.** This involves a loan given to an employee to help reduce mortgage bond repayments. If an employee pays R1 000 a month on his mortgage loan, and his employer (or anyone else for that matter) decides to contribute R500 towards the repayment, the "official rate" is resorted to for calculating the taxable benefit.

If the repayment at the official rate works out to R600 a month, the difference between the actual payment and this payment is added to his salary. In this case R100 a month, or R1 200 a year. Note that the R1 000 a month payment is irrelevant in calculating the value of the

benefit. The "official rate" is currently set at 12% but is likely to be raised.

□ **Housing bond subsidies.** Contrasted with a loan, this is a payment (subsidy) by the employer to the employee to help reduce mortgage payments. Calculation of the taxable benefit is, however, exactly the same as in the case of a low rate or interest free housing loan.

In general, to qualify for inclusion under the perks tax rules, the housing scheme must be approved by the Commissioner. If it is not, the full amount of the payment by the employer to the employee is added to the employee's salary, wiping out any benefit that may arise from perks rules.

terms of special statutory protection.

In the private sector, almost everyone having to pay the full mortgage rates is running for a tax shelter. The fears of the Franzsen Commission, succinctly stated 14 years ago, are now a reality.

Says a chartered accountant, whom the FM cannot name: "To circumvent the unclear situation regarding housing subsidies, certain satellite schemes have sprung up. These schemes have been based on the employer entering into schemes whereby

the financial institution grants a loan to the employee at a low rate of interest. The difference between this low rate of interest and the current market rate of interest is charged directly to the company, and is called an 'administration fee.'

"At present, it is not certain whether these schemes would stand up to investigation by the courts. It is, however, our understanding that the authorities would not attack them for the period up to implementation of the fringe benefits tax. But my

clients, who are desperate to encourage home ownership among their employees, will continue the fight, regardless of what happens to fringe benefits tax.

"Many housing schemes are blatantly cases of tax evasion. But my clients cannot see equity in the system; the word evasion means nothing anymore."

Fringe benefits, in terms of the Income

— face to face —

### CARL SCHWEPPEHAUSER

## Only time will tell

The FM put some questions on housing subsidies to the Commissioner for Inland Revenue, Carl Schweppenhauser.

**FM:** Why did perks tax take 15 years to be implemented? It was recommended in 1970 by the Franzsen Commission and accepted by government.

**Schweppenhauser:** The Franzsen Commission's recommendations bear only a superficial resemblance to the provisions now adopted, after an exhaustive investigation.

**What is an approved housing scheme?**

I cannot go into this here as the matter is still under discussion.

**Do approved schemes qualify for the phasing-in allowance, and what dates are important in determining whether or not a housing scheme is approved?**

Approval under paragraph 14 in respect of a scheme which was in operation on March 28 1984 will result in a seven-year phasing-in allowance.

**What groups of schemes will ipso facto be approved schemes — for example statal, parastatal and financial institution housing schemes?**

All schemes will have to be approved.

The perks tax legislation makes the rules for housing subsidies perfectly clear. Nevertheless it is the practice of your department to require housing schemes to be approved before they can be instituted. Why should this be so?

The legislation requires the department to approve schemes before certain valuation rules can be applied. This was done to prevent abuse.

**Tax consultants have blueprinted the State housing scheme for private-sector clients and taken the scheme to your offices for approval, which has been refused. Why?**

No schemes have been finally considered as yet.

**When will the "official rate," now pegged at 12%, be adjusted to the new market rates of around 20%? What level is it likely to be increased to?**

This is a matter for Finance Minister Barend du Plessis to decide in due course. I cannot offer any comment.

**What is your department's overall policy viewpoint on perks tax?**

Fringe benefits are taxable.

**Will perks tax as a whole draw more tax into the net?**



Yes.

**Are there any estimates on the amount that could be collected — or lost — due to perks tax?**

Final estimates have not yet been made.



123

## SWITCHING INCOME TO PERKS

	Current Package	Redesigned Package
<b>COST TO COMPANY</b>		
Salary and bonus .....	R96 000	R38 000
Entertainment allowance .....	3 000	3 000
Pension and medical contributions .....	8 000	8 000
Company cars .....	18 000	27 000
Educational assistance .....	—	12 000
Clothing .....	—	3 000
Overseas travel .....	—	6 000
Company housing .....	—	28 000
<b>Total .....</b>	<b>R125 000</b>	<b>R125 000</b>
<b>TAXABLE INCOME</b>		
Salary and bonus .....	96 000	38 000
Entertainment allowance .....	500	500
Company car .....	4 668	4 668
Company housing .....	—	2 880
<b>Total .....</b>	<b>101 168</b>	<b>46 048</b>
Tax payable .....	R42 000	R14 000
This is an example of how perks can be substituted for cash income quite legally, according to P-E Corporate Services.		

Tax Act, have always been taxable. In practice, however, they have infrequently been declared; and it has not been the practice of Inland Revenue to tax them.

Until now, housing subsidies have fallen for treatment into three areas:

- Public and parastatal employees, whose housing subsidies are specifically exempted from tax in terms of legislation;
- Financial institution employees (banks, building societies, life offices and pension funds) whose housing schemes have been approved by the authorities; and
- The indeterminate grey area of the private sector where housing schemes that do exist are treated in different ways — depending on whether approval has been granted or not.

### One bank's scheme

Last year, one bank assured employees on its housing scheme that the coming fringe benefits tax would not affect them. To reinforce the point, the personnel manager said he had a ruling from the authorities to that effect. So, while the "forgotten third" pay around 20% a year on their mortgage bonds, this bank's employees will continue to enjoy a rate of 6% a year, possibly unaffected by the fringe benefits legislation.

Not only do the forgotten third have to pay steep interest rates on their mortgage bonds; they are also called on to bear more than their just share of the total tax burden since less revenue flows from those on tax avoidance housing schemes.

And that is only part of the story. Banks are now taking housing packages to clients in anticipation of the new legislation. However, Schweppenhauser has made it clear that new schemes will have to comply not only with the legislation, but also with departmental rules yet to be published.

Quite simply, the banks are selling something which lacks the obligatory official ap-

proval. Reports say that hundreds of millions of rands are pouring into the schemes from employers desperate to offer their employees the most sought-after job benefit of all.

The attitude of the banks seems to underpin the new tax morality.

The reason for Inland Revenue insisting on approval is, according to Schweppenhauser, the suspicion that some schemes may be used for tax dodging. Yet nothing could be clearer than the Act's provisions for taxing housing subsidies.

There is yet more evidence of blatant government protection of its wards. Government has given its employees (and those of parastatals and financial institutions) a seven-year tax holiday.

Only schemes approved before the end of March 1984 qualify for the so-called phasing-in allowance. This taxes only 10% of the housing perk in the first year, rising to 100% in the seventh year and thereafter. How or why this tax holiday was gratuitously handed out has never been made clear, but it reeks of self-interest.

Probably the most remarkable feature of the tax holiday announcement was its timing and the way it was slipped in among other news items from Inland Revenue. The main feature of the release was the increase of the official rate of the impost from 8% to 12%. Included was the seemingly innocuous statement that only schemes approved before March this year would be granted the phasing-in allowance.

The tax holiday was the opposite of a recommendation of the most recent commission on fringe benefits tax, the Kotze Commission, published in January 1982. It said: "Your commission recommends that the phasing-in provisions be applied to subsidies payable under all home ownership schemes approved by the Commissioner, irrespective of the date of coming into operation of such schemes."

Despite the fact that the last Budget included a definite figure (R50m in the first six months) expected to be raised from the impending fringe benefit taxation, Inland Revenue does not know in all this confusion what it will gain or lose on enactment.

A simplified analysis indicates that Inland Revenue would stand to gain R500m a year from housing tax alone. But a deeper analysis reveals that far from gaining, the fringe benefits tax could cause an overall revenue loss.

For there is nothing in law or equity that can stop an employer from restructuring a remuneration package to include substantially more fringe benefits than before, and less cash. Effective legislation to block or control all the options available to employers is probably beyond the compass of even the most suspicious tax researcher at Inland Revenue. Nonetheless, tax consultants suspect that Inland Revenue may be looking into regulating cash sacrifices for more perks.

The analysis from tax and remuneration experts is that a pay package can be so structured that the employee pays substantially less overall tax than before, even with the fringe benefits tax.

It is probably this element that caused Schweppenhauser to say housing schemes will have to comply not only with fringe benefits legislation but departmental rules as well.

It may well be another reason why government delayed promulgation of the tax until March 1985. Inland Revenue's action is further proof of protecting public servants. For as long as can be remembered, public servant packages have offered salaries below the private sector's. But any check on media recruitment advertising shows that public-service middle management jobs and above offer substantial fringe benefits, not least housing. Indeed, the privilege is entrenched in legislation.

There is only one person who can sort out this mess and answer for the inequities: Finance Minister Barend du Plessis, who inherits the situation. By doing nothing about it, he is making it worse.

What is wanted of him is an explanation for the tax holiday granted to some and for the delays in publishing departmental guidelines for new schemes. For it is quite wrong that newcomers to schemes should be denied tax relief. In fact, he needs to explain why these guidelines were needed in the first place.

The integrity of the tax system is now manifestly at stake and, in addition, the fiscus could be prejudiced. The only honourable way out for Du Plessis is to announce that the fringe benefit amendments will be indefinitely postponed and then refer the whole matter to the new Commission of Inquiry on Taxation. Certainly, the equities of the matter are so dwelt upon in the private sector that the problem is going to become more rather than less explosive with time.



# Freehold rights for urban blacks being considered

17/10/84  
E. Post

(123)

By DIRK VAN ZYL  
Political Correspondent

THE Government is to give "serious thought" to freehold rights for urban blacks, the Minister of Co-operation, Development and Education, Dr Gerrit Viljoen, has told East Rand black community leaders.

This was confirmed today by a senior departmental spokesman in Pretoria.

The introduction of such rights for urban blacks would represent a major departure in Government policy, which has up to now refused to go beyond the granting of (99-year) leasehold rights.

The Government has been urged to expand this to freehold, with community leaders, Opposition spokesmen and academics pointing out that the 99-year term for leasehold virtually amounts to the bigger measure of permanency freehold would contain.

The Government has in fact taken the same line in promoting leasehold, but has so far baulked at the prospect of granting land ownership rights to blacks in what it calls "white" South Africa.

It is understood the matter is one of many being investigated by the special Cabinet committee investigating the constitutional position of blacks outside the homelands and "national states".

According to the leader of the group of community leaders which saw Dr Viljoen this week, the Minister reiterated the Government's acceptance of the permanency of urban blacks and urged the mayors and councillors who attended the meeting to make themselves available to give evidence to the Cabinet committee.

The councillors were all members of the East Rand Urban Councillors' Association (Eruca) which represents 14 black town councils.

Other points made by Dr Viljoen, according to the senior departmental official, include:

- That legislation passed in the long parliamentary session early this year implemented the De Lange Report recommendations that there should be a single education department (the new Department of National Education) responsible for general education policy applicable to all population groups in respect of norms and standards of education, service conditions for teachers and standards of examinations and certificates.

- That pupils would be allowed to attend school beyond the educational age limit unless the Director of Education thought it unwise for sound educational reasons.

- That the upgrading of teachers would be a first priority for the Government in the near future.

Caring 15/10/84

123

# Professor urges replacement strategy for influx control

By TOS WENTZEL  
Political Correspondent

A STRATEGY for urbanisation to replace the influx control system has been proposed by Professor S P Cilliers of the department of sociology at the University of Stellenbosch.

He told the Cape congress of the New Republic Party in Sea Point that this should form part of a national development plan to realise the aspirations of South Africa's inhabitants.

He warned that such a plan should be an "enabling mechanism" not based on compulsion. Among the measures Professor Cilliers suggested were:

- The opening of commercial areas for entrepreneurs of all races;
- A comprehensive housing strategy to avoid large-scale overcrowding;
- Controlled squatting through informal self-help housing schemes;
- The systematic demolition and eventual scrapping of the Group Areas Act to accommodate migration and circulation of the growing developing section of the population; and
- Rural and agricultural reform and development programmes to promote subsistence farming next to commercial farming.

In a discussion on South Africa's military power and recent peace initiatives Professor Robert Schrire, of the department of political science at the University of Cape Town, said South Africa had sufficient military power.

If anything, the country had devoted too many of its resources to the military machine.

South Africa had been skilful in moving away from its original policy of "carrots" to using "sticks" on its neighbours.

Now there was a move back to carrots after its neighbours had been to the conference table.

He warned against foreign policy successes being used to buy time for the status quo internally.



# House subsidy <sup>(123)</sup> <sup>O. Dispatch.</sup> <sup>12/10/84</sup> profiting denied

EAST LONDON — State and quasi-state employees were not enriching themselves at the expense of taxpayers.

Senior Post Office and Sats officials yesterday denied that employees could profit from sub-letting their houses, on which they were receiving subsidies, by moving into cheaper premises. In many cases the subsidy results in the employee paying only three per cent interest on a mortgage loan.

The regional manager of Sats, Mr Louis du Toit, said yesterday: "I don't know of any cases like that."

He said Sats was "not part of the government. We are a private undertaking of the state and we control our scheme separately."

Mr Du Toit said the Sats housing scheme was not allowed "to be used as a money-making business".

"It is a definite prerequisite in our agreement with personnel that they will live in the house for which they receive a bond or subsidy.

"There are no cases where people have a bond and make a profit," he said.

"The objective of the scheme is to house personnel.

"Only in very exceptional cases will an employee be given permission to leave his house and sub-let the premises".

He said the housing scheme was closely monitored and "we would know if somebody was doing this".

"Employees are not allowed to make a profit on their houses in this way," he said.

The Postmaster, Mr G. Swanepoel, said: "I know of no such thing."

He said the Post Office knew who participated in its housing scheme. "We have a record of all the employees who receive a subsidy and they would never be allowed to buy or build a house and then sub-let it. Their subsidy would fall away if they did this."

Mr Swanepoel referred further queries to headquarters in Pretoria.

The control officer of the housing section of the Post Office in Pretoria, Mr Hennie van Staden, said postal workers only received a subsidy while they were employed by the Post Office.

"The housing scheme is run along the lines that when you move out of a subsidised house you pay the normal building society rates.

"Each regional office sees that checks are done. We have inspectors that go out to see that everything is complied with."

He said if employees tried to profit in this way "they would be found out within a few months".

A spokesman for the liaison office of the Post Office in Pretoria said offenders "would have to pay back the money if they were caught".

"We are very strict."

He said: "The scheme is there to provide housing and is not for gain.

"It is only in rare instances, where for example a person has been transferred and is trying to sell a house, that an employee can have two houses. And even in such cases there is a strict formula that applies." — DDR

Clayton 11/10/84 (123)

# Bank puts up home loan rate to 25 %

By AUDREY d'ANGELO  
Financial Staff

BARCLAYS Bank — currently believed to be issuing 70 per cent of home loans — has put up its interest rate on new bonds to 25 percent with immediate effect.

Building society spokesmen said this would put loans from the bank beyond the reach of the average man in the street unless employers, including the Government, increased housing subsidies.

Mr Hadden Steer, chairman of the Institute of Estate Agents, Cape Town and Western branch, said this would bring down asking prices for houses.

Such a high rate of interest would reduce the number of people qualifying for a bond from the bank and force them to look to the building societies.

The building societies, who were getting less money from investors, would in most cases require matching finance in the form of an investment from the seller, employer or parents before granting a bond.

"I believe Barclays Bank must be trying to get out of mortgage finance," he said.

"It probably feels it has too much tied up in it now. My 'guesstimate' is that Barclays has been providing 70 percent of housing loans.

## PERCENTAGE

"People might still be prepared to pay 25 percent interest. Many think only in terms of the monthly instalment and whether they can afford it.

"But if the instalments come to too high a percentage of the monthly income the bank will not grant a bond."

Mr Steer said the move would put a downward pressure on asking prices for houses.

People would not sell at a loss but they would be prepared to reduce their profit margin.

Spokesmen for building societies said they expected interest rates to fall in the next quarter.

In a statement announcing the increase, Barclays said the high cost of funds, now more than 22 percent, had made it inevitable.

## AFFORD

Existing and approved loans awaiting registration were not affected, and it was hoped to bring the rate on new loans back into line as soon as possible.

Senior general manager Mr Jimmy McKenzie said: "With the current rate structure we simply cannot afford to keep writing new home loans business at the present rates.

"As a result our rate on new loans applied for from Monday will be much higher than those of the building societies which average about 20 percent at present."

He emphasised, however, that the rate on loans already granted by the bank would for the time being remain at 20 percent for loans up to R40,000 and 20,75 percent for loans above that figure.

These rates would be reviewed from time to time on the same basis as in the past.

With only limited funds available from the building societies, Barclays had become the major supplier of home loan finance.



# Viljoen <sup>123</sup> ~~206~~ welcomes ~~306~~ ~~206~~ move of E. Port blacks 2/10/84 to cities

PRETORIA — Black urbanisation was "inevitable and necessary", the Minister of Co-operation, Development and Education, Dr Gerrit Viljoen, said today.

Addressing his first Press meeting as Cabinet Minister in his new enlarged capacity, Dr Viljoen said he would soon discuss the political rights of these people with their leaders.

In giving his views on urbanisation, influx control and the squatter townships he said that while some considered black communities and black affairs as a problem, he saw South Africa's black population — "with their abilities and their talents and their dynamic drive towards progress and their human quality" — as a "tremendous asset".

He was committed to expanding, with the co-operation of black leaders and the Government, the opportunities of blacks to improve their quality of life.

Referring to the political future of blacks outside the homelands he said he would strive to "work towards mutually acceptable structures and processes for ensuring participation by the black communities in political decision-making which affect their interests".

He added that the political structures would be determined in negotiations between the Government, black local authorities and community leaders.

He would even talk to leaders who were strongly opposed to the Government, provided they were committed to peaceful change.

The Minister said influx control should be seen positively and as part of a comprehensive strategy to achieve orderly urbanisation in South Africa.

Before announcing certain concessions to be made to the residents at Crossroads and KTC squatter camps near Cape Town, Dr Viljoen said influx control should be seen as "part of a well-planned and overall strategy for orderly urbanisation".

The Government was giving high priority to the issue.

Referring to Crossroads, where an estimated 570 000 squatters are living, and KTC, he said they were among "the most vexed problems in black affairs".

It was the Government's intention to transfer both the legal and illegal residents of Crossroads to Khayelitsha, where 1 500 core houses had already been completed.

Dr Viljoen said the step of providing facilities for illegal squatters did not signify a blanket process of legalisation.

The Government first wanted to get all Crossroads inhabitants away from their "deplorable and very unsatisfactory" living conditions. In the orderly conditions at Khayelitsha the Government would be able to control the situation much better.

Dr Viljoen said that although Khayelitsha "cannot be seen as a model city it surpasses the squatter camps in every possible way".

Legal occupants of houses would pay a sub-economic rent of R20 a month for houses and township services.

To achieve this low rental the Government would contribute a further R7,5 million to the Housing Commission subsidy over the next three years, after which the scheme would be re-assessed. — Sana

Public Servant defends housing subsidies

Staff Reporter

AN EDITORIAL in the latest issue of the Public Servant, official magazine of the 50 000-strong Association of Public Servants, hits out at the "increasing number of housing subsidies, particularly those of public servants".

It was apparent that public servants' subsidies were not the cause of high house prices, it said. Several facts were quoted to back this up.

Only eight percent of state employees reported by the Burger to number 840 000 received housing subsidies.

The value of these subsidies formed "only about three percent" of the state's total remuneration of its employees. The proportion of public servants who were bondholders was only five percent last year, and this figure had been declining over the years.

Subsidies

House prices along the coast from Durban to Cape Town had risen even more than had those in metropolitan areas. There was little or no difference between house prices in Pretoria and Johannesburg, yet far more public servants lived in Pretoria.

Subsidies were limited to only the first R50 000 of a mortgage bond, and the average price of bare plots in the metropolitan areas was "about R50 000". Public servants could only get a subsidy if they lived in a completed home.

High material, labour and service costs, as well as the scarcity of proclaimed plots, were the cause of rising house prices, the editorial said. "It will be a sad day if employers are forced to stop helping their employees to become homeowners, thus ensuring that they have a roof over their heads in their old

Home ownership, the only security the salary- and wage-earner had in an inflationary world, would in the long term save the treasury millions in institutional care, it said.



# Fewer civil servants get housing aid

(123)

24/9/82

D. Dipatch

PRETORIA — Only some eight per cent of central government officials at present receive housing subsidies and state officials constitute a shrinking percentage of those with housing loans.

The figure has dropped from nine per cent in 1977 to five per cent in 1983, according to an editorial in the latest edition of Die Staatsamptenaar.

The magazine said more and more voices were being raised against housing subsidies and more specifically against those of civil servants, with the claim being that this was the cause of the high cost of houses.

Die Staatsamptenaar said it had investigated the matter and come up with the following facts:

- Subsidies were limited to the first R50 000 of a bond.
- The average price of a residential erf in the metropolitan area was R50 000.

● Officials only received their subsidies once they had built and were living in their houses.

● The value of such subsidies formed only about three per cent of the total remuneration package.

● A comparison of house and erf prices in Pretoria, where state officials made up a considerable portion of the population, with those in Johannesburg showed little or no difference.

● The increase over the past three years in prices of erven and houses along the coast from Cape Town to Durban, exceeded the increase in the metropolitan areas — subsidy or not.

It added that it would be a sad day when employers were prevented from helping their employees become homeowners. Such help provided them with a roof over their heads in old age. — SAPA.



by the Natal University Economic Research Unit.

For facing up to the fact that rapid urbanisation in SA is a reality and that housing policies must shift away from emphasising conventional approaches, it receives warm acclaim.

But for not following this policy through to its logical conclusion by providing adequate funds for the upgrading of existing squatter settlements, it comes in for some oblique criticism.

In their five-part study on "Housing policy in Conditions of Rapid Urbanisation," authors Gavin Maasdorp and Errol Haarhoff make some noteworthy points.

One is that World Bank studies have shown conclusively that conventional approaches to housing rapidly-urbanising populations just do not work. Even the cheapest form of public housing is often beyond the means of the very poor. Besides, it is debatable whether it is not better services rather than better houses which are really needed.

They also point out that it serves little purpose to demolish existing squatter settlements unless alternative housing is provided. The reason is that the squatters merely relocate elsewhere. "Demolition and harassment are part of a policy in which there are no winners," they say.

By embracing a more flexible approach to housing in its 1982 manifesto, government has shown that the problems of Third World housing have not been entirely lost on it. But its continued harassment of the squatters in the western Cape suggests that it is not yet ready to countenance uncon-

trolled squatting — especially where this is in conflict with broader ideological goals.

Maasdorp and Haarhoff argue that squatting, in itself, is not socially unacceptable. Citing examples of what has been achieved elsewhere in Africa, they say the authorities should be encouraged to upgrade informal settlements rather than subtract from the existing housing stock by demolition. World Bank experience has shown that site-and-service schemes often do not reach the poorest 20% of the population, whereas upgrading does.

In addition they raise other concerns. One is that squatter upgrading and self-help approaches must not be seen as a substitute for conventional housing. Rather they must be regarded as broadening the options of the poor — as there will always be a limited need for conventional housing.

Furthermore, involvement of the private sector in the funding of housing must not be construed as a means of reducing government's own financial commitment. Housing needs are such that financial contributions should in fact be extended.

Finally, Maasdorp and Haarhoff believe that by shifting the emphasis from the production of complete townships to the provision of infrastructure and investment in services and facilities, government can make an impact on the housing backlog.

But at the same time they stress that the "broader societal goals" of raising the quality of life through "improved opportunities for employment, financial and social advancement, access to adequate education and training, security of tenure and a good living environment" must be kept in sight.

## BLACK HOUSING Government's record

Government collects both praise and blame for its housing policies in a treatise on urbanisation and housing policy published

Financial Mail September 21 1984



Housing ... is government getting it right?



# Record number cannot pay rent

By Russell Gault,  
24 Hours team

Economic hardship has left record numbers of South Africans unable to pay their rents.

Last year the increase in rent defaults was dramatic, said Mr Graham Miller, general manager of development for Dun and Bradstreet, the world's biggest business advice and credit bureau.

Defaults shot up by 23 percent over the 1982 figures.

The value of judgments related to rent last year jumped by 69 percent to R7 million.

"These are very disturbing figures," said Mr Miller. "Payment of rent is normally a person's priority and when he starts defaulting on this scale it must be a matter for concern. Rent is what he usually pays first."

Property economist Mr Neville Berkowitz said the economic situation was continuing to take money from people's pockets and was making it harder for them to meet financial obligations.

"Shelter is everyone's prime requirement. These figures suggest a serious problem.

"Rents have gone up substantially in the past four years and even faster in the past two years.

"It is obvious rental habits are changing and people are moving down to smaller accommodation — instead of two bedrooms they now find they can pay for only one bedroom.

He said the average rent this month for a two-bedroomed flat was around R400, although no accurate statistics were available.

● See Page 7,  
World section.

# 'Ignorance' key to exploitation

COLONEL H S Mathee, chairman of the Rent Board, says that while the Sectional Title Act is sound, there will be room for exploitation as long as the public remain ignorant of their rights.

"Legally the Sectional Title Development scheme is sound," he said.

"It is my submission that as it encourages individual home-ownership with all its advantages, it brings security of tenure and establishes firm roots in the society of a particular area of a person's choice and so should be encouraged."

He also believes that there is sufficient "legal leverage" in the Act to curb the exploits of certain developers, the "get-rich-quickers".

## 'Intricate'

"Here I must hasten to add that they are fortunately a small minority and I doubt whether they are known members of any South African property association."

Colonel Mathee advises purchasers to obtain advice from legal experts knowledgeable in the field, as the Act is an intricate piece of legislation.

"Although it is a source of great worry to the elderly who cannot afford to buy, I must again stress the fact that there are sufficient built-in curbs in the Act, especially if read with the Rents Act as it now stands, to ensure that the security of their tenancy cannot be touched."

He appeals to those needing guidance to approach someone knowledgeable to avoid being misled.

## 'Compassion'

"Although it is not a legal function of the Rent Board to give legal guidance on matters falling outside the scope of its jurisdiction I, as chairman of the Cape Town Rent Board, will be prepared on compassionate grounds to disclose my knowledge to the elderly, pensioners etc, especially where a sectional title unit is on controlled premises and the lessee is 65 years old or older, and where his monthly income does not exceed the maximum income which the Minister may

**THIS is the second in a three-part series on the Sectional Title Act and its effect on the urban population over 10 years.**

**By DIANE CASSERE**

from time to time issue by proclamation under section 52(1) of the Rent Control Act 1976 (Act No 80 of 76).

"May I stress that sale on sectional title is legally closely interwoven with the Rents Act and that for me as chairman to embroider on possible exploitation methods is a case of legal impossibility. Each complaint and/or inquiry in connection with such sales must be treated on its own merits.

"I would also like to stress the fact that both the Minister for White Own Affairs, and the Director of the Department of Local Government, Housing and Works, are fully abreast of all aspects of this vexing problem and are actively involved to ensure that there is no exploitation of the general public and especially the needy and the elderly."

Colonel Mathee acknowledged that the pitfalls were many, and that exploitation was taking place. Most often these cases came to the attention of the board.

He pointed out that lessees, too, took advantage of the Act. Many claimed to be protected tenants when this was not the case.

"We cannot determine a rental on compassionate grounds or for a man who has made an imprudent investment. It would be illegal to do so."

## Expert

A legal expert on the Sectional Title Act, who cannot be named for professional reasons, outlined the following circumstances in which people ignorant of their rights could panic and pave the way for sales:

● The tenant of a rent-controlled flat receives a notice that in six months time the landlord will renovate the unit. He is required to move out for three months while this taking place.

While the owner of the block is fully entitled to renovate, he is not entitled to refurbish and reconstruct. He may not, for instance, put a new bathroom into a flat, but he may repair and renovate the room without requiring the tenant to leave the premises.

## 'Unscrupulous'

Should the tenant move out while "renovation" is taking place, his lease is merely suspended and the flat remains his.

If the landlord requires longer than three months, he has to apply to the Rent Board for an extension. The board is usually reluctant to grant this and the tenant can oppose it at a board hearing.

An unscrupulous landlord will get the tenant out of the flat while renovations are being done and then illegally draw these out. Often he is knocking down walls and

modernizing with architects' plans. Eventually the tenant gives up, waives his right to return and finds other accommodation.

The landlord then applies to the Department of Local Government, Housing and Works to have the flats decontrolled on the grounds that there are no tenants in occupation.

## 'Panic'

Legally, there are. The leases have been suspended and the units are still technically occupied.

In certain cases where the block has been decontrolled, the tenants are given one month's notice, which is legal if the block is not controlled and the original lease has expired, and the landlord begins to sell the flats.

● Similar to this method is the one whereby a meeting is held for all tenants to explain their "rights". They are offered 365 days in which to take up an option to buy their flats and are told that the flats will be sold thereafter. Notice of 90 days is required for decontrolled blocks.

The tenant does not have to leave after that time. However, many panic and move elsewhere.

● A very simple way of removing the tenant is to create a block share scheme — block share schemes are covered by the Block Share Act — where there is no provision for tenants. Block share also paves the way for conversion to sale by sectional title.

In a block share scheme, you don't have to offer the lessee an option to buy. This aspect would have been covered in the proposed Lease of Dwelling Bill which was rejected by Parliament this year.

## 'Loopholes'

● A flat can be sold while a tenant is still in occupation. The new owner then has to remove the tenant. Usually application is made to the Rent Board to have this unit decontrolled and if this is successful the lessee is given one months notice.

If a block of flats is not rent-controlled, a sectional title register can be opened and all tenants given notice.

According to the legal expert, all loopholes have been foreseen and covered in the Sectional Title Act, which protects the tenant while making flat ownership available.

It is in the Rents Act that loopholes are found by the unscrupulous "developer".



Miramy \$15184

# Disturbing increase in numbers of rents owing

123

JOHANNESBURG—It was disturbing to note that the number of South Africans failing to meet their rental obligations increased dramatically in 1983, Mr Graham Miller, general manager of a business information service, said yesterday.

In a statement released to Sapa, Mr Miller said an analysis of recently released statistics showed that the number of people failing to pay their rent increased by 24 percent in 1983 when compared to the previous year.

The value of judgments related to rent increased during the period by 69 percent to R7 million.

Hire-purchase payments had also suffered, said Mr Miller, as more South Africans sank into financial difficulties. The value of judgments for non-payment of instalment sales rose by 63 percent to R31 million last year, when compared to 1982.

Cheque and promissory note judgments increased by 50 percent to R27 million.

As expected, by far the largest category of debt was for 'open accounts' which, at over 150 000, represented 42 percent of the total judgments taken. This category increased by 10 percent against 1982.

Almost 335 000 judgments — 12 percent up on 1982 — valued at nearly R200 million, were taken against individuals last year. This represented a 34 percent increase on 1982 in terms of value.

Mr Miller said this

meant the average value per judgement had reached R597 — 20 percent up on 1982.

Judgments on business enterprises totalled 25 000 in 1983, representing seven percent of the total judgments passed.

The value of these judgments amounted to almost R25 million and the average value per business judgment rose to 984, which represented an increase in value over 1982 of a staggering 61 percent.

This increase could mainly be attributed to instalment transactions, open accounts and money lent.

## Reflection

When all civil judgments for debt in 1983 were taken into account, the average value per judgment was R618 compared to R415 in 1981. This reflected an increase of 49 percent, or over three times the average inflation rate.

Mr Miller believed that this was a reflection of the 'consume on credit at any cost' attitude prevalent in 1983.

He said an interesting fact emerging from the statistics was a tendency for creditors to proceed through to the final stages of court action.

Of 740 000 summonses issued in 1983, 359 000 (or 48 percent) went through to judgment compared to 1982 figures where 720 000 summonses resulted in 319 000 judgments (or 44 percent).

Commenting on the statistics, which also showed dramatic increases in bankruptcies and personal insolvencies, Mr Miller said the recessionary pressure of the last two years was being felt both by business and the man in the street.

It seems that a combination of strict credit control measures and high interest rates will force the consumer to at least moderate his consumption and return to the more desirable habit of saving a higher proportion of his disposable income.

These tighter credit measures must undoubtedly include stricter standards on the granting of debt. It would appear that some of the stricter measures were already being taken, Mr Miller said. — (Sapa)

Housing AND

HOSTELS

GENERAL

MARCH — DEC

1984 — 1984



# 89 379 houses needed for urban blacks

*CAPE TIMES  
14/3/85*

*123*

Political Staff

**HOUSE OF ASSEMBLY.** — The government has estimated that there is a shortage of 89 379 houses for black people outside the homelands but the development boards only built 11 569 houses during the 1983-84 year.

At the same time the development boards had R137,6 million invested in various banks and building societies.

The development boards also spent a total of R117,9 million on infrastructural development during the 1983-84 financial year.

These figures were revealed in Parliament by the Minister of Co-operation and Development, Dr Gerrit Viljoen, when he replied to questions tabled by three PFP MPs.

He said 13 464 houses had been built for black people in the nine major urban areas of South Africa during the year.

He said 6 189 had been built on the Witwatersrand, 2 085 in Port Elizabeth, 1 788 in Vereeniging, Vanderbijlpark and Sasolburg, 1 720 in Cape Town, 1 500 in Bloemfontein, 146 in Kimberley and 36 in Pretoria.

## Natalia

But no houses for black people had been built in either Durban or Maritzburg.

Dr Viljoen said three development boards had not built any houses last year — Natalia, Central Transvaal and Northern Transvaal.

The Western Cape (2 639) and the Eastern Cape (3 841) development boards had built the largest number of houses, while on infrastructure the West Rand Board had spent R58,7 million, the Eastern Cape Board R23,4 million and the Western Cape Board R10,9 million.

Dr Viljoen said the development boards had a total of R137,6 million invested at the end of January this year.

The Oranje-Vaal board had R36,8 million invested then, the Natalia board R21,1 million, the West Rand board R21,5 million and the Central Transvaal board R12,4 million.

● Dr Viljoen said the Natalia Development Board had not made a "profit" of R10,6 million in 1983/84 and had in fact closed the year with a R202 446 surplus.

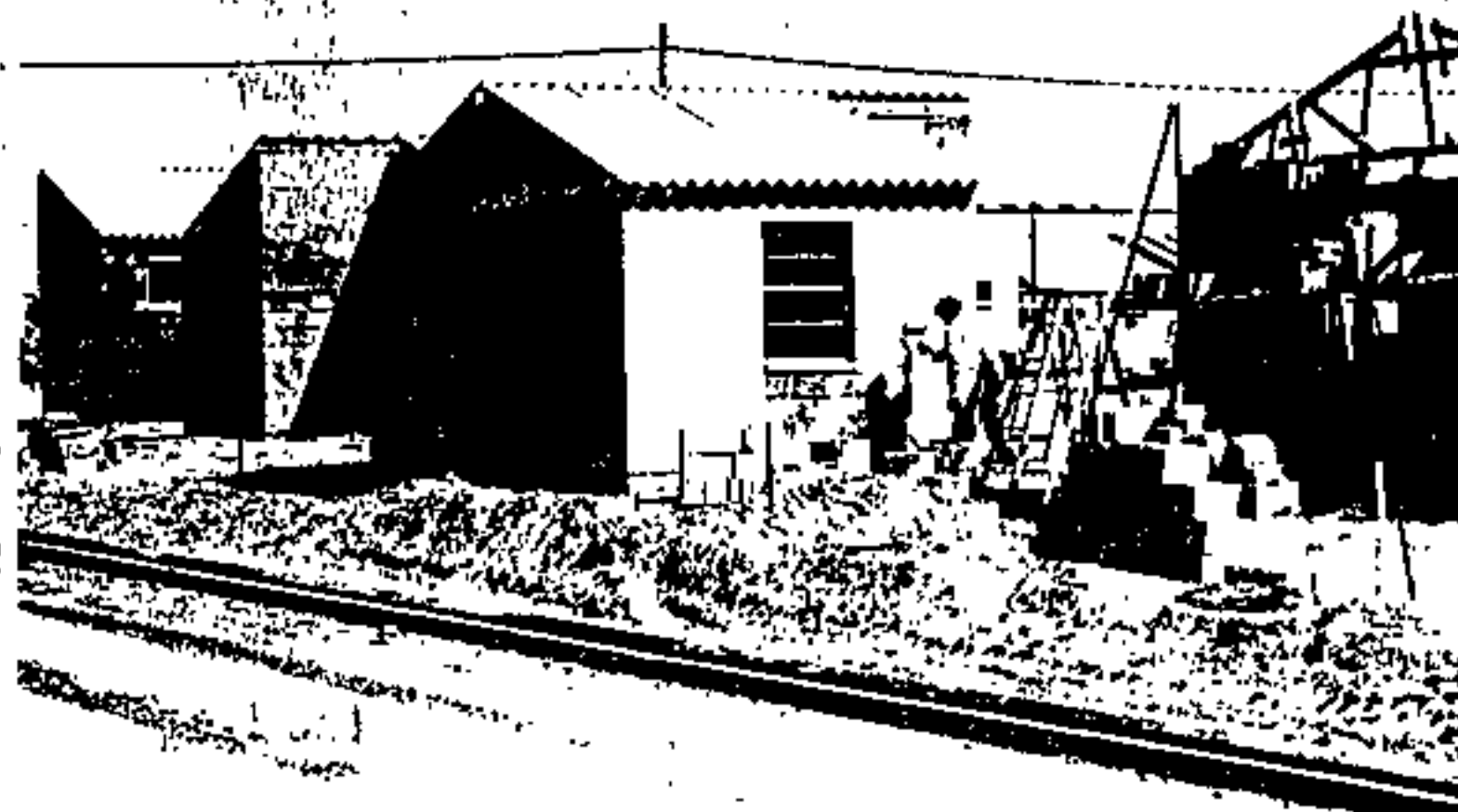
## Hardingham

Dr Viljoen was replying to reports in which Mr Ralph Hardingham, NRP MP for Mooi River, charged the board with being a disgrace for not spending anything on housing in the 17 black townships under its control when it had shown such a vast profit.

Dr Viljoen said this "unwarranted conclusion" had been drawn from recent answers to parliamentary questions which revealed that the difference between the board's "administrative costs" and its revenue was R10,6 million.

Yesterday Mr Hardingham said: "Whatever the minister has said now does not detract from the fact that the board has an enormous reserve of R21 million and that it did not build any houses in the black townships it controls in spite of a chronic housing shortage."

● A total of 5 393 houses were provided for white people last year by the State, local authorities and National Housing Fund-financed welfare bodies, the Minister of Local Government, Mr Ami Venter revealed yesterday in reply to a question tabled by Mr Colin Eglin (PFP Sea Point).



NM 25/4/85 125W 1107002  
1739

# Shortage of black homes totals 156 137

Parliamentary  
Correspondent

CAPE TOWN—It has been estimated that there is a massive shortage of 156 137 homes in the black residential areas outside the homelands, and only 20 177 houses were built last year.

But far greater involvement in the construction of houses by private individuals, developers and employers — who spent R137,9 million last year in all areas except the West Rand — has taken place.

For the first time in South African history, non-Government bodies and individuals spent more than the Government, which through the development boards spent R105,9 million on black housing.

## Figures

These figures were disclosed yesterday by the Minister of Co-operation and Development, Dr Gerrit Viljoen, when he replied in detail about the construction of housing in the Development Board areas.

His figures showed that 20 177 houses were built last year, including 3 352 in the Oranje-Vaal Development Board Area, 4 368 in the East Rand, 4 831 in the Eastern Cape and 2 639 in the Western Cape.

In two of the development board areas — Natalia and Northern Transvaal — no houses were built.

His figures also showed that the worst shortages of family houses were in the West Rand Area (43 152), East Rand (40 617) and the Eastern Cape (42 649).

Dr Viljoen said there was a shortage of 7 825 houses in the Western

Cape, but although he did not say so this seemed to exclude the demand for houses in the Crossroads and other squatter camps.

The only development board area with a minimal shortage of housing was the Northern Transvaal where the shortage was 100.

Dr Viljoen's figures show that the development boards constructed 11 647 houses while private individuals, developers and employers built 8 391 houses.

As the non-official bodies spent more than the development boards, this implies that the privately developed houses were more expensive than the Government-built housing.

Dr Viljoen said the amounts for the 516 houses constructed by private individuals, developers and employers in the West Rand area were 'not available'.

But his figures show that private individuals spent R16,5 million and employers as well as developers spent R25,2 million in the Orange Vaal area, while private individuals spent R24 million and employers/developers spent R50 million in the East Rand area.

## Reply

Private individuals also spent R4 700 000 in the Eastern Cape and R14,9 million in the Western Transvaal.

In his reply, Dr Viljoen revealed that in the Eastern Cape, Rhodes University had built 61 houses, the Ford Motor Company 96, Volkswagen SA 71 and Gough Cooper 67, while in the Highveld area, Escom had built 150 houses and Sasol 60.



# 'Self-help the answer' to housing crisis

Municipal Reporter

FLEXIBLE planning, secure tenure and research into cheap, alternative building materials have been identified as vital aspects in promoting self-help housing as an answer to the urban accommodation crisis.

Speakers at a conference on urban housing in Cape Town yesterday highlighted the role of self-help schemes, but emphasised other aspects which they believed would help this strategy work better.

Professor Gavin Maasdorp, director of the economic research unit at the University of Natal, said: "All the evidence is that low-income householders prefer self-help approaches rather than drab public housing which is poorly designed and, in every sense, inadequate to meet their needs."

But, he said "we must be prepared to let housing, transport and employment markets work, provide secure tenure, allow people to build rooms for rental, allow lower standards of services, invest public funds in services rather than bricks and mortar, tap financial institutions and ensure sound managerial and technical administration".

## "Real option"

Professor Maasdorp said: "Continued work is necessary into low-cost materials and fittings."

Mr Matthew Nel, general

manager of the Family Housing Association, said the challenge in South Africa was to mobilise the public and private sectors to complement each another in making self-help a "real option" for poor people.

He said: "Housing standards are still too high and there is no real facility yet for households to construct permanent shelter incrementally over a period of years — the only way in which even self-help will be affordable for the majority of black urban households."

He said it was necessary to allow a "gradual house-building process as well as the upgrading of existing informal settlements".

## "Positive force"

He believed self-help schemes had the potential to become a positive force in cities "for consolidating new migrants into the city system".

The Divisional Council's chief town planner, Mr J C Sullivan, presented a case study of the council's self-help scheme at Grassy Park.

He said this alternative approach cost less and was a source of affordable housing.

Mr Sullivan said: "It should be encouraged because it represents participation — the basic human desire to exercise control over making one's environment — which may be especially important both to those who have relatively fewer economic options in life and to those who wish greater personal fulfilment."

7th 45 28/5/85

HOUSING

123

## Forced poverty over rent — claim

Parliamentary Staff

SOME white local authorities have been accused of "daylight robbery" and of forcing coloured communities deeper into poverty by discriminatory rent and housing policies.

A flood of complaints on such lines came from MPs in the House of Representatives when proposals for a new rent system and for wider powers for management committees were discussed.

The House unanimously adopted a report of a special select committee, under the the Minister of Local Government and Housing, Mr David Curry, on aspects of housing in the coloured community.

The Government has indicated the committee's recommendations will be accepted and legislation on some aspects will be introduced in Parliament.

At the end of yesterday's debate Mr Curry told the House: "The time has come to take action."

Complaints from speakers included:

- In some areas the poorest people were being forced by local authorities to pay virtually their entire income in rent.
- Luxury amenities such as swimming-pools were being built for whites only with funds partly obtained from coloured people.
- False information on rents had been given to Mr Curry by Klerksdorp Municipality.

Mr Cecil Herandien (Labour, Macassar) said the manner in which some local authorities were raising money from the poorest of people amounted to "daylight robbery".

He called for an investigation to establish what local authorities had done with the interest on large amounts of money collected from coloured people.



Arke us 28/5/85

HOUSING

~~193~~ 193 ~~28/5/85~~

## Forced poverty over rent — claim

Parliamentary Staff

SOME white local authorities have been accused of "daylight robbery" and of forcing coloured communities deeper into poverty by discriminatory rent and housing policies.

A flood of complaints on such lines came from MPs in the House of Representatives when proposals for a new rent system and for wider powers for management committees were discussed.

The House unanimously adopted a report of a special select committee, under the the Minister of Local Government and Housing, Mr David Curry, on aspects of housing in the coloured community.

The Government has indicated the committee's recommendations will be accepted and legislation on some aspects will be introduced in Parliament.

At the end of yesterday's debate Mr Curry told the House: "The time has come to take action."

Complaints from speakers included:

- In some areas the poorest people were being forced by local authorities to pay virtually their entire income in rent.

- Luxury amenities such as swimming-pools were being built for whites only with funds partly obtained from coloured people.

- False information on rents had been given to Mr Curry by Klerksdorp Municipality.

Mr Cecil Herandien (Labour, Macassar) said the manner in which some local authorities were raising money from the poorest of people amounted to "daylight robbery".

He called for an investigation to establish what local authorities had done with the interest on large amounts of money collected from coloured people.

Arhe us 28/5/85

HOUSING

~~193~~ 123 ~~193~~

## Forced poverty over rent — claim

Parliamentary Staff

SOME white local authorities have been accused of "daylight robbery" and of forcing coloured communities deeper into poverty by discriminatory rent and housing policies.

A flood of complaints on such lines came from MPs in the House of Representatives when proposals for a new rent system and for wider powers for management committees were discussed.

The House unanimously adopted a report of a special select committee, under the the Minister of Local Government and Housing, Mr David Curry, on aspects of housing in the coloured community.

The Government has indicated the committee's recommendations will be accepted and legislation on some aspects will be introduced in Parliament.

At the end of yesterday's debate Mr Curry told the House: "The time has come to take action."

Complaints from speakers included:

- In some areas the poorest people were being forced by local authorities to pay virtually their entire income in rent.

- Luxury amenities such as swimming-pools were being built for whites only with funds partly obtained from coloured people.

- False information on rents had been given to Mr Curry by Klerksdorp Municipality.

Mr Cecil Herandien (Labour, Macassar) said the manner in which some local authorities were raising money from the poorest of people amounted to "daylight robbery".

He called for an investigation to establish what local authorities had done with the interest on large amounts of money collected from coloured people.



MONDAY, 10 JUNE 1985

(b) 241.

(2) Increase.

Orange-Vaal Development Board

(1) (a) 519.

(b) 519.

(2) Increase.

Northern Transvaal Development Board

(1) (a) None.

(b) None.

(2) Falls away.

Eastern Transvaal Development Board

(1) (a) 89.

(b) 89.

(2) Increase.

Natalia Development Board

(1) (a) 11.

(b) 11.

(2) Increase.

Northern Cape Development Board

(1) (a) 1 178.

(b) 988.

(2) Increase.

\*Central Transvaal Development Board

(1) (a) 2 198.

(b) 199.

(2) Increase.

Highveld Development Board

(1) (a) 985.

(b) 241.

†Indicates translated version.

For written reply:

General Affairs:

99-year leasehold scheme

10/6/85

232. Mr R A F SWART asked the Minister of Co-operation and Development:

(1) (a) How many persons in each specified Development Board area applied for leases in terms of the 99-year leasehold scheme in 1984 and (b) how many applications were granted;

(2) whether the figures in respect of each such Development Board represent an increase or decrease in comparison with the relevant figures for 1983?

THE MINISTER OF CO-OPERATION AND DEVELOPMENT:

West Rand Development Board

(1) (a) 18 817.

(b) 18 705.

(2) Increase.

East Rand Development Board

(1) (a) 3 011.

(b) 3 011.

(2) Increase.

\*Eastern Cape Development Board

(1) (a) 900.

(b) 104.

(2) Increase.

Southern OFS Development Board

(1) (a) 241.

123 Thousands  
R. 61.1725

5. 46

(2) Increase.

*Western Transvaal Development Board*

(1) (a) 99.

(b) 90.

(2) Increase.

*Western Cape Development Board*

(1) (a) None.

(b) None.

(2) Falls away.

*(Walvisbay)*

(1) (a) 20.

(b) 15.

(2) Increase.

\* With regard to the Eastern Cape and Central Transvaal it needs to be mentioned that delays in granting of applications were caused by *inter alia* time consuming complexities with the approval of general plans and the registration of deeds, as well as a loss of interest on the part of applicants who find that funds are not easily obtainable.

**Swarthberg, East Griqualand: delimitation**

452. Mr G B D McINTOSH asked the Minister of Public Works:

(1) Whether, with reference to the reply of the Minister of Environment Affairs and Fisheries to Question No 19 on 15 February 1984, his Department has received a report from the committee appointed to undertake a delimitation of the area to be acquired on the slopes of the Swarthberg in East Griqualand; if not, why not; if so, (a) when and (b) what area of land will be acquired;

(2) whether the farmers concerned have been advised of his Department's intentions; if not, why not; if so, when;

*(Walvisbay)*

(a) 20.

(b) 15.

\* *Central Transvaal Development Board.*

(a) 900.

(b) 104.

\* *Eastern Cape Development Board.*

(a) Nil.

(b) Nil.

\* *Northern Transvaal Development Board.*

(a) 89.

(b) 89.

\* *Southern Orange Free State Development Board.*

(a) 241.

(b) 241.

\* *Orange-Vaal Development Board.*

(a) 519.

(b) 519.

\* *West Rand Development Board.*

(a) 18 817.

(b) 18 705.

\* *East Rand Development Board.*

(a) 3 011.

(b) 3 011.

\* *Northern Cape Development Board.*

(a) 1 178.

(b) 988.

\* *Highveld Development Board.*

(a) 985.

(b) 467.

\* *Central Transvaal Development Board.*

(a) 2 198.

(b) 199.

\* *Western Transvaal Development Board.*

(a) 99.

(b) 90.

\* With regard to the Eastern Cape and Central Transvaal it needs to be mentioned that delays in granting of applications were caused by *inter alia* time consuming complexities with the approval of general plans and the registration of deeds, as well as a loss of interest on the part of applicants who find that funds are not easily obtainable.

*Hansen R. G. S. 173**KwaNdebele*

599. Mr R A F SWART asked the Minister of Co-operation, Development and Education:

(1) Whether the regional water supply scheme in KwaNdebele has been completed; if not, when is it anticipated that it will be completed; if so, when;

(2) how many (a) taps and (b)(i) flushing and (ii) pit toilets are there in KwaNdebele at present?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

(1) The primary phase of KwaNdebele's regional water supply scheme, in which the Department of the Environment (Water Affairs) participated, was completed in January 1985. It comprised the main source of water, the Elandsriver (the Renosterkop dam), purification works at Weltevrede and three pump mains with reservoirs and pump stations at Walkraai, Soetmelkfontein and Kwagafontein. The secondary and tertiary phases, reticulation within the present KwaNdebele, are also nearly completed so that water is now available at the boundary of practi-

*123 Hansen R. G. S. 10/6/85 1728*

558. Mr P R C ROGERS asked the Minister of Co-operation, Development and Education:

(a) How many persons in each specified Development Board area applied for leases in terms of the 99-year leasehold scheme in 1984 and (b) how many applications were granted?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

\* *Natalia Development Board.*

(a) 11.

(b) 11.

\* *Western Cape Development Board.*

(a) Nil.

(b) Nil.



cally every township and settlement. The internal reticulation in the townships and settlements is being undertaken by several organizations among which the KwaNdebele Department of Works. This work should be completed by middle 1986. It is impossible to predict when the regional water supply scheme will be extended to the areas to be added to KwaNdebele as many factors exist factors about which there is still uncertainty.

- (2) (a) 2 700 even have each been provided with an own water connection and approximately 650 standpipes have been installed.
- (b) (i) 2 700.
- (ii) 31 750.

*Heussard*  
 Influx control/identity documents  
 Q. Co 1, 1731 10/6/85  
 738. Mr K M ANDREW asked the Minister of Co-operation, Development and Education:

- (1) What was the total (a) amount in fines and (b) number of days in respect of sentences imposed on Blacks in 1984 or as at the latest specified date for which figures are available in the (i) Cape Peninsula and (ii) rest of the Western Cape for offences relating to influx control and identity documents;
- (2) (a) how many persons had paid fines and (b) what was the total amount paid in such fines in that year or as at the said date?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

- (1) (i) (a) R171 090.
- (b) 171 090.
- (ii) Courts that adjudicate these charges in the rest of the Western Cape do not fall under the

Department of Co-operation and Development.

- (2) (a) 3 240.
  - (b) R162 905.
- (1 January 1984 to 31 August 1984.)

*Heussard*  
 KwaNdebele  
 Q. Co 1, 1732 10/6/85  
 828. Mr P G SOAL asked the Minister of Co-operation, Development and Education:

- (1) (a) What is the present size of KwaNdebele in hectares and (b) what area of land was (i) bought for and (ii) added to KwaNdebele in 1984 in terms of the consolidation proposals for this national state;
- (2) whether any land remains to be added to KwaNdebele; if so, (a) how many hectares, (b) from which areas will such land be taken and (c) when in each case;
- (3) what was the (a) adult (i) male and (ii) female and (b) child population of KwaNdebele living (aa) within and (bb) outside the boundaries of this national state as at 31 December 1984?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

- (1) (a) 103 370 hectares.
  - (b) (i) 71 924 hectares.
  - (ii) 370 hectares.
  - (2) Yes. There remains land to be added to KwaNdebele about which a final decision still has to be announced.
  - (3) The figures for 31 December 1984 are not available. The 1980 census figures are as follows:
- |                  |             |
|------------------|-------------|
| (aa) (a) 75 620. | (i) 30 200. |
|------------------|-------------|

- (ii) 45 420.
- (b) 80 640.
- (bb) (a) 147 380.
- (i) 78 640.
- (ii) 68 740.
- (b) 88 780.

*Heussard*  
 Reference books/identity documents  
 Q. Co 1, 1733 10/6/85  
 901. Mr E K MOORCROFT asked the Minister of Co-operation, Development and Education:

What was the (a) average daily number of cases heard in respect of reference books and identity documents in each specified commissioner's court, and (b) total amount of money which accrued to the State in fines as a result of convictions in these cases, in 1984 or as at the latest specified date for which figures are available?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

(Period 1 January 1984 to 31 August 1984)

(a)	
Benoni	14
Brakpan	2
Nigel	2
Springs	4
Germiston	47
Boksburg	12
Krugersdorp	4
Roodepoot	17
Alexandra	27
Randfontein	9
Johannesburg	114
Bloemfontein	6,7
Welkom	8,6
Kroonstad	less than 1
Vaal Triangle	24,7
Botshabelo	0
Tzaneen	1,09
Barberton	less than 1
Nelspruit	less than 1

Potgietersrus	2
Ermelo	3,96
Louis Trichardt	less than 1
Phalaborwa	less than 1
Pietersburg	3,16
Langa	22
Port Elizabeth	7
East London	16
Grahamstown	0
Queenstown	9
Kimberley	2 only for period 1 January 1984 to 31 August 1984

Swarttruggens	0
Koster	less than 1
Groblersdal	less than 1
Potchefstroom	11,67
Rustenburg	0
Carltonville	10,16
Witbank	6,49
Lichtenburg	2,04
Zeerust	4,34
Brits	less than 1
Pretoria	19,26
Middelburg	2,64
Klerksdorp	7,54
Lydenburg	less than 1
Pietermaritzburg	less than 1
Durban	13
Empangeni	2
Vryheid	2
Umzimto	1
Port Shepstone	less than 1
Ladysmith	0
Dundee	less than 1
Estcourt	0
Newcastle	2
Stanger	0
Inanda	0
Pinetown	3
Eshowe	0
Paulpietersburg	1
Greytown	0

(b) R207 615;  
*Heussard*  
 Mortgage loans: subsidies  
 Q. Co 1, 1734 10/6/85  
 958. Maj R SIVE asked the Minister of Communications:

What the total amount has been budgeted by his Department for interest sub-



dies on mortgage loans of officials in its employ in the 1985-86 financial year?

The MINISTER OF COMMUNICATIONS:

R52 000 050.

TUESDAY, 11 JUNE 1985

Indicates translated version.

For oral reply:

General Affairs:

State President:

\*2. Mrs H SUZMAN asked the State President:

Whether any members of the fighting unit Koevoet were at any time members of any armed forces other than the South African Defence Force, the South West African Territory Force and the South African Police Force, prior to their joining the said fighting unit; if so, (a) how many and (b)(i) of which armed forces and (ii) when were they members of these armed forces?

The STATE PRESIDENT:

No. (a), (b)(i) and (ii) Fall away.

Koevoet

\*3. Mrs H SUZMAN asked the State President:

(1) Whether any persons were detained by the fighting unit Koevoet during the latest specified period of three years for which information is available; if so,

(2) whether any of these persons died while being detained by the said

HoA

Fuel pipelines

\*3 Mr B B GOODALL asked the Minister of Transport Affairs:

- (1) Whether there have been any losses of fuel from the South African Transport Services fuel pipelines during the past three years; if so, (a) how many litres of fuel were lost during the latest specified 3-year period for which information is available, (b) what were the causes of these losses, (c) on what dates did the losses occur and (d) what was the total estimated cost involved;
- (2) whether any damage was caused to adjacent or surrounding areas as a result of these losses; if so, (a) to what areas, (b) what was the (i) cause and (ii) nature of the damage and (c) what action was taken as a result on each occasion;
- (3) whether the South African Transport Services received any reports of (a) spillage, (b) leakage, (c) rupture, (d) sabotage and (e) any other specified damage to fuel pipelines during the above period of three years; if so, (i) on what dates and (ii) what was the nature of the damage in each case;
- (4) whether these reports were investigated; if not, why not; if so, (a) on what dates, (b) by whom, (c) what were the findings and (d) what action was taken as a result in each case;
- (5) whether any measures have been taken to prevent further losses of fuel from pipelines; if not, why not; if so, (a) what measures, (b) when and (c) with what result;
- (6) whether he will make a statement on the matter?

\*The MINISTER OF TRANSPORT AFFAIRS:

(1) Yes.

(a), (b), (c) and (d) During the

HoA

fighting unit; if so, (a) how many and (b) what was the cause of death in each case;

(3) whether any action has been taken as a result of these deaths; if not, why not; if so, (a) what action and (b) on what dates?

\*The STATE PRESIDENT:

(1) Yes.

(2) No.

(3) Falls away.

Ministers:

Police Regulation 64(1)(b): board

\*1. Mr P G SOAL asked the Minister of Law and Order:

(1) Whether, with reference to his reply to Question No 19 on 16 April 1985, the board convened in terms of Police Regulation 64(1)(b) has completed its investigation; if not, when is it anticipated that the investigation will be completed; if so, what were the findings;

(2) whether any action is to be taken as a result of the findings of the board; if not, why not; if so, what action;

(3) whether he will make a statement on the matter?

\*The MINISTER OF LAW AND ORDER:

(1) No, it is expected to be completed soon.

(2) Falls away.

(3) No.

\*2. Dr W J SNEYMAN asked the Minister of Health and Welfare:†

(1) Whether his Department is respon-

HoA



(c) Since the Committee is mainly an advisory body for the Minister of National Education, and the policies on which the Committee advises the Minister of National Education will be made public, I am not prepared to disclose the specific matters that had been discussed by the Committee.

(2) No. For the same reason mentioned in 1(c).

(3) No.

\*28. Mr K M ANDREW asked the Minister of Co-operation, Development and Education:

(1) (a) How many persons were living (i) in core houses, (ii) at Site C and (iii) in other specified accommodation at Khayelitsha as at the latest specified date for which information is available and (b) how many of these persons were (i) male, (ii) female and (iii) children in each case;

(2) how many of these persons living (a) in core houses, (b) at Site C and (c) in other accommodation at Khayelitsha came from (i) Langa, (ii) Nyanga, (iii) Gugulethu, (iv) the Old Crossroads area, (v) the KTC squatter area, (vi) other specified Western Cape townships, (vii) farms in the Western Cape and (viii) any other specified places?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

(1) (a) (i) 8 034.

(ii) 31 735.

(iii) There are as yet only core houses at Khayelitsha.

HOA

(b) No. The farm Compensation is situated adjacent to the bigger Impendle area.

(i) The families concerned were assisted to settle with their consent at the request of the landowners on whose land they lived.

(ii) 23 families (149 persons)

during the period 1 December 1984 to 31 May 1985.

Mr R W HARDINGHAM: Mr Speaker, arising out of the hon the Minister's reply, may I ask him why it was necessary to bring families down from Weenen to an area which is distant from the area from whence they came? They were moved from Northern to Southern Natal. Why was it necessary to move those people such a distance to an area where they have no tribal connections?

The MINISTER: Mr Speaker, I do not have the full details of this particular movement but I would like to point out, as is stated in the answer, that this was done with the agreement of the people concerned.

\*31. Mr R W HARDINGHAM asked the Minister of Co-operation, Development and Education:

(1) Whether it is the intention to sell the Durban headquarters of the Port Natal Administration Board; if not, why not; if so,

(2) whether a buyer has been found; if so, for what amount has it been sold?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

(1) No decision about the sale of the building or not has so far been taken.

(2) falls away.

HOA

Drakensberg Administration Board; Pietermaritzburg headquarters

\*32. Mr R W HARDINGHAM asked the Minister of Co-operation, Development and Education:

(1) Whether it is the intention to sell the Pietermaritzburg headquarters of the Drakensberg Administration Board; if not, why not; if so,

(2) whether a buyer has been found; if so, for what amount has it been sold?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

(1) No decision about the sale of the building or not has so far been taken.

(2) falls away.

Mr R W HARDINGHAM: Mr Speaker, arising out of the hon the Minister's reply, may I ask whether it is because there has been no offer made for these premises that they are not being sold?

The MINISTER: Mr Speaker, the whole question regarding the change of headquarters of the Natalia Development Board and the possible property transactions involved is still being studied by the board and by the department.

\*33. Mr P R C ROGERS asked the Minister of Transport Affairs:

(1) Whether his Department and/or any organizations falling under his Department is engaged in any experiments involving various types of buses for urban transport; if so, (a) what organization or organizations, (b) in which city or cities, (c) at whose cost were these buses purchased and (d) what is the object of these experiments;

(2) whether any preliminary findings are available in this regard; if so, what are they; if not, when is it anticipated that such findings will be available?

HOA



123 *Howard*  
Mortgage loans: subsidies 11/6/85  
Q. 201.1787  
951. Maj R SIVE asked the Minister of Transport Affairs:

What total amount has been budgeted by the South African Transport Services for interest subsidies on mortgage loans of officials in their employ in the 1985-86 financial year?

The MINISTER OF TRANSPORT AFFAIRS:

R80 million.

*Howard* Q. 201.1787  
Commuter services: loss 11/6/85

975. Mr D J N MALCOMESS asked the Minister of Transport Affairs:

What was the total loss incurred by the South African Transport Services on commuter services in the (a) Vaal Triangle, (b) Cape Town/Penninsula, (c) Port Elizabeth/Litehage and (d) Durban/Pinetown areas in the 1984-85 financial year?

The MINISTER OF TRANSPORT AFFAIRS:

(a) Estimated at R262 million.

(b) Estimated at R128 million.

(c) Estimated at R7 million.

(d) Estimated at R106 million.

Pipelines department: staff complement

979. Mr B B GOODALL asked the Minister of Transport Affairs:

(a)(i) What is the staff complement of the pipelines department of the South African Transport Services and (ii) in respect of what date is this information furnished, (b) how many of these posts were filled as at (i) 31 December 1984 and (ii)

the latest specified date for which information is available and (c) how many of the employees of this department are engaged in (i) monitoring, and (ii) manning key installations connected to, these pipelines?

The MINISTER OF TRANSPORT AFFAIRS:

(a) (i) 717.

(ii) 27 May 1985.

(b) (i) 565.

(ii) 555 as at 27 May 1985.

(c) (i) 25.

(ii) 60.

Shareholding in certain company

1004. Mr G B D MCINTOSH asked the Minister of Transport Affairs:

(1) Whether he will furnish this House with particulars regarding the shareholding of the South African Airways in a certain company, the name of which has been furnished to the South African Transport Services for the purpose of the Minister's reply, if not, why not; if so,

(2) whether South African Airways or any other specified body falling under the control of the South African Transport Services holds or has at any time held any shares in this company; if so, what is the nature of that shareholding?

The MINISTER OF TRANSPORT AFFAIRS:

(1) and (2) South African Transport Services, which incorporates the South African Airways, does not hold, nor has it at any time held shares in the company referred to.

WEDNESDAY, 12 JUNE 1985

† Indicates translated version.

For written reply:

General Affairs: *Howard*

Unlawful road transportation: summonses

Q. 201.1789 12/6/85  
928. Mr A SAVAGE asked the Minister of Transport Affairs:

(1) Whether any summonses were served on long-distance road transportation companies for alleged unlawful road transportation in the 1984-85 financial year; if so, how many;

(2) whether any charges of this nature against such companies were withdrawn in that financial year; if so, in respect of how many companies during each specified quarter of the said year?

The MINISTER OF TRANSPORT AFFAIRS:

(1) Yes, 6 124.

(2) Yes—

1st quarter (84/04/01-84/06/30)—

141.

2nd quarter (84/07/01-84/09/30)—

231.

3rd quarter (84/10/01-84/12/31)—

198.

4th quarter (85/01/01-85/03/31)—

129.

For the purpose of the above reply "long-distance road transportation" was construed as all road transportation with the exception of—

(a) transportation inside areas declared as exempted areas in terms of section 1(2)(w) of the Road Transportation Act, 1977 (Act 74 of 1977);

(b) transportation by a carrier within a radius of 40 kilometres from a place

of business vis section 1(2)(x) of Act 74 of 1977; and

(c) transportation in the course of any industry, trade or business of own goods within a radius of 80 kilometres from the address where such industry, trade or business is situated vis section 1(2)(y) of Act 74 of 1977.

THURSDAY, 13 JUNE 1985

† Indicates translated version.

For written reply:

General Affairs: *Howard*

Fort Beaufort: revenue/expenditure

666. Mr E K MOORCROFT asked the Minister of Co-operation, Development and Education:

(1) (a) What was the total revenue generated through all channels for the Black townships of Fort Beaufort in respect of the 1983-84 financial year, (b) in what manner was each specified amount of this revenue generated and (c) what was the total expenditure on (i) administration and (ii) development schemes;

(2) how much of this amount was spent on (a) the building and/or renovation of (i) schools and (ii) housing, (b) the building and/or maintenance of roads and drains, (c) the provision of electricity, including street lights, and (d) refuse removal?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

(1) (a) R 182 006

(b) (a) Service charges ... 168 019

(b) Trade licences ... 738

(b) Sundries ... 40



FM 13/6/85  
**Major breakthrough**

The granting of freehold property rights to blacks in all townships in SA is without doubt a significant reform. By normalising their property rights, government has shifted from a fundamental tenet of apartheid — that blacks are “temporary sojourners” in white SA — to recognition of urban blacks’ permanence. However, the blot of black influx control remains — although the signs of the time (and a recommendation of the President’s Council that influx control be scrapped) suggest that this, too, may be in line to go.

Any black person, whether a citizen or a legal immigrant, may now acquire urban rights simply through the purchase of a house (in a proclaimed black urban area). Freehold rights for blacks will not be tied to urban residence rights in terms of Section 10 of the Black (Urban Areas) Consolidation Act of 1945.

In practice, however, most blacks are unlikely to benefit unless government makes more land available and, perhaps, also introduces site-and-service schemes to enable blacks to take advantage of the new deal. As it is, the township land shortfall means there is unlikely to be a black property boom in the near term, as even Pretoria acknowledges.

However, because of the permanence and ownership now conferred by freehold title, it is expected that the private sector could pitch in and help their employees acquire their

# Home loans: Many don't qualify

## Many thousands of blacks

### throughout the country did not qualify to raise loans from building societies, sources in the homes market have disclosed.

Unless the area concerned has been surveyed.

The Department of Co-operation and Development and the office of the Surveyor-General are responsible for the processing of survey plans.

This week, the Department of Co-operation and Development said it was still processing many survey plans from various parts of the country. The process took up to five months, the Department said.

About 80 percent of Soweto householders did not qualify to raise loans from financial institutions, Consumer Corner learned. Survey plans for certain parts of

the complex were still being processed in Pretoria.

This meant that householders in places like Orlando East, parts of Orlando West, Kaggiso, Meadowlands and Diepkloof would currently experience problems in securing home loans from building societies, the sources said.

In the process this hold-up had created serious problems for developers who told Consumer Corner that they were "sitting on contracts worth millions of rands." Their business in some black areas had been logjammed.

On the other hand scores of householders, who have had building plans drawn out for

building alterations or additional outbuildings, have nowhere to look for finance. Building societies will not consider areas that are not surveyed.

One developer, Unicast, caught in a fix as a result of the snarl-up, has had comebacks from angry clients who are demanding their deposits.

### Difficult

"It has been difficult to explain to clients what is actually happening," said Mr T du Plooy, a director of the company.

To set the ball rolling, some developers recently flew to Cape Town to ask the Minister of Communication

and Public Works, Dr LAPA Munnik, to cut red-tape.

A source within the West Rand Development Board (Wradebo) disclosed that some 70 000 householders would currently have their applications turned down if they applied for home loans from building societies.

Another Wradebo official, Mrs Jennifer Genis, said problems that initially plagued the Soweto survey project had been overcome. Survey plans for the rest of the complex would be available before the end of the year, she said.

Mr Daan Roelvert, executive director of HOME, a company established to promote home ownership in black areas, said the Government had made provision for blacks who failed to obtain finance from financial institutions. They could apply for loans from the State.

• A Soweto teacher, who refused to have her name published, has

*Soweto*  
*123*  
*13/6/85*

## Consumer Corner

BY LEN MASEKO



battled for more than a year to have her leasehold registered. A leading building society, impatient with the progress on her leasehold registration, recently cancelled her R30 000

bond. "This is really frustrating. No-one has even given me a satisfactory answer why my leasehold was not registered to date," the teacher said.



# Interest subsidies: R262,5m allocated

Political Staff

CAP TIPS 13/6/85

123

R262,5 MILLION has been allocated for the payment of interest subsidies on mortgage loans for civil servants during the current financial year.

The subsidies have been allocated to officials working for the government, the SA Transport Services (SATS) and the Post Office.

The Minister of Transport, Mr Hendrik Schoeman, said R80 million had been allocated in the 1985/6 budget to officials in the employ of SATS.



The Minister of Communications, Dr L A P A Munnik, said R52 million had been allocated by his department for interest subsidies on mortgage loans of officials.

And the Minister of Finance, Mr Barend du Plessis, disclosed that the spending on housing subsidies for officials employed by the government would cost R134,5 million during the current financial year.

All three ministers disclosed these budgeted amounts when they replied to questions tabled in Parliament by Major Reuben Sive (PFP Bezuidenhout).

# Residents face huge rent rises

By MOJALEFA MOSEKI

Residents of townships throughout the country face massive rent increases, Mr John Knoetze, chairman of the West Rand Development Board, said this week.

He says this was the result of a Government decision to withdraw subsidies for housing. Mr Knoetze had been asked to comment on the high rents now being charged for township houses.

"The Government has decided to withdraw subsidies for housing and this will be phased over seven years. This was discussed in Parliament last year and is now being implemented," he said.

Soweto, with an average rent of R80 per month for a four-roomed house, according to Mr Knoetze, will now face rentals of up to R120 per month.

The increases will be the same percentage as the subsidy, which in Soweto was more than 17 percent. Areas such as

Diepkloof Extension Two will also be affected as service charges are also subsidised.

According to Mr Knoetze this announcement affected all race

groups but blacks will be the hardest hit. For instance pensioners will now pay more in rent than what they will receive from the Government in pensions.



KNOETZE . . . rents to go up.

## Azasm to hold indaba

THE Azanian Students Movement (Azasm) holds its second annual congress, starting tomorrow, at the St Peters Conference Centre in Hammanskraal.

The theme is "Educate, Consolidate, Confront".

A spokesman for the organisation, Mr Thami Mcewra, said the conference is at "a time when the organisation is experiencing an onslaught

from both the racist regime and the so-called champions of democracy and liberation."

"Members of the organisation countrywide have been harassed by detention without trial, physical assaults and other forms of harassment."

A statement by Azasm said the theme spelt the intensification of an ongoing process.

## Youth's burial

A YOUTH who was shot dead during the unrest two weeks ago in Daveyton, Benoni, will be buried tomorrow.

The funeral service for Tobias "Makhanda-khandla" Mtete (17) of Bhele Street, Daveyton, will be held at the local Roman Catholic Church. He will be buried at the Daveyton Cemetery at 2 pm.





1967

WEDNESDAY, 19 JUNE 1985

1968

(c) official residences and offices of the heads of missions of the Republic abroad;

(d) Hendrik Verwoerd and Marks Buildings, Cape Town; and

(e) residential complexes at Acacia Park, Laboriapark and Pelikan Park in Cape Town.

The task of the departmental interior decorator is comprehensive if one keeps in mind that a residence must be fully furnished. Another important aspect is that all the items in the relevant offices and dwellings must be maintained. It is therefore clear that it is just not possible at all times to ask formal tenders for the variety of services that have to be rendered. Due to this fact, the State Tender Board granted approval to the department that when time is of the essence to obtain written and even verbal quotations from established contractors/suppliers for services to be carried out in so called "prestige" accommodation and to award contracts to the best advantage of the State. Some of the most recent projects undertaken by this section, are the furnishing of offices in the Union Buildings, Pretoria and the Marks Building, Cape Town. It is a known fact that these services had to be completed within a few months. In respect of these two projects 22 and 14, respectively, established and prominent suppliers and contractors in the Republic were asked to tender for individual items or for the furnishing of the projects in their entirety. The work was allocated to the best advantage of the State to several of these contractors. The furnishing of the 8 ministerial residences and 100 houses for Members of Parliament and staff at Pelikan Park and 65 houses for Members of Parliament at Laboriapark was allocated to respectively 28, 21 and 25 suppliers and contractors.

It is a basic requirement for the execution of these services that fair competition shall at all times prevail especially in the present situation of diminishing job opportunities and the shortage of funds as well as the proportional distribution there-

of to contractors and suppliers and that it be executed speedily and efficiently.

Hostels  
 19/6/85 Q. 123  
 1967  
 Mr P G SOAL asked the Minister of Co-operation, Development and Education:

(1) (a) How many (i) hostels for (aa) males and (bb) females were there in each specified township falling under each specified Development Board, and (ii) persons were accommodated in each hostel, as at the latest specified date for which figures are available and (b) how many persons was each of these hostels designed to accommodate;

(2) whether any single-sex hostels have been converted to family housing units; if not, why not; if so, (a) how many, and (b) at what cost in respect of each specified township falling under the control of each Development Board, as at the latest specified date for which figures are available;

(3) whether any further single-sex hostels are to be built; if so, (a) why, (b) for how many persons, (c) when, (d) at what cost, and (e) where, in each case;

(4) whether any further single-sex hostels are to be converted to family housing units; if not, why not; if so, (a) when, (b) where, (c) how many, and (d) at what cost, in each case;

(5) whether his Department plans to phase out the single-sex hostel system; if so, (a) when and (b) in what manner; if not, why not?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

1969

WEDNESDAY, 19 JUNE 1985

1970

(1) Eastern Transvaal Development Board:

	(a)	(i)(aa)	(i)(bb)	(ii) As at 1 May 1985	(b)
Barberton	7	Nil	Nil	1 060	1 060
Carolina	1	Nil	Nil	380	380
Ermelo	2	Nil	Nil	1 476	1 476
Graskop	1	Nil	Nil	320	320
Komatipoort	1	Nil	Nil	212	376
Piet Retief	2	Nil	Nil	656	656
Sabie	1	Nil	Nil	474	474
Waterval Boven	1	Nil	Nil	102	102

Northern Transvaal Development Board:

Messina-Nancefield Hostel	1	Nil	Nil	345	352
Louis Trichardt	1	Nil	Nil	500	512
Duiwelskloof	1	Nil	Nil	300	336
Tzaneen-Talana Hostel	1	Nil	Nil	852	852
Naboomspruit	1	Nil	Nil	500	531
Nylstroom-Phagangeng Hostel	1	Nil	Nil	695	695
Vaalwater	1	Nil	Nil	125	150
Eilistras	1	Nil	Nil	520	606

Western Transvaal Development Board:

Carletonville	1	Nil	Nil	768	768
Fochville	1	Nil	Nil	356	356
Klerksdorp	1	Nil	Nil	4 010	4 010
Lichtenburg	1	Nil	Nil	461	552
Orkney	1	Nil	Nil	624	624
Ottosdal	1	Nil	Nil	32	64
Potchefstroom	1	Nil	Nil	1 309	1 359
Potchefstroom	Nil	1	1	68	68
Stilfontein	1	Nil	Nil	1 200	1 200
Ventersdorp	1	Nil	Nil	63	145
Christiana	1	Nil	Nil	144	144
Delareyville	1	Nil	Nil	155	432
Delareyville	Nil	1	1	34	216

Central Transvaal Development Board:

Pretoria-Mamelodi	1	Nil	Nil	11 790	11 790
Pretoria-Atteridgeville	1	Nil	Nil	9 296	9 296
Thabazimbi	1	Nil	Nil	230	394
Warmbaths	1	Nil	Nil	302	302

Highveld Development Board:

Balfour	1	Nil	Nil	151	280
Belfast	1	Nil	Nil	135	484

1971

WEDNESDAY, 19 JUNE 1985

1972

(a)	(i)(aa)	(i)(bb)	(ii) As at 1 May 1985	(b)
Bethal	1	Nil	564	566
Hendrina	1	Nil	224	224
Lydenburg	2	Nil	965	1 190
Langverwacht	27	Nil	5 628	6 488
Machadodorp	1	Nil	40	40
Middelburg	2	Nil	3 370	3 370
Ogies	1	Nil	289	286
Standerton	2	Nil	1 099	1 084
Volksrust	1	Nil	205	300
Witbank	4	Nil	9 761	1 240

*Northern Cape Development Board:*

Kimberley	1	Nil	1 300	1 600
Postmasburg	1	Nil	74	74
Danielskuil	1	Nil	96	96
Uppington	1	Nil	218	320
Vryburg (Huhudi) No. 1	1	Nil	282	416
Vryburg (Huhudi) No. 2	1	Nil	135	400
Retvllo	1	Nil	160	160

*East Rand Development Board:*

Brakpan-Tsakane	1	Nil	1 816	1 816
Devon-Tsepong	1	Nil	80	80
Delmas-Botleng	1	Nil	560	560
Cullinan-Reflwe	1	Nil	526	526
Nigel-Duduza (New Hostel)	1	Nil	579	579
Nigel-Duduza (Old Hostel)	1	Nil	556	1 056
Heidelberg-Ratanda (New Hostel)	1	Nil	350	400
Heidelberg-Ratanda (Old Hostel)	1	Nil	725	725
Bronkhorstspuit (New Hostel)	1	Nil	272	272
Bronkhorstspuit (Old Hostel)	1	Nil	610	610
Germiston-Katlehong (Buafuti)	1	Nil	3 838	3 838
Germiston-Katlehong (Kwesine)	1	Nil	2 950	2 950
Germiston-Katlehong (Ontwikkelings)	1	Nil	1 265	1 265
Germiston-Katlehong (Kwa Mazibuko)	1	Nil	2 951	2 981
Germiston-Katlehong (Khutsong)	1	Nil	282	282

*West Rand Development Board:*

Johannesburg-Alexandra (Old Hostel)	1	Nil	2 642	2 642
Johannesburg-Alexandra (New Hostel)	1	Nil	2 912	2 912
Johannesburg-Alexandra (Women's)	Nil	1	2 790	2 800

1973

WEDNESDAY, 19 JUNE 1985

1974

(a)	(i)(aa)	(i)(bb)	(ii) As at 1 May 1985	(b)
Johannesburg-Denver	1	Nil	3 496	3 500
Johannesburg-Benrose (George Goch Hostel)	1	Nil	3 068	3 080
Johannesburg-Benrose (M.B.A.)	1	Nil	380	412
Johannesburg-Benrose (Murray and Roberts)	1	Nil	1 025	1 040
Johannesburg-Benrose (L.T.A.)	1	Nil	360	366
Johannesburg-Benrose (Darling and Hodgson)	1	Nil	850	1 200
Johannesburg-Jeppe (Wolhuter)	1	Nil	3 106	3 128
Johannesburg-C.M.R. Mines	1	Nil	4 008	4 060
Johannesburg-Diepreadow Hostel	1	Nil	10 800	10 800
Johannesburg-Diepkloof Hostel	1	Nil	5 426	5 426
Johannesburg-Randleases	1	Nil	2 480	2 520
Johannesburg-Soweto (Dube Hostel)	1	Nil	6 254	6 272
Johannesburg-Soweto (Jabulani Hostel)	1	Nil	4 343	4 352
Johannesburg-Soweto (Mapeta Hostel)	1	Nil	5 060	5 072
Johannesburg-Soweto (Nancefield Hostel)	1	Nil	4 963	4 976
Johannesburg-Soweto (Lefateng)	1	Nil	2 617	2 624
Johannesburg-Soweto (Orlando West)	1	Nil	804	804
Johannesburg-Dobsonville (Si-phiwe)	1	Nil	4 152	4 157
Johannesburg-Dobsonville (Wilford)	1	Nil	1 293	1 297
Kruggersdorp-Kagiso	1	Nil	5 380	5 391
Randfontein-Mohlakeng	1	Nil	4 132	4 140
Westonaria-Bekkersdal	1	Nil	896	896

*East Cape Development Board:*

Port Elizabeth-Kayamandi (SATS)	1	Nil	510	1 760
Port Elizabeth-Kayamandi (Council)	1	Nil	7 600	8 960
East London	1	Nil	752	752
Uitenhage	1	Nil	500	1 392

*Western Cape Development Board:*

Ashton-Zolani	1	Nil	80	80
Robertson-Nkanbela	1	Nil	121	121
Ceres-Nduli	1	Nil	520	520
Hermannus-Zwelihle	1	Nil	426	426
Paarl-Mbekweni	1	Nil	4 312	4 312
Stellenbosch-Kayamandi	1	Nil	2 358	2 358
Strand-Lwandle	1	Nil	2 240	2 240

HOA

HOA



1975

WEDNESDAY, 19 JUNE 1985

1976

	(a)	(i)(aa)	(i)(bb)	(ii) As at 1 May 1985	(b)
Kuilsrivier-Mfuleni	1	Nil	Nil	2 840	2 840
Worcester-Zweletemba	1	Nil	Nil	887	887
Cape Town-Langa	1	Nil	Nil	11 941	11 941
Cape Town-Nyanga	1	Nil	Nil	8 144	8 144
Cape Town-Gugulethu	1	Nil	Nil	9 107	9 107
<i>Natalia Development Board:</i>					
Stanger-Shakaville	1	Nil	Nil	140	140
Stanger-Shakaville	Nil	1	1	29	29
Tongaat-Hambanati	1	Nil	Nil	595	595
Pinetown-Klaarwater	1	Nil	Nil	608	608
Durban-Dulton Road Hostel	1	Nil	Nil	1 428	1 428
Durban-Jacobs Hostel	1	Nil	Nil	884	884
Durban-S.J. Smith Hostel	1	Nil	Nil	4 264	4 264
Durban-Glebe Hostel	1	Nil	Nil	8 512	8 512
Durban-Thokoza Hostel	Nil	1	1	668	668
Umzinto-Shayamoya	1	Nil	Nil	136	136
Colenso-Nkanyezi	1	Nil	Nil	293	293
Dundee-Sibongile	1	Nil	Nil	1 667	1 667
Glencoe-Thembalihle	1	Nil	Nil	815	815
Ladysmith-Steadville	1	Nil	Nil	1 568	1 568
Vryheid-Bhekezulu	1	Nil	Nil	2 169	2 169
Mooi River-Bruntville	1	Nil	Nil	832	832
Kokstad-Bongweni	1	Nil	Nil	576	576
Matatiele-Itsokelele	1	Nil	Nil	277	277
Paulpietersburg-Dumbe	1	Nil	Nil	30	30
Greytown-Enhalakahle	1	Nil	Nil	615	615
Estcourt-Zampumpu	1	Nil	Nil	2 160	2 160
Pietermaritzburg-East Street	1	Nil	Nil	718	718
<i>Orange Vaal Development Board:</i>					
Bethlehem	1	Nil	Nil	1 198	1 234
Bothaville	1	Nil	Nil	112	112
Bothaville (Private Hostel)	1	Nil	Nil	2	36
Bothaville (Private Hostel)	1	Nil	Nil	20	43
Frankfort	1	Nil	Nil	40	50
Harrismith	1	Nil	Nil	200	312
Harrismith (Private Hostel)	1	Nil	Nil	80	80
Harrismith (Private Hostel)	1	Nil	Nil	25	25
Heilbron	1	Nil	Nil	12	112
Koppies	1	Nil	Nil	6	30
Kroonstad	1	Nil	Nil	306	612
Kroonstad (Private Hostel)	1	Nil	Nil	200	200
Kroonstad (Private Hostel)	1	Nil	Nil	158	158
Parys	1	Nil	Nil	64	64
Petrus Steyn	1	Nil	Nil	22	22
Reitz (Private Hostel)	1	Nil	Nil	73	84
Reitz (Private Hostel)	1	Nil	Nil	115	155
Steynrus	1	Nil	Nil	25	40
Tweeling	1	Nil	Nil	50	200
Viljoenskroon	1	Nil	Nil	540	592

1977

WEDNESDAY, 19 JUNE 1985

1978

	(a)	(i)(aa)	(i)(bb)	(ii) As at 1 May 1985	(b)
Villiers (Private Hostel)	1	Nil	Nil	20	20
Vredefort (Private Hostel)	1	Nil	Nil	7	21
Sebokeng	1	Nil	Nil	3 296	3 856
Sebokeng	1	Nil	Nil	3 420	3 632
Sebokeng	1	Nil	Nil	3 000	3 880
Sebokeng	1	Nil	Nil	3 464	3 584
Sebokeng	1	Nil	Nil	192	768
Sebokeng (Private Hostel)	1	Nil	Nil	4 850	6 000
Zamdela-Sasolburg	1	Nil	Nil	1 960	2 033
Zamdela-Sasolburg	1	Nil	Nil	1 224	1 224
Zamdela-Sasolburg	1	Nil	Nil	1 140	1 440
Zamdela-Sasolburg	1	Nil	Nil	840	1 600
Zamdela-Sasolburg (Private Hos- tel)	1	Nil	Nil	260	360
Zamdela-Sasolburg (Private Hos- tel)	1	Nil	Nil	1 200	1 575
Zamdela-Sasolburg (Private Hos- tel)	1	Nil	Nil	747	747
Zamdela-Sasolburg (Private Hos- tel)	1	Nil	Nil	486	510
Zamdela-Sasolburg (Private Hos- tel)	1	Nil	Nil	140	180
Zamdela-Sasolburg (Private Hos- tel)	1	Nil	Nil	50	350
Refernkgotso-Deneysville	1	Nil	Nil	46	48
<i>Southern Orange Free State Devel- opment Board:</i>					
Bloemfontein	1	Nil	Nil	767	1 552
Bloemfontein	1	Nil	Nil	1 833	2 184
Virginia	1	Nil	Nil	501	1 080
Virginia	1	Nil	Nil	574	1 080
Welkom	1	Nil	Nil	888	880
Welkom	1	Nil	Nil	872	882
Welkom	1	Nil	Nil	1 032	1 036
Welkom	1	Nil	Nil	1 032	1 036
Welkom	1	Nil	Nil	1 212	1 220
Welkom	1	Nil	Nil	1 697	1 708
Welkom	1	Nil	Nil	440	440
Welkom	Nil	1	1	361	396
Welkom	1	Nil	Nil	16 (teachers)	16
(2) Yes.					
Western Cape	Worcester	7 units converted to 56 family units		R 138 830.	
	Kuilsrivier	22 units converted to 44 family units		R 25 872.	
	Cape Town (Langa)	828 units converted to 1656 family units		R3 288 605.	

HOA

HOA

	(a)	(b)
Orange Vaal	Vereeniging (Sharpeville)	one hostel converted to 104 family units
		R 10 393.
	Vanderbijlpark (Boipatong)	Portion of the hostel converted to 210 family units
		R 351 523.

(3) Yes.

	(a)	(b)	(c)	(d)	(e)
To provide for the growing need for such housing	208 persons	As soon as funds become available	At an estimated cost of R400 000	At Barberton (Eastern Tvl.)	
To provide housing for workers under contract as well as for commuters	120 persons	1986/87 financial year	At an estimated cost of R180 000	At Zeerust (Western Tvl.)	

	(a)	(b)	(c)	(d)	(e)
To provide for the growing need for such housing	36 persons	Construction has already commenced	At an estimated cost of R75 900	At De Aar (Northern Cape)	

	(a)	(b)	(c)	(d)	(e)
A hostel to be constructed to replace one which is no longer suitable	4 500 persons	During the 1985/86, 1986/87 and 1987/88 financial years	At an estimated cost of R9 000 000	At Katlehong (Germiston) (East Rand)	

	(a)	(b)	(c)	(d)	(e)
To provide for the growing need for such housing	384 men and 336 women	Men's hostel: 1985/86 financial year Women's hostel: 1986/87 financial year	Men's hostel: at an estimated cost of R1 000 000 Women's hostel: at an estimated cost of R800 000	Both at Glebe (Durban) (Natal)	

(4) Yes, should circumstances in the future make this necessary.  
(a) to (d) fall away.

(5) No. (a) and (b) fall away.

Although single-sex hostel accommodation is not an ideal type of housing it is not intended to phase out the system while

897. Mr E K MOORCROFT asked the Minister of Co-operation, Development and Education:

Eastern Cape Development Board: revenue

(1) (a) What was the total revenue generated through all channels for each specified Black township falling under the control of the Eastern Cape Development Board in respect of the 1983-84 and 1984-85 financial years, respectively, (b) in what manner was each specified amount of this revenue generated and (c) what was the total expenditure on (i) administration, (ii) development schemes and (iii) any other specified items in respect of each of these townships;

(2) how much of this amount was spent on (a) the building and/or renovation of (i) schools and (ii) houses, (b) the building and/or maintenance of roads and drains, (c) the provision of electricity, including street lights, and (d) any other specified amenities and services?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

The information required is of such enormous extent that it cannot reasonably be given in reply to a question. It consists practically of the entire revenue and expenditure accounts of 66 townships and the reply would comprise approximately

100 typed pages in each of the official languages.

Eastern Cape Development Board:  
population/housing

898. Mr E K MOORCROFT asked the Minister of Co-operation, Development and Education:

(1) (a) What was the (i) *de facto* and (ii) *de jure* population of each specified township falling under the control of the Eastern Cape Development Board as at the latest specified date for which figures are available and (b)(i) what total number of houses are there in each specified township and (ii) in respect of what date is this information furnished;

(2) whether there is a shortage of houses in any of these townships; if so, (a) what is the extent of the shortage, and (b) when is it anticipated that the shortage will be overcome, in each case?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

(1) (a), (b) and (2)(a) Information hereunder applies as at 31 December 1984

	(1)(a)(i)	(ii)	b(i)	(2)(a)
Aberdeen	1 553	1 438	239	50
Adelaide	7 694	7 354	618	489
Alexandria	2 234	2 092	279	84
Alcedale	3 141	2 961	360	50
Alwal-North	17 854	15 196	930	521
Barkly-East	6 976	5 489	467	140
Bathurst	2 745	2 588	274	45
Beaufort-West	3 827	3 729	612	300
Bedford	5 995	5 416	521	150
Burgersdorp	8 877	8 146	717	95
Cathcart	5 136	4 389	429	256
Colesberg	7 257	6 554	675	550
Cookhouse	3 782	3 580	493	5
Dordrecht	4 017	3 721	496	169
Elliot	7 375	6 661	501	428
Fort Beaufort	12 919	11 002	1 107	600
Graaff-Reinet	9 259	8 158	1 167	100
Hankey	1 871	1 833	267	336
Hanover	1 741	1 697	296	20



1983

WEDNESDAY, 19 JUNE 1985

1984

	(1)(a)(i)	(ii)	b(i)	(2)(a)
Hofmeyr	3 013	2 873	415	100
Humansdorp	2 373	2 306	316	130
Indwe	6 940	6 058	547	150
Jamestown	1 352	1 305	112	194
Jansenville	3 870	3 736	304	120
Jeffreysbaai	189	176	24	4
Karedouw	497	468	85	85
King William's Town	8 655	7 379	719	156
Kirkwood	7 707	6 783	763	174
Knysna	3 511	3 248	715	715
Komga	2 097	1 870	257	195
Klipplaat	1 777	1 723	341	40
Keimond	835	775	92	50
Lady Grey	3 800	3 471	423	160
Maclear	3 818	3 246	493	200
Motherwell	2 816	2 816	2 147	—
Motherwell transit camp	9 100	5 560	—	—
Middelburg	6 314	5 789	508	300
Molteno	8 125	7 557	877	551
Mossel Bay	3 127	3 044	542	177
Noupoort	5 200	5 024	583	120
East London (Cambridge Municipal housing scheme)	482	482	120	—
Oudtshoorn	16 510	13 248	1 561	240
Paterson	2 716	2 635	427	158
Pearston	2 464	2 242	229	75
Port Alfred	2 870	2 784	298	60
Queenstown	15 039	12 814	1 279	357
Richmond	34 905	28 974	2 070	1 500
Rhodes	1 746	1 692	161	70
Somerset East	227	227	37	—
Sterksroom	8 509	7 682	724	180
Steynsburg	6 387	6 046	512	80
Steylerville	6 470	5 839	1 028	350
Sutterheim	1 052	1 029	159	40
Tarkastad	5 557	5 539	640	357
Tylden	3 850	3 773	587	50
Ugie	68	68	12	—
Venterstad	1 805	1 693	256	150
Victoria-West	1 307	1 261	166	32
	2 643	2 571	196	140

School feeding schemes

929. Mr R M BURROWS asked the Minister of Co-operation, Development and Education:

- (1) Whether his Department provides funds and/or materials for school feeding schemes; if not, why not; if so, (a) what was the total expenditure incurred in this connection in the latest specified financial year for which

(a) (As reflected above.)

(b) Unknown, since the housing shortages can only be eliminated as the funds necessary for infrastructure and the provision of services become available, so that inhabitants are afforded the opportunity to provide their own housing, possibly with the aid of their employers.

H04

198

1985

WEDNESDAY, 19 JUNE 1985

1986

figures are available and (b)(i) which specified institutions and/or organizations were financed and (ii) by what amount in each case;

(2) whether his Department intends to provide additional funds for this purpose in respect of the current financial year; if so, what total amount will be provided; if not, why not?

THE MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

- (1) No. The provision of staff and of school facilities receive priority attention. However, the Department welcomes and morally supports feeding schemes run currently by private bodies with big success in various centres.
- (2) No. You are referred to (1).

State pension schemes

938. Mr B B GOODALL asked the Minister of Health and Welfare:

(a) How many State pension schemes were there as at the latest specified date for which figures are available. (b) what are their names and (c) what was the (i) State's contribution in respect of, and (ii) total value of the assets held by, each of these schemes as at that date?

THE MINISTER OF HEALTH AND WELFARE:

- (a) Ten schemes administered by the Department of Health and Welfare as at 31/3/85.
- (b) 1. Members of Parliament and Political Office-bearers Pension Scheme.
2. Pension Scheme for Judges.
3. Pension Scheme for Statutory Bodies.
4. Government Service Pension Scheme.
5. Associated Institutions Pension Fund.
6. Associated Institutions Provident Fund.
7. Pension Fund for Temporary Employees.
8. Natal Non-European Teachers' Provident Fund.
9. Authorities service Pension Fund.
10. Authorities Service Superannuation Fund.
1. (i) Pension paid from Revenue—R6 170 550  
(ii) Nil.
2. (i) Pensions paid from Revenue. Only approximate figure available—R1 652 450.  
(ii) Nil.
3. (i) Pensions paid from Revenue. Only approximate figure available—R442 580.  
(ii) Nil.
4. (i) R741 547 949 (Including contributions by Provinces and Post and Telecommunication).  
(ii) Nil.
5. (i) R6 256 220 199.  
(ii) R1 326 290 863.
6. (i) R174 133 (other contributions paid by various Institutions from own funds).  
(ii) R1 326 290 863.
7. (i) R27 830 (other contributions paid by various Institutions from own funds).  
(ii) R11 882 106.
7. (i) R62 511 201 (other contributions paid by various Institutions from own funds).

H04



# HOMES

# LOANS

123

Sowetan 4/6/85

THOUSANDS of people who earn less than R2 000 per month have difficulty getting loans for houses from building societies and estate agents, a leading construction company has disclosed.

But building societies interviewed yesterday denied the claim, saying they gave home loans in all categories.

The trend among some building societies was — in most — to issue larger bonds due to the fact that smaller loans were costly and yielded low returns, The SOWETAN learned. At least one building society is reported to have sent a directive to its branches that: of the total amount set aside for home loans, 60 percent should comprise larger bonds and the rest

# ROW

By LEN MASEKO

smaller loans.

This shift has virtually cut off the average black homeseeker from the homes market. For example, for a homeseeker to acquire R40 000 bond he will have to earn R2 052, and repay the loan in monthly instalments of R513.

## Legislation

The African Development and Construction and Home company blamed this on the law

under which building societies were formed, saying these financial institutions were not geared to serve the black market. Legislation aimed at improving the situation was in the pipeline.

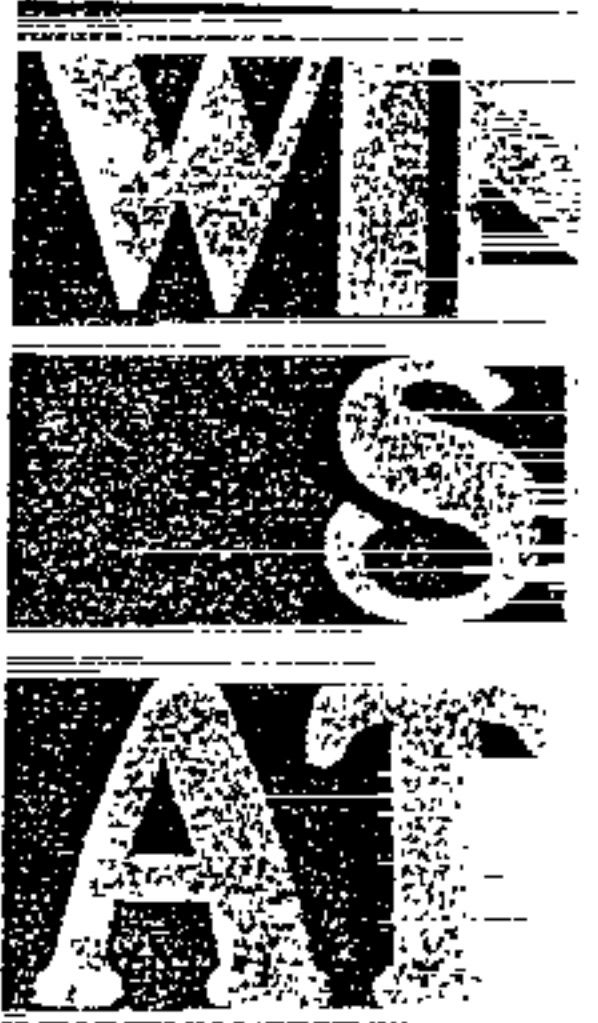
Mr Matonzi Liphosa, manager of the African Development and Construction Holdings, said the current situation had had a "very serious" effect on the average black homeseeker. He said, however, building societies were cautious about this "fearing that turning down lower bond applications" would be seen in a political light.

However black estate agents interviewed said land costs had also played a major part in shifting the homes market beyond the reach of the average black homeseeker.

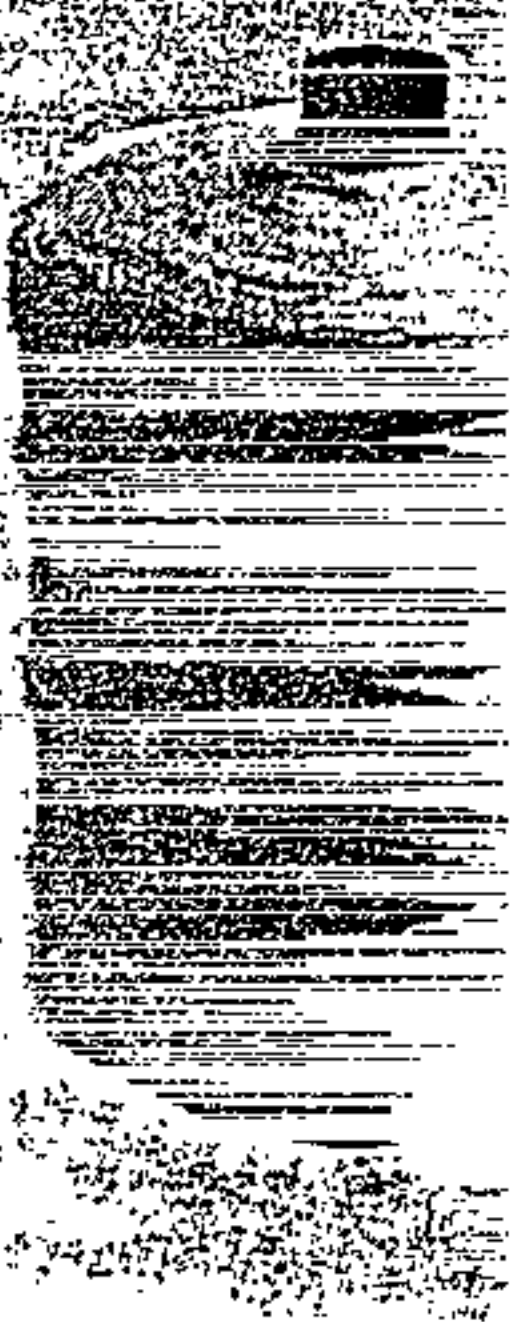
"In most cases a standard site costs in the region of R7 000 today. After paying this, the homeseeker still have to face costs for registering the bond as well as the home loan," Mr Lucas Tsuai told The SOWETAN.

Also affected by the shift towards higher bonds are small black contractors who usually operate without bridging finance. To increase their profit, they have been forced to cater for the high-income category.

AFRICAN BEAT  
African warrior  
this week. C...



500 g, 4 ply  
Super...



Crochet  
thread  
10 shades

TV 1 — Dallas (9.00):  
The fight for Ewing  
Oil goes to court, with  
the Ewing brothers





WEDNESDAY, 5 JUNE 1985

+Indicates translated version.

For written reply:

*General Affairs: Howard Q. 6/1/1711*  
*Ciskei: dams 5/6/85*

779. Mr P G SOAL asked the Minister of Co-operation, Development and Education:

- (1) Whether his Department is responsible for the construction of any dams in the Republic of Ciskei; if so, (a) why, (b) in terms of what agreement, (c) what total number of dams (i) have been and (ii) are to be constructed, (d) who (i) constructed and/or (ii) will construct these dams and (e) what is the total amount to be spent on the construction of these dams;
- (2) whether this money is included in the statutory amount allocated to Ciskei in terms of independence agreements; if not, (a) why not and (b) from what account will this money be paid?

**THE MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:**

- (1) Yes.
  - (a) and (b) In terms of an agreement at independence as published in *Government Gazette* No 8204 of 14 May 1982.
  - (c) Three new dams and the completion of work on one dam that was built by the Ciskei Government as well as one weir.
    - (i) The Boesmankranz Dam, the Glenbrock Dam and the weir at Ntabatamba have been completed.
- (a) Cape Town ..... R24 754 428 towards housing.  
 R49 280 150 towards infrastructure.
- (b) Durban ..... R 564 464 towards housing.  
 R 4 761 851 towards infrastructure.

HOA

- (c) Pietermaritzburg ..... R 62 994 towards housing.  
 R 709 842 towards infrastructure.
- (d) Pretoria ..... R 801 316 towards infrastructure.
- (e) Port Elizabeth ..... R 7 809 349 towards housing.  
 R28 944 660 towards infrastructure.
- (f) Kimberley ..... R 335 800 towards housing.  
 R 4 595 174 towards infrastructure.
- (g) East London ..... R 251 840 towards infrastructure.
- (h) Bloemfontein ..... R34 262 towards housing.  
 R 2 479 862 towards infrastructure.
- (i) Johannesburg ..... R36 038 302 towards infrastructure and housing. A break down into infrastructural and housing components is not readily available.

*(123) Howard Q. 6/1/1713 5/6/85*  
 906. Mr E K MOORCROFT asked the Minister of Co-operation, Development and Education:

- (a) How many persons in each specified township falling under the control of the Eastern Cape Development Board applied for leases in terms of the 99-year leasehold scheme in 1984, (b) how many of these applications had been granted as at the latest specified date for which figures are available and (c)(i) what total number of houses are held in terms of the 99-year leasehold scheme and (ii) in respect of what date is this information furnished?

**THE MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:**

- (a) Port Elizabeth 63.  
 Uitenhage 11.  
 Grahamstown 4.
- (b) (i) Members who are officers of the Department  
 Mr R P G Kotze—Chairman

- (b) Port Elizabeth 63 31 December 1984.  
 Uitenhage 11 31 December 1984.  
 Grahamstown 4 31 December 1984.
- (c) (i) Port Elizabeth 234.  
 Uitenhage 68.  
 Grahamstown 49.
- (c) (ii) 8 May 1985.

**National Marketing Council**  
 930. Mr E K MOORCROFT asked the Minister of Agricultural Economics:

- (a) How many members are serving on the National Marketing Council at present, (b) what are their (i) names and (ii) background in respect of marketing and (c) for how long has each of these members served on this Council?

**THE MINISTER OF AGRICULTURAL ECONOMICS:**

- (a) Eight.
- (ii) Economist, Qualifications: BComm and MBA. In the service of the Department since 1962. Member of the Council since 1975. Vice-Chairman of the Council since 1977. Chairman of the Council since 1981.

HOA



(i) Members who are officers of the Department

Mr A Z de B Wium—Vice-Chairman

Mr D H J Coetzee

Dr J J Gregory

(ii)

Economist, Qualifications: BComm. (Hons) Practical experience of farming from 1950 to 1958. In the service of the Department since 1959. Vice-Chairman of the Council since 1981.

Economist, Qualifications: BComm. In the service of the Department since 1960. Member of the Council since 1981.

Economist, Qualifications: DSc Agric (Economics). In the service of the Department since 1950. Post-graduate studies in Economics—in the USA for 1 year and 6 months. Lecturing as Senior Lecturer Agricultural-Economics and Economics at University Pretoria. Formerly Vice-Chairman of the Council. Acted since 1978 as Council: Agriculture in Bonn, West Germany.

Members who are not officers of the Department

Mr G F C du Plessis

Mr J F Krone

Dr S J P Smit

Mr J J Eksteen

(c) Mr R P G Koitze

Mr A Z de B Wium

Mr D H J Coetzee

Dr J J Gregory

Mr G F C du Plessis

Mr J F Krone

Mr S J P Smit

Mr J J Eksteen

War veterans' pensions

931. Mr B B GOODALL asked the Minister of Co-operation, Development and Education:

How

How many Black (a) male and (b) female persons over the age of 85 years were in receipt of war veterans' pensions.

as at the latest specified date for which figures are available?

THE MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

(i) (aa) None.  
(bb) None.  
(As at 24 May 1985.)

(a) 11.

(b) None.

(28 February 1985.)

St Mary's Cathedral, Johannesburg: demonstration

941. Mr P G SOAL asked the Minister of Justice:

Whether any persons who took part in a demonstration against a certain person, whose name has been furnished to the Minister's Department for the purpose of his reply, outside St Mary's Cathedral in Johannesburg in May 1985 were, (a) prosecuted and (b) found guilty; if so, (i) (aa) for what offences were they prosecuted or found guilty, and (bb) what are their names, in each case and (ii) against whom was the demonstration held?

THE MINISTER OF JUSTICE:

(a) and (b) No.

*Ekangale Township 5/6/85*  
973. Mrs H SUZMAN asked the Minister of Co-operation, Development and Education:

(a) How many houses were there in Ekangale Township in the Eastern Transvaal, and (b) how many of these houses were (i) occupied and (ii) owned in (aa) freehold and (bb) 99-year leasehold, as at the latest specified date for which figures are available?

THE MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

(a) 1378.

(b) (i) 1200.

Jan Smuts Airport

984. Mr P G SOAL asked the Minister of Transport Affairs:

(1) With reference to his reply to Question No 4 on 21 May 1985, (a) why was it considered necessary to bring the mobile control tower into operation at Jan Smuts Airport prior to the taking into service of the new runway and (b) to what use was this mobile control tower put prior to the opening of the new runway;

(2) whether any (a) rental and/or (b) other form of compensation is paid to the South African Air Force in respect of the mobile control tower; if not, why not; if so, what amount;

(3) what is the nature of the loan agreement with the South African Air Force regarding the mobile control tower in use at Jan Smuts Airport?

THE MINISTER OF TRANSPORT AFFAIRS:

(1) (a) The mobile tower was placed into position during May 1984 but was not permanently manned until August 1984 when the runway was taken into commission.

(b) Equipment and efficiency tests were carried out in preparation of the commissioning of the runway.

(2) (a) and (b) No, as—

(i) the South African Air Force had a mobile tower in stock which was not in use at that time; and



1711

WEDNESDAY, 5 JUNE 1985

WEDNESDAY, 5 JUNE 1985

1712

Indicates translated version.

For written reply:

General Affairs:

*Howard Q. 6/1/1711*

Ciskei: dams

*5/6/85*

779. Mr P G SOAL asked the Minister of Co-operation, Development and Education:

- (1) Whether his Department is responsible for the construction of any dams in the Republic of Ciskei; if so, (a) why, (b) in terms of what agreement, (c) what total number of dams (i) have been and (ii) are to be constructed, (d) who (i) constructed and/or (ii) will construct these dams and (e) what is the total amount to be spent on the construction of these dams;
- (2) whether this money is included in the statutory amount allocated to Ciskei in terms of independence agreements; if not, (a) why not and (b) from what account will this money be paid?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

- (1) Yes.
- (a) and (b) In terms of an agreement at independence as published in *Government Gazette* No 8204 of 14 May 1982.
- (c) Three new dams and the completion of work on one dam that was built by the Ciskei Government as well as one weir.
- (i) The Boesmankranz Dam, the Glenbrock Dam and the weir at Ntibatamba have been completed.
- (a) Cape Town ..... R24 754 428 towards housing.  
R49 280 150 towards infrastructure.
- (b) Durban ..... R 564 464 towards housing.  
R 4 761 851 towards infrastructure.

HOA

1713

WEDNESDAY, 5 JUNE 1985

1714

- (c) Pietermaritzburg ..... R 62 994 towards housing.  
R 709 842 towards infrastructure.
- (d) Pretoria ..... R 801 316 towards infrastructure.
- (e) Port Elizabeth ..... R 7 809 349 towards housing.  
R28 944 660 towards infrastructure.
- (f) Kimberley ..... R 335 800 towards housing.  
R 4 595 174 towards infrastructure.
- (g) East London ..... R 251 840 towards infrastructure.
- (h) Bloemfontein ..... R34 262 towards housing.  
R 2 479 862 towards infrastructure.
- (i) Johannesburg ..... R36 038 302 towards infrastructure and housing. A break down into infrastructural and housing components is not readily available.

906. Mr E K MOORCROFT asked the Minister of Co-operation, Development and Education:

- (a) How many persons in each specified township falling under the control of the Eastern Cape Development Board applied for leases in terms of the 99-year leasehold scheme in 1984, (b) how many of these applications had been granted as at the latest specified date for which figures are available and (c) (i) what total number of houses are held in terms of the 99-year leasehold scheme and (ii) in respect of what date is this information furnished?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

- (a) Port Elizabeth 63.  
Uitenhage 11.  
Grahamstown 4.

(b) (i)

*Members who are officers of the Department*

Mr R P G Kotze—Chairman

(ii)

The MINISTER OF AGRICULTURAL ECONOMICS:

(a) Eight.

Economist, Qualifications: BComm and MBA. In the service of the Department since 1962. Member of the Council since 1975. Vice-Chairman of the Council since 1977. Chairman of the Council since 1981.

HOA



(i) Members who are officers of the Department

Mr A Z de B Wium—Vice-Chairman

(ii)

Economist. Qualifications: BComm. (Hons) Practical experience of farming from 1950 to 1958. In the service of the Department since 1959. Vice-Chairman of the Council since 1981.

Mr D H J Coetzee  
Economist. Qualifications: BComm. In the service of the Department since 1960. Member of the Council since 1981.

Dr J J Gregory  
Economist. Qualifications: DSc Agric (Economics). In the service of the Department since 1950. Post-graduate studies in Economics—in the USA for 1 year and 6 months. Lecturing as Senior Lecturer Agricultural-Economics and Economics at University Pretoria. Formerly Vice-Chairman of the Council. Acted since 1978 as Council: Agriculture in Bonn, West Germany.

Members who are not officers of the Department  
Mr G F C du Plessis  
Farmer. Has thorough knowledge of maize, wheat and wool farming.

Mr J F Krone  
Farmer. Qualifications: BSc Agric. Has thorough knowledge of deciduous fruit and related industries.

Dr S J P Smit  
Economist: Extensive experience in the private sector. Qualifications: Doctor in Economics.

Mr J J Eksteen  
Farmer. Has thorough knowledge of stock farming.

(c) Mr R P G Kotze  
9 years and 7 months.

Mr A Z de B Wium  
4 years and 5 months.

Mr D H J Coetzee  
3 years and 6 months.

Dr J J Gregory  
Commence service on 1 July 1985.

Mr G F C du Plessis  
7 years and 7 months.

Mr J F Krone  
7 years and 6 months.

Mr S J P Smit  
1 year and 9 months.

Mr J J Eksteen  
6 months.

#### War veterans' pensions

931. Mr B B GOODALL asked the Minister of Co-operation, Development and Education:

How many Black (a) male and (b) female persons over the age of 85 years were in receipt of war veterans' pensions

as at the latest specified date for which figures are available?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

(a) 11.

(b) None.

(28 February 1985.)

St Mary's Cathedral, Johannesburg:  
demonstration

941. Mr P G SOAL asked the Minister of Justice:

Whether any persons who took part in a demonstration against a certain person, whose name has been furnished to the Minister's Department for the purpose of his reply, outside St Mary's Cathedral in Johannesburg in May 1985 were (a) prosecuted and (b) found guilty; if so, (i)(aa) for what offences were they prosecuted or found guilty, and (bb) what are their names, in each case and (ii) against whom was the demonstration held?

The MINISTER OF JUSTICE:

(a) and (b) No.

*Henry and Ekangale Township*  
973. Mrs H SUZMAN asked the Minister of Co-operation, Development and Education:

(a) How many houses were there in Ekangale Township in the Eastern Transvaal, and (b) how many of these houses were (i) occupied and (ii) owned in (aa) freehold and (bb) 99-year leasehold, as at the latest specified date for which figures are available?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

(a) 1 378.

(b) (i) 1 200.

(ii) (aa) None.

(bb) None.

(As at 24 May 1985.)

Jan Smuts Airport

984. Mr P G SOAL asked the Minister of Transport Affairs:

(1) With reference to his reply to Question No 4 on 21 May 1985, (a) why was it considered necessary to bring the mobile control tower into operation at Jan Smuts Airport prior to the taking into service of the new runway and (b) to what use was this mobile control tower put prior to the opening of the new runway;

(2) whether any (a) rental and/or (b) other form of compensation is paid to the South African Air Force in respect of the mobile control tower; if not, why not; if so, what amount;

(3) what is the nature of the loan agreement with the South African Air Force regarding the mobile control tower in use at Jan Smuts Airport?

The MINISTER OF TRANSPORT AFFAIRS:

(1) (a) The mobile tower was placed into position during May 1984 but was not permanently manned until August 1984 when the runway was taken into commission.

(b) Equipment and efficiency tests were carried out in preparation of the commissioning of the runway.

(2) (a) and (b) No, as—

(i) the South African Air Force had a mobile tower in stock which was not in use at that time; and



1711

WEDNESDAY, 5 JUNE 1985

WEDNESDAY, 5 JUNE 1985

Indicates translated version.

For written reply:

General Affairs:

*Howard* Q. 6/1/1711  
Ciskei: dams 5/6/85

779. Mr P G SOAL asked the Minister of Co-operation, Development and Education:

- (1) Whether his Department is responsible for the construction of any dams in the Republic of Ciskei; if so, (a) why, (b) in terms of what agreement, (c) what total number of dams (i) have been and (ii) are to be constructed, (d) who (i) constructed and/or (ii) will construct these dams and (e) what is the total amount to be spent on the construction of these dams;
- (2) whether this money is included in the statutory amount allocated to Ciskei in terms of independence agreements; if not, (a) why not and (b) from what account will this money be paid?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

- (1) Yes.
  - (a) and (b) In terms of an agreement at independence as published in *Government Gazette* No 8204 of 14 May 1982.
  - (c) Three new dams and the completion of work on one dam that was built by the Ciskei Government as well as one weir.
  - (d) The Boesmankranz Dam, the Glenbrock Dam and the weir at Nlabatamba have been completed.
- (a) Cape Town ..... R24 754 428 towards housing.  
R49 280 150 towards infrastructure.
- (b) Durban ..... R 564 464 towards housing.  
R 4 761 851 towards infrastructure.

1712

(ii) The Bingfield Dam is being built at present and the design of the Yellowwoods Dam has been completed. The dam will be built as soon as funds are available.

(d) (i) and (ii) Except for the Glenbrock Dam, which was built by the Department of Agriculture of the Republic of Ciskei, the completed dams were built by private contractors and the dams not completed as yet either are being built or will be built by such contractors.

(e) R30 000 000.

(2) No.

(a) The agreement stipulates that the RSA will finance the projects.

(b) The South African Development Trust account.

830. Mr P G SOAL asked the Minister of Co-operation, Development and Education:

Whether his Department spent any money in the 1984-85 financial year on the construction of housing for Blacks in (a) Cape Town, (b) Durban, (c) Pietermaritzburg, (d) Pretoria, (e) Port Elizabeth, (f) Kimberley, (g) East London, (h) Bloemfontein and (i) Johannesburg; if not, why not; if so, what amount in each case?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

The Department of Co-operation and Development did not spend money for this purpose, but the development boards spent the amounts indicated hereunder. These funds were provided mainly by the National Housing Commission.

1713

WEDNESDAY, 5 JUNE 1985

1714

- (c) Pietermaritzburg ..... R 62 994 towards housing.  
R 709 842 towards infrastructure.
- (d) Pretoria ..... R 801 316 towards infrastructure.
- (e) Port Elizabeth ..... R 7 809 349 towards housing.  
R28 944 660 towards infrastructure.
- (f) Kimberley ..... R 335 800 towards housing.  
R 4 595 174 towards infrastructure.
- (g) East London ..... R 251 840 towards infrastructure.
- (h) Bloemfontein ..... R34 262 towards housing.  
R 2 479 862 towards infrastructure.
- (i) Johannesburg ..... R36 038 302 towards infrastructure and housing. A break down into infrastructural and housing components is not readily available.

906. Mr E K MOORCROFT asked the Minister of Co-operation, Development and Education:

(a) How many persons in each specified township falling under the control of the Eastern Cape Development Board applied for leases in terms of the 99-year leasehold scheme in 1984, (b) how many of these applications had been granted as at the latest specified date for which figures are available and (c)(i) what total number of houses are held in terms of the 99-year leasehold scheme and (ii) in respect of what date is this information furnished?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

- (a) Port Elizabeth 63.
- Uitenhage 11.
- Grahamstown 4.

(b) (i)

Members who are officers of the Department  
Mr R P G Kotze—Chairman

(ii)

The MINISTER OF AGRICULTURAL ECONOMICS:

(a) Eight.

Economist, Qualifications: BComm and MBA. In the service of the Department since 1962. Member of the Council since 1975. Vice-Chairman of the Council since 1977. Chairman of the Council since 1981.

HoA

123  
b. Day 5.6/87

# Civil servant housing subsidies up by 250%

GOVERNMENT spending on housing subsidies for civil servants has rocketed by more than 250% in four years.

Finance Minister Barend du Plessis disclosed in Parliament that spending on housing subsidies in government departments had gone from R38,4m in the 1982/3 financial year to R134,5m in the current financial year.

Du Plessis' figures do not include housing subsidies paid by provincial administrations, homelands, universities, SA Transport Services and the Post Office.

Du Plessis, replying to a question tabled by Roger Burrows (PFP, Pinetown), said R35,8m of the subsidies had been allocated to the Department of Defence, R18,3m to National Education, R12,6m to the House of Delegates Administration and R10,6m to the House of Assembly Administration.

He also said subsidy payments totalled

OWN CORRESPONDENT  
R38,4m in the 1982/3 financial year, R45,9m in 1983/4 and R101,6m in 1984/5.

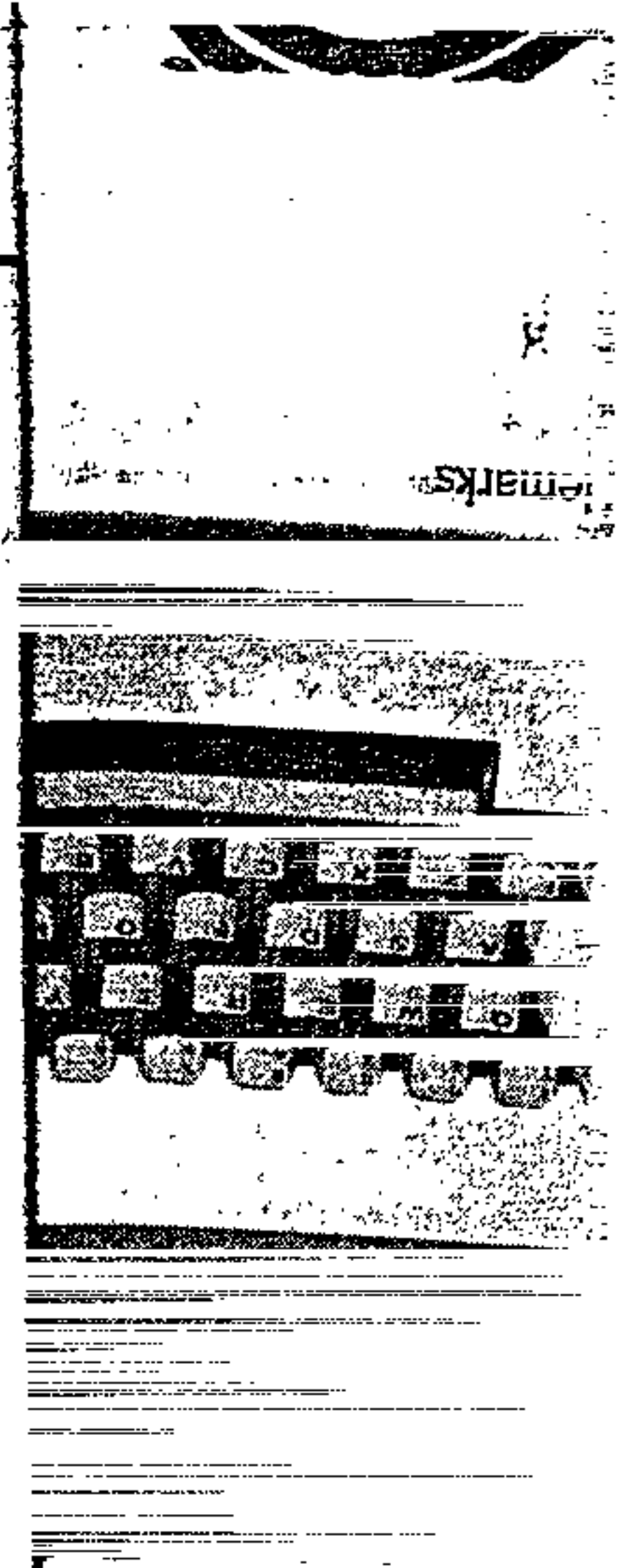
Burrows said yesterday that his party was not unhappy with the scheme but it had to be brought under control.

He added that the increase was linked to the rate of interest which the State had fixed for individual civil servants to pay — an average of about 4,5% — and rising interest rates.

"The result is that the State has to pay in more and more money," Burrows said.

He also said that if civil servants paid the maximum compulsory and voluntary contributions they would be able to pay off a 25-year loan within eight years.

Under the new perks-tax scheme taxes on these subsidies were being introduced over seven years but civil servants now receiving the subsidies would be able to clear their loans by then, Burrows said.



PERSONAL AND THE RACY DISPOSAL  
OF THE PROPERTY AND THAT ALL CONDITIONS PRECEDENT TO THE



WEDNESDAY, 5 JUNE 1985

Indicates translated version.

For written reply:

General Affairs:

*Howard* Q. 61/1711

Ciskei: dams

5/6/85

779. Mr P G SOAL asked the Minister of Co-operation, Development and Education:

- (1) Whether his Department is responsible for the construction of any dams in the Republic of Ciskei; if so, (a) why, (b) in terms of what agreement, (c) what total number of dams (i) have been and (ii) are to be constructed, (d) who (i) constructed and/or (ii) will construct these dams and (e) what is the total amount to be spent on the construction of these dams;
- (2) whether this money is included in the statutory amount allocated to Ciskei in terms of independence agreements; if not, (a) why not and (b) from what account will this money be paid?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

- (1) Yes.
- (a) and (b) In terms of an agreement at independence as published in *Government Gazette* No 8204 of 14 May 1982.
- (c) Three new dams and the completion of work on one dam that was built by the Ciskei Government as well as one weir.

(i) The Boesmankrantz Dam, the Glenbrock Dam and the weir at Ntabatamba have been completed.

(a) Cape Town

R24 754 428 towards housing.  
R49 280 150 towards infrastructure.

(b) Durban

R 564 464 towards housing.  
R 4 761 851 towards infrastructure.

HOA

- (c) Pietermaritzburg ..... R 62 994 towards housing.  
R 709 842 towards infrastructure.
- (d) Pretoria ..... R 801 316 towards infrastructure.
- (e) Port Elizabeth ..... R 7 809 349 towards housing.  
R28 944 660 towards infrastructure.
- (f) Kimberley ..... R 335 800 towards housing.  
R 4 595 174 towards infrastructure.
- (g) East London ..... R 251 840 towards infrastructure.
- (h) Bloemfontein ..... R34 262 towards housing.  
R 2 479 862 towards infrastructure.
- (i) Johannesburg ..... R36 038 302 towards infrastructure and housing. A break down into infrastructural and housing components is not readily available.

*Howard* Q. 61/1713  
5/6/85  
906. Mr E K MOORCROFT asked the Minister of Co-operation, Development and Education:

- (a) How many persons in each specified township falling under the control of the Eastern Cape Development Board applied for leases in terms of the 99-year leasehold scheme in 1984, (b) how many of these applications had been granted as at the latest specified date for which figures are available and (c)(i) what total number of houses are held in terms of the 99-year leasehold scheme and (ii) in respect of what date is this information furnished?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

- (a) Port Elizabeth 63.  
Uitenhage 11.  
Grahamstown 4.

(b) (i) Members who are officers of the Department

Mr R P G Koize—Chairman

- (a) Eight.
- (ii) The MINISTER OF AGRICULTURAL ECONOMICS:

Economist, Qualifications: BComm and MBA. In the service of the Department since 1962. Member of the Council since 1975. Vice-Chairman of the Council since 1977. Chairman of the Council since 1981.

HOA

ONE TIME 8/6/85 123

# Assurance on Rent Control Act

Property Editor

THERE was no question of the Rent Control Act being reinstated, in spite of amendments to the Share Blocks Control Act, Mr Kent Durr, Deputy Minister of Finance, told members of the Institute of Estate Agents this week.

Mr Durr told estate agents, at the annual general meeting of the Cape and Western branch, that it had been averred that measures contained in the 1985 Amendment Bill to the Act had been introduced without reference to affected parties. However, he said, recommendations had been referred to members of the standing advisory committee on Company Law, which was made up of representatives of Sapoa, FCI, Assocom and other interested organizations.

He added: "The measures contained in the Share Blocks Control Amendment Bill are aimed only to bring the

position regarding share blocks in line with the position regarding sectional title — the same principles are applied.

"The Bill, if passed will, however, not be put into operation with immediate effect but will, as a result of criticism, be referred back to the standing committee on Company Law. Affected parties will be able to submit their representations through the Registrar of Companies.

"We will then have the choice to hold back the entire Bill, or let it go forward and bring any suggested amendments next year."

● At the meeting, it was disclosed by the outgoing chairman of the institute's Cape and Western branch, Mr Hadden Steer, that estate agents' fees would rise from July 1 from the present 5 percent on the first R20 000 and 4 percent thereafter on the sale of developed property to 5 percent on the first R100 000 and 4 percent on the balance.



	Commerce Services and Housing	Industrial Settlement	Small Industries	Agriculture	Mining	Transport
Lebowa Development Corporation	12 941	3 999	732	3 572	—	—
Owaqwa Development Corporation	15 820	7 600	—	12 556	—	—
KanGwane Economic Development Corporation	2 504	2 200	2 500	6 249	—	—
KwanDebele National Development Corporation	5 780	—	910	—	—	—
South African Companies	14 135	3 102	2 820	3 570	—	—
Overseas Companies	—	1 509	—	—	—	—

*Howard Q. 6.1.1683*

**Development Trust and Land Act**

383. Mr R A F SWART asked the Minister of Co-operation, Development and Education:

- (1) What was the total (a) area of land which had been bought in each province in terms of the Development Trust and Land Act, No 18 of 1936, as at 31 December 1984 and (b) amount paid for this land;
- (2) what area of land (a) was bought in each province in 1984, (b) was added to each national state and independent Black state in that year and (c) remained to be bought in each province as at 31 December 1984;
- (3) (a) what area of (i) land was added to each national state and independent Black state as compensation for the removal of Black spots and (ii) compensatory land remained to be purchased in each province, and (b) what was the total area of land held by the South African Development Trust, as at the latest specified date for which figures are available?

**The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:**

- (1) (a) Orange Free State .. 118 569 ha  
Cape .. 1 647 488 ha  
Natal .. 492 463 ha  
Transvaal .. 3 033 830 ha  
(b) R930 000 000.
- (2) (a) Orange Free State .. 7 499 ha  
Cape .. 168 132 ha  
Natal .. 28 159 ha  
Transvaal .. 89 629 ha  
(b) Transkei .. 33 300 ha  
Bophuthatswana .. 90 000 ha  
Venda .. 20 000 ha  
Ciskei .. 97 000 ha  
Kangwane .. 1 337 ha  
Kwandebele .. 370 ha  
Lebowa .. 2 897 ha  
Gazankulu .. 3 970 ha  
Owaqwa .. 14 000 ha  
KwaZulu .. None
- (c) The required information is not readily available. Certain proposals of the Commission for Co-operation and Development are still to be considered and the decisions on these proposals will affect the extent of the land still to be acquired.

- (3) (a) (i) and (ii) Details of the total area of compensatory land which was added to each national and independent state are not kept in a special register and the information is consequently not readily available.  
The Government has already announced that resettlement actions have been suspended temporarily and that the problems surrounding removals are being investigated by the Government. It is not advisable to anticipate removals, and attendant thereto the identification of compensatory land, as actions of this kind are taken in consultation with and with the co-operation of the communities concerned.
- (b) Approximately 6 500 000 hectares, of which the greater part by far forms part of the areas of jurisdiction of the respective national states.
- (2) how many housing units had been sold under the special State housing sale scheme in each specified Development Board area as at that date?

**The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:**

The question can be interpreted in different ways as result of the fact that house sales have since 1 July 1983 been made subject to the 99-year leasehold scheme with the exception of Natal where sound reasons existed for extending the so-called 30 year house ownership scheme until 31 December 1984. Furthermore, building societies do not grant housing loans in certain rural areas and in such instances houses sold in terms of the 99-year leasehold scheme or in terms of the 30-year house ownership scheme are privately financed.

Taking the aforementioned into consideration it stands to reason that information in respect of house sales and 99-year leasehold (the latter pertaining to rights in land only) will overlap in respect of some areas especially in the larger centres. The information is as follows:

*Northern Cape Development Board*

(1) (a)	(i) 714	} to 2 April 1985.
(ii)	218	

(b)		
Galeshewe	5 907	
Upington	986	
Priska	253	
Barkly West	424	
Douglas	226	
Riethe	253	
Danielkuil	273	
Boichoko	681	
Griekwastad	200	
Olifantshoek	200	
Huhudi	5	
Ikhutseng	444	
Valspan	3	
Windsorton	37	
Boipelo	119	
Total	9 814	

to 2 April 1985.

(2) 714 to 2 April 1985.

*Orange Vaal Development Board*

(1) (a) (i) 2 075 } to 31 December 1984.  
(ii) 8 364

(b)

Sebokeng	14 324
Sharpeville	4 593
Boipatong	1 708
Bophelong	1 264
Zamdela	315
Refengkhosiso	124
Bethlehem	1 073
Bothaville	782
Frankfort	156
Harrismith	848
Heilbron	4
Kroonstad	629
Parys	30
Petrus Steyn	4
Viljoenskroon	145
Villiers	234
Vrede	247
Vrededorp	41
Warden	101
Total	<u>26 622</u>

to 31 January 1985.

(2) 954 to 31 January 1985.

*Southern Orange Free State Development Board*

(1) (a) (i) 653 } to 31 December 1984  
(ii) 1 511

(b)

Bloemfontein	5 462
Bethulie	134
Boshof	297
Bultfontein	500
Brandfort	323
Clocolan	109
Dealesville	186
Dewetsdorp	221
Edenburg	147
Exelsior	71
Fauresmith	134
Ficksburg	131
Fouriesburg	61
Hennenman	604
Hobhouse	78
Hoopstad	158

to 31 January 1985.

Jagersfontein	75
Jacobsdal	189
Koffiefontein	102
Ladybrand	473
Marguard	106
Ondendaalsrus	438
Paul Roux	4
Petrusburg	129
Philippolis	136
Reddersburg	156
Rosendal	4
Rouxville	47
Senekal	1 095
Smithfield	50
Soutpan	260
Springfontein	210
Theunissen	211
Trompsburg	188
Tweespruit	392
Vanstadensrus	2
Ventersburg	41
Verkeerdevele	2
Virginia	446
Welkom	4 485
Wesselsbron	117
Wepener	200
Winburg	250
Zastron	318
Total	<u>18 742</u>

to 31 January 1985.

(2) 342 to January 1985.

*Natalia Development Board*

(1) (a) (i) 20 } to 28 February 1985.  
(ii) 3 005

(b)

Sobantu	247
Greytown	141
Kokstad	22
Mataiele	116
Mooriver	54
Lamontville	2 065
Cedarville	75
Chesterville	1 133
Howick	137
Klaarwater	300
Sibongile	851
Shakaville	287
Shayamoya	26
Steadville	970
Bhekezulu	861

to 28 February 1985.



Dumbe ..... Nil  
 Nkanyenzi ..... 151  
 Thembalhile ..... 530  
 Total ..... 7 966

} to 28 February 1985.

(2) 20 to 28 February 1985.

*Western Cape Development Board*

(1) (a) (i) Nil }  
 (ii) Nil } to 28 February 1985.

(b) Langa ..... 2 775  
 Guguletu ..... 7 659  
 Nyanga ..... 1 840  
 Kayamandi ..... 1 14  
 Mbekweni ..... 722  
 Mfuleni ..... 1 74  
 Nduli ..... 94  
 Nkqubela ..... 89  
 New Crossroads ..... 1 731  
 Zolani ..... 158  
 Zwelethemba ..... 1 036  
 Zweilhle ..... 113  
 Khayelitsha ..... 1 749  
 Total ..... 18 254

} to 28 February 1985.

(2) Nil to 28 February 1985.

*Walvisbay (Municipality)*

(1) (a) (i) 24 }  
 (ii) Nil } to 28 February 1985.

(b) Walvisbay ..... 814 } to 28 February 1985.

(2) Nil to 28 February 1985. (Houses belong to the Municipality of Walvisbay).

*Eastern Transvaal Development Board*

(1) (a) (i) 90 }  
 (ii) Nil } to 1 April 1985.

(b) Amersfoort ..... 32  
 Barberton ..... 870  
 Breyten ..... 679  
 Total ..... 1 574 } to 1 April 1985.

Carolina ..... 103  
 Davel ..... 12  
 Ermelo ..... 997  
 Morgenson ..... Nil  
 Piet Retief ..... 792  
 Sabie ..... 485  
 Wakkerstroom ..... 111  
 Waterval-Boven ..... 511  
 Total ..... 4 592

} to 1 April 1985.

(2) 90 to 11 April 1985.

*Northern Transvaal Development Board*

(1) (a) (i) Nil }  
 (ii) Nil } to 11 April 1985.

(b) Messina ..... 647  
 Louis Trichardt ..... 290  
 Duiwelskloof ..... 32  
 Nylstroom ..... 451  
 Naboomspruit ..... 54  
 Total ..... 1 474

} to 11 April 1985.

(2) Nil to 11 April 1985.

*East Cape Development Board*

(1) (a) (i) 19 } From 19 January 1982 to 31 March 1985.  
 (ii) 9 166 } to 31 March 1985.

(b) Adelaide ..... 143  
 Aliceedale ..... 346  
 Aberdeen ..... 154  
 Alexandra ..... 187  
 Alwal North ..... 526  
 Barkly East ..... 281  
 Bedford ..... 514  
 Burgersdorp ..... 279  
 Beaufort West ..... 133  
 Cookhouse ..... 489  
 Cradock ..... 1 215  
 Colesberg ..... 240  
 Cathcart ..... 102  
 Despatch ..... 300  
 Dordrecht ..... 186  
 Elliot ..... 120  
 Fort Beaufort ..... 143  
 Grahamstown ..... 1 273  
 Graaff-Reinet ..... 162

} to 31 March 1985.

Hanover	242
Hofmeyr	190
Humansdorp	230
Indwe	56
Jamestown	25
Jansenville	1
Jeffreysbay	24
King Williamstown	590
Knysna	60
Kirkwood	144
Komga	1
Lady Grey	132
Middelburg (KP)	453
Molteno	600
Mosselbay	425
Noupoort	577
East London	1974
Pearston	55
Port Elizabeth	17572
Queenstown	1236
Richmond	80
Sterkstroom	2
Steytlerville	2
Stutterheim	23
Somerset East	653
Steynsburg	244
Tarkastad	526
Tylden	12
Uitenhage	6195
Venterstad	72
Victoria-West	192
Total	39 408

to 31 March 1985.

(2) 638 to 31 March 1985.

*Western Transvaal Development Board*

(1) (a) (i) 109	} to 18 March 1985.
(ii) 8 623	
(b) Biesiesvlei	24
Bloemhof	393
Carletonville	536
Christiana	392
Coligny	201
Fochville	51
Klerksdorp	1 651
Koster	90
Leeudoringstad	237
Makwassie	152
Orkney	431
Ottosdal	23
Potchefstroom	329

to 18 March 1985

Stilfontein	626
Swartuggens	150
Ventersdorp	Nil
Witpoort	2
Wolmaransstad	45
Lichtenburg	569
Zeernust	393
Total	6 295

to 18 March 1985

(2) 109 to 18 March 1985.

*Central Transvaal Development Board*

(1) (a) (i) 770	} to 26 March 1985.
(ii) 9 999	
(b) Mamelodi	5 688
Atteridgeville	7 293
Warmbad	221
Brits	91
Thabazimbi	69
Total	13 362

to 26 March 1985

(2) 678 to 26 March 1985.

*East Rand Development Board*

(1) (a) (i) 3 341 to 28 February 1985.	} to 31 January 1985.
(ii) 4 731 from 1977 to 1984.	
(b) Tembisa	8 617
Katlehong	6 182
Tokoza	3 386
Vosloorus	3 959
Wattville	1 988
Daveyton	9 700
Tsakane	6 366
Kwa-Thema	6 545
Duduza	3 175
Ratanda	702
Devon	180
Borteng	766
Zithobeni	317
Reflwe	250
Ekangala	1 049
Total	53 182

(2) 2 062 to 28 February 1985.



West Rand Development Board

Records are not kept in the form as asked by the honourable member but the following information is furnished up to 1 April 1985.

- (1) (a) (i) 2 906.
- (ii) 15 974.
- (b) 73 429.
- (2) 22 445.

Highveld Development Board

- (1) (a) (i) 966
- (ii) 290 } to 28 February 1985.

(b) Witbank

Volkstrust	2 478
Standerton	871
Ogies	1 506
Middelburg (TVL)	596
Lydenburg	1 363
Langverwacht	39
Hendrina	1 366
Dullstroom	233
Bethal	130
Belfast	268
Total	531
} to 28 February 1985.	
Total	9 381

- (2) 966 to 28 February 1985.

Family housing units

581. Mr A SAVAGE asked the Minister of Co-operation, Development and Education:

- (a) How many new family housing units for Blacks were built in Port Elizabeth in 1984 and (b) what (i) is the estimated number of persons waiting for, and (ii) was the total cost of building, such units?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

- (a) 2 115.

Handwritten signature and date: *Handwritten* 4/6/85

606. Mr K M ANDREW asked the Minister of Co-operation, Development and Education:

- (b) (i) The exact number of persons awaiting family housing units at present is not known but is estimated at 17 000 families.
- (ii) The total cost of the units built by the Development Board amounts to R9 905 477, whilst the cost of 68 units built by private bodies is not known.

New Crossroads

870. Mr R W HARDINGHAM asked the Minister of Co-operation, Development and Education:

- (a) 2 115.

Handwritten signature and date: *Handwritten* 4/6/85

- (1) What (a) rents and (b) other specified fees, charges or levies were payable by residents of New Crossroads in February of each year since the establishment of the township;

- (2) whether (a) rents and (b) other specified fees, charges or levies have been increased since the inception of New Crossroads; if so, (i) what were the increases and (ii) when did they take place;

Table of Rent

Monthly Income of Tenant	0-R150	R151-R250	R251-R350	R351-450	R451-540
Type of House					
NE 1/B/6/1	R8,67-R14,14	R60,96	R81,82	R99,69	R119,01
8	R8,67-R14,14	R53,84	R72,27	R88,05	R105,12
1A/T	R8,67-R14,14	R37,14	R49,85	R60,74	R72,51
2A/T	R8,67-R14,14	R47,31	R63,51	R77,38	R92,38
3A/T	R8,67-R14,14	R55,09	R73,94	R90,09	R107,56

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

- (1) (a) Rentals are payable in accordance with the following table and subject to the agreement as is set out thereunder.

R150 a month still pay the minimum rental.

- (b) Service charges—R9,62 a month.
- (2) (a) (i) and (ii) No. The rentals were not increased but were introduced gradually as is set out in (i)(a) above.
- (b) Service charges remained constant at R9,62 a month.
- (3) (a) and (b) The Residents' Committee agreed in 1982 to the arrangement and to its gradual introduction.

870. Mr R W HARDINGHAM asked the Minister of Co-operation, Development and Education:

- (3) (a) and (b) The Residents' Committee agreed in 1982 to the arrangement and to its gradual introduction.

Handwritten signature and date: *Handwritten* 4/6/85



	Commerce Services and Housing	Industrial Settlement	Small Industries	Agriculture	Mining	Transport
Lebowa Development Corporation	12 941	3 999	732	3 572	—	—
Owagwa Development Corporation	15 820	7 600	—	12 556	—	—
KaNgwane Economic Development Corporation	2 504	2 200	2 500	6 249	—	—
KwaNdebele National Development Corporation	5 780	—	910	—	—	—
South African Companies	14 135	3 102	2 820	3 570	—	—
Overseas Companies	—	1 509	—	—	—	—

*Handwritten: Howard Q. 6/1/85*

**Development Trust and Land Act**

383 Mr R A F SWART asked the Minister of Co-operation, Development and Education:

**The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:**

- (1) What was the total (a) area of land which had been bought in each province in terms of the Development Trust and Land Act, No 18 of 1936, as at 31 December 1984 and (b) amount paid for this land;
- (2) what area of land (a) was bought in each province in 1984, (b) was added to each national state and independent Black state in that year and (c) remained to be bought in each province as at 31 December 1984;
- (3) (a) what area of (i) land was added to each national state and independent Black state as compensation for the removal of Black spots and (ii) compensatory land remained to be purchased in each province, and (b) what was the total area of land held by the South African Development Trust, as at the latest specified date for which figures are available?

(1) (a) Orange Free State 118 569 ha  
Cape 1 647 488 ha  
Natal 492 463 ha  
Transvaal 3 033 830 ha

(b) R930 000 000.

(2) (a) Orange Free State 7 499 ha  
Cape 168 132 ha  
Natal 28 159 ha  
Transvaal 89 629 ha

(b) Transkei 33 300 ha  
Bophuthatwana 90 000 ha  
Venda 20 000 ha  
Ciskei 97 000 ha  
Kangwane 1 337 ha  
KwaNdebele 370 ha  
Lebowa 2 897 ha  
Gazankulu 3 970 ha  
Owagwa 14 000 ha  
KwaZulu None

(c) The required information is not readily available. Certain proposals of the Commission for Co-operation and Development are still to be considered and the decisions on these proposals will affect the extent of the land still to be acquired.

- (3) (a) (i) and (ii) Details of the total area of compensatory land which was added to each national and independent state are not kept in a special register and the information is consequently not readily available.
- The Government has already announced that resettlement actions have been suspended temporarily and that the problems surrounding removals are being investigated by the Government. It is not advisable to anticipate removals, and attendant thereto the identification of compensatory land, as actions of this kind are taken in consultation with and with the co-operation of the communities concerned.
- (2) how many housing units had been sold under the special State housing sale scheme in each specified Development Board area as at that date?

**The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:**

The question can be interpreted in different ways as result of the fact that house sales have since 1 July 1983 been made subject to the 99-year leasehold scheme with the exception of Natal where sound reasons existed for extending the so-called 30 year house ownership scheme until 31 December 1984. Furthermore, building societies do not grant housing loans in certain rural areas and in such instances houses sold in terms of the 99-year leasehold scheme or in terms of the 30-year house ownership scheme are privately financed.

Taking the aforementioned into consideration it stands to reason that information in respect of house sales and 99-year leasehold (the latter pertaining to rights in land only) will overlap in respect of some areas especially in the larger centres. The information is as follows:

- (1) How many houses (a) had been bought under the (i) 99 year leasehold and (ii) 30-year ownership scheme and (b) were being rented in each township falling under each specified Development Board as at
- (1) (a) (i) 714  
(ii) 218 } to 2 April 1985.

**Northern Cape Development Board**

(b)

Galeshewe	5 907
Upington	986
Prieska	253
Barkly West	424
Douglas	226
Ritche	253
Danielskuil	273
Botichoko	681
Crnekwaslad	200
Oifanushoek	5
Huhudi	444
Ikhutseng	3
Valsparn	3
Windsorton	37
Boipelo	119
Total	9 814

to 2 April 1985.



(2) 714 to 2 April 1985.

*Orange Vaul Development Board*

(1) (a)	(i) 2 075	} to 31 December 1984.
	(ii) 8 564	
(b)		
Sebakeng	14 324	} to 31 January 1985.
Sharpeville	4 593	
Buipatong	1 708	
Bophelong	1 264	
Zamdela	315	
Refengkhobiso	124	
Bethlehem	1 073	
Bothaville	782	
Frankfort	156	
Harrismith	848	
Heilbron	4	
Kroonstad	629	
Parys	30	
Petrus Steyn	4	
Viljoenskroon	145	
Villiers	234	
Vrede	247	
Vrededorp	41	
Warden	101	
Total	26 622	

(2) 954 to 31 January 1985.

*Southern Orange Free State Development Board*

(1) (a)	(i) 653	} to 31 December 1984
	(ii) 1 511	
(b)		
Bloemfontein	5 462	} to 31 January 1985.
Bethulie	134	
Boshof	297	
Bullfontein	500	
Brandfort	323	
Clucoalan	109	
Dealesville	186	
Dewetsdorp	221	
Edenburg	147	
Exelsior	71	
Fauresmith	134	
Ficksburg	131	
Fouriesburg	61	
Hennenman	604	
Hobhouse	78	
Hoopstad	158	

(2) 342 to January 1985.

*Natalia Development Board*

(1) (a)	(i) 20	} to 28 February 1985.
	(ii) 3 005	
(b)		
Sobantu	247	} to 28 February 1985.
Greytown	141	
Kokstad	22	
Matatiele	116	
Mooriver	54	
Lamontville	2 065	
Cedarville	75	
Chesterville	1 133	
Howick	137	
Klaarwater	300	
Sihongile	851	
Shakaville	287	
Shayamoya	26	
Steadville	970	
Bhekezulu	861	
Total	18 742	

(2) 342 to January 1985.

*Natalia Development Board*

(1) (a)	(i) 20	} to 28 February 1985.
	(ii) 3 005	
(b)		
Sobantu	247	} to 28 February 1985.
Greytown	141	
Kokstad	22	
Matatiele	116	
Mooriver	54	
Lamontville	2 065	
Cedarville	75	
Chesterville	1 133	
Howick	137	
Klaarwater	300	
Sihongile	851	
Shakaville	287	
Shayamoya	26	
Steadville	970	
Bhekezulu	861	

Dunbe .....	Nil	} to 28 February 1985.
Nkanyezi .....	151	
Thembalhile .....	530	
Total .....	<u>7 966</u>	

(2) Nil to 28 February 1985.

*Western Cape Development Board*

(1) (a) (i) Nil } to 28 February 1985.  
(ii) Nil

(b)	Langa .....	2 775	} to 28 February 1985.
	Guguletu .....	7 659	
	Nyanga .....	1 840	
	Kayamandi .....	1 114	
	Mbekweni .....	7 222	
	Mhleni .....	1 774	
	Nduli .....	94	
	Nkqubela .....	89	
	New Crossroads .....	1 731	
	Zolani .....	158	
	Zwelethemba .....	1 036	
	Zwelhile .....	113	
	Khayelitsha .....	1 749	
	Total .....	<u>18 254</u>	

(2) Nil to 28 February 1985.

*Walvisbay (Municipality)*

(1) (a) (i) 24 } to 28 February 1985.  
(ii) Nil

(b) Walvisbay ..... 814 } to 28 February 1985.

(2) Nil to 28 February 1985. (Houses belong to the Municipality of Walvisbay).

*Eastern Transvaal Development Board*

(1) (a) (i) 90 } to 1 April 1985.  
(ii) Nil

(b) Amersfoort ..... 32  
Barberton ..... 870  
Breyten ..... 679 } to 1 April 1985.

HOA

Carolina .....	103	} to 1 April 1985.
Davel .....	12	
Erinelo .....	997	
Morgenson .....	Nil	
Piet Retief .....	792	
Sabie .....	485	
Wakkerstroom .....	111	
Waterval-Boven .....	511	
Total .....	<u>4 592</u>	

(2) 90 to 11 April 1985.

*Northern Transvaal Development Board*

(1) (a) (i) Nil } to 11 April 1985.  
(ii) Nil

(b)	Messina .....	647	} to 11 April 1985.
	Louis Trichardt .....	290	
	Duiwelskloof .....	32	
	Nylstroom .....	451	
	Naboomspruit .....	54	
	Total .....	<u>1 474</u>	

(2) Nil to 11 April 1985.

*East Cape Development Board*

(1) (a) (i) 19 } From 19 January 1982 to 31 March 1985.  
(ii) 9 166 } to 31 March 1985.

(b)	Adelaide .....	143	} to 31 March 1985.
	Alicedale .....	346	
	Aberdeen .....	154	
	Alexandria .....	187	
	Aliwal North .....	526	
	Barkly East .....	281	
	Bedford .....	514	
	Burgersdorp .....	279	
	Beaufort West .....	133	
	Cookhouse .....	489	
	Cradock .....	1 215	
	Colesberg .....	240	
	Cathcart .....	102	
	Despatch .....	300	
	Dordrecht .....	186	
	Elliot .....	120	
	Fort Beaufort .....	143	
	Grahamstown .....	1 273	
	Graaff-Reinet .....	162	

HOA



Hanover	242
Hofmeyr	190
Humansdorp	230
Indwe	56
Jamestown	25
Jansenville	1
Jeffreysbay	24
King Williamstown	590
Knysna	60
Kirkwood	144
Komga	1
Lady Grey	132
Middelburg (KP)	453
Molteno	600
Mosselbay	425
Noupoort	577
East London	1 974
Pearston	55
Port Elizabeth	17 572
Queenstown	1 236
Richmond	80
Sterkström	2
Steytlerville	2
Stutterheim	23
Somerset East	653
Steynsburg	244
Tarkastad	526
Tylden	12
Uitenhage	6 195
Venterstad	72
Victoria-West	192
Total	39 408

(2) 638 to 31 March 1985.

*Western Transvaal Development Board*

(1) (a) (i) 109	} to 18 March 1985.
(ii) 8 623	
(b) Biesiesvlei	24
Bloemhof	393
Carletonville	536
Christiana	392
Colligny	201
Fochville	51
Klerksdorp	1 651
Koster	90
Leeudoringstad	237
Makwassie	152
Orkney	431
Ottosdal	23
Potchefstroom	329
Total	to 18 March 1985

Silfontein	626
Swartuggens	150
Ventersdorp	Nil
Witpoort	2
Wolmaransstad	45
Lichtenburg	569
Zeerust	393
Total	6 295

(2) 109 to 18 March 1985.

*Central Transvaal Development Board*

(1) (a) (i) 770	} to 26 March 1985.
(ii) 9 999	
(b) Mamelodi	5 688
Arteridgeville	7 293
Warmbad	221
Brits	91
Thabazimbi	69
Total	13 362

(2) 678 to 26 March 1985.

*East Rand Development Board*

(1) (a) (i) 3 341 to 28 February 1985.	} to 31 January 1985.
(ii) 4 731 from 1977 to 1984.	
(b) Tembisa	8 617
Katlehong	6 182
Tokoza	3 386
Vosloorus	3 959
Waltville	1 988
Daveyton	9 700
Tsakane	6 366
Kwa-Thema	6 545
Duduza	3 175
Ratanda	702
Devon	180
Botleng	766
Zithobeni	317
Refilwe	250
Ekangala	1 049
Total	53 182

(2) 2 062 to 28 February 1985.

West Rand Development Board

Records are not kept in the form as asked by the honourable member but the following information is furnished up to 1 April 1985.

- (1) (a) (i) 2 906.
- (ii) 15 974.
- (b) 73 429.
- (2) 22 445.

Highveld Development Board

- (1) (a) (i) 966 } to 28 February 1985.
- (ii) 290 }

(b) Witbank	2 478
Volkstrust	871
Standerton	1 506
Ogies	596
Middelburg (TVL)	1 363
Lydenburg	39
Langverwacht	1 366
Hendrina	233
Dullstroom	130
Bethal	268
Belfast	531
Total	9 381

to 28 February 1985.

- (2) 966 to 28 February 1985.

*Hans and Q. Col. 1699*  
 Family housing units  
 4/6/85  
 581. Mr A SAVAGE asked the Minister of Co-operation, Development and Education:

(a) How many new family housing units for Blacks were built in Port Elizabeth in 1984 and (b) what (i) is the estimated number of persons waiting for, and (ii) was the total cost of building, such units?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

- (a) 2 115.

(1) What (a) rents and (b) other specified fees, charges or levies were payable by residents of New Crossroads in February of each year since the establishment of the township;

(2) whether (a) rents and (b) other specified fees, charges or levies have been increased since the inception of New Crossroads; if so, (i) what were the increases and (ii) when did they take place;

(3) whether any persons were consulted prior to the implementation of the increases; if so, (a) which persons and (b) what was their response?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

(1) (a) Rentals are payable in accordance with the following table and subject to the agreement as is set out thereunder.

Table of Rent

Monthly Income of Tenant	0-R150	R151-R250	R251-R350	R351-450	R451-540
Type of House					
NE 1/B/6/1	R8,67-R14,14	R60,96	R81,82	R99,69	R119,01
8	R8,67-R14,14	R53,84	R72,27	R88,05	R105,12
1A/T	R8,67-R14,14	R37,14	R49,85	R60,74	R72,51
2A/T	R8,67-R14,14	R47,31	R63,51	R77,38	R92,38
3A/T	R8,67-R14,14	R55,09	R73,94	R90,09	R107,56

After the completion of New Crossroads in 1982 an agreement was reached between the Residents Committee, the Western Cape Development Board, the Department of Community Development and the Department of Co-operation and Development according to which it was agreed that an economically justifiable rent would not be introduced, but that all residents would initially pay the rent as laid down in the table for tenants earning less than R150 a month.

This rental would be increased annually at the rate of R6,00 per month until the tenant paid the rent applicable to the income group in which he falls, as is set out in the table.

Rentals were consequently adjusted upwards by R6,00 per month annually in respect of tenants in the income groups above R150 a month, while tenants with an income of less than

R150 a month still pay the minimum rental.

(b) Service charges—R9,62 a month.

(2) (a) (i) and (ii) No. The rentals were not increased but were introduced gradually as is set out in (i)(a) above.

(b) Service charges remained constant at R9,62 a month.

(3) (a) and (b) The Residents' Committee agreed in 1982 to the arrangement and to its gradual introduction.

*Hans and Q. Col. 1702*  
 Trading licences 4/6/85  
 870. Mr R W HARDINGHAM asked the Minister of Co-operation, Development and Education:

Whether, with reference to his reply to Question No 718 on 26 April 1985, he will furnish information on trading licences in



Argus 29/5/85

123

## 'Small gains in extending bond period'

Financial Editor

THE Government's proposal to allow all building society bonds to be repaid over 30 years will have only a marginal effect on the house-buyer, according to Mr Kingsley Loney, Natal Building Society regional manager for the Western Cape.

The proposal is contained in the Financial Institutions Amendment Bill published yesterday.

Mr Loney said that at current interest rates the extension of the repayment period of a bond from 20 to 30 years would save the mortgagor about 22c a month for every R1 000 borrowed. It would reduce the monthly repayment from R18,17 to R17,95 on every R1 000 to be repaid.

Monthly instalments on a R60 000 bond would drop from R1 090,20 to R1 077 — a saving of R13,20.

On the other hand, extending the bond from 20 years to 30 years would greatly increase the amount of interest.

Repayments on a R60 000 bond over 30 years would total R387 720. The cost of paying off the same bond over 20 years would be R261 648 — a saving of R126 072.

E DEPT

MONTHS  
PAY

VALUED  
16-6160

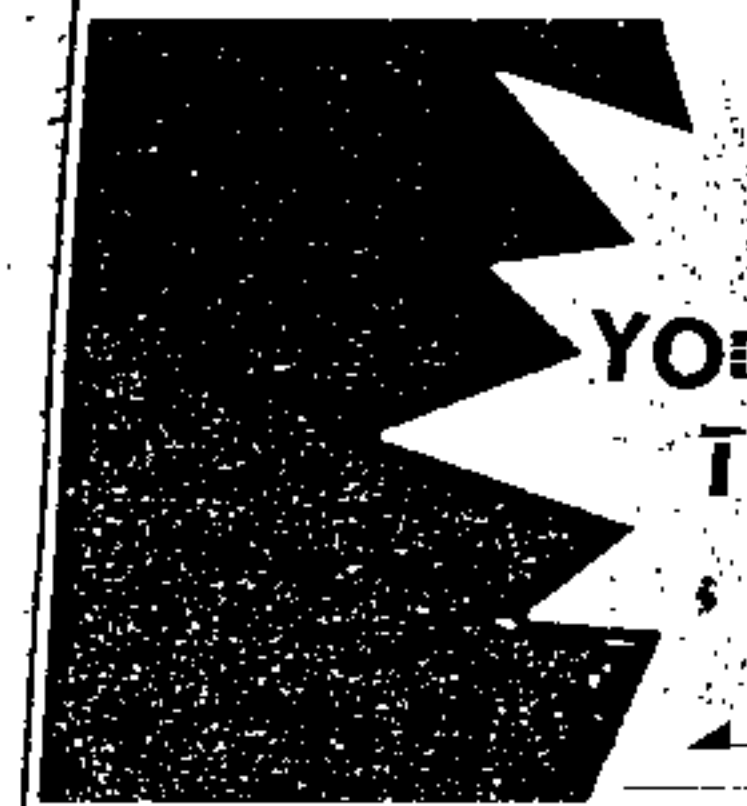


### FLEUR

Consists

- ★ Attractive
- ★ Ideal

**NOW ONLY**



PRICES EXCLUDE GST

## PROPERTY

THERE is a mild oversupply of housing for the white market despite demand pressures caused by the present decline in the provision of new housing stock.

This is the view of a joint liaison committee formed by the Brick Development Association and the National Association of Home Builders.

The committee was set up to examine ways of coping with the boom and bust syndrome of the home building industry.

This results in conditions changing from severe shortages of building materials to an oversupply and stockpiling.

The aim of the committee is to assess the demand for bricks in the short to medium term to enable brick manufacturers and home builders to make early adjustments to avoid costly delays in supplies or overproduction.

In its first report on the current situation and prospects for the future, the committee says demand pressures for white housing should not be over-emphasised.

It points out that white population

# Oversupply of white housing, says report

123  
B. Overy  
29/5/85

MERVYN HARRIS: Property Editor

growth based on the birthrate is already relatively low. Total growth will only be marginally supplemented by immigration as the difference between the number of immigrants and emigrants is expected to narrow further in the short term.

Other points made by the committee include:

- Trading conditions will remain unfavourable until the end of the year but it is hoped that declining interest rates and inflation will increase demand for housing during 1986.

- Market tendencies point towards increased demand for smaller units with an accompanying decline in brick consumption per unit;

- There are no indications of an increase in government spending on housing. But school building programmes, particularly for blacks will be maintained and will benefit the brick industry;

- Non-conventional building methods and materials are not expected to have a marked impact on the industry in the foreseeable future. This is in spite of the greater mobility given such systems by the National Building Regulations which come into

- operation from September; and
- Encouraging medium-term to long-term prospects will only materialise if political stability is maintained.

The committee, under NAHB founder chairman Pieter Goede, says the home building industry is showing increasing interest in the black housing market.

However, constraints include inadequate state spending on land development, the limited extent to which housing is subsidised, difficulties in obtaining bonds and the risk factor of working black areas in the current unrest situation.

vs Tradition: Hayman. n Hayman. and Patrick Hayman. Wine Farms: Ad Hoc Video n Pinnock. rring the work Berman, Paddy Lawson, Chris Lennan, Gideon nberg.



# Urban Foundation has

By LEN MASEKO

THE URBAN Foundation will spend more than R52-million on housing projects during the current financial year.

This was announced yesterday by the managing director of the Foundation, Dr Robin Lee, who added that this amount was part of the organisation's R65-mil-

# R65-m budget

123  
Sowetan 29/5/85  
lion operating budget for the 1985/86 financial year. This budget represented an increase of 263 percent over the expenditure for the previous year.

Dr Lee said about R20-million of the budget will be financed by

the Foundation, while the balance of R45-million represented activities undertaken by utility companies established by the organisation.

The managing director said: "Five housing utility companies have been formed, and together they will be involved in housing schemes worth R45,2-million. One of the companies, the Family Housing Association, is responsible for the 3 000-unit Protea North scheme in Soweto and the self-help housing scheme in Katlehong. In total, three of these companies will in 1985/86 deliver 1 100 houses and 2 527 serviced stands."

Dr Lee also announced that the Foundation will in future be represented by a board of governors. The first president of the board will be mining magnate Mr Harry Oppenheimer.

Committee of Heads of Education for the 1984 calendar year; if not, why not; if so, (a) in respect of which (i) departments and/or (ii) administrations and (b) what was the total additional expenditure involved in each category;

- (2) whether any money has been or is to be paid to educators no longer in the employ of the Department; if not, why not; if so, to how many persons?

#### THE MINISTER OF EDUCATION AND CULTURE:

The Education Departments of the Cape Province and the Orange Free State have been applying the recommendations in respect of the determination of salaries for the acquisition of recognized higher qualifications since 1 April 1981. The recommendations of the 144th Report, therefore, do not apply to these two Departments of Education.

Particulars in respect of the Natal Education Department, the Transvaal Education Department and the Department of Education and Culture, who have implemented the recommendations during 1984 from their own funds, are as follows:

#### NATAL EDUCATION DEPARTMENT

- (1) Teachers in promotion posts who have acquired higher qualifications since 1 April 1981 have received adjustments retrospectively during the 1984/1985 financial year. The expenditure involved is as follows: Category D R74 000, Category E R27 400, Category F R17 500 and Category G R9 000.

- (2) Particulars of teachers who have left the service since 1 April 1981 are at present being checked and anybody qualifying for a salary adjustment will be reimbursed.

#### TRANSVAAL EDUCATION DEPARTMENT

- (1) (a) The recommendation in para-

graph 4.2.3 of the 144th report of the IACES has been implemented.

- (b) The total additional expenditure was R550 200 for 300 teachers who qualified for salary adjustments in this respect. Detailed information in respect of the categories and teachers concerned are not available.

- (2) Insofar as the Transvaal Education Department could identify teachers who have improved their qualifications and left the service before the recommendation of the 144th Report could be implemented, salaries were adjusted retrospectively. This expenditure is included in the amount of R550 200.

#### THE DEPARTMENT OF EDUCATION AND CULTURE

- (1) (a) The recommended correction was made during the 1984/1985 financial year.

- (b) The additional expenditure amounted to R21 528. Details in respect of the deviation in categories are not available.

- (2) Of the teachers who left the service since 1 April 1981 none qualified for a salary correction.

*123 Hans on d*  
*Mortgage loans: subsidies 20/5/85*  
82. Maj R SIVE asked the Minister of Education and Culture:

- What total amount has been budgeted by his Department for interest subsidies on mortgage loans of officials in its employ in the 1985-86 financial year?

#### THE MINISTER OF EDUCATION AND CULTURE:

- The total amount budgeted for is R4 255 000.

### QUESTIONS UNDER NAME OF MEMBER

#### Andrew, Mr K M—

*General Affairs:*  
Agricultural Economics, 352

Communications, 268, 270, 310, 312, 480  
Constitutional Development and Planning, 1065, 1238

Co-operation, Development and Education, 8, 9, 10, 78, 79, 103, 122, 162, 163, 229, 230, 231, 235, 301, 302, 307, 308, 311, 364, 400, 421, 422, 455, 469, 472, 479, 525, 553, 570, 576, 626, 637, 645, 734, 753, 863, 866, 869, 930, 947, 948, 979, 980, 1007, 1104, 1106, 1109, 1231, 1233, 1234, 1293, 1297, 1321, 1322, 1364, 1373, 1377, 1414, 1415, 1493, 1551, 1607, 1614, 1629

Defence, 444, 1594

Environmental Affairs and Tourism, 478

Finance, 240, 451, 1290

Foreign Affairs, 695

Health and Welfare, 463

Home Affairs, 785, 1364

Justice, 160, 312, 319, 328, 363, 898, 986, 1553

Law and Order, 199, 207, 376, 1361, 1423, 1492, 1552

Manpower, 609

Mineral and Energy Affairs, 239

National Education, 237, 696

Public Works, 1042, 1495

State President, 610, 611

Trade and Industry, 648

Transport Affairs, 77, 263, 444, 732, 899

Water Affairs, 377

*Own Affairs:*

Agriculture and Water Supply, 464

Budget, 179, 288

Education and Culture, 240, 288, 382, 1259, 1560

Health Services and Welfare, 433, 465

Local Government, Housing and Works, 180, 183, 619, 1430

Aronson, Mr T—

Public Works, 1147

#### Bamford, Mr B R—

Public Works, 276, 1221

#### Barnard, Dr M S—

*General Affairs:*

Agricultural Economics, 352, 832

Constitutional Development and Planning, 218

Co-operation, Development and Education, 53, 150, 456, 461, 647, 823, 981, 1617

Finance, 403, 498

Health and Welfare, 82, 142, 147, 207, 237, 238, 239, 248, 263, 411, 460, 461, 462, 464, 473, 482, 483, 487, 488, 508, 587, 588, 810, 815, 816, 817, 821, 858, 917, 1125, 1135, 1147, 1222, 1370, 1462, 1528, 1566, 1611

Home Affairs, 697, 1026

Justice, 681

Law and Order, 318, 1222

Manpower, 1262, 1396, 1398

Transport Affairs, 80, 410, 708

*Own Affairs:*

Education and Culture, 174, 454, 1630

Health Services and Welfare, 171, 333, 756, 763

Barnard, Mr S P—

Defence, 47

Finance, 15

Boraine, Dr A L—

Communications, 799

Constitutional Development and Planning, 1070

Co-operation, Development and Education, 7, 628, 1118

Health and Welfare, 451, 1572

Justice, 988

Law and Order, 29, 203, 256, 594, 893, 894

Manpower, 7, 8, 82, 86, 93, 99, 145, 204, 256, 378, 379, 381, 486, 603, 604, 605, 612, 615, 652, 701, 702, 706, 707, 810, 863, 933, 935



Committee of Heads of Education for the 1984 calendar year; if not, why not; if so, (a) in respect of which (i) departments and/or (ii) administrations and (b) what was the total additional expenditure involved in each category;

- (2) whether any money has been or is to be paid to educators no longer in the employ of the Department; if not, why not; if so, to how many persons?

### THE MINISTER OF EDUCATION AND CULTURE:

The Education Departments of the Cape Province and the Orange Free State have been applying the recommendations in respect of the determination of salaries for the acquisition of recognized higher qualifications since 1 April 1981. The recommendations of the 14th Report, therefore, do not apply to these two Departments of Education.

Particulars in respect of the Natal Education Department, the Transvaal Education Department and the Department of Education and Culture, who have implemented the recommendations during 1984 from their own funds, are as follows:

### NATAL EDUCATION DEPARTMENT

- (1) Teachers in promotion posts who have acquired higher qualifications since 1 April 1981 have received adjustments retrospectively during the 1984/1985 financial year. The expenditure involved is as follows: Category D R74 000, Category E R27 400, Category F R17 500 and Category G R9 000.

(2) Particulars of teachers who have left the service since 1 April 1981 are at present being checked and anybody qualifying for a salary adjustment will be reimbursed.

### TRANSVAAL EDUCATION DEPARTMENT

- (1) (a) The recommendation in para-

graph 4.2.3 of the 14th report of the IACES has been implemented.

- (b) The total additional expenditure was R550 200 for 300 teachers who qualified for salary adjustments in this respect. Detailed information in respect of the categories and teachers concerned are not available.

- (2) Insofar as the Transvaal Education Department could identify teachers who have improved their qualifications and left the service before the recommendation of the 14th Report could be implemented, salaries were adjusted retrospectively. This expenditure is included in the amount of R550 200.

### THE DEPARTMENT OF EDUCATION AND CULTURE

- (1) (a) The recommended correction was made during the 1984/1985 financial year.
- (b) The additional expenditure amounted to R21 528. Details in respect of the deviation in categories are not available.

- (2) Of the teachers who left the service since 1 April 1981 none qualified for a salary correction.

*123 Hans on d*  
*Mortgage loans: subsidies*  
*20/5/85*  
82. Maj R SIVE asked the Minister of Education and Culture:

What total amount has been budgeted by his Department for interest subsidies on mortgage loans of officials in its employ in the 1985-86 financial year?

The MINISTER OF EDUCATION AND CULTURE:

The total amount budgeted for is R4 255 000.

### QUESTIONS UNDER NAME OF MEMBER

Andrew, Mr K M—

*General Affairs:*

Agricultural Economics, 352

Communications, 268, 270, 310, 312, 480

Constitutional Development and Planning, 1065, 1238

Co-operation, Development and Education, 8, 9, 10, 78, 79, 103, 122, 162,

163, 229, 230, 231, 235, 301, 302,

307, 308, 311, 364, 400, 421, 422,

455, 469, 472, 479, 525, 553, 570,

576, 626, 637, 645, 734, 753, 863,

866, 869, 930, 947, 948, 979, 980,

1007, 1104, 1106, 1109, 1231, 1233,

1234, 1293, 1297, 1321, 1322, 1364,

1373, 1377, 1414, 1415, 1493, 1551,

1607, 1614, 1629

Defence, 444, 1594

Environmental Affairs and Tourism, 478

Finance, 240, 451, 1290

Foreign Affairs, 695

Health and Welfare, 463

Home Affairs, 785, 1364

Justice, 160, 312, 319, 328, 363, 898, 986,

1553

Law and Order, 199, 207, 376, 1361, 1423,

1492, 1552

Manpower, 609

Mineral and Energy Affairs, 239

National Education, 237, 696

Public Works, 1042, 1495

State President, 610, 611

Trade and Industry, 648

Transport Affairs, 77, 263, 444, 732, 899

Water Affairs, 377

*Own Affairs:*

Agriculture and Water Supply, 464

Budget, 179, 288

Education and Culture, 240, 288, 382,

1259, 1560

Health Services and Welfare, 433, 465

Local Government, Housing and Works,

180, 183, 619, 1430

Bamford, Mr B R—

Public Works, 276, 1221

Barnard, Dr M S—

*General Affairs:*

Agricultural Economics, 352, 832

Constitutional Development and Planning, 218

Co-operation, Development and Education, 53, 150, 456, 461, 647, 823,

981, 1617

Finance, 403, 498

Health and Welfare, 82, 142, 147, 207,

237, 238, 239, 248, 263, 411, 460,

461, 462, 464, 473, 482, 483, 487,

488, 508, 587, 588, 810, 815, 816,

817, 821, 858, 917, 1125, 1135,

1147, 1222, 1370, 1462, 1528, 1566,

1611

Home Affairs, 697, 1026

Justice, 681

Law and Order, 318, 1222

Manpower, 1262, 1396, 1398

Transport Affairs, 80, 410, 708

*Own Affairs:*

Education and Culture, 174, 454, 1630

Health Services and Welfare, 171, 333,

756, 763

Barnard, Mr S P—

Defence, 47

Finance, 15

Boraine, Dr A L—

Communications, 799

Constitutional Development and Planning, 1070

Co-operation, Development and Education, 7, 628, 1118

Health and Welfare, 451, 1572

Justice, 988

Law and Order, 29, 203, 256, 594, 893,

894

Manpower, 7, 8, 82, 86, 93, 99, 145, 204,

256, 378, 379, 381, 486, 603, 604,

605, 612, 615, 652, 701, 702, 706,

707, 810, 863, 933, 935

# R500m expected to be available for housing

NM 30/5/85

123

Finance Reporter

WITH the prescribed investment requirements for building societies falling away under the Financial Institutions Amendment Bill published in Cape Town this week, R500m is expected to become available by the movement for housing, according to Mr John Bennett, managing director of the Natal Building Society.

The Bill also provides for the repayment period for all housing loans to be fixed at 30 years.

But Mr Bennett, in welcoming the moves, pointed out yesterday that this did not mean more funds would immediately become available for home loans.

He said that the market for gild-edged securities was not conducive at the moment to selling these investments and it would only be over a period of time before prospective homeowners would see the benefit of the extra funds becoming available for the building societies.

A memorandum attached to the Bill says that because of the recent rise in property prices and current high interest rates, many prospective homeowners were not able to pay monthly instalments calculated on the shorter repayment periods for home loans in

excess of R20 000.

'The repayment period for all loans is now fixed at 30 years,' says the memorandum and adds that the extension of the repayment period was proposed by the Association of Building Societies.

Commenting on the 30-year extension period, Mr Bennett said it would make very little immediate difference to most borrowers.

He pointed out that a R60 000 bond at an interest rate of 19 percent over 30 years cost R954 in monthly repayments as opposed to R973 a month over 20 years.

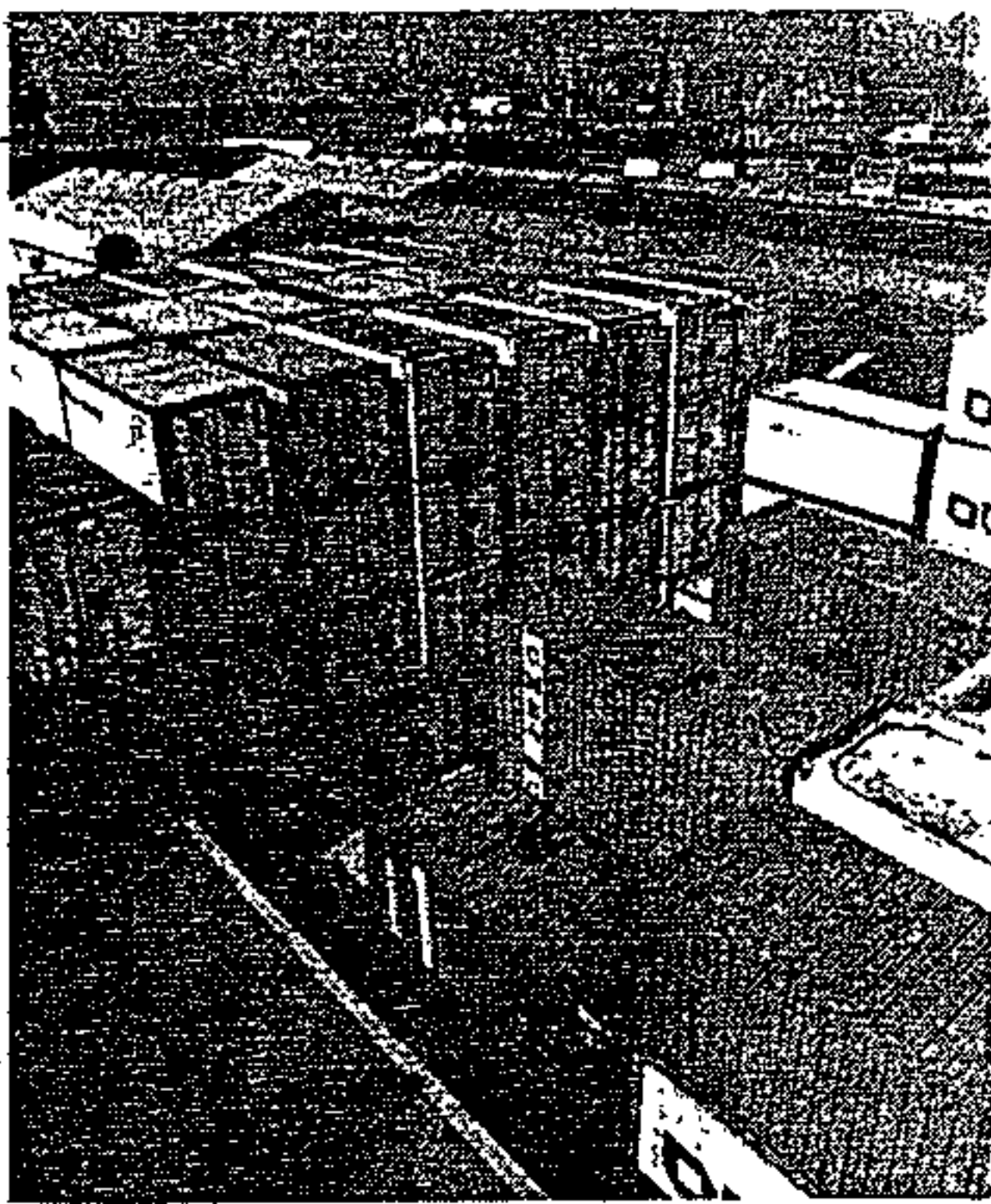
Mr John Russell, managing director of the Provincial Building Society, said the new extension would undoubtedly help newlyweds and first-time owners in repayments, but advised it was in the interest of homeowners to pay loans off as quickly

as possible.

Mr Russell said a R65 000 bond at the current interest rate of 21,5 percent costs R1 182 over 20 years, but if extended to 30 years the premium would drop by R15 a month to R1 167. He pointed out, however, that the holder would be paying an extra R156 400 for those extra ten years at the current interest rates.

He said that a R45 000 bond costs R765 at an interest rate of 20 percent over 20 years as opposed to R752 over 30 years, but for the extra time the holder would be paying an extra R87 100 for his property.





**Trade ... foreign markets need to hold firm**

courage and determination to take those steps," says De Kock.

Recoveries are inevitable, sooner or later. But SA will increasingly need to find solutions to acute long-term problems. "I am confident that we are overcoming the short-term problems. What we need to do is focus on the longer-term problems," says Hamersma.

Statements of intent can provide frameworks and establish fundamental principles, no more. Now the time has come for action. The next recovery will not be easy because windfall gains from the gold price are unlikely to materialise.

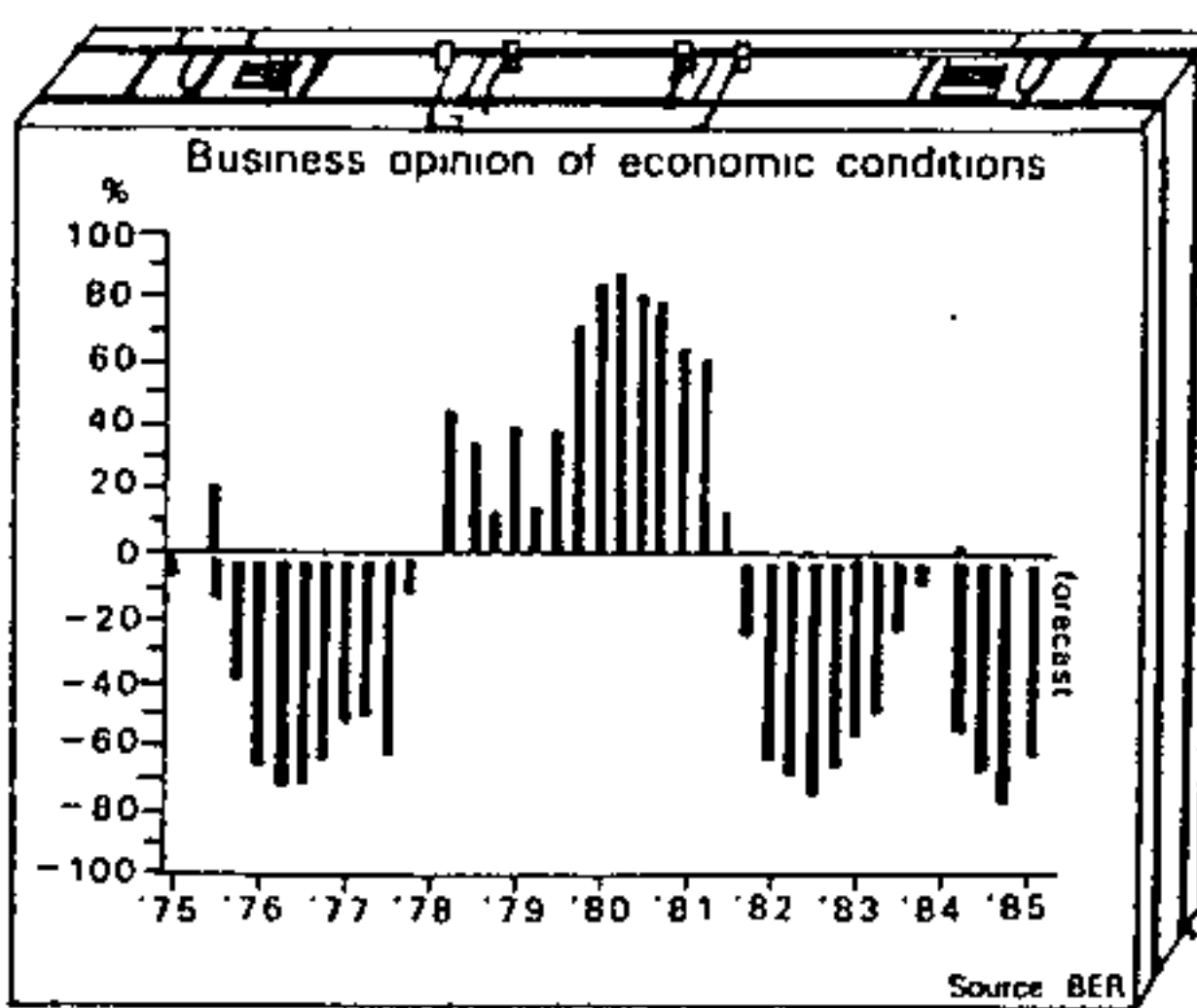
Technological development could be vital to meet the long-term challenges. But merely saying we must have technology is a little

like saying we must have money. What we now have to do is concentrate on the mechanisms of getting what we talk about.

Privatisation would go some way towards achieving this. Putting development in the hands of profit-hungry entrepreneurs, unpalatable as it may seem to some, could provide the engine for growth.

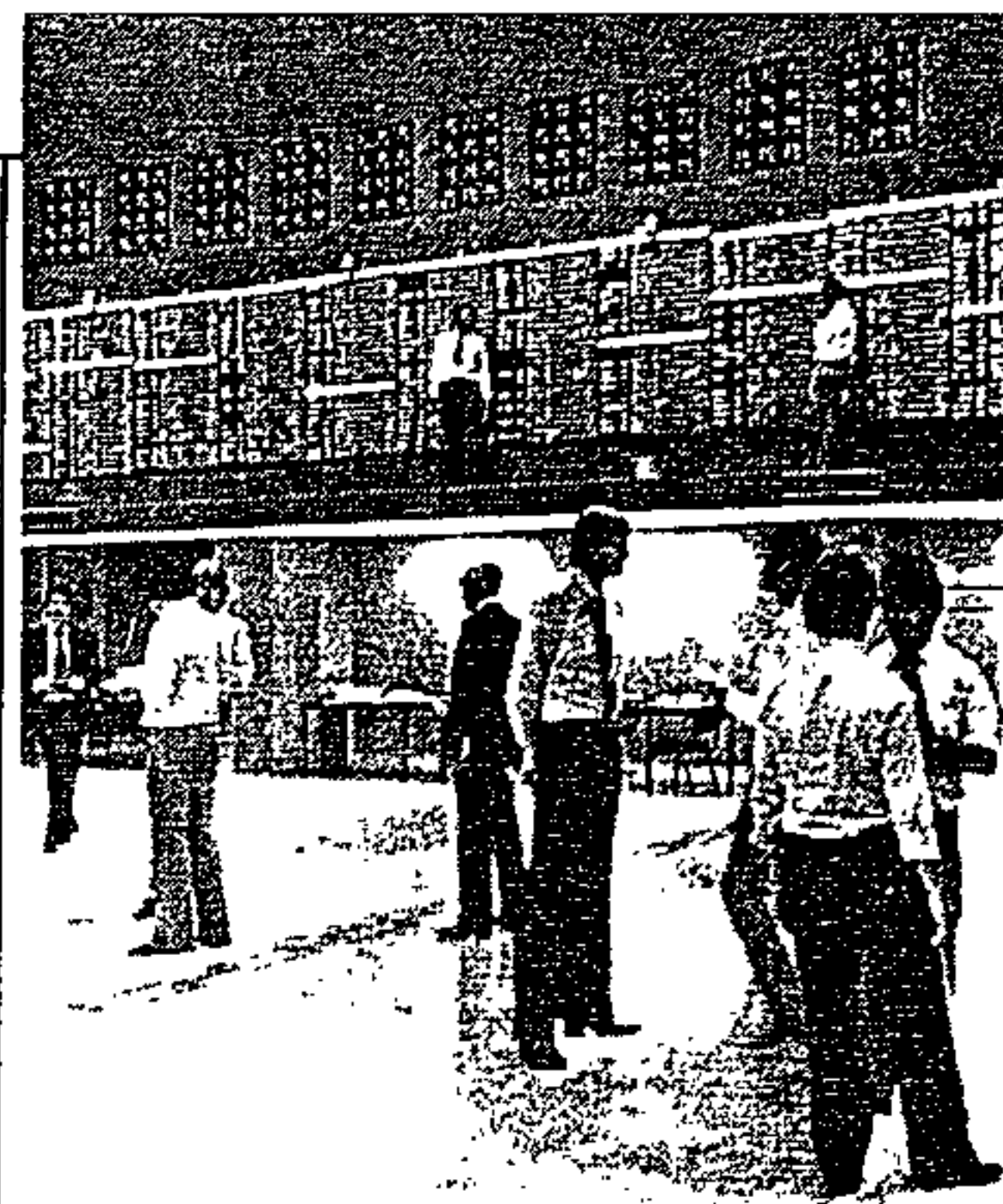
Tax reform could make it more rewarding to save and hasten the shift away from a consumption mentality. Venture capital

## GRASPING THE FEELING



must be channelled into industries in which we could have a competitive advantage to create new products and jobs. And we must disarm the disinvestment lobby by making it possible for overseas investors to earn attractive profits.

There is much talk about raising productivity — but greater productivity means working harder for the same return, a process



**JSE ... sentiment is bullish**

which filters down from the top. Meanwhile, the need to modernise has become increasingly urgent.

In the financial sector, a process of widespread change has already begun. It will be drawn into an overall strategy by the De Kock Commission report, which is due to be released within the next few weeks. The intention is that reform will allow a freer flow of funds to sectors of the economy where they are in short supply. Option and futures markets will create hedges that will help to cushion us from the wild fluctuations which have swept through financial markets round the world. All these things will take a long time to do their work and will not offer miracle cures. But we are, at last, it seems, moving forward. ■

## BLACK HOUSING

# Along the road to reform

Now that the reality of black urbanisation has been accepted by Pretoria, the next big issue is the provision of housing. On what basis is it to be allocated; how is it to be financed; and what role will building standards play? The principle of *werk en woon* — enshrined in the report of the Rieker Commission — could, of course, become an instrument of influx control if local authorities are bound by prohibitive regulations.

Recent policy changes have emphasised that while government remains responsible for providing land and infrastructure, black people themselves are responsible for providing their own houses. The rationale is that this can be done in one of three ways: by buying their existing homes, buying on contract, or building their own structures.

Home ownership for blacks is not new. Government first introduced the concept in 1955 under 30-year leasehold. It was discontinued in 1968 to "stem the flow" of blacks to the cities. The unlamented Connie Mulder's Department of Plural Relations and Development restored it in January 1976 in a vain

**Addressing the issue of swelling black urban populations is already testing government's political will to the utmost. This makes the issue of housing crucial to the reform process.**

attempt to pre-empt township unrest. After Soweto 1976, and pressure from the Urban Foundation, Parliament approved legislation for home ownership on a 99-year leasehold basis in 1978. Today all black houses are sold on this basis. Freehold is to follow.

A recent development is that the private sector has been permitted to enter the black housing market and is selling houses on contract under 99-year leasehold. The products are aimed at a relatively wealthy section of the community, though leasehold also forms the basis of self-help schemes for poorer blacks. Here government provides water and sewerage disposal. Private capital advances

technical and financial support. The potential homeowner either builds his own house or buys a basic structure which can be developed.

In 1983 government announced that it would sell off 500 000 State-owned houses at discount prices. Officialdom presented this "Great Sale" as a panacea for the housing malaise. Big business welcomed the move as an attempt to appease social conflict; and self-help and contract schemes were similarly hailed.

Two years have passed since then. Yet, only a small number of houses have been sold, despite extensions to the deadline, and the black housing shortage remains as acute as ever. SA also finds itself in the midst of the worst civil unrest since 1976. Accordingly, present policy assumptions need to be questioned.

Proponents of home ownership argue that hundreds of thousands of blacks now have the opportunity to own a house. They see this as a major step towards solving the black housing crisis — and towards defusing the



(123) ~~200~~ ~~200~~

explosive political situation in the townships. Does home ownership not give blacks a share in the free enterprise system? Will the joys of individual owner occupation not take the sting out of civil unrest?

Events during the past nine months raise serious doubts about the validity of this response. Why has the flurry of activity failed

But there is another reason why less than 250 000 blacks — or under 1,25% — of the total black population of 16m in 1980 owned their own homes. Most blacks simply cannot afford to provide their own housing.

This is hardly surprising. The 1980 census estimated that two-thirds of black breadwinners earned less than R120 a month. Of

will identify with its reform initiatives. This group, it seems, is to be used to maintain law and order through supporting the existing community councils and the new black local authorities. This is a strategy to get the black community to police itself.

It is true that many home-owners support the system. Some have big stakes in it. For instance, some middle management and professional blacks are paying upwards of R50 000 for their piece of real estate. These upmarket residential areas are clearly demarcated from the mass of township matchbox houses. They represent a new black person in the making — someone who will think twice before undermining the *status quo*.

Poorer people are also making hay while the sun shines. Some who bought during the "Great Sale" have sold their renovated houses at a handsome profit and a small black housing property market is developing. They too are acquiring a stake in the *status quo*. Civil servants who qualify for a government housing subsidy are today also buying houses from the Schachat Cullums and Gough Coopers. Relative job security and upward social mobility affect the situation — more blacks are entering the free enterprise system.

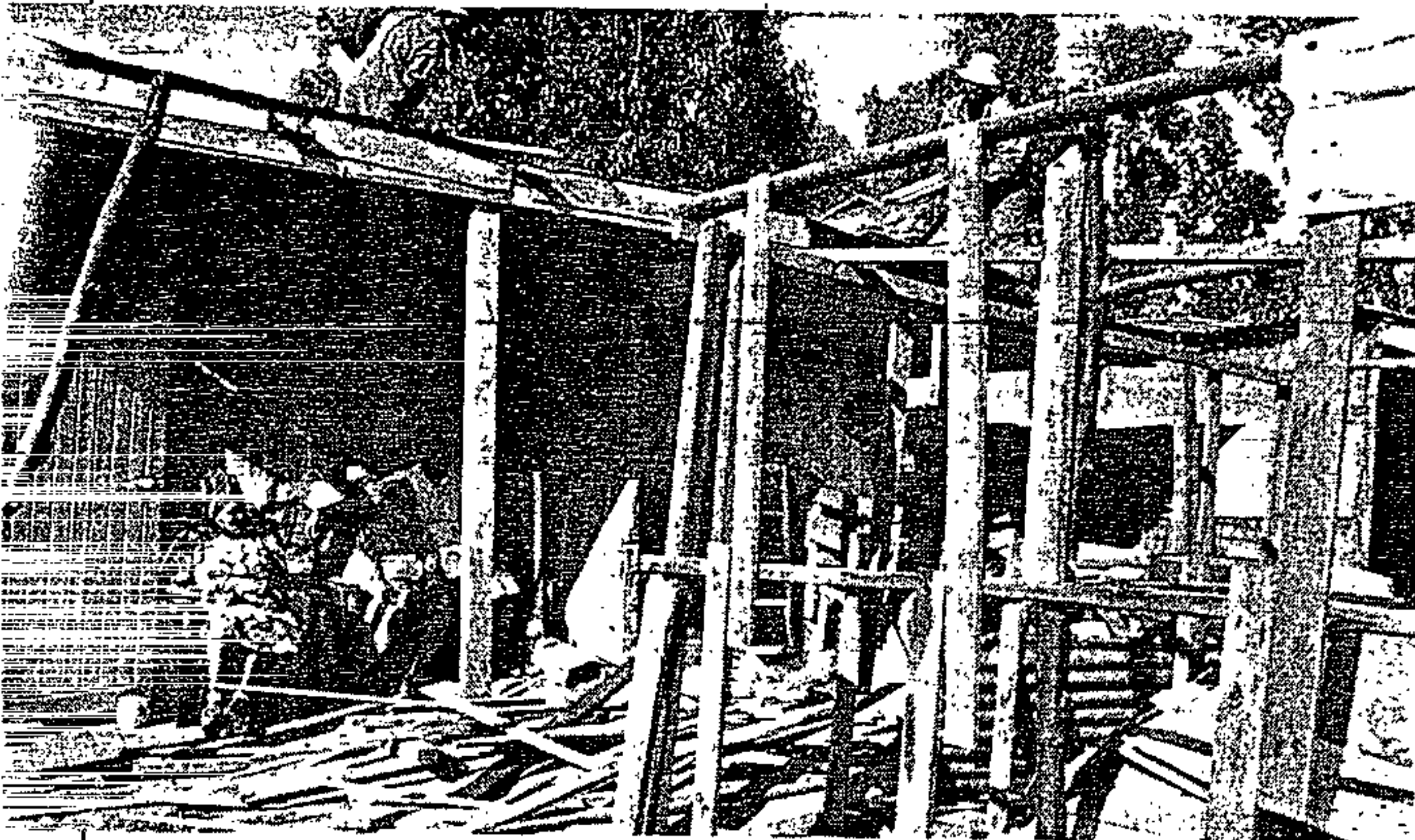
But many home-owners are not accepting this role. It is, in fact, unlikely that blacks can be co-opted through home ownership. An upwardly mobile middle-class fosters a crisis of expectations. This is the lesson of the tricameral elections. The western Cape and Lenasia, for example, where there is a large concentration of home-owners, recorded some of the lowest polls. Political analysts have drawn attention to the fact that these urban dwellers are highly politicised and antagonistic to apartheid.

The drive to create a black urban bourgeoisie ran into similar problems during the 1983 black local authority elections. The black middle-class — especially the intelligentsia — is a power base of radical black politics, as the history of the ANC makes plain. Shunned by the intellectuals, the new local bodies have attracted a host of people with little political credibility. A few are opportunists using the councils as vehicles to further their own business interests. Others are semi-literates. This further aggravates the councils' lack of popular support. Many councils have resigned in the face of threats and attacks. They need to be able to deliver far more to their communities.

Government has now announced its intention to introduce freehold for blacks — a major advance. But this in itself does not solve the shortage of accommodation. Nor does it do away with the role housing plays in influx control. So how, realistically, does government expect to cope with the expected explosion in black urban populations?

Big business, the Urban Foundation and the FM have argued consistently that the first thing that must go is influx control — in its entirety. Blacks should be granted freedom of mobility.

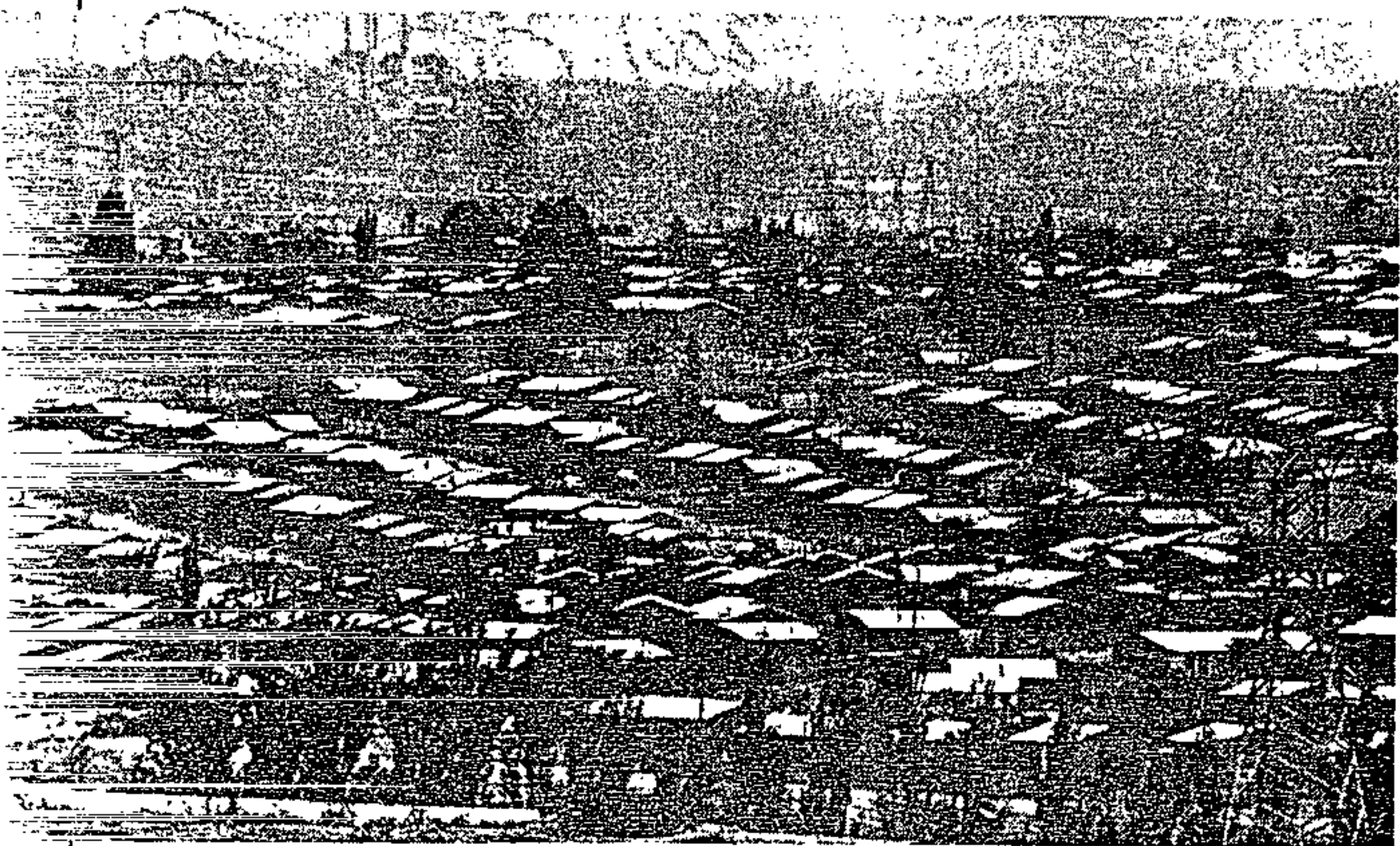
Then minimum construction standards



Cape Town's Crossroads ... a blind eye to standards

to wipe out the critical housing shortage? The simple fact is that housing has been — and still is — an essential instrument of influx control. The insistence remains that house construction conform with conventional building standards; and this is, in turn, linked to the granting of urban rights.

course there are blacks who earn more. But market research shows that on the Witwatersrand — where earnings are the highest in the country — only 60 000 black families have adequate financial resources to purchase their own houses. According to the Human Awareness Programme, an average



Soweto's matchboxes ... no co-option through ownership

Lately there have been a few notable exceptions. At Crossroads in Cape Town, and at Port Elizabeth's "Soweto on the sea," for instance, officials have been turning a blind eye to the fact that many squatters' shacks fail to meet the building standards demanded.

96% of urban residents cannot afford to participate in the cheaper self-help schemes in the white areas. In short, home-ownership is only available for more affluent blacks.

For years now there has been strong suspicion that the *real* aim of government's housing policy is to create an urban elite which

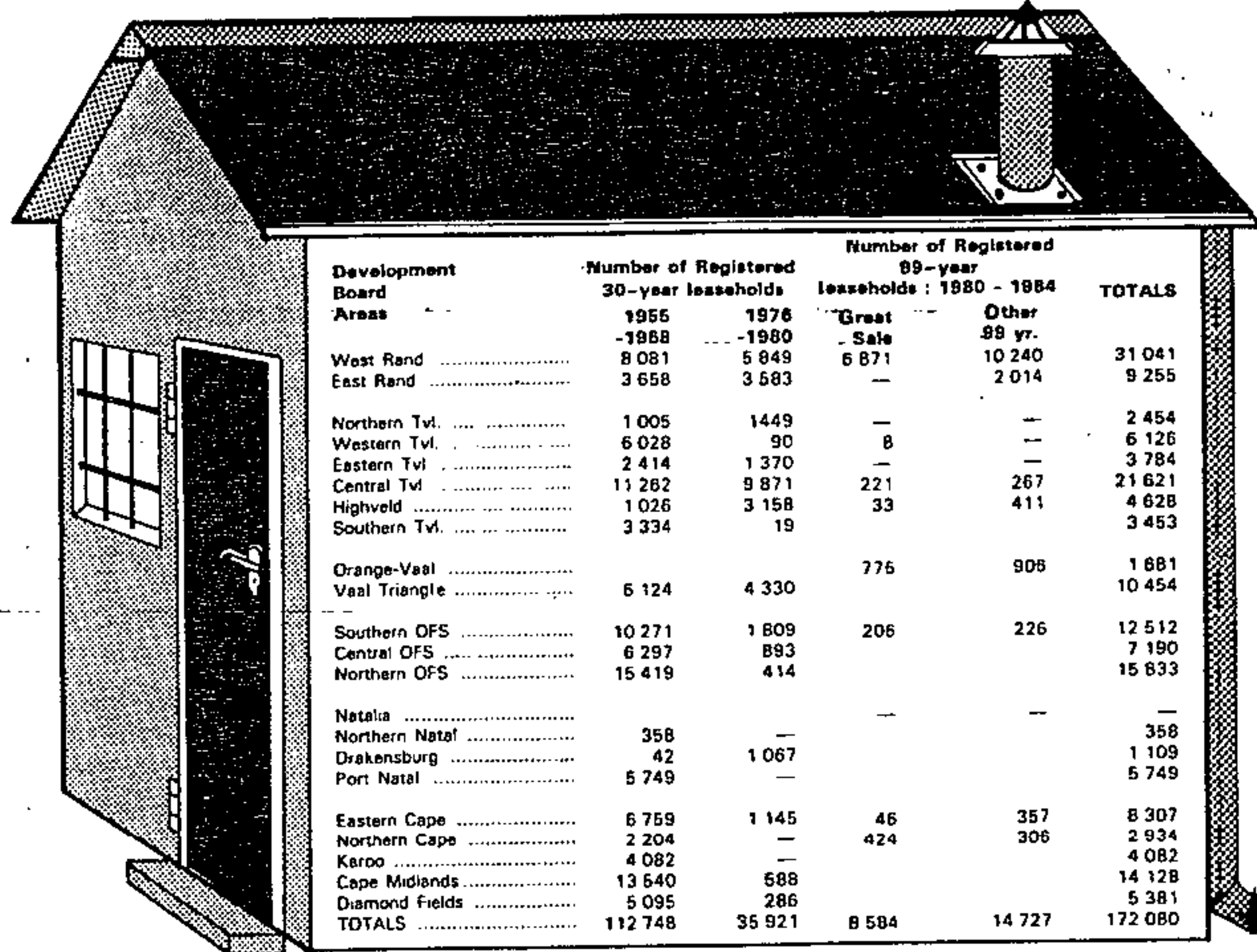


should be drastically lowered to give blacks the right to house themselves in whatever manner they see fit or can afford — subject to the maintenance of basic health. The experiences of Crossroads and "Soweto on the sea" point towards an urbanisation process less distorted by influx control and expensive standards.

Self-help schemes cannot in themselves obliterate the housing backlog. They should not preclude government-initiated housing programmes in which the private sector can play its rightful role.

However, endemic urban unrest suggests even the abolition of influx control will not be enough. New benefits cannot immediately allay black resistance to a system that has excluded them for so long. And this resistance hangs like a cloud over the reform initiative. Dissatisfaction with inadequate township housing fuels other grievances relating to wages and education. The spark of a single rent increase can ignite these feelings into a broader conflagration. This is what happened in Parys and the Vaal Triangle last year. It is happening now in the eastern Cape. Many blacks demand political rights as a condition for peaceful change in SA.

So ultimately the removal of influx control



Development Board Areas	Number of Registered 30-year leaseholds		Number of Registered 99-year leaseholds: 1980 - 1984		TOTALS
	1955 - 1968	1976 - 1980	Great Sale	Other 99 yr.	
West Rand	8 081	5 849	6 871	10 240	31 041
East Rand	3 658	3 583	—	2 014	9 255
Northern Tvl.	1 005	1 449	—	—	2 454
Western Tvl.	6 028	90	8	—	6 126
Eastern Tvl.	2 414	1 370	—	—	3 784
Central Tvl.	11 262	9 871	221	267	21 621
Highveld	1 026	3 158	33	411	4 628
Southern Tvl.	3 334	19	—	—	3 453
Orange-Vaal	—	—	776	908	1 681
Vaal Triangle	6 124	4 330	—	—	10 454
Southern OFS	10 271	1 809	206	226	12 512
Central OFS	6 297	893	—	—	7 190
Northern OFS	15 419	414	—	—	15 833
Natalia	—	—	—	—	—
Northern Natal	358	—	—	—	358
Drakensburg	42	1 067	—	—	1 109
Port Natal	5 749	—	—	—	5 749
Eastern Cape	6 759	1 145	46	357	8 307
Northern Cape	2 204	—	424	306	2 934
Karoo	4 082	—	—	—	4 082
Cape Midlands	13 640	588	—	—	14 128
Diamond Fields	5 095	286	—	—	5 381
TOTALS	112 748	35 921	8 584	14 727	172 080

and the reduction of building standards will not have the desired effect unless blacks are given the opportunity to participate in cen-

tral political forums. That, of course, lies a little further down the reform path than Pretoria is at present prepared to look. ■

## ELECTRONIC BANKING

# Turning time into value

Today, the adage "time is money" has never been more true. Skyrocketing interest rates, accelerating inflation and the wild currency swings that emerged in the Seventies and early Eighties have driven home how millions can be made or lost each year — depending on how accurately trends are read.

Economic realities, in short, have forced bank treasurers out of the backrooms and onto computer keyboards. Needless to say, like everyone else, banks are having their share of hard times under the regime of high interest rates and high inflation. As the bonds of regulation are rolled back, survival has become a matter of holding the line on costs. And so treasury departments have emerged from paper-logged desks to rank as major profit centres.

Initially, the impetus was internal. Original electronic banking technology was developed to increase productivity by eliminating repetitive tasks and reducing the chance of operational error in the banks. Fundamentally, it was designed to enable them to keep up with the flows of paper created by their transactions.

These sweeping changes have also paved the way to rationalising staff and reducing personal interchange with that most difficult visitor, the paying customer.

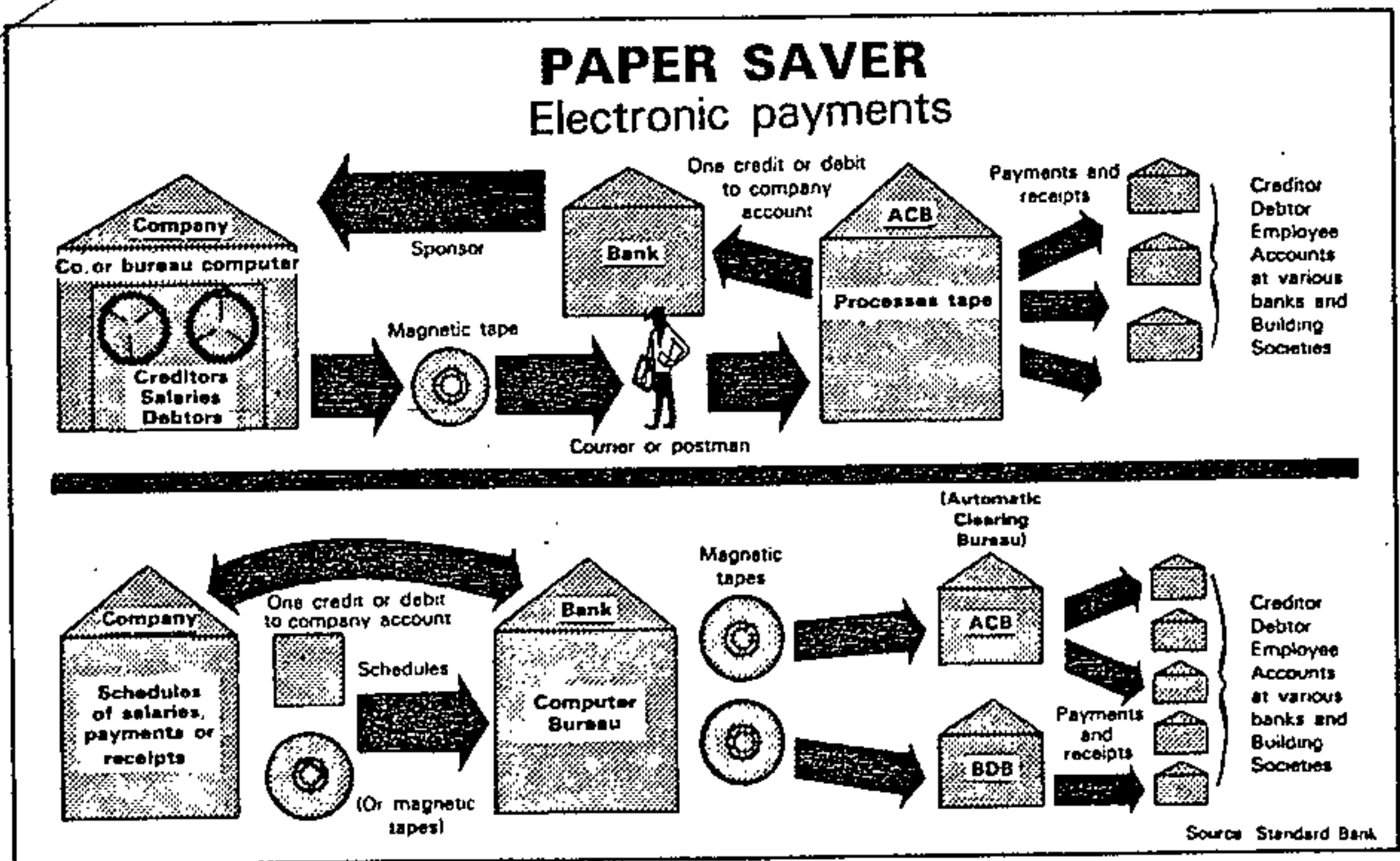
In SA, the decision to computerise internally was taken by some banks as far back as the late Fifties and early Sixties. Initially

Electronic banking is characterised, for the most, by the automated teller machines (ATMs) that have mushroomed in urban thoroughfares of late. For the banks, however, electronics has far greater significance.

restricted to courier areas and those areas covered by the Automatic Clearing Bureau, it remained a trickle until the Eighties.

The final goal of complete branch computerisation was attacked with renewed vigour, in line with hotted-up competition between and among financial institutions, and changing economic conditions. The race was on — especially by the top five — for "on-line" operations.

At an advantage were the urban-based banks — Trust Bank and Nedbank — with the highest assets per capita. Says Trust Bank senior manager Etienne du Toit: "It was a strategic decision taken by Jan Marais right from the outset. We were the first to





# Outlook bleak for white, black housing markets

AKGUS  
3/6/85 (123)

## Property Editor

HOME builders see a bleak year ahead with both white and black housing markets facing constraints.

There is a mild oversupply of white housing and demand pressures caused by the current drop in house building should not be overemphasised, says a report by the National Association of Home Builders.

"Population growth based on the white birth rate is already relatively low and the total growth will only be marginally supplemented by immigration as the difference between the number of immigrants and emigrants is expected to narrow further."

However, predictions of a drop in interest rates give hopes for increased demand for housing next year.

## SMALLER HOUSES

Market tendencies point to greater demand for smaller houses, involving a decline in brick consumption.

There are no indications of the Government spending more on housing.

But the school building programme for blacks will be maintained and benefit brick manufacturers.

Non-conventional building methods are not expected to have

a market impact on the industry in the foreseeable future in spite of the greater mobility afforded such systems by the new national building regulations, says the report.

## RISK FACTOR

The black housing market is constrained by inadequate State spending on land development, limited housing subsidies, difficulties in getting and affording home loans and the risk factor attached to working in black areas in the current unrest.

Tender prices are not likely to drop further. An upturn in business is bound to be accompanied by increased material and labour costs and a return to profitability in home building contracts.

The building industry's boom and bust syndrome with conditions switching changing from a severe shortages of building materials to an oversupply and stockpiling of bricks has led to a joint liaison committee being formed by the association and the Brick Development Association.

"It is envisaged that this step will enable the brick manufacturing and home building industries to make early adjustments to their production capacities to avoid costly delays in supplies or over-production," says Mr Peter Goede, chairman of the committee.



**The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:**

(1) to (3) No final decision has been taken regarding the settlement of the KwaNgema and Driefontein communities. Certain proposals submitted by the communities are at present being investigated and considered and further discussions with the communities will take place as soon as possible.

by his Department for interest subsidies on mortgage loans of officials in its employ in the 1985-86 financial year?

**The MINISTER OF AGRICULTURE AND WATER SUPPLY:**

R4 380 000.

TUESDAY, 28 MAY 1985

**War veterans' pensions**

79. Mr B B GOODALL asked the Minister of Health Services and Welfare:

How many White (a) male and (b) female persons over the age of 85 years were in receipt of war veterans' pensions as at the latest specified date for which figures are available?

Indicates translated version.  
For oral reply:

**General Affairs:**

**State president:**

**Kannemeyer Commission: report**

\*1. Mr D J N MALCOMESS asked the State President:

- (a) 910.
- (b) 173.

As at 31 March 1985.  
Howard Q. Col 1603  
Mortgage loans: subsidies

80. Maj R SIVE asked the Minister of Health Services and Welfare:

What total amount has been budgeted by his Department for interest subsidies on mortgage loans of officials in its employ in the 1985-86 financial year?

**The MINISTER OF HEALTH SERVICES AND WELFARE:**

R1 421 000.

**Mortgage loans: subsidies**

83. Maj R SIVE asked the Minister of Agriculture and Water Supply:

What total amount has been budgeted

HOA

is to fall under the control of his Department: if not, (a) why not and (b) who is to be responsible for the registration of teachers; if so, which bodies will be involved in the drafting of the minimum requirements for registration;

- (2) whether the (a) handling and (b) maintenance of the register will fall under the control of his Department; if so, which organization or body within his Department will be responsible for this register; if not, which organization or body will control the establishment and maintenance of the register?

**The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:**  
(for the Minister of National Education):

(1) Yes. The central registering body to be established in accordance with paragraph 4.5.2 of the White Paper on the provision of Education in the RSA, will administratively fall under the auspices of the Department of National Education, but will be largely autonomous, also regarding the laying down of the minimum requirements for the registration of teaching staff.

- (a) and (b) fall away.
- (2) (a) and (b) Yes. The establishment and maintenance of the register will be controlled by the above-mentioned central registering body.

**New Questions:**

Freehold farm-land: facilities  
\*1. Mr P B GOODALL asked the Minister of Co-operation, Development and Education:

- (1) Whether facilities in respect of (a) agricultural (i) research, (ii) extension services and (iii) credit, (b) the Land Bank and (c) drought-relief schemes administered by the State, are available to Black persons who own freehold farm-land in the Re-

HOA

public of South Africa; if not, (aa) why not and (bb) what facilities are available to these Black farmers; if so, what was the nature of the assistance given and facilities available to such Black farmers during the latest specified period of 10 years for which information is available.

- (2) whether these facilities are similar to those available to White farmers in the Republic: if not, (a) why not, (b) in what respects do they differ and (c) when is it anticipated that these differences will be eliminated;
- (3) whether such Black farmers are subject to the same provisions of the Conservation of Agricultural Resources Act, No 43 of 1983, as are White farmers; if not, why not;
- (4) whether he will make a statement on the matter?

**The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:**

There are two categories of Black owned farmland in the Republic of South Africa, namely land in the so-called Black spots and land in the national states. The provision of services to land owners to which reference is made in the question is a function which vests in each of the national states concerned. Any applicable research results are available to the national states, which transmit these results to Black land owners by means of their extension services (consisting of approximately 1 200 trained agricultural officers). Agricultural credit is provided to land owners by the Departments of Agriculture of the national states, and by their development corporations. The national states furthermore administer their own drought relief schemes when necessary. As far as Act 43 of 1983 is concerned it needs to be mentioned that it is not applicable in the national states but that each national state has its own legislation on similar matters. As far as the Black landowners who possess land in Black spots within the Republic of South Africa are concerned the replies to the questions are as follows:

As far as the Black landowners who possess land in Black spots within the Republic of South Africa are concerned the replies to the questions are as follows:





(b) homepaths at any universities controlled by his Department; if so, at which specified universities; if not,

(2) whether such faculties are to be established at any university controlled by his Department; if not, why not; if so, (a) at which universities and (b) when?

**THE MINISTER OF EDUCATION AND CULTURE:**

(1) (a) and (b) No.

(2) Universities have to apply for the establishment of faculties. No such applications have been received.

**Public liability**

\*2. Mr R M BURROWS asked the Minister of Education and Culture:

Whether his Department has a policy regarding the public liability of (a) its staff and (b) the teachers employed by his Department; if not, why not; if so, what are the particulars of this policy?

**THE MINISTER OF EDUCATION AND CULTURE:**

The Department of Education and Culture does not determine policy on this matter. The hon member is however referred to the State Liability Act, 1957 (Act 20 of 1957), as well as to the Exchequer and Audit Act, 1975 (Act 66 of 1975), and any regulations and instructions promulgated thereunder. Each case of state liability is considered on merit in terms of the provisions of the abovementioned legislation.

**Questions for written reply:**

*General Affairs:*

*How and Q. Co/1632*  
*Luckhoff 28/5/85*  
326. Mrs H SUZMAN asked the Minister of Co-operation, Development and Education:

With reference to his reply to Question No 21 on 15 June 1984, (a) what is the (i) nature and (ii) amount of compensation paid to residents of Luckhoff and (b) to how many persons was compensation paid?

**THE MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:**

(a) (i) Cash.

(ii) R11 630.

(b) 25 persons  
*Hennard*  
*Housing/infrastructure 28/5/85*  
*Q. Co/1632*  
326. Mr E K MOORCROFT asked the Minister of Co-operation, Development and Education:

(1) (a) How many houses were built in

- (i) Mdantsane, (ii) Mlungisi Township, (iii) Grahamstown, (iv) Zwide, (v) Fort Beaufort, (vi) Ginsberg and (vii) Stutterheim in the 1983-84 financial year and (b) what was the (i) cost of building such houses and (ii) amount spent on infrastructure in respect of each of these areas;

(2) whether any new sites were made available in 1984; if so, how many?

**THE MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:**

(1) (a) (i) R4 478 100. (ii) R2 271 500.

(ii) None. (ii) Nil.

(iii) 108. (ii) R452 030.

(iv) 18. (ii) R378 000.

Hoa

- (v) None. (i) falls away. (ii) Nil.
- (vi) None. (i) falls away. (ii) Nil.
- (vii) None. (i) falls away. (ii) Nil.

(2) Yes, 700 sites at Mdantsane.

*Reference books/influx control*  
*Q. Co/1633 28/5/85*  
741. Mrs H SUZMAN asked the Minister of Co-operation, Development and Education:

How many Black persons were convicted of offences relating to reference books and influx control in each of the main urban centres of the Republic in 1984 or as at the latest specified date for which figures are available?

**THE MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:**

Statistics up to 31 August 1984.

Pretoria	14 834
Johannesburg	29 009
Durban	3 948
East London	239
Port Elizabeth	1 282
Cape Peninsula	7 662

Bloemfontein	2 594
West Rand (Excluding Johannesburg)	19 278
East Rand	23 463

*Port Elizabeth/Uitenhage: persons injured/killed*  
*Q. Co/1634*  
919. Mr P H P GASTROW asked the Minister of Law and Order:

Whether any persons have been injured and/or killed during the unrest in the Port Elizabeth/Uitenhage area since 21 March 1985; if so, how many (a) civilians and (b) policemen had been (i) injured and (ii) killed as at the latest specified date for which figures are available?

**THE MINISTER OF LAW AND ORDER:**

From 1985-03-21 to 1985-05-16.

	(i)	(a)	(ii)	(i)	(b)	(ii)
Port Elizabeth area:						
By police and other law-enforcement agencies	25	35	—	—	—	—
By rioters	14	18	—	—	—	—
Uitenhage area:						
By police and other law-enforcement agencies	43	33	—	—	—	—
By rioters	8	22	—	—	—	—
Despatch/Addo and Kirkwood:						
By police and other law-enforcement agencies	10	10	—	—	—	—
By rioters	5	8	—	—	—	—

**Own Affairs:**

*(123) Hennard*  
*Mortgage loans: interest subsidies*  
*Q. Co/1633 28/5/85*  
81. Maj R SIVE asked the Minister of Local Government, Housing and Works:

What total amount has been budgeted

R275 000,00.

by his Department for interest subsidies on mortgage loans of officials in its employ in the 1985-86 financial year?

**THE MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS:**

Hoa



# Give housing subsidies to the poor — Curry

**Political Reporter**  
**HOUSE OF REPRESENTATIVES.** — Housing subsidies enjoyed by the rich should rightfully be given to the poor, the Minister of Local Government, Housing and Agriculture, Mr David Curry, said yesterday.

Indicating that he was prepared to practice what he preached, he said:

"I am prepared to give up my subsidy."

The report of the special select committee on housing projects tabled in Parliament last week was adopted yesterday.

Mr Curry pointed out that there were serious discrepancies in the methods by which rentals for coloureds and whites were calculated.

Coloured rentals were calculated in terms of the construction costs whereas that of whites was calculated in terms

of income, he said.

The report suggested that coloured rentals be calculated in terms of the income level of the tenant.

In the past the Nationalist government used state funds to improve the living standard of "poor whites" and the same had to be done for coloureds, Mr Curry said. He was aware that this would mean that subsidies would increase. Civil servants, teachers and others received subsidies, "but when it comes to the poor we say it is inflationary".

People living in the townships were "punished twice" since they had to pay a community development fee as well as rates, both of which formed part of their rental.

A commission investigating the housing crisis in detail will be appointed, Mr Curry said.

The major thrust would be to enable tenants to purchase dwellings at the price of the original erection costs. Deposits to purchase the homes also had to be waived, the report suggested.

Those who had been affected by the Group Areas Act will receive special consideration in the allocation of homes.

**THE MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:**

by his Department for interest subsidies on mortgage loans of officials in its employ in the 1985-86 financial year?

(1) to (3) No final decision has been taken regarding the settlement of the KwaNqema and Driefontein communities. Certain proposals submitted by the communities are at present being investigated and considered and further discussions with the communities will take place as soon as possible.

**THE MINISTER OF AGRICULTURE AND WATER SUPPLY:**

R4 380 000.

TUESDAY, 28 MAY 1985

*Own Affairs:*

War veterans' pensions

19 Mr. H. B. GOUDALL asked the Minister of Health Services and Welfare:

How many White (a) male and (b) female prisoners over the age of 85 years were in receipt of war veterans' pensions as at the latest specified date for which figures are available?

†Indicates translated version.

*For oral reply:*

*General Affairs:*

*State president:*

Kannemeyer Commission: report

**THE MINISTER OF HEALTH SERVICES AND WELFARE:**

(a) 910.

(b) 1/3.

As at 31 March 1985.

1/23) *11 November Q. Col 1603*

801 Maj R SIVE asked the Minister of Health Services and Welfare:

What total amount has been budgeted by his Department for interest subsidies on mortgage loans of officials in its employ in the 1985-86 financial year?

**THE MINISTER OF HEALTH SERVICES AND WELFARE:**

R1 421 000.

Mortgage loans: subsidies

83. Maj R SIVE asked the Minister of Agriculture and Water Supply:

What total amount has been budgeted

is to fall under the control of his Department: if not, (a) why not and (b) who is to be responsible for the registration of teachers; if so, which bodies will be involved in the drafting of the minimum requirements for registration;

(2) whether the (a) handling and (b) maintenance of the register will fall under the control of his Department; if so, which organization or body within his Department will be responsible for this register; if not, which organization or body will control the establishment and maintenance of the register?

**THE MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:** (for the Minister of National Education):

(1) Yes. The central registering body to be established in accordance with paragraph 4.5.2 of the White Paper on the provision of Education in the RSA, will administratively fall under the auspices of the Department of National Education, but will be largely autonomous, also regarding the laying down of the minimum requirements for the registration of teaching staff.

(a) and (b) fall away.

(2) (a) and (b) Yes. The establishment and maintenance of the register will be controlled by the above-mentioned central registering body.

*New Questions:*

*Freehold farm-land: facilities*

\*1. Mr P. G. BOAL asked the Minister of Co-operation, Development and Education:

(1) Whether facilities in respect of (a) agricultural (i) research, (ii) extension services and (iii) credit, (b) the Land Bank and (c) drought-relief schemes administered by the State, are available to Black persons who own freehold farm-land in the Re-

public of South Africa; if not, (aa) why not and (bb) what facilities are available to these Black farmers; if so, what was the nature of the assistance given and facilities available to such Black farmers during the latest specified period of 10 years for which information is available;

(2) whether these facilities are similar to those available to White farmers in the Republic; if not, (a) why not, (b) in what respects do they differ and (c) when is it anticipated that these differences will be eliminated;

(3) whether such Black farmers are subject to the same provisions of the Conservation of Agricultural Resources Act, No 43 of 1983, as are White farmers; if not, why not;

(4) whether he will make a statement on the matter?

**THE MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:**

There are two categories of Black owned farmland in the Republic of South Africa, namely land in the so-called Black spots and land in the national states.

The provision of services to land owners to which reference is made in the question is a function which vests in each of the national states concerned. Any applicable research results are available to the national states, which transmit these results to Black land owners by means of their extension services (consisting of approximately 1 200 trained agricultural officers). Agricultural credit is provided to land owners by the Departments of Agriculture of the national states, and by their development corporations. The national states furthermore administer their own drought relief schemes when necessary. As far as Act 43 of 1983 is concerned it needs to be mentioned that it is not applicable in the national states but that each national state has its own legislation on similar matters. As far as the Black landowners who possess land in Black spots within the Republic of South Africa are concerned the replies to the questions are as follows:



(b) homeopaths at any universities controlled by his Department; if so, at which specified universities; if not, whether such faculties are to be established at any university controlled by his Department; if not, why not; if so, (a) at which universities and (b) when?

**THE MINISTER OF EDUCATION AND CULTURE:**

- (1) (a) and (b) No.
- (2) Universities have to apply for the establishment of faculties. No such applications have been received.

**Public liability**

\*2. Mr R M BURROWS asked the Minister of Education and Culture:

Whether his Department has a policy regarding the public liability of (a) its staff and (b) the teachers employed by his Department; if not, why not; if so, what are the particulars of this policy?

**THE MINISTER OF EDUCATION AND CULTURE:**

The Department of Education and Culture does not determine policy on this matter. The hon member is however referred to the State Liability Act, 1957 (Act 20 of 1957), as well as to the Exchequer and Audit Act, 1975 (Act 66 of 1975), and any regulations and instructions promulgated thereunder. Each case of state liability is considered on merit in terms of the provisions of the above-mentioned legislation.

*Questions for written reply:*

*General Affairs:*

*Howard Q. 6/1/85*  
*Luckhoff 28/5/85*

326. Mrs H SUZMAN asked the Minister of Co-operation, Development and Education:

With reference to his reply to Question No 21 on 15 June 1984, (a) what is the (i) nature and (ii) amount of compensation paid to residents of Luckhoff and (b) to how many persons was compensation paid?

**THE MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:**

- (a) (i) Cash.
- (ii) R11 630.

(b) 25 persons.

*Howard*  
*Housing/infrastructure 28/5/85*  
*Q. 6/1/85*  
616. Mr E K MOORCROFT asked the Minister of Co-operation, Development and Education:

- (1) (a) How many houses were built in (i) Mdantsane, (ii) Mlungisi Township, (iii) Grahamstown, (iv) Zwijde, (v) Fort Beaufort, (vi) Ginsberg and (vii) Stutterheim in the 1983-84 financial year and (b) what was the (i) cost of building such houses and (ii) amount spent on infrastructure in respect of each of these areas;
- (2) whether any new sites were made available in 1984; if so, how many?

**THE MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:**

- (1) (a) (i) 649 (b) (i) R4 478 100. (ii) R2 271 500.
- (ii) None. (i) falls away. (ii) Nil.
- (iii) 108. (i) R248 400. (ii) R452 030.
- (iv) 18. (i) R378 000. (ii) Not available.

HOA

- (v) None. (i) falls away. (ii) Nil.
- (vi) None. (i) falls away. (ii) Nil.
- (vii) None. (i) falls away. (ii) Nil.

(2) Yes, 700 sites at Mdantsane.

*Howard*  
*Reference books/influx control*  
*Q. 6/1/85*  
741. Mrs H SUZMAN asked the Minister of Co-operation, Development and Education:

How many Black persons were convicted of offences relating to reference books and influx control in each of the main urban centres of the Republic in 1984 or as at the latest specified date for which figures are available?

**THE MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:**

Statistics up to 31 August 1984.

Pretoria	14 834
Johannesburg	29 009
Durban	3 948
East London	239
Port Elizabeth	1 282
Cape Peninsula	7 662

*Howard*  
*Port Elizabeth/Uitenhage: persons injured/killed*  
*Q. 6/1/85*  
919. Mr P H P GASTROW asked the Minister of Law and Order:

Whether any persons have been injured and/or killed during the unrest in the Port Elizabeth/Uitenhage area since 21 March 1985; if so, how many (a) civilians and (b) policemen had been (i) injured and (ii) killed as at the latest specified date for which figures are available?

**THE MINISTER OF LAW AND ORDER:**

From 1985-03-21 to 1985-05-16.

	(a)	(ii)	(i)	(b)	(ii)
Port Elizabeth area:					
By police and other law-enforcement agencies	25	35	—	—	3
By rioters	14	18	28	—	—
Uitenhage area:					
By police and other law-enforcement agencies	43	33	—	—	—
By rioters	8	22	3	—	—
Despatch/Addo and Kirkwood:					
By police and other law-enforcement agencies	10	10	—	—	—
By rioters	5	8	—	—	—

**Own Affairs:**

*Howard*  
*Mortgage loans: interest subsidies*  
*Q. 6/1/85*  
81. Mr R SIVE asked the Minister of Local Government, Housing and Works:

What total amount has been budgeted

R275 000,00.

by his Department for interest subsidies on mortgage loans of officials in its employ in the 1985-86 financial year?

**THE MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS:**

HOA

123

# Protection for share block scheme tenants

SHARE block scheme tenants and buyers will be protected by a Bill introduced for Second Reading debate at a joint sitting of Parliament yesterday.

The Share Blocks Control Amendment Bill embodies the recommendations of the Select Committee on Rent Control which investigated measures to curb malpractices under the Sectional Titles Act and the Share Blocks Control Act.

The Deputy Minister of Trade and Industries, Mr Kent Durr, said the Select Committee had recommended protection measures — embodied in the Bill — which obliged share block companies to inform all tenants of the scheme before launching it.

Each tenant must be supplied with a copy of the agreement in which all the particulars of the share block scheme and the rights attached to the shares were spelt out.

The second principle in the Bill is that the tenant would be given the chance to buy shares in the share block company. He would be given three months to decide, and the building would be subject to rent control for six months.

Mr Durr said a tenant who did not wish to purchase the shares could remain in the block for six months after making his decision, during which time his rent could not be increased and he could only be evicted for failing to pay his rent or damaging the building.

If a tenant were 65 or older and his income fell within the limits applicable to tenants who could claim rent protection, shares could only be sold to him.

"This limitation only applies for as long as he continues to occupy the relevant part of the building and his income does not exceed the relevant maximum amount," he said. — Sapa



123 Mortgage loans: interest subsidies  
 84. Maj R SIVE asked the Minister of the Budget:

What total amount has been budgeted by his Department for interest subsidies on mortgage loans of officials in its employ in the 1985-86 financial year?

The MINISTER OF THE BUDGET:

R269 000.	
(a)	(b)
(i) Federal Council of Teachers' Associations in South Africa	52 371
(ii) Union of Teachers' Associations of South Africa	20 000
(iii) Teachers' Associations of South Africa	73 120
(iv) African Teachers' Associations of South Africa	28 000
(v) South African Teachers' Council for Whites	74 706

WEDNESDAY, 29 MAY 1985

†Indicates translated version.

For written reply:

General Affairs:

Teachers' associations/federations

807. Mr R M BURROWS asked the Minister of National Education:

Whether his Department recognizes, for consultation and negotiation purposes, teachers' associations and federations; if not, why not; if so, (a) which associations and federations are recognized by his Department, (b) what number of teachers are represented by each of these recognized bodies and (c) what criteria are applied by his Department prior to its granting recognition to a teacher organization?

The MINISTER OF NATIONAL EDUCATION:

Yes, the Department recognizes specific teachers' associations, federal and national bodies of teachers' associations and also a registering and professional council for teachers, in terms of section 1(vii) of the National Policy for General Education Affairs Act, 1984 (Act 76 of 1984).

HoA

123 Staff housing subsidies 29/5/85  
 912. Mr R M BURROWS asked the Minister of Finance:

(a) What total amount was allocated to each specified Department from 1 April 1985 for the payment of staff housing subsidies on a (i) compulsory and (ii) voluntary basis and (b) what total sums were allocated to each Department over the previous three specified financial years?

The MINISTER OF FINANCE:

(a) (i) and (ii) The amounts allocated per Vote for housing subsidies for 1985/86 are as follows:

State President	12 000
Parliament	130 000
Transport	2 592 000
Constitutional Development and Planning	756 000
Foreign Affairs	1 089 000
Home Affairs	970 000
Commission for Administration	540 000
National Education	648 000
Police	18 308 000
Publics Works and Land Affairs	6 206 000
Health and Welfare	4 937 000
Administration: House of Assembly	10 570 000
Co-operation and Development	3 672 000
Education and Training	6 410 000
Defence	35 834 000
Manpower	1 512 000
Commerce and Industries	864 000
Justice	4 860 000
Prisons	2 600 000
Agriculture-economics and Marketing	2 112 000
Water Affairs	1 886 000
Mineral and Energy Affairs	1 084 000
Finance	3 780 000
Audit	594 000
Environment Affairs	1 218 000
Administration: House of Representatives	8 704 000
Administration: House of Delegates	12 626 000

the respective main estimates during the past three financial years:

1982/83: R 38 380 000
1983/84: R 45 945 000
1984/85: R101 574 000

The amounts were in gross voted on the former Vote: Community Development and not per individual vote as is being done with effect from the 1985/86 financial year.

HoA

879. Mr D J DALLING asked the Minister of National Education:

Amount spent on advertisements

- (1) What was the total amount spent by his Department in 1984 on placing advertisements for any purpose in newspapers in the Republic;
- (2) what amount was paid to each specified newspaper in the above regard in that year?

The MINISTER OF NATIONAL EDUCATION:

- (1) R35 436 in respect of financial year 1984-85.
- (2) Sunday Times R18 686 and Rapport R16 750.

HoA



123

Mortgage loans: Interest subsidies  
*Q. Co/1/1637 - 28/5/85*  
 84. Mr R SIVE asked the Minister of the Budget:

What total amount has been budgeted by his Department for interest subsidies on mortgage loans of officials in its employ in the 1985-86 financial year?

The MINISTER OF THE BUDGET:

R269 000.

(a)	(b)
(i) Federal Council of Teachers' Associations in South Africa	52 371
(ii) Union of Teachers' Associations of South Africa	20 000
(iii) Teachers' Associations of South Africa	73 120
(iv) African Teachers' Associations of South Africa	28 000
(v) South African Teachers' Council for Whites	74 706

WEDNESDAY, 29 MAY 1985

†Indicates translated version.

For written reply:

General Affairs:

Teachers' associations/federations

807. Mr R M BURROWS asked the Minister of National Education:

Whether his Department recognizes, for consultation and negotiation purposes, teachers' associations and federations; if not, why not; if so, (a) which associations and federations are recognized by his Department, (b) what number of teachers are represented by each of these recognized bodies and (c) what criteria are applied by his Department prior to its granting recognition to a teacher organization?

The MINISTER OF NATIONAL EDUCATION:

Yes, the Department recognizes specific teachers' associations, federal and national bodies of teachers' associations and also a registering and professional council for teachers, in terms of section 1(vii) of the National Policy for General Education Affairs Act, 1984 (Act 76 of 1984).

HOA

123  
 Staff housing subsidies *29/5/85*  
 912. Mr R M BURROWS asked the Minister of Finance:

(a) What total amount was allocated to each specified Department from 1 April 1985 for the payment of staff housing subsidies on a (i) compulsory and (ii) voluntary basis and (b) what total sums were allocated to each Department over the previous three specified financial years?

The MINISTER OF FINANCE:

(a) (i) and (ii) The amounts allocated per Vote for housing subsidies for 1985/86 are as follows:

	R
State President	12 000
Parliament	130 000
Transport	2 592 000
Constitutional Development and Planning	756 000
Foreign Affairs	1 089 000
Home Affairs	970 000
Commission for Administration	540 000
National Education	648 000
Police	18 308 000
Publics Works and Land Affairs	6 206 000
Health and Welfare	4 937 000
Administration: House of Assembly	10 570 000
Co-operation and Development	3 672 000
Education and Training	6 410 000
Defence	35 834 000
Manpower	1 512 000
Commerce and Industries	864 000
Justice	4 860 000
Prisons	2 600 000
Agriculture-economics and Marketing	2 112 000
Water Affairs	1 886 000
Mineral and Energy Affairs	1 084 000
Finance	3 780 000
Audit	594 000
Environment Affairs	1 218 000
Administration: House of Representatives	8 704 000
Administration: House of Delegates	12 626 000

When allocating funds no distinction is made between compulsory and voluntary subsidies, because, as I have already indicated in my reply to question number 843, it would only lead to unjustified additional administrative work on the accounting system. The above-mentioned amounts van therefore not be divided accordingly.

(b) The following amounts were voted in

the respective main estimates during the past three financial years:

1982/83 : R 38 380 000
1983/84 : R 45 945 000
1984/85 : R101 574 000

The amounts were in gross voted on the former Vote: Community Development and not per individual vote as is being done with effect from the 1985/86 financial year.

HOA



1521

MONDAY, 20 MAY 1985

MONDAY, 20 MAY 1985

nesburg; if not, why not; if so, what amount in each case?

†Indicates the translated version.

For written reply:

General Affairs:

*How many*

Cape Peninsula: housing

*Q. 1521*

*20/5/85*

314. Mr C W EGLIN asked the Minister of Co-operation, Development and Education:

(1) (a) How many housing units for Black occupation were built in the Cape Peninsula in 1984 and (b) what is the number to be built in this area in 1985;

(2) (a) what was the estimated shortage of housing for Black families in the Cape Peninsula at the end of 1984 and (b) when is it expected that the shortage of housing for Blacks in this area will be eliminated?

THE MINISTER OF CO-OPERATION AND DEVELOPMENT AND EDUCATION:

(1) (a) 1 875.

(b) 3 158.

(2) (a) 7 825.

(b) This will depend on the availability of funds.

829. Mr P G SOAL asked the Minister of Public Works:

Whether his Department and the former Department of Community Development spent any money in the 1984-85 financial year on the construction of housing for Blacks in (a) Cape Town, (b) Durban, (c) Pietermaritzburg, (d) Pretoria, (e) Port Elizabeth, (f) Kimberley, (g) East London, (h) Bloemfontein and (i) Johannesburg;

123  
*It was asked*  
*Q. 1521 - 1521*  
*20/5/85*

THE MINISTER OF PUBLIC WORKS:

Yes. The following amounts were made available to Development Boards for the erection of houses and the provision of infrastructure.

(a) R69 837 051.

(b) R1 013 664.

(c) R365 541.

(d) R801 316.

(e) R28 944 660.

(f) R4 595 174.

(g) R251 840.

(h) R2 714 893.

(i) R36 038 302.

Matrimonial Property Act

836. Mr D J DALLING asked the Minister of Public Works:

(1) (a) How many couples married in community of property with the inclusion of the marital power, have since the commencement of the Matrimonial Property Act, No 88 of 1984, caused notarial contracts to be registered in terms of section 25 (2) (a) of the said Act and (b) how many such contracts (i) have been lodged and (ii) are awaiting registration;

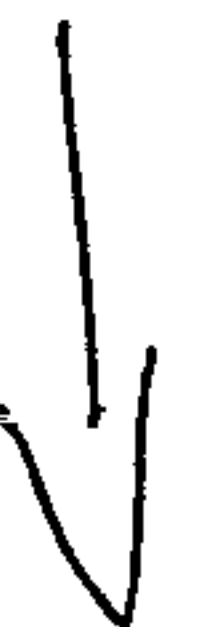
(2) in respect of what date is the above information furnished?

THE MINISTER OF PUBLIC WORKS:

(1)(a) 94.

(b) (i) and (ii) Statistics regarding contracts lodged and awaiting

HOA



MONDAY, 20 MAY 1985

nessburg; if not, why not; if so, what amount in each case?

+Indicates the translated version.

The MINISTER OF PUBLIC WORKS:

For written reply:

General Affairs

Howard

Cape Peninsula: housing

314. Mr C W EGLIN asked the Minister of Co-operation, Development and Education:

(1) (a) How many housing units for Black occupation were built in the Cape Peninsula in 1984 and (b) what is the number to be built in this area in 1985;

- (a) R69 837 051.
- (b) R1 013 664.
- (c) R365 541.

(2) (a) what was the estimated shortage of housing for Black families in the Cape Peninsula at the end of 1984 and (b) when is it expected that the shortage of housing for Blacks in this area will be eliminated?

- (d) R801 316.
- (e) R28 944 660.
- (f) R4 595 174.

(1) (a) 1 875.  
(b) 3 158.  
(2) (a) 7 825.  
(b) This will depend on the availability of funds.

- (g) R251 840.
- (h) R2 714 893.
- (i) R36 038 302.

The MINISTER OF CO-OPERATION AND DEVELOPMENT AND EDUCATION:

Matrimonial Property Act

(1) (a) 1 875.

836. Mr D J DALLING asked the Minister of Public Works:

(b) 3 158.

(1) (a) How many couples married in community of property with the inclusion of the marital power, have since the commencement of the Matrimonial Property Act, No 88 of 1984, caused notarial contracts to be registered in terms of section 25 (2) (a) of the said Act and (b) how many such contracts (i) have been lodged and (ii) are awaiting registration;

(2) (a) 7 825.

(b) This will depend on the availability of funds.

(2) in respect of what date is the above information furnished?

The MINISTER OF PUBLIC WORKS:

(1) (a) 1 875.

Whether his Department and the former Department of Community Development spent any money in the 1984-85 financial year on the construction of housing for Blacks in (a) Cape Town, (b) Durban, (c) Pietermaritzburg, (d) Pretoria, (e) Port Elizabeth, (f) Kimberley, (g) East London, (h) Bloemfontein and (i) Johannesburg; if not, why not; if so, what amount in each case?

(1)(a) 94.  
(b) (i) and (ii) Statistics regarding contracts lodged and awaiting registration.



May 1985

# Black housing loan guarantee awaited

123

~~101~~

## Mercury Reporter

BUILDING societies are still waiting for a signed Government guarantee protecting their investments in black homelands — more than six months after it was promised.

The building societies refuse to lend in the homelands until they have the guarantee, and the delay is holding up

lending. Mr Tim Hart, director of the Association of Building Societies, said the societies were still waiting for the guarantee protecting building society investments against political moves which might jeopardise them to be sent to them.

And while agreement has been reached between the Government

and the societies on changes to be made to the deed of grant which governs the sale of houses in the homelands, legislation has to be changed by Parliament before the building societies will lend there.

Mr Hart explained that at the moment deeds of grant could be cancelled by the homeland governments in certain circum-

stances. 'We want title to the properties to be inviolate. We have reached agreement with the Government on what changes should be made, but the amendments still have to be passed by Parliament.

'At the moment the building societies make no distinction between freehold and 99-year leasehold in South Af-

rica, and if the amendments go through it will put the homelands' deed of grant on the same basis.'

Mr Hart rejected criticism by Dr Dennis Madike in the KwaZulu Legislative Assembly last week that it was 'immoral' for building societies to refuse to invest in KwaZulu when many black people invested their money in the societies.

'It is the Government's policy that each homeland will become independent, and as each one has become independent in the past, the building societies have been required to withdraw from them,' said Mr Hart.

## Indemnity

'That happened to us in Bophutatswana, Ciskei and Transkei.'

'We want indemnity against any political actions which could jeopardise long-term loans in these areas.'

'The Government has agreed to this but we have not yet received it.'

Mr Hart said the societies had already lent a 'substantial amount' for black home ownership in black areas in South Africa qualifying for 99-year leasehold.

The relevant government departments, the Department of Co-operation and Development and the Department of Finance, could not be contacted for comment.

ARGUS 21/5/85

# More relief on coloured housing recommended

123

RCA

## Political Correspondent

FURTHER relief for coloured tenants and homeowners has been recommended by the House of Representatives and a commission is to carry on a further investigation into coloured housing.

The report of a select committee on housing projects has been tabled in the House by the Minister of Local Government, Housing and Agriculture, Mr David Curry.

The House today accepted the report.

The committee came to the conclusion that rentals should be linked to income only and not to the cost of the project.

## Administration costs

It recommended that tenants with an income of up to R200 a month should pay one percent; up to R450, three percent; up to R600, five percent; up to R1 000, seven percent; up to R1 500, nine percent; and above R1 501, 11 percent.

It also recommended relief measures in respect of contributions to the maintenance, rental reserve and community facility funds, as well as administration costs which are added to rentals.

It recommended definite and wider executive powers for management, local affairs and consultative committees.

It also felt that these committees should have the final say over land sales and that all plots should be sold at a fixed price and not by public auction or public tender.

The committee investigated ways in which the present selling campaign for houses could be promoted.

The committee recommended that:

- No deposits be required with the sale of houses; and

- Further incentives be tried to establish community life in

order to bring about stability in residential areas and an improvement of the quality of housing by means of the promotion of house ownership.

The report follows recent rent-relief grants to recession-hit coloured tenants.



registration are not available. The Deeds Offices are however up to date.

(2) 29 April 1985.

(2) what amount was paid to each specified newspaper in the above regard in that year?

The MINISTER OF DEFENCE:

Matrimonial Property Act

837. Mr D J DALLING asked the Minister of Public Works:

(1) (a) How many married couples married out of community of property since the commencement of the Matrimonial Property Act, No 88 of 1984, have caused to be registered in terms of section 21 (2) (a) of the said Act, notarial contracts having the effect of making the accrual system applicable to their marriages and (b) how many such contracts (i) have been lodged and (ii) are awaiting registration;

(2) in respect of what date is the above information furnished?

The MINISTER OF PUBLIC WORKS:

(1)(a) 264.

(b) Statistics regarding contracts lodged are not available but the Deeds Offices are up to date.

(2) 29 April 1985.

Amount spent on advertisement

886. Mr D J DALLING asked the Minister of Defence:

(1) What was the total amount spent by the South African Defence Force in 1984 on placing advertisements for any purpose in newspapers in the Republic;

(1) Advertisements ..... 55 571,11  
Production charges ..... 2 186,47  
Total Amount ..... 57 757,58

(2) Rapport ..... 7 741,39  
Sunday Times ..... 7 131,36  
SA Nursing News ..... 792,00  
Vrystaat ..... 23,80  
Potchefstroom Herald ..... 202,23  
Die Noord-Transvaler ..... 283,12  
Rustenburg Herald ..... 539,28  
Western Transvaal and OFS Herald ..... 511,67  
Beeld ..... 5 296,32  
The Star ..... 3 407,43  
The Argus ..... 3 163,81  
Die Burger ..... 2 691,00  
Eastern Province Herald ..... 465,13  
Pretoria News ..... 2 194,10  
Oosterlig ..... 330,31  
Port Elizabeth Express ..... 404,46  
The Daily News ..... 2 721,50  
Natal Witness ..... 366,71  
The Friend ..... 674,16  
Die Volksblad ..... 1 105,59  
Bloemnuus ..... 283,12  
Natal Mercury ..... 363,00  
Civvy Street ..... 2 941,77  
SA Medical Journal ..... 1 498,00  
Appointments Parade ..... 4 772,76  
Middelburg Observer ..... 512,82  
Opportunities for Matriculants ..... 1 089,00  
Opportunities for Diplomats ..... 979,00  
Jeugtees en Loopbaan-gids (RAU) ..... 237,60  
Northern Review ..... 296,60  
South Coast Sun ..... 134,64  
Horizons ..... 1 034,00  
Herant (RAU) ..... 89,10  
Jewish Times ..... 297,00  
The Lowvelder ..... 46,33  
Engineer's Employment News ..... 924,00  
Cape Times ..... 27,00  
55 571,11

HoA

Own Affairs:

123

Howard  
Q. Col. 1525  
Housing  
20/5/85

74. Mr P G SOAL asked the Minister of Local Government, Housing and Works:

What amounts were spent by his Department and the former Department of Community Development in the 1984-85 financial year on the construction of housing for Whites in (a) Cape Town, (b) Durban, (c) Pietermaritzburg, (d) Pretoria, (e) Port Elizabeth, (f) Kimberley, (g) East London, (h) Bloemfontein and (i) Johannesburg?

The MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS:

- (a) R13 511 404.  
(b) R10 732 506.  
(c) R 442 394.  
(d) R15 588 516.  
(e) R 7 519 228.  
(f) R 2 396 164.  
(g) R 2 012 483.  
(h) R 1 365 033.  
(i) R 6 128 014.

TUESDAY, 21 MAY 1985

†Indicates translated version.

For oral reply:

General Affairs:

Question standing over from Tuesday, 14 May 1985:

Q. Teacher at Belabela High School  
\*21. Mr P G SOAL asked the Minister of Co-operation, Development and Education:

Q. Col. 1525  
21/5/85

- (1) Whether a certain person, whose name has been furnished to the Minister's Department for the purpose of his reply, is employed by his Department as a teacher at Belabela High School in Warmbaths; if not, when was his employment terminated; if so, what is his name;
- (2) whether he has been prevented from entering the school premises; if so, (a) why and (b) when;
- (3) whether he has been suspended from his duties; if so, why; if not,
- (4) whether he has been paid his salary since October 1984; if not, why not;
- (5) whether he will be compensated for his loss in salary; if not, why not; if so, (a) on what conditions and (b) what compensation will he receive?
- The DEPUTY MINISTER OF EDUCATION AND OF CO-OPERATION:
- (1) Yes.  
Mr R S Molepo.
- (2) Yes.  
(a) After his arrest and release on bail, he may not, according to a court order, enter the school grounds. This order was, however, drawn in on 13 May 1985.  
(b) 7 September 1984.
- (3) No.
- (4) No. Mr Molepo absented himself from duty for longer than 14 days without permission and is deemed to have been discharged on account of misconduct in accordance with the provisions of section 21(2) of the Education and Training Act, 1979 (Act 90 of 1979). He is therefore not entitled to any salary.
- (5) (a) and (b) Mr Molepo reported for duty on 13 May 1985 and was re-

HoA



## Illegal immigrants

\*8. Mr T LANGLEY asked the Minister of Justice:†

- (1) Whether any cases of the employment of illegal immigrants by farmers in the Messina District have been referred to his Department for prosecution purposes since 1 January 1985; if so, how many;

- (2) whether his Department has instituted prosecutions in respect of all these cases; if so, (a) against which persons and (b) what was the outcome of the prosecutions in each case; if not, (i) against which persons have prosecutions (aa) been instituted and (bb) not been instituted, (ii) why have prosecutions not been instituted in certain cases and (iii) what was the outcome in the cases in respect of which prosecutions were instituted?

†The MINISTER OF JUSTICE:

- (1) Yes, four.

- (2) No.

(i) (aa) Messrs W P Esterhuizen, A P Van Aardt and R P Baxter.

(bb) Mr C T H Fischer.

(ii) The public prosecutor has still to take a decision in regard to Mr Fischer.

(iii) Mr Esterhuizen was convicted of contravening section 51(a) of the Admission of Persons to the Republic Regulation Act, 1972 (Act 59 of 1972) and sentenced to a fine of R60 or 20 days' imprisonment.

Mr Van Aardt was prosecuted for an alleged contravention of section 26 of the Black Labour Act, 1964 (Act 67 of 1964). He was acquitted.

HQA

Mr Baxter was prosecuted of contravening section 51(a) of the Admission of Persons to the Republic Regulation Act, 1972.

The trial has been postponed until 23 May 1985.

†The MINISTER OF JUSTICE:

- (1) Whether the matter which arose during the course of the proceedings of the Kannemeyer Commission in connection with a certain person, whose name has been furnished to the Minister's Department for the purpose of his reply, has been referred to the Attorney-General; if so, (a) when and (b) what is the (i) name of this person and (ii) nature of the matter in question;

- (2) whether any action has been taken in this regard; if not, why not; if so, (a) what action and (b) when;

- (3) whether a decision has been reached on the matter; if not, when is it anticipated that a decision will be reached; if so, what is the decision?

The MINISTER OF JUSTICE:

- (1) Yes.

(a) 3 May 1985.

(b) (i) Mr N Anderson.

(ii) A possible contravention of regulation 14 read with regulation 15(c)(ii) of the Regulations promulgated with reference to the Commission in *Government Gazette* 9674 of 22 March 1985.

- (2) Yes.

(a) The matter has been referred to the South African Police for investigation.

(b) 6 May 1985.

(3) No. After the completion of the police investigation.

\*9. Mr D J N MALCOMESS asked the Minister of Trade and Industry:

Whether any prosecutions have been instituted in terms of section 3(1) of the Physical Planning Act, No 88 of 1967; if so, how many as at the latest specified date for which figures are available?

†The MINISTER OF TRADE AND INDUSTRY:

Prosecutions are instituted in terms of section 11 of the Physical Planning Act, 1967, and in respect of contraventions of section 3(1) there were 21 prosecutions during the period 19 January 1968 to 14 May 1985.

\*11. Mr P G SOAL asked the Minister of Health and Welfare:

(1) Whether he or any member of his Department has at any time received any applications from the residents of Mathopstad for the provision of (a) clinics and (b) any other specified health facilities; if so, (i) on what dates and (ii) what was the nature of the facilities requested in each case;

(2) Whether these applications were granted; if so, (a) what facilities were provided and (b) on what dates; if not, (i) why not and (ii) what health or medical facilities are available to the residents of Mathopstad;

(3) whether his Department (a) has received any requests for, and/or (b) has been involved in, the provision of any health facilities at the resettlement area on the farm Mimosa No 81 J Q, near Onderstepoort; if so, (i) (aa) by whom and (bb) when were these requests made, (ii) what was

the nature of (aa) his Department's involvement and (bb) the facilities provided, (iii) when were these facilities provided and (iv) what was the total cost involved.

(4) whether he will make a statement on the matter?

The DEPUTY MINISTER OF HEALTH AND WELFARE:

(1) (a) No.

(b) No.

(i) Falls away.

(ii) Falls away.

(2) (a), (b) and (b) (i): Falls away.

(b) (ii) Department of Health and Welfare mobile unit visits every 5 weeks.

District Surgeon at Koster available for consultations. Koster Provincial Hospital. Leratong Provincial Hospital.

(3) (a) Yes.

(b) No. Village unoccupied.

(i) (aa) Department of Co-operation and Development.

(bb) 12 February 1985.

(ii) (aa) Nil to date.

(bb) Mobile clinic available when required.

(iii) Available for use from 13 March 1985.

(iv) No cost to date—awaiting movement into resettlement farm.

(4) No.

Mr P G SOAL: Mr Speaker, arising out of the hon the Deputy Minister's reply,

HQA



# Rentals-income link suggested

*Cape Times 22/5/85 123*

## Political Staff

A SPECIAL select committee report recommending that rentals be linked to incomes was tabled in the House of Representatives yesterday.

Recommending an in-depth inquiry into housing, the committee, under the chairmanship of the Minister of Local Government, Housing and Agriculture, Mr David Curry, stressed that interim measures were, however, "urgently required" to counteract the prevailing financial circumstances.

The report suggests that tenants should pay a percentage of their income as rent:

- R0 — R200 paying 1%;
- R201 — R450 paying 3%;
- R451 — R600 paying 5%;
- R601 — R1 000 paying 7%;
- R1 001 — R1 500 paying 9%; and
- R1 501 and above paying 11%.

The committee further recommended that relief measures be found in respect of contributions to maintenance, rental reserve and community facility funds.

With regard to responsibility for housing matters, the committee recommended that:

- management, local affairs and consultative committees be granted definite and wider powers which would be binding and mandatory;
- these bodies have the authority to carry out these powers;
- all powers with regard to these bodies be transferred from the Administrators to the Minister of Local Government, Housing and Agriculture;
- the bodies have the final say over land sales and that all plots be sold at fixed prices and not by public auction or tender;
- and new structure be found within local government in order to solve the problems of the community.

## The MINISTER OF FINANCE:

(1) Nil.

(2) Falls away.

*Handwritten: Hemond Q. 61. 21/5/85*  
 900. Mrs H'SUZMAN asked the Minister of Law and order:

How many persons in possession of South African reference books were arrested by the South African Police on suspicion of being illegal immigrants in each month from 1 January 1984 up to the latest specified month for which figures are available?

January	1984	30
February	1984	19
March	1984	22
April	1984	31
May	1984	58
June	1984	39
July	1984	54
August	1984	43
September	1984	34
October	1984	34
November	1984	33
December	1984	263
January	1985	180
February	1985	102
March	1985	69
April	1985	43

The MINISTER OF LAW AND ORDER:

## The MINISTER OF LAW AND ORDER:

(1) 1 September 1984 to 30 April 1985: 5 Persons.

*Handwritten: Hemond Q. 61. 21/5/85*  
 911. Mr P C CRONJE asked the Minister of Trade and Industry:

(1) Whether any applications have been received for the extension of factories in terms of section 3(5)(c) of the Physical Planning Act, No 88 of 1967; if so, (a) how many, (b) from whom, (c) in respect of how many Black employees and (d) when in each case;

(2) whether any applications were refused; if so, (a) how many and (b) what was the reason for the refusal in each case?

The MINISTER OF TRADE AND INDUSTRY:

Section 3(5)(c) of the English text of the Physical Planning Act, 1967 contains only a definition of the word "extension" and it is assumed that the honourable member requires particulars of applications in terms of section 3(1) of the Act, which are as follows for the period 19 January 1968 to 14 May 1985.

(1) Yes.

(a) 15 452 of which 11 applications are under consideration at present.

(b) Apart from the fact that the information is of a confidential nature, the honourable member will appreciate that it would be an impossible task to furnish the particulars in respect of 15 452 applications.

(c) 429 818.

(d) The information is not readily available for the reasons mentioned in the reply to (1)(b).

(2) Yes.

(a) 1 495.

(b) Information in respect of individual cases is not readily available. In general, the applications were refused because of an unacceptable labour ratio or proposed extensions on non-industrial land.

*Handwritten: Hemond Q. 61. 1565 21/5/85*  
 915. Mr P R C ROGERS asked the Minister of Law and Order:

(1) How many national servicemen (a) rendered their national service in the South African Police in each of the latest specified five years for which figures are available and (b) were accepted by the South African Police from the 1985 intake;

(2) (a) how many members of the South African Police are currently rendering their national service and (b) in respect of what date is this information furnished?

The MINISTER OF LAW AND ORDER:

1 (a) 1980—234.  
 1981—343.  
 1982—235.  
 1983—167.  
 1984—161.

(b) 61.

2 (a) 294.

(b) From July 1983 to date.

Own Affairs:

Amount spent on schools/pupils

75. Mr R M BURROWS asked the Minister of Education and Culture:

What amounts were spent by his Department on (a) school textbooks, (b) li-

brary books, (c) hostel accommodation subsidies, (d) pupil transport subsidies, (e) school audio-visual equipment, (f) school buildings, (g) stationery and (h) school furniture during the latest specified period for which figures are available?

The MINISTER OF EDUCATION AND CULTURE:

It is not possible to furnish the information since records are not being kept of expenditure items, in the form requested.

WEDNESDAY, 22 MAY 1985

†Indicates translated version.

For written reply:

*Handwritten: Q. 61. 1566 22/5/85*  
 800. Dr M S BARNARD asked the Minister of Health and Welfare:

Whether his Department keeps statistics on the incidence of (a) kwashiorkor and (b) marasmus in the Republic; if not, why not; if so, (i) how many patients suffering from (aa) kwashiorkor and (bb) marasmus were admitted to hospitals in the Republic in 1983 and 1984, respectively, and (ii) what other statistics in this regard are kept by his Department?

The MINISTER OF HEALTH AND WELFARE:

No. This would have to be based on notification. It is regarded that such procedure would not give scientifically usable data.

*Handwritten: Hemond Q. 61. 1566 22/5/85*  
 804. Dr M S BARNARD asked the Minister of Health and Welfare:

(a) How many claims in respect of occu-

## Reference books/influx control

903. Mr E K MOORCROFT asked the Minister of Law and Order:

What total number of Black persons was arrested by the South African Police in the area of the Eastern Cape Development Board for offences relating to reference books and influx control from 1 September 1984 up to the latest specified date for which figures are available?



MRGUS 2/5/85 (123) ~~123~~

# The awesome needs of the SA of tomorrow

Labour Reporter DICK USHER reports on an expert's view of the demands which a burgeoning urban black population will place on South Africa's economy

THE expected growth of the urban black population of South Africa to 76 percent of the total will create a fast-growing demand for social infrastructure and employment.

At this week's conference on the social responsibility of business, organised by the Public Relations Institute of South Africa, some of the implications of this growth were outlined by Mr P W G Rossouw, human resources director for Stellenbosch Farmers Winery.

Creating enough employment opportunities in South Africa should be seen as the most important priority for the country over the coming years, said Mr Rossouw.

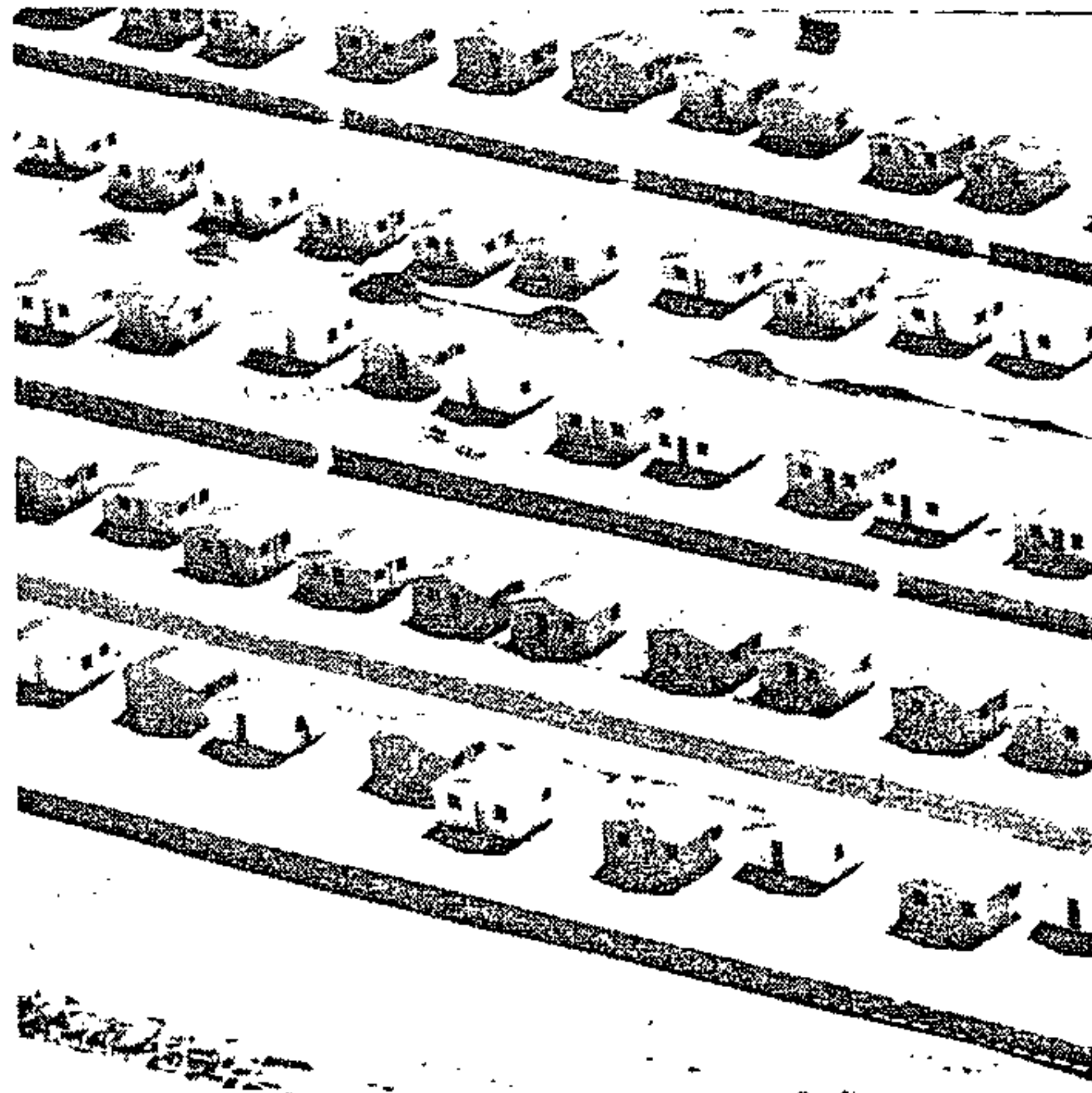
Current trends in the South African labour market and in employment creation were most disturbing and could have a negative effect on the growth potential of the South African economy — they could reverse efforts to promote a free market economic structure in this country and could have a destabilising effect on the internal political structure.

Mr Rossouw said it was estimated that at least 163 600 blacks were needed by 2000 to fill expected vacancies in the labour force, ranging from executive white collar workers to semi-skilled blue collar workers, slightly more than half of whom would be in the white collar category.

In both categories the demand had exceeded the supply in the past decade.

The implication was that there is already an urgent need for more educational and training facilities, especially in the executive and highly skilled categories.

But South Africa's educational problems were not likely to be solved by the traditional remedies of spending more money, building more schools and training more teachers.



Core housing in Khyelitsha — South Africa will need millions more homes in the next 20 years

"It seems unlikely that even large investments in the traditional system could significantly improve the existing situation, especially since the shortages of skilled labour in the economy could leave the teachers training colleges unable to compete for the best qualified professionals," said Mr Rossouw.

The need was for bolder and more imaginative solutions such as the use of information technologies which were likely to make a vast impact on education even in the short to medium-term future.

The population growth would also be likely to result in a greater redistribution of the cost of education with the affluent bearing a greater burden.

Business might also have to assist with the cost of educat-

ing employees and their children to have a sufficiently skilled and up-to-date labour force.

Significant new solutions for black housing were required as South Africa would have to build between 2 000 000 and 3 000 000 houses for all race groups during the next 20

"These could be based on two qualities of the current black urban scene, namely a growing number of unemployed and underemployed blacks in urban areas and a considerable potential for employment generation if labour-intensive building techniques are used.

"These two qualities could be combined to good effect to solve the black housing and unemployment problems."

At the same time, it was obvious that serious consideration

should be given to the techniques and methods of building houses and that many ideas about building plans and regulations might have to be adjusted.

Present finance for housing was inadequate. In 1981 South Africa spent a significantly lower proportion of its gross national product on housing — 2,9 percent or about R2 122-million — than did most comparable foreign countries.

Of this about 70 percent was spent by the private sector and about 90 percent of all housing for blacks was provided by the public sector.

For the future a large proportion of the necessary finance would have to be provided by the private sector and in giving a high priority to housing for the lowest income groups the State would probably render the best service by providing infrastructure such as serviced sites.

The high cost of housing should be reduced to provide more houses with the limited funds available.

Subsidies for housing, except on a very selective basis and only for the lowest income group, were undesirable, said Mr Rossouw.

One aspect of this undesirability was that whites who qualified for subsidies tended to develop high housing standards which tended to highlight the difference in living standards between whites and other races.

A serious aspect was unemployment because it was unlikely that employers would assist with housing for people other than their employees, and limiting population growth combined with education and training were also a priority because that would be the major problem in providing housing.



nd Politics

# Blacks need <sup>(123)</sup> 364 270 houses

*Capt Tind 2/5/85*

By BARRY STREEK

THE escalating black housing crisis in South Africa has been underlined by the official estimate in Parliament that there is a shortage of 364 270 houses for black people inside and outside the homelands.

And the government's housing sale in urban black areas has yet to take off: only 32 906 houses had been built and sold in terms of the 99-year leasehold throughout South Africa by the end of 1984.

These figures have been disclosed in a series of questions put to the government by various opposition MPs.

### 196 000 houses

The Minister of Co-operation and Development, Dr Gerrit Viljoen, told Mr Colin Eglin (PFP, Sea Point) that it had been estimated that there was a shortage of 196 000 houses for black people in black residential areas outside the homelands.

He also told Mr Eglin that there was an estimated shortage of 168 270 houses in the non-independent homelands.

Officially, the most serious housing crisis in the homelands is in Kwa-

Zulu, where Dr Viljoen said estimated the shortage of homes was between 80 000 and 100 000.

Dr Viljoen said the state had built 8 361 houses in the residential areas outside the homeland during 1984 and a further 4 238 houses in the six non-independent homelands.

Local authorities had only built houses in two provinces — 3 252 in the



Transvaal and 52 in the Orange Free State.

Dr Viljoen also said the private sector had built 6 654 houses in three provinces.

But in Natal neither the state, the local authorities nor the private sector had built any houses during 1984.

He said it was "unknown" how many houses had been built by local authorities and the private sector in the non-independent homelands and because "the powers

to provide housing within their areas rest in the governments of the respective national states" these figures were not available.

Asked by Mr Eglin when it was estimated the housing shortage for black people would be eliminated, Dr Viljoen replied: "The elimination of the housing shortage for blacks is totally dependent on the availability of sufficient development funds to both the public and private sectors who have a joint responsibility in this respect.

### No impact

He told Mr Pat Rogers (NRP, King William's Town) that 11 902 houses had been built in 1984 in the black townships administered by development boards, indicating that virtually no impact on the housing shortage of 196 000 outside the homelands was made last year, let alone coping with the natural increase in the demand for houses.

These figures give some dimension to the black housing crisis in South Africa and with the current economic environment it seems unlikely that it is going to get any better in the foreseeable future.



**Yesterday in Parliament**

# Govt policy switch could save 76 000 homes

Ormande Pollok  
Political  
Correspondent

THE Government has fundamentally changed its resettlement policy and removed the threat of resettlement which has been hanging over the heads of thousands of blacks in 52 townships round the country.

This was revealed yesterday by Mr Sam de

Beer, Deputy Minister of Education and Co-operation, who told Parliament the Government had decided to lift its freeze on development in these townships, some of which have faced the possibility of resettlement for 20 years.

Its policy switch would save 76 000 homes in townships which are within 50 km of the homelands.

Mr Ray Swart, chief Op-

position spokesman on Black Affairs, praised Mr de Beer for his 'courageous and frank' speech and said it indicated the Government was at last facing the situation in the country as it really was.

Mr de Beer, replying to criticism by Mr Ralph Hardingham, New Republic Party MP for Mooi River, about the black housing shortage, said the Government had for some time been consider-

ing the 'unfreezing and development' of certain black townships.

A large number had been destined for resettlement in the homelands or other black areas due to policy and other considerations.

'As a result development of the townships was frozen and no development took place at all. Only normal repairs were allowed,' said Mr de Beer.

He explained that due largely to a shortage of funds, it was not possible to carry out the resettlement. Some townships were resettled but many had been under the 'sword' for about 20 years.

'In the course of time natural population growth led to overcrowding and living standards remained stagnant or deteriorated,' he said.

The previous policy had been to remove all communities who lived within 50 km of the nearest national state.

But circumstances had changed since the policy was formulated:

Where 20 years ago 50 km was regarded as a reasonable commuting distance, this was no longer the case from an economic point of view;

Some of the townships involved were still in a good condition. Usable accommodation and other facilities would have been useless if resettlement went ahead and would have to have been replaced at huge costs;

Replacement costs would have meant an increase in rentals for the community or great subsidies from the State;

Nobody could deny that resettlement had a tremendously negative effect on the communal and social structures of the communities;

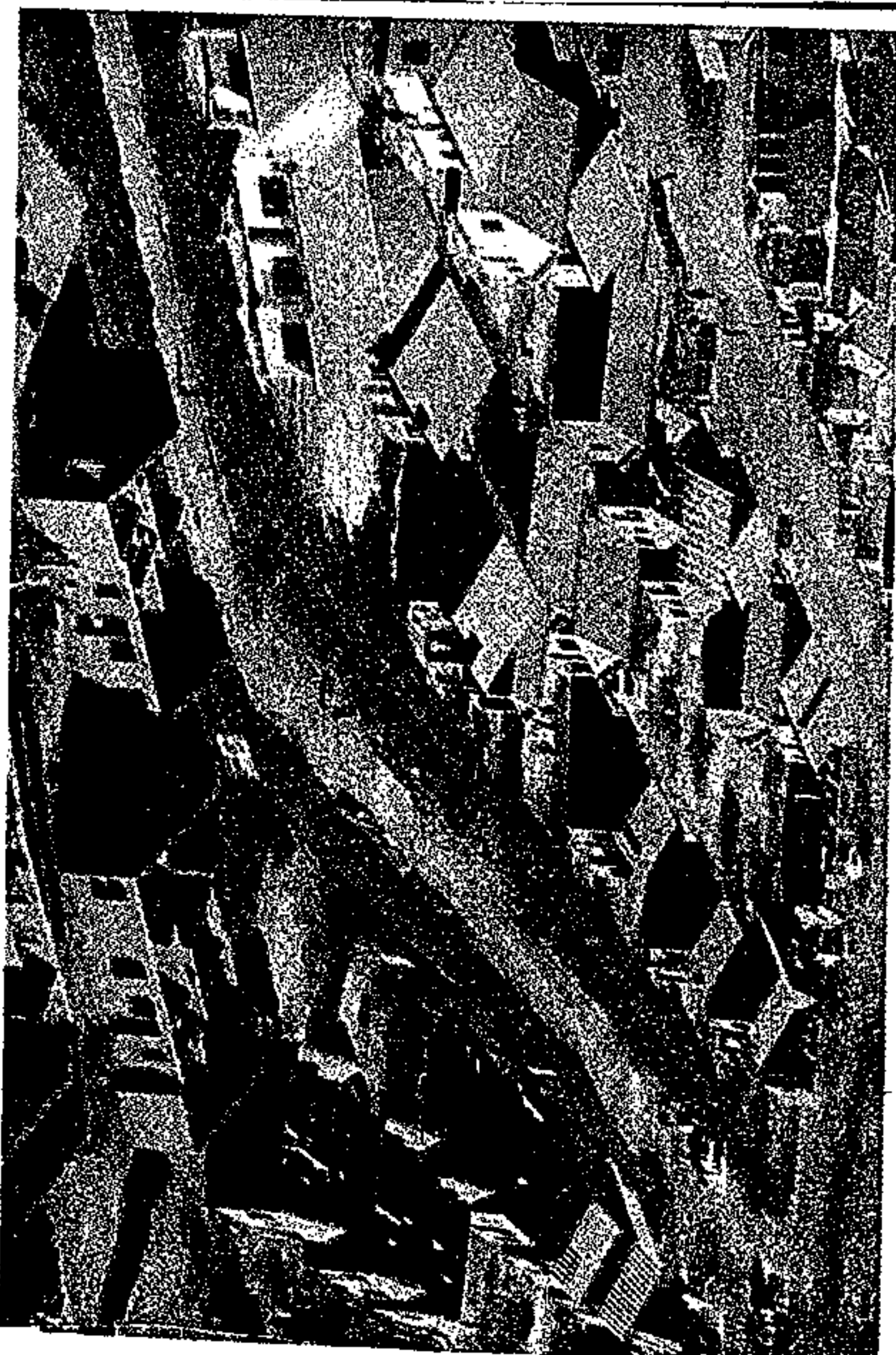
Resettlements had in recent times become seriously politicised with the attendant threats of disinvestment and boycotts; New initiatives by the Government concerning the constitutional future of blacks outside of the homelands had eased the need for removal of blacks from white areas.

NM 4/5/85

254  
123



# Embattled builders look to black housing relief



Black housing — beset with problems for home builders

THE building industry, facing a substantial drop in demand for white housing, has been urged to look at the black market as a possible lucrative alternative.

The National Association of Home Builders (NAHB) says members are showing increasing interest in the black market.

But NAHB chairman Riley Schachat says it should be tackled with caution.

Companies in the black housing market warn that sound financial backing is essential to avoid cash-flow problems.

## Barely dented

The market looks tempting for builders. The shortfall in black housing, according to a conservative Government estimate, is 170 000 units, excluding the national states. Builders are barely denting the shortage.

Gough Cooper and Schachat Culhum between them provide fewer than 1 000 houses a year to black buyers.

However, one of the major problems facing builders is the serious shortage of serviced land. If a builder provides the services he has to spend between R2 500 and R10 000 on each stand before he can start laying bricks. The outlay can put a serious strain on a small builder's cash flow.

The high cost of establishing services, registering leaseholds and bonds and working through the mountain of paperwork precludes large companies from offering low-priced housing.

By Kerry Clarke

## Optimistic

They are selling only to the middle- and upper-income groups — Schachat's cheapest home for blacks costs R30 000, and Gough Cooper's cheapest is R23 000, excluding land.

Matthew Nell, general

manager of the Family Housing Association, an Urban Foundation housing utility company, estimates that big builders and the building society development corporation providing houses from R25 000 up wards, are catering for only 5% of black home buyers. He adds that this is an optimistic estimate.

Alex Rabie, marketing director of Gough Cooper's black housing division, says: "The private sector cannot be seen as the answer to the shortage — many people have to be helped by the Government."

Rob Crockett, executive director of Schachat Holdings, identifies another major problem in the black housing market. There are no established routines to follow and attitudes and procedures which affect the home builder operating in the black townships change constantly. Schachat has put executives to work at clerical jobs in an attempt to avoid administrative delays.

## Bond delays

Some builders report long delays in bond registrations. Schachat has appointed drivers to take buyers to attorneys' offices to sign bond documents.

be delayed for several weeks. Mr Rabie says: "Without detailed knowledge of the steps to follow, the documentation required and the people involved, it is difficult to build houses for blacks."

Mr Nell suggests that developers get together and make suggestions to amend legislation affecting the administration of leasehold. Land is also a problem, say builders. Although there is sufficient stock on the East and West Rand for the time being, there will be a serious shortage if township boundaries are not extended.

## Small parcels

Land is scarce in Soweto, and Mr Rabie believes densities there should be increased. There is no provision for high-rise developments. However, he acknowledges that such developments could be difficult as the concept of sectional title is foreign to black buyers.

Mr Nell agrees that land is tight in Soweto and most of it is in small parcels which have been rezoned. He says high rise is not a proposition while land prices are set far below the market level.

"People develop high rise to make good use of expensive land. If all land costs are uniform, as in Soweto, there is an economic disincentive to develop high rise."

123

3

5 Times

1/5 1/5



123 5/15/85 Times

# Housing perks go, but salaries rise

By Ciaran Ryan

BANKS and building societies have slashed preferential interest rates on housing loans to staff as part of a move to cash-based remuneration.

But all institutions report decreased staff turnover, caused by fear of the recession and the perks tax. Employees who may have been lured from financial institutions by more attractive perks are now hesitant until the market finds ways to compensate for perks tax.

United Building Society may increase interest rates on housing loans for new staff from 3% to 18%, pending senior managerial

approval. But salaries may be increased to compensate for the loss.

Standard Bank has increased the interest rates on housing loans to staff from 2.5% to 3.5%. Personnel manager Henry Fabian says the rate will be increased by 1% a year until a ceiling of 9.5% is reached "depending on how market rates perform in the meantime".

The cash portion of salary packages will be reassessed regularly in the light of movements in market bond rates.

"We believed employees should start to contribute more to the financing of their

□ To Page 3

123 5/15/85 Times, May 5, 1985 3

## Perks on way out

□ From Page 1

houses. Managers entitled to company cars no longer have to pay a nominal rent for them. They now have free use of the cars."

Barclays has kept its interest rate on housing loans at 2.5% for existing staff until 1990 when it will go up to 5%. New staff will have to pay 5% immediately. Interest rates on car and personal loans has been increased from 3% to 12%.

Volkscas has raised salaries and has kept interest rates on housing loans at 3.5%. Managers have been compensated for the introduction of the car tax by additional cash.

Public relations manager Jan Snyman says company policy is to increase salaries to make up for perks tax losses.

Nedbank has not changed its salary packages. Phillip Bacchioni, general manager of personnel, says even when the tax on housing loans has been phased in employees will pay less than 10% on the benefit.

STAR 8/5/85 (127)

# The costs of house buying in a township

Mrs Lydia Moaise has been living in her rented Meadowlands Zone 9 house for the past 15 years.

This year she decided to buy it under the 99-year leasehold scheme, taking advantage of the Government's mass sale of homes launched in July 1985.

Her employer, for whom she had worked as a domestic for more than 20 years, agreed to advance her the full R1 341 price of the house.

The breakdown of the cost as given to Mrs Moaise by her township manager was:

- Price of the house's actual structure, R749.
- Installation of water meter, R80.
- Deposit on water consumption, R20.
- Survey fee, R95.
- Administration fee, R6.
- Annual levy, R1.
- Right of leasing the 260 sq m on which the house was built, R390.

Total, R1 341.

Mrs Moaise's house already had a water meter, so R80 was deducted from her account and she had to pay R1 261.

Cheque in hand, she went to the West Rand Development Board offices in New Canada to make her purchase.

The board provides five-year loans at 18 percent interest a year for buyers in their area.

People applying for loans must pay a 10 percent deposit plus survey and administration fees, an annual levy, a fee for installation of a water meter

and a deposit for water consumption.

If Mrs Moaise had taken a loan she would have had to put down a deposit of R202.

But she was paying cash.

The deal took nearly five hours to process, more than three hours of which were spent in queues.

The procedure started at the reception desk, where a clerk checked whether Mrs Moaise had enough money and opened a housing file in her name.

Next queue: the cashier's counter where she paid.

The longest wait of nearly three hours came at the estate officer's desk where final papers were signed.

It took the estate officer only 15 minutes to process Mrs Moaise's application.

Why wait three hours for something that takes only 15 minutes?

Chief estate officer Mr Piet Genis explained that it could take an estate officer (New Canada has five) 10 minutes to an hour to process one application depending on whether the buyer was paying cash or taking the Development Board's loan.

He said: "Some people want every detail of the documents explained; others don't."

Although the West Rand Development Board offices are open on Saturday Mr Genis encourages employers to allow time off in the week for employees who want to buy homes.



# Controls cause housing havoc

CAPL Times 8/5/85 (123) 257

Staff Reporter

INFLUX control and the government's policy of apartheid had inhibited effective solutions to South Africa's housing problems, the general manager of the Family Housing Association, Mr Matthew Nell, told a conference on urban housing provision yesterday.

Addressing the one-day conference hosted in the City by the Institute of Town and Regional Planners, Mr Nell said influx control increased the administrative load on local authorities, which delayed the provision of new houses and increased costs.

## Urban rights

Residents without urban rights due to influx control did not invest their resources in building their own accommodation. In addition the application of influx control inhibited the infor-

mal construction industry, he said.

Mr Nell warned that unless self-help housing was one of a number of options available to people, it could be stigmatized as a "second-class" solution which people would resent.

Housing standards in South Africa were still too high, said Mr Nell.

The government's policy on self-help housing should be changed to allow home-owners to gradually build or upgrade their homes to a desired standard. Home-builders should not have to build their homes at once according to norms they could not afford.

The director of the Economic Research Unit at the University of Natal, Professor Gavin Maasdorp, said that efficient urban management was increasingly recognised as being crucial for the solution of housing

problems.

He said local authorities had to develop the capacity to plan, manage and finance housing development and urban services.

## Unrest

The Minister of Local Government, Housing and Culture in the House of Representatives, Mr David Curry, said that the government had to ensure that home ownership was possible for all coloured people.

He said that social unhappiness was repeatedly linked to lack of home ownership and housing grievances were repeatedly used as a vehicle for political agitation.

He said it was the State's duty to assist those who could not afford housing and subsidies should be awarded according to need and not simply be paid as a matter of course to civil servants.

ng' pen ter who have of being curtains, ad switch n and off rt of their , electron- he Design xhibition ay be the ; display at ope Centre hich opens lso includes itering con- and several res, all con- m a single panel. on manager, Haupt, said a tendance of ple had been 10-day exhibi- last year gen- nillion-worth in signed or- bus service e will leave d Parade at ervals. l be avail- or and from ffices.

U... re... ed... hat... ave... na...  
pr... u... e... e... J... s... 1... t...  
d... in... ve... fr... ac... of...  
S... C... t...  
IT... to... jon... the... pos... sh...  
ve... fir... wo... tar... dr... ad... ne...

AIDS also kills casual sex Architect J K

# Home prices drop marginally

123

Financial Staff Star 8/5/85

House prices in South Africa declined only marginally on average in the first quarter of this year, although the West Rand and Durban-Pinetown areas had a drop of some 8 percent, the United Building Society's latest *Quarterly Housing Review*, states.

And United's chief economist, Dr Hans Falkena, says the bond rate could decline by some 2 percent this year for mortgagors with larger bonds — those who are currently paying 21 percent or more.

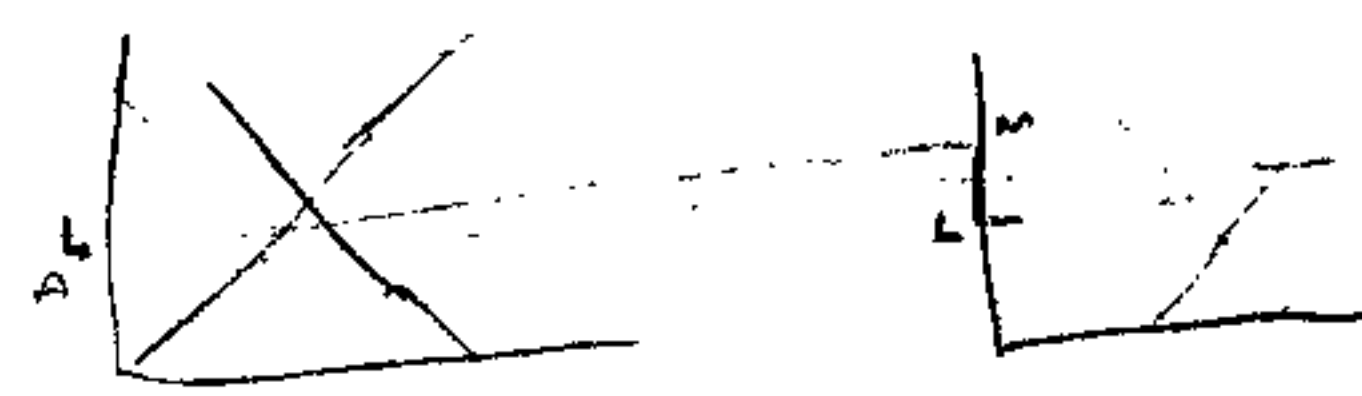
However, "those who pay a lower interest rate because their bond is smaller, must not anticipate much relief as this rate is

already considerably lower than the ruling money market rate," Dr Falkena says.

"We expect that house prices in general will continue to taper off during the second quarter but a moderate rise may be expected in the second half of the year, mainly as a result of inflationary pressures," Dr Falkena says.

Although mortgage finance is readily available for home-improvement and bonds in excess of R60 000, which command market-related interest rates, finance for smaller bonds, particularly those with a bond rate of 18,25-21 percent, is expected to remain limited throughout the year.

I  
A  
A  
A  
C  
C  
F  
F  
C  
C





Cape Times 10/5/85

# Influx control to be revised

123

## Political Staff

DRAFT legislation involving a "thorough" revision of influx control is likely to be submitted to a parliamentary standing committee before the end of the year.

And an easing of the hated pass laws seems to be on the cards.

This was announced last night by the Minister of Co-operation and Development, Dr Gerrit Viljoen, in an address in the City to the Cape Employers Association.

Stating that he did not believe that the total scrapping of influx control was practical in terms of the demographic and economic realities of South Africa, Dr Viljoen said the aim was to achieve "much greater simplicity and flexibility" in arranging and ordering urban settlement.

## Technical

At the same time, he said, an effort was being made to "eliminate unnecessarily restrictive regulations which have the effect of creating large numbers of technical transgressions and cause much unnecessary frustration, in particular regarding the ready availability of identity documents".

Dr Viljoen warned at the same time that serious attention would have to be given to "abating the continuing influx of

newcomers especially from the Eastern Cape, the Ciskei and Transkei" into the Western Cape.

He said the best way to counter influx was through development and creation of jobs in the areas from which the migrants originated.

This was why the government was giving special attention to the creation of black employment opportunities in the Eastern Cape, Transkei and Ciskei.

## R53 million

● The Department of Co-operation and Development has been allocated R53m of the R100m allocated in the budget to bring employment relief, Dr Viljoen said.

His department would spend:

● R18m on job opportunities in urban and rural areas and in the national states.

● R25m on job opportunities through self-build housing.

● R5m for environmental care through litter removal.

● R5m for jobs for upgrading hostels for migrant workers.

The Department of Foreign Affairs has received R14m for job creation in independent neighbouring states, and the Department of Manpower R25m for training the unemployed.

# Home-buyers with perks still pay less

Star 13/5/85

(123)

By Frank Jeans

Contrary to popular belief, subsidised home-purchasers — who make up 70 percent of the residential market — will still be considerably better off than people without perks during the seven-year phasing-in of fringe benefits tax.

A purchaser who has a R50 000 bond, is subsidised at 4 percent interest and pays the highest marginal tax rate enjoys an advantage of about R35 000 in that seven years over an unsubsidised borrower with a bond at 18 percent interest.

Spelling out the implications of the new tax on the home-purchaser, *The Property Economist*, journal of property consultants Neville Berkowitz and Associates says: "The existing fringe benefits tax structure favours the public service and selected private sector employees who will still be living in homes they cannot really afford."

According to the *PE* figures, the unsubsidised borrower with that R50 000 bond pays R9 000 a year on interest which totals R63 000 up to 1992.

The "perks" man, on the other hand, at 4 percent faces a R14 000 outlay over the same period. Added to this figure, of course, is the additional tax he will be required to pay during the

seven years (which will amount to R14 150) but the R28 150 total is substantially below the final figure of the unsubsidised home-buyer.

Indeed, the difference is equivalent to paying 11,3 percent a year bond interest on R50 000 compared with the unsubsidised taxpayer's 18 percent.

*The Property Economist* also predicts that home prices should bottom out between May and November this year.

"To delay buying a home longer than the middle of this year, could entail missing the bottom of the market," says the journal.

## LARGER PROPERTIES

"Many people are waiting for this bottoming out, and it is the 'fence-sitter' who will rush into the market once the upturn gets under way, pushing prices significantly higher in a short space of time."

The journal also foresees the subdivision of larger properties into smaller self-contained units as has happened overseas — a trend that will require zoning changes.

"The conversion of servants' quarters and garages in suburban homes into cottages must become more commonplace," says the journal.



# fell flat

## Why the Government's great house sale just

By Gary van Staden, Political Reporter

When the South African Government announced its great sale of houses in 1983 it expected all 450 000 to be snapped up in a year by lower-income groups in black, white, coloured and Indian communities.

By August last year the total sold was only 32 869. If the great sale had been private enterprise its brokers would now be bankrupt.

Sociology Professor Toni Lamont, of the University of South Africa, believes four major problem areas contributed to the slow sales.

He identifies the areas in his university's publication *Indicator SA* as:

- Organisational machinery for the programme was not set up in time.
- The campaign was approached as if the sale of houses were a unique event rather than first stage of an ongoing social process.
- Buyer resistance and alienation have been aggravated in some quarters by a trend to politicise and campaign against the sale.
- Establishment of a massive primary market for housing has not been supported due to factors restricting mobility.

The organisational delays were caused by Administration Boards

who had to rearrange procedures, train staff and alter documents.

In some cases new procedures were required.

And, said Professor Lamont, the uncertainty created by lack of clear directives from higher authority was not conducive to speedy constitution of organisation required.

A factor contributing to the slow take-off was the massive surveying requirements in townships before the houses could be sold and the problem of building societies having to rearrange procedures for granting home loans.

Building societies had to alter standards because many houses for sale did not meet normal requirements.

And most loans required were so small it was hardly worth the administration involved to grant them.

In a nutshell administrative demands on local authorities involved in the scheme, coupled with delays in clear directives from above and restructuring of financial institutions to meet requirements of the great sale, caused massive delays in transfer of houses.

Another major problem yet to be dealt with by the authorities was buyer resistance.

Political organisations have campaigned against the housing sale because:

- They see it as exploitation and claim most houses have been paid for many times already after years of rent.
  - Many houses, especially those owned by Community Development, are in poor condition after years of neglect.
  - Political organisations involved in the campaign against the sale believe homes for the poor, main target of the sale, is the responsibility of the State, not the people themselves.
  - They believe the Government is neglecting this responsibility and dropping it in the lap of private enterprise.
  - Most of the people simply cannot afford the houses even at the low repayments.
- The anti-sale campaign is regarded by Professor Lamont as contributing to low sales.
- So is the fact that there is almost no secondary market. Professor Lamont says: "There are about 105 000 dwellings in Soweto but potential for only 7 000 more stands. This potential is hardly utilised."

The sum effect of this, says Professor Lamont, is that a Sowetan buying one of the 65 000 saleable houses and wishing to sell soon at a profit would be unable to do so as there is no secondary market.

This is bound to carry weight with potential buyers. The sale figures are low except for houses in the so-called Indian areas where almost half have already been sold.

This is probably due to two main factors.

First, there is generally more finance in the Indian community than in the black or coloured communities.

Second, syndicates exist in Indian townships who own as many as 10 to 12 houses which they sub-let.

Technically this is illegal.

Professor Lamont says: "The idea on which the Government's great housing sale of 1983-84 was based, that the country's lower income groups would be willing and able to snap up 500 000 houses in a single year in deepening recession, has hopefully been eviated from its residence in official policy and rehoused in the resettlement camp for discarded South African myths.

"The authorities must now settle down to the hard slog of actually selling hundreds of thousands of houses."

# UDF 'too concerned with its politics'

CAPL  
123  
15/5/88  
Staff Reporter

THE United Democratic Front was more concerned with using communities for their own political ends than with solving community problems, Mr David Curry, Minister of Local Government, Housing and Agriculture in the House of Representatives, said yesterday.

Addressing a seminar on unrest and urban terrorism and its effects on industry and commerce at a Woodstock hotel, Mr Curry said the UDF's housing action committees were "very clever".

"People flock to their meetings but as soon as they get there the UDF turns to politics, telling them the reason they haven't got houses is the 'system'", Mr Curry said.

## 'Structures'

The government had to proclaim the right for everybody to own property and industry had to play a major role in alleviating the housing backlog.

"We have to create structures that will deliver the goods and have status among the people," Mr Curry said.

In some areas of the coloured community, despair on a par with many blacks, was creeping in.

Criticizing the rental system for making communities susceptible to exploitation, Mr Curry said nothing changed a man's status as much as home-ownership.

A coalition government in South Africa was inevitable but steps had to be taken to create an atmosphere in which debate could take place.

"It's been said that this country is one of economic miracles and political disasters — but those days are over with the economy in a slump", Mr Curry said.



# Rent relief for some unemployed coloureds

## Mercury Reporter

THE Department of Local Government, Housing and Agriculture in the House of Representatives has agreed to stay all evictions of unemployed people with rent arrears in Government-controlled flats or houses.

A spokesman for the department's regional office in Durban confirmed at least 20 evictions of people with a serious rent arrears problem had been stayed.

He said the directive had come from the office of Mr David Curry, Minister of Local Government and Housing in the House of Representatives.

The spokesman said the number of people in coloured townships in Durban on the eviction list for rent arrears had risen

sharply and would rise further.

'We don't know for how long people will be without jobs and when the economy of the country will improve,' he said, adding the department was in control of at least 90 percent of the homes in Wenworth and Marianridge.

## Written

Mr Morris Fynn, a member of the Durban coloured Local Affairs Committee, welcomed the moratorium.

He said he had written to Mr Curry and President Botha calling on them to stay all evictions until the economy of the country improved.

'I hope the Durban City Council, which controls some of the houses and flats in coloured townships, will also stay the evictions of unemployed

people,' he said.

However, Mr Fynn said since it was difficult to predict when the economy would improve, the Government should, with the help of social workers, monitor the rent problem of unemployed people in the townships to prevent an abuse of the moratorium.

Mrs Margaret Winter, chairman of the Durban City Council's Health and Housing Committee, said she was unaware of any request to the council by Mr Curry for a similar moratorium regarding council-owned houses and flats in coloured townships.

The only request from Mr Curry was that the council lower the monthly instalments of rented and sold accommodation of people who are unemployed.

STANDARD TIME

# Sales campaign for black houses extended

123 NMI 17/5/85

## Mercury Reporter

THE special sales campaign of black township houses under the 99-year-leasehold system has been extended for another year.

In a statement released through the Natalia Development Board, the Minister of Co-operation, Development and Education, Dr Gerrit Viljoen, said more than 31 000 houses had already been sold under the scheme.

The sales campaign was originally due to finish at the end of June.

The announcement also detailed the prices of

houses in some areas administered by the Natalia Development Board.

Prices in Lamontville vary between R10 193 for a large house to R2 436 for the smallest.

In the Hambanati township in Tongaat prices range between R2 175 and R6 440.

## Prices

The statement said these prices were basic prices before any deductions had been made. Deductions would in many cases reduce the basic prices by as much as 30 percent to 40 percent.

Prices of houses in

Colenso's Inkanyezi township, Dundee's Sibongile, Glencoe's Tembalihle, Ladysmith's Steadville and Vryheid's Bhekuzulu township were also announced.

Residents wishing to buy houses or obtain further information on prices can call at the office of their local township manager.

Negotiations were still in progress to establish selling prices of houses in Matatiela and Bhongweni (Kokstad), Sobantu (Pietermaritzburg), Enhlalakahle (Greytown) and Bruntville township (Mooi River).



registration are not available. The Deeds Offices are however up to date.

(2) 29 April 1985.

#### Matrimonial Property Act

837. Mr D J DALLING asked the Minister of Public Works:

(1) (a) How many married couples married out of community of property since the commencement of the Matrimonial Property Act, No 88 of 1984, have caused to be registered in terms of section 21 (2) (a) of the said Act, notarial contracts having the effect of making the accrual system applicable to their marriages and (b) how many such contracts (i) have been lodged and (ii) are awaiting registration;

(2) in respect of what date is the above information furnished?

The MINISTER OF PUBLIC WORKS:

(1)(a) 264.

(b) Statistics regarding contracts lodged are not available but the Deeds Offices are up to date.

(2) 29 April 1985.

#### Amount spent on advertisement

886. Mr D J DALLING asked the Minister of Defence:

(1) What was the total amount spent by the South African Defence Force in 1984 on placing advertisements for any purpose in newspapers in the Republic;

(2) what amount was paid to each specified newspaper in the above regard in that year?

The MINISTER OF DEFENCE:

(1) Advertisements ..... 55 571,11  
Production charges ..... 2 186,47

Total Amount ..... 57 757,58

(2) Rapport ..... 7 741,39  
Sunday Times ..... 7 131,36  
SA Nursing News ..... 792,00  
Vrystaat ..... 23,80  
Potchefstroom Herald ..... 202,23  
Die Noord-Transvaler ..... 283,12  
Rustenburg Herald ..... 539,28  
Western Transvaal and OFS Herald ..... 511,67  
Beeld ..... 5 296,32  
The Star ..... 3 407,43  
The Argus ..... 3 163,81  
Die Burger ..... 2 691,00  
Eastern Province Herald ..... 465,13  
Pretoria News ..... 2 194,10  
Oosterlig ..... 330,31  
Port Elizabeth Express ..... 404,46  
The Daily News ..... 2 721,50  
Natal Witness ..... 366,71  
The Friend ..... 674,16  
Die Volksblad ..... 1 105,59  
Bloemnuus ..... 283,12  
Natal Mercury ..... 363,00  
Civvy Street ..... 2 941,77  
SA Medical Journal ..... 1 498,00  
Appointments Parade ..... 4 772,76  
Middelburg Observer ..... 512,82  
Opportunities for Matriculants ..... 1 089,00  
Opportunities for Diplomats ..... 979,00  
Jeugfees en Loopbaan-gids (RAU) ..... 237,60  
Northern Review ..... 296,60  
South Coast Sun ..... 134,64  
Horizons ..... 1 034,00  
Herant (RAU) ..... 89,10  
Jewish Times ..... 297,00  
The Lowvelder ..... 46,33  
Engineer's Employment News ..... 924,00  
Cape Times ..... 27,00

55 571,11

H<sub>o</sub>A

Own Affairs:

*Housing*  
123  
20/5/85

74. Mr P G SOAL asked the Minister of Local Government, Housing and Works:

What amounts were spent by his Department and the former Department of Community Development in the 1984-85 financial year on the construction of housing for Whites in (a) Cape Town, (b) Durban, (c) Pietermaritzburg, (d) Pretoria, (e) Port Elizabeth, (f) Kimberley, (g) East London, (h) Bloemfontein and (i) Johannesburg?

The MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS:

(a) R13 511 404.

(b) R10 732 506.

(c) R 442 394.

(d) R15 588 516.

(e) R 7 519 228.

(f) R 2 396 164.

(g) R 2 012 483.

(h) R 1 365 033.

(i) R 6 128 014.

TUESDAY, 21 MAY 1985

†Indicates translated version.

For oral reply:

General Affairs:

Question standing over from Tuesday, 14 May 1985:

*Teacher at Belabela High School*

\*21. Mr P G SOAL asked the Minister of Co-operation, Development and Education:

H<sub>o</sub>A

(1) Whether a certain person, whose name has been furnished to the Minister's Department for the purpose of his reply, is employed by his Department as a teacher at Belabela High School in Warmbaths; if not, when was his employment terminated; if so, what is his name;

(2) whether he has been prevented from entering the school premises; if so, (a) why and (b) when;

(3) whether he has been suspended from his duties; if so, why; if not,

(4) whether he has been paid his salary since October 1984; if not, why not;

(5) whether he will be compensated for his loss in salary; if not, why not; if so, (a) on what conditions and (b) what compensation will he receive?

The DEPUTY MINISTER OF EDUCATION AND OF CO-OPERATION:

(1) Yes.

Mr R S Molepo.

(2) Yes.

(a) After his arrest and release on bail, he may not, according to a court order, enter the school grounds. This order was, however, drawn in on 13 May 1985.

(b) 7 September 1984.

(3) No.

(4) No. Mr Molepo absented himself from duty for longer than 14 days without permission and is deemed to have been discharged on account of misconduct in accordance with the provisions of section 21(2) of the Education and Training Act, 1979 (Act 90 of 1979). He is therefore not entitled to any salary.

(5) (a) and (b) Mr Molepo reported for duty on 13 May 1985 and was re-

1297

MONDAY, 29 APRIL 1985

1298

MONDAY, 29 APRIL 1985

12-month period for which figures are available;

†Indicates translated version.

For written reply:

General Affairs:

*123 Howard 20/4/85*  
*99-year leasehold scheme*

296. Mr R A F SWART asked the Minister of Co-operation, Development and Education:

How many houses (a) built and (b) sold in terms of the 99-year leasehold scheme were financed (i) by building societies and (ii) by means of private capital from the inception of this scheme to the latest specified date for which figures are available?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

(1) (a) No.

(i) (aa) and (bb), and (ii) Falls away.

(b) Yes.

(i) (aa) None.

(bb) R7,000 service charge per dwelling per month.

(ii) R12 853.85 service charges have been collected from 1 March 1984 to 28 February 1985.

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

(a) 8 333.

(b) 24 573.

(i) 8 949.

(ii) 23 957.

(c) No.

(i) (aa) and (bb), and (ii) Falls away.

(2) (a) (i) R1 842 230.

(ii) Nil.

(iii) Unknown.

607. Mr K M ANDREW asked the Minister of Co-operation, Development and Education:

(1) Whether any (a) rents, (b) service fees and/or (c) other specified charges are payable by residents of Old Crossroads; if so, (i) what amount is payable per (aa) person and (bb) household in respect of each specified charge, and (ii) what total amount was collected from residents of Old Crossroads in respect of each of the above-mentioned rents, services and other charges over the latest specified

(b) (i) R175 061—health services. R226 357—administrative expenses. R60 000—construction of additional roads. R380 812—water. R1 000 000—night soil and refuse removal.

(ii) Falls away.

Unknown.

Figures as at 31 December 1984.

*Howard*  
*Old Crossroads*  
*Q. 601. 12. 97*  
*29/4/85*

HoA



MONDAY, 29 APRIL 1985

12-month period for which figures are available:

+Indicates translated version.

*For written reply:**General Affairs:**123 Howard 20/4/85*  
*99-year leasehold scheme**R. Col. 1297*  
296. Mr R A F SWART asked the Minister of Co-operation, Development and Education:

How many houses (a) built and (b) sold in terms of the 99-year leasehold scheme were financed (i) by building societies and (ii) by means of private capital from the inception of this scheme to the latest specified date for which figures are available?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

- (a) 8 333.  
(b) 24 573.

(i) 8 949.

(ii) 23 957.

Figures as at 31 December 1984.

*Howard**Old Crossroads**29/4/85*

607. Mr K M ANIDREW asked the Minister of Co-operation, Development and Education:

(1) Whether any (a) rents, (b) service fees and/or (c) other specified charges are payable by residents of Old Crossroads; if so, (i) what amount is payable per (aa) person and (bb) household in respect of each specified charge, and (ii) what total amount was collected from residents of Old Crossroads in respect of each of the above-mentioned rents, services and other charges over the latest specified

12-month period for which figures are available:

(2) what amount was spent on Old Crossroads in the above-mentioned 12-month period (a) in total and (b) in respect of each specified item of expenditure by (i) the Western Cape Development Board, (ii) government Departments and (iii) other specified organizations?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

(1) (a) No.

(i) (aa) and (bb), and (ii) Falls away.

(b) Yes.

(i) (aa) None.

(bb) R7. service charge per dwelling per month.

(ii) R12 853,85 service charges have been collected from 1 March 1984 to 28 February 1985.

(c) No.

(i) (aa) and (bb), and (ii) Falls away

(2) (a) (i) R1 842 230.

(ii) Nil.

(iii) Unknown.

(b) (i) R175 061—health services, R226 357—administrative expenses.

R60 000—construction of additional roads.

R380,812—water.

R1 000 000—night soil and refuse removal.

(ii) Falls away.

Unknown.

(b) Recommendation (a) will be pursued in due course.

Recommendation (d) is presently being dealt with by the Judge-President by regulating court sittings and by arranging for judges of the Division to go on circuit on a rotation basis.

*Handwritten:* **Howson**  
Eastern Cape: reports on incidents  
G.C. 1.1347 30/4/85  
\*32. Mr D J N MALCOMESS asked the Minister of Law and Order:

- (1) Whether he received any reports concerning incidents in the Black townships in the Eastern Cape prior to 21 March 1985; if so, (a) on what dates and (b) what was the purport of these reports;
- (2) whether he took any action as a result of these reports; if not, why not; if so, (a) what action, (b) on what dates and (c) with what results?

The MINISTER OF LAW AND ORDER:

(1) and (2) The matter has already been raised by the hon member for Houghton during the discussion of the Police Vote on 29 April 1985, and I therefore do not consider it necessary to furnish further information in terms of this procedure.

Telex from Senior Chief Deputy Commissioner

\*33. Mr D J N MALCOMESS asked the Minister of Law and Order:

- (1) Whether he received a copy of a telex from the Senior Chief Deputy Commissioner of Police to all divisional commissioners on or about 19 March 1985; if not, why not; if so,
- (2) whether this telex dealt with the issue of R1 rifles to riot police; if so,
- (3) whether any instructions were contained in the telex relating to the use of R1 rifles against any persons in riot

situations; if so, what were the instructions contained therein;

(4) whether he took any action as a result of this telex; if not, why not; if so, (a) what action and (b) when?

*X* The MINISTER OF LAW AND ORDER:

Normally it is neither the practice, nor the policy to divulge the contents of departmental correspondence between my office and that of the Commissioner of Police. Since this document has already been handed in as an exhibit at the Kannermeier Commission at Uitenhage, and is therefore public knowledge, my reply is as follows:

- (1) Yes.
- (2) Yes.

(3) The instructions read as follows:  
"Wanneer suurbomme en/of petrolbomme na polisievoertuie, privaattoertuie en geboue gegooi word moet daar onder alle omstandighede gepoog word om die skuldiges te elimineer.  
Indien lede van die Mag in 'n onhussituasie vasgekeer en hulle lewens bedreig word moet daar nie gehuier word om van die R1-gewere gebruik te maak nie."

(4) No.

Mr A B WIDMANN: Mr Speaker, arising out of the hon the Minister's answer, does he approve of the elimination portion of that instruction? Does he approve of that as policy?

*X* The MINISTER: Mr Speaker, I have stated my views on this on more than one occasion in public, and I will also comment on this specific matter when I reply to the debate later this afternoon. That will answer the hon member's question.

Mr D J DALLING: Mr Speaker, arising out of the hon the Minister's reply, I should like to ask the hon the Minister if he would

answer portion (4) of the question—"if not, why not?" He did not answer that section.

The MINISTER: Mr Speaker, the question I have, reads as follows:

Whether he took any action as a result of this telex; if not, why not; if so, (a) what action and (b) when?

Mr D J DALLING: The hon the Minister told us what action had been taken but he did not answer the last part of the question.

*X* The MINISTER: That will also be covered by the reply I will give in more detail in the debate later this afternoon.

Mr D J DALLING: Mr Chairman, arising further from the hon the Ministers' reply can I then take it that the hon the Minister is not prepared to answer the question?

*X* The MINISTER: Mr Speaker, my reply to the hon member is that I shall reply to this in more detail in this same debate later this afternoon, and the reply I shall give will also answer in more detail the question the hon member has asked now.

*X* Own Affairs:

Circulars/notices to schools: official languages

\*1. Mr R M BURROWS asked the Minister of Education and Culture:<sup>†</sup>

Whether his Department issues all (a) circulars and/or (b) notices to schools in both official languages; if not, why not?

The MINISTER OF EDUCATION AND CULTURE:

It is the policy of the Department of Education and Culture to issue (a) circulars and (b) notices to schools in both official languages. I am informed, however, that recently a limited number of circulars have been issued to schools in Afrikaans

only. Steps have been taken to ensure that in future the policy be strictly adhered to.

For written reply:

*X* General Affairs:

*Handwritten:* **Howson**  
Housing  
G.C. 601,1350  
30/4/85

94. Mr C W EGLIN asked the Minister of Co-operation and Development:

- (1) What was the estimated shortage of housing for Blacks in each (a) province and (b) national state at the end of 1984;
- (2) how many houses were provided in 1984 for Blacks in each (a) province and (b) national state by (i) the State, (ii) local authorities and (iii) the private sector;
- (3) when is it expected that the shortages will be eliminated in each (a) province and (b) national state?

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

(1) (a) It is not possible to give an accurate figure as the shortage of housing also depends on the actual demand. Accordingly it is not possible to estimate the figure for each province. The total shortage in terms of units for members of the Black communities outside the national states is estimated to be in the region of 196 000 units.

(b)

Lebowa	18 180
Owagwa	24 240
KwaZulu	80 000-100 000
KaNgwane	6 000
KwaNdebele	3 850
Gazankulu	2 000
Other South African Development Trust land	14 948



(2) (a)	(i)	(ii)	(iii)
Cape	6 501	Nil	1 070
Natal	Nil	Nil	Nil
Transvaal	702	3 252	5 147
Orange Free State	1 158	52	437

(b)	(i)	(ii)	(iii)
Lebowa	120	Unknown	Unknown
Owagwa	1 347	Unknown	Unknown
KwaZulu	347	Unknown	Unknown
KaNgwane	835	Unknown	Unknown
KwaNdebele	1 147	Unknown	Unknown
Gazankulu	230	Unknown	Unknown
Other South African Development Trust land	212	Unknown	Unknown

Family housing units

211. Mr P G SOAL asked the Minister of Co-operation and Development:

(1) (a) How many family housing units were built in 1984 in each national state by (i) the national state authority, (ii) private owners and (iii) the South African Government and (b) what was the total amount spent by each in respect of each national state;

(2) whether there is a shortage of housing units in any national states; if so, how many units are required in respect of each national state;

(3) Whether any family housing units are being built in the national states at present by (a) the national state authority, (b) private owners and (c) the South African Government; if not, why not; if so, (i) how many units are being built by each in each national state and (ii) when are they due to be completed in each case?

(2) and (b) The elimination of the housing shortage for Blacks is totally dependent on the availability of sufficient development funds to both the Public and Private Sectors who have a joint responsibility in this respect.

The State provides housing only to persons in the very lowest income group. Sites are made available, to those who desire to build their own homes, or to have their own homes built. Such persons make use of financial assistance by employers or financial institutions, or their own finances.

(1) (a)	(i)	(ii)	(iii)
Lebowa	Unknown	Unknown	120
Owagwa	Unknown	Unknown	1 347

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

(Selfbuilt houses erected by Blacks with SADT-funds)

(1) (a)	(i)	(ii)	(iii)
KwaZulu	Unknown	Unknown	347
KaNgwane	Unknown	Unknown	835
KwaNdebele	Unknown	Unknown	Nil
Gazankulu	Unknown	Unknown	230
Other South African Development Trust land	Unknown	Unknown	212

(b)	(i)	(ii)	(iii)
Lebowa	Unknown	Unknown	720 000
Owagwa	Unknown	Unknown	3 479 000
KwaZulu	Unknown	Unknown	2 566 240
KaNgwane	Unknown	Unknown	1 864 000
KwaNdebele	Unknown	Unknown	Nil
Gazankulu	Unknown	Unknown	805 000
Other South African Development Trust land	Unknown	Unknown	1 252 000

The powers to provide housing within their areas rest in the governments of the respective national states and the figures called for under items 1(a)(i) and (b)(i) above are accordingly not available. Details of houses erected by private individuals in the national states (item 1)(a)(ii) and (b)(ii) are not determinable.

(2) Yes. It is not possible to give a completely accurate figure as the shortage of housing also depends on the actual demand. It is estimated that the shortage in terms of units is as follows:

Lebowa	18 180
Owagwa	24 240
Kwazulu	80 000 - 100 000
KaNgwane	6 000
KwaNdebele	3 850
Gazankulu	2 000
Other South African Development Trust land	14 948

(3) (a) Yes.  
(b) Yes.  
(c) No.

The number of houses which are being

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

(a) and (b)(i)(bb) and (ii) The informa-

built by the national states and the private owners are not known. See (1) (a) above.

The number of houses mentioned in paragraph 1(a)(iii) were erected by Black persons under the self build scheme with loans provided by the South African Development Trust.

Old-age pensions 30/4/85  
671. Mr P R C ROGERS asked the Minister of Co-operation, Development and Education:

(a) How many Black persons applied for old-age pensions in 1984 and (b) how many of these applications (1) had been (aa) granted and (bb) turned down and (ii) were still under consideration as at the end of that year?





The MINISTER OF TRANSPORT AND FAIRS:

TUESDAY, 30 APRIL 1985

(1), (2) and (3) The provisions whereby the services of employees of South African Transport Services can be terminated, are contained in the Conditions of Employment (South African Transport Services) Act, 1983 (Act 16 of 1983).

The staff files of ex employees dismissed prior to 1975 have been destroyed in terms of the Archives Act, 1962 (Act 6 of 1962), and the desired information is therefore not available. Particulars of persons dismissed after that date are also not readily available and it will take too much time and expense to gather the information.

However, the policy in this regard is as follows:

An employee who has contributed to the Pension Fund for a period of at least twenty years and is dismissed from the service or ordered to resign as a result of a disciplinary infringement other than—

- (a) fraud or dishonesty; or
- (b) deliberate mal-performance of work,

may be granted an annuity not exceeding one-half of the annuity which he could have claimed upon the date of his dismissal or resignation if his services had been dispensed with on that date as a result of a reduction in or reorganization of personnel.

Employees who are dismissed or ordered to resign and do not qualify for a reduced annuity or those who are not granted such an annuity, are reimbursed with their Pension Fund contributions plus interest for each completed year in excess of 13 years they have contributed to the Fund. No such interest was paid prior to 1 January 1981.

Question No 11 on 19 February 1985, the meeting with the Bophuthatswana Government to discuss the relaying of the Bophuthatswana television service to areas within the Republic has been held; if so, with what result; if not, when is it anticipated that this meeting will be held?

The DEPUTY MINISTER OF EDUCATION AND OF CO-OPERATION (for the Minister of Foreign Affairs):

The Deputy Minister of Foreign Affairs held discussions with President Mangope and members of his Cabinet at Mmabatho on 7 March 1985. Technical aspects concerning the relaying of Bop TV to agreed target areas in the RSA were discussed. It was decided that representatives of the SABC and Bop TV shall have meetings on a regular basis in order to solve any problems of a technical nature which may occur. An official of the Department of Foreign Affairs has been appointed to attend the meetings in order to keep the Deputy Minister informed of the progress towards the implementation of the Television Agreement which was concluded on 25 November 1983.

**De Hoop missile testing range**

\*2. Mr P A MYBURGH asked the Minister of Defence:

- (1) Whether any houses have been acquired by Armscor in the De Hoop area; if so,
- (2) whether any of these houses will be used as dwellings by Armscor; if not, to what use will they be put; if so, (a) how many (i) will and (ii) will not be used as dwellings and (b) to what use will the other houses be put?

†The DEPUTY MINISTER OF DEFENCE:

- (1) Yes. There are 57 dwellings on the properties already expropriated for the Overberg Testing Range.
- (2) No. Thirty will be demolished on account of their dilapidated state and

twenty-three will be used as temporary storerooms, training centres and depots by Armscor's nature conservation teams. The remaining four are not being used at present.

*(123) How many? Q. Col. 1314*  
*State-guaranteed housing loans*  
*30/4/85*

\*3. Mr R M BURROWS asked the Minister of Public Works:

- (1) Whether, with reference to his reply to Question No 208 on 27 March 1985, his Department has at any time kept statistics on the (a) number of persons in receipt of State-guaranteed housing loans and (b) cost to the State of such loans; if not, (i) why not and (ii) who is responsible for keeping such information; if so, in respect of what aspects of such loans are statistics kept;

(2) whether there have recently been any changes in policy in regard to the (a) issuing, (b) administration and (c) collection of statistics on State-guaranteed housing loans; if not, who is responsible for these matters at present; if so, (i) what is the nature of the changes, (ii) why were they effected and (iii) when did they come into effect?

The MINISTER OF PUBLIC WORKS:

- (1) The Department of Public Works and Land Affairs provides the guarantees for the housing loans of government officials who wish to make use of the 100 per cent loan scheme. The financial institutions (building societies) advance the full amount of the loan to the official concerned and the Department therefor does not provide any part of the loan. The Department is basically only involved with the furnishing of a guarantee for 20% of the purchase price and its expenditure is therefore limited to the administration of the scheme.
- Furthermore, particulars of loans granted under the same scheme involving other government institutions are also obtained.

†The STATE PRESIDENT:

- (1) (a) No.
- (b) No.

- (i) Lapse.
- (ii) Lapse.
- (iii) Lapse.

Ministers:

*Question standing over from Tuesday, 9 April 1985:*

\*29. Mr C W EGLIN—Defence—[Reply standing over.]

New Questions:

**Bophuthatswana television service**

\*1. Mr D J DALLING asked the Minister of Foreign Affairs:

Whether, with reference to his reply to



Statistics regarding the matter can be found on page 15 of the Annual Report of the Department of Public Works and Land Affairs for 1984 which has already been tabled.

- (2) No. The relevant information has been given in paragraph (1).

*Howard G. 6/1. 1315*  
*Mr S Tshwete: citizenship*  
*20/4 185*

\*4. Mrs H SUZMAN asked the Minister of Home Affairs:

- (1) Whether his Department took any action regarding visa and residence permit requirements in respect of a Mr Stephen Tshwete in November 1984; if so, (a) what action, (b) on what date, (c) why, (d) who took the decision in this regard and (e) of what country is Mr Tshwete a citizen;

- (2) whether Mr Tshwete was a citizen of the Republic at any time; if so, how did he acquire citizenship of the Republic;

- (3) whether he subsequently lost this citizenship; if so, (a) when and (b) why;

- (4) whether he has applied for a (a) visa and (b) temporary residence permit since November 1984; if so, on what date;

- (5) whether this application has been granted; if so, when; if not, why not;

- (6) whether this Department intends providing Mr Tshwete with any documentation enabling him to (a) live and (b) work in the Republic; if not, why not; if so, (i) what documentation and (ii) when;

- (7) whether any conditions will be attached to the issuing of this documentation; if so, (a) what conditions and (b) why;

- (8) whether this Department intends taking any similar action in respect of any other Black persons; if so, (a) in respect of how many, (b) what ac-

tion, (c) why, (d) when, (e) of which countries are they citizens and (f) what are the circumstances surrounding each case;

- (9) whether he will make a statement on the matter?

†THE MINISTER OF HOME AFFAIRS:

- (1) Yes.

(a) The exemptions granted to citizens of Ciskei to enter the Republic without a visa or to sojourn in the Republic without a temporary residence permit have been withdrawn in his case, in terms of section 40(2)(c) of Act 59 of 1972 and section 7 *bis* (3) of Act 1 of 1937.

(b) 16 October 1984.

(c) It is not customary to divulge the reasons. The decision relates to individual circumstances and does not encroach upon the mutual arrangements between the Republic of South Africa and the Government of Ciskei.

(d) I took the decision.

(e) Republic of Ciskei.

- (2) Yes, before the independence of Ciskei he was a South African citizen by birth.

- (3) Yes.

(a) and (b) With the independence of Ciskei on 4 December 1981, he became a citizen of Ciskei, in terms of section 6(1) of the Status of Ciskei Act, No 110 of 1981.

- (4) (a) and (b) No such applications are on record.

- (5) Falls away.

- (6) and (7) There are no applications for

documentation on record which can be considered.

- (8) No, no similar action in respect of individual citizens of Transkei, Bophuthatwana, Venda or Ciskei are presently under consideration.

- (9) No.

†Prof N J J OLIVIER: Mr Speaker, arising out of the hon the Minister's reply, does he think that, in the light of the other provisions of section 6 of the Act which he quoted, which—with the exception of citizenship—specifically retain the rights, privileges and immunities of people who were South African citizens at the time of independence, this action was in accordance with the protection of rights which section 6 of the Status Act provides for?

†The MINISTER: Mr Speaker, I think more or less the same point which the hon member tries to make was the subject of an application in court by this person concerned. The court made a particular finding in this regard which attaches—as I interpret it—a different interpretation to that section as that which the hon member does in his question. The possibility of appeal exists and therefore I will not elaborate on it at this stage.

De Hoop missile testing range

\*5. Mr P A MYBURGH asked the Minister of Public Works:

- (1) Whether, with reference to his reply to Question No 887 on 16 May 1984, the properties referred to in subparagraph (2)(c)(ii)(22) of that reply have been acquired on behalf of Armscor; if so, (a) when, (b) what total amount was paid for these properties and (c) what is the total area of these properties; if not,

- (2) whether negotiations are in progress with a view to acquiring these properties; if not, why not; if so, (a) with whom, (b) what is the total size of these properties and (c) what offer has been made to the owner thereof;

- (3) whether this offer has been accepted by the owner; if not, why not; if so, when?

The MINISTER OF PUBLIC WORKS:

- (1) Yes.

- (a) Expropriated on 9 January 1985.

(b) Negotiations between the expropriated party and the Department of Public Works and Land Affairs regarding the amount of compensation are still proceeding.

(c) 1491,9414 ha.

- (2) Falls away.

- (3) As in (1)(b).

Kruger family: documents

\*6. Mr G B D McINTOSH asked the Minister of National Education:

- (1) Whether any documents relating to the ancestry of the Kruger family were noticed to be missing from the National Archives in 1985; if so, (a) from which depot of the National Archives, (b) on what date was this discovered and (c) what documents are missing;

- (2) whether any steps have been taken to (a) recover the documents and (b) prevent the disappearance of any further documents from the National Archives in the future; if not, why not; if so, (i) what steps and (ii) with what result in each case;

- (3) whether he will make a statement on the matter?

The DEPUTY MINISTER OF NATIONAL EDUCATION:

- (1) No. (a), (b) and (c) Fall away.

- (2) Falls away.



(1) Recommendation (a) will be pursued in the course.

Recommendation (d) is presently being dealt with by the Judge-President by regulating court sittings and by arranging for judges of the Division to go on circuit on a rotation basis.

\*32 Mr D J N MALCOMESS asked the Minister of Law and Order:

(1) Whether he received any reports concerning incidents in the Black townships in the Eastern Cape prior to 21 March 1985; if so, (a) on what dates and (b) what was the purport of these reports;

(2) whether he took any action as a result of these reports; if not, why not; if so, (a) what action, (b) on what dates and (c) with what results?

THE MINISTER OF LAW AND ORDER:

(1) and (2) The matter has already been raised by the hon member for Houghton during the discussion of the Police Vote on 29 April 1985, and I therefore do not consider it necessary to furnish further information in terms of this procedure.

Telex from Senior Chief Deputy Commissioner

\*33 Mr D J N MALCOMESS asked the Minister of Law and Order:

(1) Whether he received a copy of a telex from the Senior Chief Deputy Commissioner of Police to all divisional commissioners on or about 19 March 1985; if not, why not; if so,

(2) whether this telex dealt with the issue of R1 rifles to riot police; if so,

(3) whether any instructions were contained in the telex relating to the use of R1 rifles against any persons in riot

situations; if so, what were the instructions contained therein;

(4) whether he took any action as a result of this telex; if not, why not; if so, (a) what action and (b) when?

THE MINISTER OF LAW AND ORDER:

Normally it is neither the practice, nor the policy to divulge the contents of departmental correspondence between my office and that of the Commissioner of Police. Since this document has already been handed in as an exhibit at the Kannerwey Commission at Uitenhage, and is therefore public knowledge, my reply is as follows:

(1) Yes.

(2) Yes.

(3) The instructions read as follows:

"Wanneer suurboonme en/of petrol-boonme na polisievoertuie, privaatvoertuie en geboue gegooi word moet daar onder alle omstandighede gepoog word om die skuldiges te elimineer.  
Indien lede van die Mag in 'n on-lussituasie vasgekeer en hulle lewens bedreig word moet daar nie gehuier word om van die R1-gewere gebruik te maak nie."

(4) No.

Mr A B WIDMANN: Mr Speaker, arising out of the hon the Minister's answer, does he approve of the elimination portion of that instruction? Does he approve of that as policy?

THE MINISTER: Mr Speaker, I have stated my views on this on more than one occasion in public, and I will also comment on this specific matter when I reply to the debate later this afternoon. That will answer the hon member's question.

Mr D J DALLING: Mr Speaker, arising out of the hon the Minister's reply, I should like to ask the hon the Minister if he would

answer portion (4) of the question—"if not, why not?" He did not answer that section.

THE MINISTER: Mr Speaker, the question I have, reads as follows:

Whether he took any action as a result of this telex; if not, why not; if so, (a) what action and (b) when?

Mr D J DALLING: The hon the Minister told us what action had been taken but he did not answer the last part of the question.

THE MINISTER: That will also be covered by the reply I will give in more detail in the debate later this afternoon.

Mr D J DALLING: Mr Chairman, arising further from the hon the Ministers' reply can I then take it that the hon the Minister is not prepared to answer the question?

THE MINISTER: Mr Speaker, my reply to the hon member is that I shall reply to this in more detail in this same debate later this afternoon, and the reply I shall give will also answer in more detail the question the hon member has asked now.

Own Affairs:

Circulars/notices to schools: official languages

\*1. Mr R M BURROWS asked the Minister of Education and Culture:

Whether his Department issues all (a) circulars and/or (b) notices to schools in both official languages; if not, why not?

THE MINISTER OF EDUCATION AND CULTURE:

It is the policy of the Department of Education and Culture to issue (a) circulars and (b) notices to schools in both official languages. I am informed, however, that recently a limited number of circulars have been issued to schools in Afrikaans

only. Steps have been taken to ensure that in future the policy be strictly adhered to.

For written reply:

General Affairs: Housing 123  
Hanssond Q. 601/1350  
30/4/85

94. Mr C W EGLIN asked the Minister of Co-operation and Development:

(1) What was the estimated shortage of housing for Blacks in each (a) province and (b) national state at the end of 1984;

(2) how many houses were provided in 1984 for Blacks in each (a) province and (b) national state by (i) the State, (ii) local authorities and (iii) the private sector;

(3) when is it expected that the shortages will be eliminated in each (a) province and (b) national state?

THE MINISTER OF CO-OPERATION AND DEVELOPMENT:

(1) (a) It is not possible to give an accurate figure as the shortage of housing also depends on the actual demand. Accordingly it is not possible to estimate the figure for each province. The total shortage in terms of units for members of the Black communities outside the national states is estimated to be in the region of 196 000 units.

(b)	Lebowa.....	18 180
	Owagwa.....	24 240
	KwaZulu.....	80 000-100 000
	KaNgwane.....	6 000
	KwaNdebele.....	3 850
	Gazankulu.....	2 000
	Other South African Development Trust land.....	14 948



(2) (a)	(i)	(ii)	(iii)
Cape Natal	6 501	Nil	1 070
Transvaal	Nil	Nil	Nil
Orange Free State	702	3 252	5 147
	1 158	52	437

(b)	(i)	(ii)	(iii)
Lebowa	120	Unknown	Unknown
Owagwa	1 347	Unknown	Unknown
KwaZulu	347	Unknown	Unknown
KaNgwane	835	Unknown	Unknown
KwaNdebele	1 147	Unknown	Unknown
Gazankulu	230	Unknown	Unknown
Other South African Development Trust land	212	Unknown	Unknown

The powers to provide housing within their areas rest in the governments of the respective national states and the figures called for under items 2(b)(i) and (ii) above are accordingly not available. Details supplied under item 2(b)(i) of houses erected by the State in the national states refer to those still provided there by the South African Development Trust in terms of agreement.

211. Mr P G SOAL asked the Minister of Co-operation and Development:

Family housing units

- (1) (a) How many family housing units were built in 1984 in each national state by (i) the national state authority, (ii) private owners and (iii) the South African Government and (b) what was the total amount spent by each in respect of each national state;
- (2) whether there is a shortage of housing units in any national states; if so, how many units are required in respect of each national state;
- (3) Whether any family housing units are being built in the national states at present by (a) the national state authority, (b) private owners and (c) the South African Government; if not, why not; if so, (i) how many units are being built by each in each national state and (ii) when are they due to be completed in each case?

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

(1) (a) (i) (ii) (iii)

Lebowa	Unknown	Unknown	120
Owagwa	Unknown	Unknown	1 347

HOA

(1) (a)	(i)	(ii)	(iii)
KwaZulu	Unknown	Unknown	347
KaNgwane	Unknown	Unknown	835
KwaNdebele	Unknown	Unknown	Nil
Gazankulu	Unknown	Unknown	230
Other South African Development Trust land	Unknown	Unknown	212

(b)	(i)	(ii)	R
Lebowa	Unknown	Unknown	720 (R)
Owagwa	Unknown	Unknown	1 419 (R)
KwaZulu	Unknown	Unknown	2 500 (R)
KaNgwane	Unknown	Unknown	1 161 (R)
KwaNdebele	Unknown	Unknown	Nil
Gazankulu	Unknown	Unknown	805 (R)
Other South African Development Trust land	Unknown	Unknown	1 252 000

The powers to provide housing within their areas rest in the governments of the respective national states and the figures called for under items 1(a)(i) and (b)(i) above are accordingly not available. Details of houses erected by private individuals in the national states (item 1(a)(ii) and (b)(ii)) are not determinable.

- (2) Yes. It is not possible to give a completely accurate figure as the shortage of housing also depends on the actual demand. It is estimated that the shortage in terms of units is as follows:

Lebowa	18 180
Owagwa	24 240
KwaZulu	80 000 - 100 000
KaNgwane	6 000
KwaNdebele	3 850
Gazankulu	2 000
Other South African Development Trust land	14 948

- (3) (a) Yes.
- (b) Yes.
- (c) No.

The number of houses which are being built by the national states and the private owners are not known. See (1) (a) above.

The number of houses mentioned in paragraph 1(a)(iii) were erected by Black persons under the self build scheme with loans provided by the South African Development Trust.

Old-age pensions  
*30/4/85*  
*Hansford Q. Col. 1354*  
 671. Mr P R C ROGERS asked the Minister of Co-operation, Development and Education:

- (a) How many Black persons applied for old-age pensions in 1984 and (b) how many of these applications (i) had been (aa) granted and (bb) turned down and (ii) were still under consideration as at the end of that year?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

(a) and (b)(i)(bb) and (ii) The informa-

HOA



THE MINISTER OF TRANSPORT AFFAIRS:

TUESDAY, 30 APRIL 1985

(1), (2) and (3) The provisions whereby the services of employees of South African Transport Services can be terminated, are contained in the Conditions of Employment (South African Transport Services) Act, 1983 (Act 16 of 1983).

The staff files of ex employees dismissed prior to 1975 have been destroyed in terms of the Archives Act, 1962 (Act 6 of 1962), and the desired information is therefore not available. Particulars of persons dismissed after that date are also not readily available and it will take too much time and expense to gather the information.

However, the policy in this regard is as follows:

An employee who has contributed to the Pension Fund for a period of at least twenty years and is dismissed from the service or ordered to resign as a result of a disciplinary infringement other than—

- (a) fraud or dishonesty; or  
(b) deliberate mal-performance of work,

may be granted an annuity not exceeding one-half of the annuity which he could have claimed upon the date of his dismissal or resignation if his services had been dispensed with on that date as a result of a reduction in or reorganization of personnel.

Employees who are dismissed or ordered to resign and do not qualify for a reduced annuity or those who are not granted such an annuity, are reimbursed with their Pension Fund contributions plus interest for each completed year in excess of 13 years they have contributed to the Fund. No such interest was paid prior to 1 January 1981.

†Indicates translated version

For oral reply:

General Affairs:

State President

30/4/85  
Telephone tapping Q. 601.1312  
5077 Howard  
\*1. The LEADER OF THE OFFICIAL OPPOSITION asked the State President:

Whether (a) he and/or (b) any member of the National Intelligence Service has authorized the tapping of any telephones in terms of section 118A of the Post Office Act, No 44 of 1958, since the insertion of this provision in the principal Act by the Post Office Amendment Act, No 101 of 1972; if so, (i) on how many occasions, (ii) what was the rank of the person who authorized the tapping in each case and (iii) in respect of what dates is this information furnished?

†THE STATE PRESIDENT:

- (1) (a) No.  
(b) No.  
(i) Lapse.  
(ii) Lapse.  
(iii) Lapse.

Ministers:

Question standing over from Tuesday, 9 April 1985:

\*29. Mr C W EGLIN—Defence—[Reply standing over.]

New Questions:

Bophuthatswana television service

\*1. Mr D J DALLING asked the Minister of Foreign Affairs:

Whether, with reference to his reply to

Question No 11 on 19 February 1985, the meeting with the Bophuthatswana Government to discuss the relaying of the Bophuthatswana television service to areas within the Republic has been held; if so, with what result; if not, when is it anticipated that this meeting will be held?

THE DEPUTY MINISTER OF EDUCATION AND OF CO-OPERATION (for the Minister of Foreign Affairs):

The Deputy Minister of Foreign Affairs held discussions with President Mangope and members of his Cabinet at Mmabatho on 7 March 1985. Technical aspects concerning the relaying of Bop TV to agreed target areas in the RSA were discussed. It was decided that representatives of the SABC and Bop TV shall have meetings on a regular basis in order to solve any problems of a technical nature which may occur. An official of the Department of Foreign Affairs has been appointed to attend the meetings in order to keep the Deputy Minister informed of the progress towards the implementation of the Television Agreement which was concluded on 25 November 1983.

De Hoop missile testing range

\*2. Mr P A MYBURGH asked the Minister of Defence:

- (1) Whether any houses have been acquired by Armscor in the De Hoop area; if so,  
(2) whether any of these houses will be used as dwellings by Armscor; if not, to what use will they be put; if so, (a) how many (i) will and (ii) will not be used as dwellings and (b) to what use will the other houses be put?

†THE DEPUTY MINISTER OF DEFENCE:

- (1) Yes. There are 57 dwellings on the properties already expropriated for the Overberg Testing Range.  
(2) No. Thirty will be demolished on account of their dilapidated state and

twenty-three will be used as temporary storerooms, training centres and depots by Armscor's nature conservation teams. The remaining four are not being used at present.  
123 Howard Q. 601.1314  
30/4/85  
\*3. Mr R M BURROWS asked the Minister of Public Works:

- (1) Whether, with reference to his reply to Question No 208 on 27 March 1985, his Department has at any time kept statistics on the (a) number of persons in receipt of State-guaranteed housing loans and (b) cost to the State of such loans; if not, (i) why not and (ii) who is responsible for keeping such information; if so, in respect of what aspects of such loans are statistics kept;  
(2) whether there have recently been any changes in policy in regard to the (a) issuing, (b) administration and (c) collection of statistics on State-guaranteed housing loans; if not, who is responsible for these matters at present; if so, (i) what is the nature of the changes, (ii) why were they effected and (iii) when did they come into effect?

THE MINISTER OF PUBLIC WORKS

- (1) The Department of Public Works and Land Affairs provides the guarantees for the housing loans of government officials who wish to make use of the 100 per cent loan scheme. The financial institutions (building societies) advance the full amount of the loan to the official concerned and the Department therefor does not provide any part of the loan. The Department is basically only involved with the furnishing of a guarantee for 20% of the purchase price and its expenditure is therefore limited to the administration of the scheme.  
Furthermore, particulars of loans granted under the same scheme involving other government institutions are also obtained.



Statistics regarding the matter can be found on page 15 of the Annual Report of the Department of Public Works and Land Affairs for 1984 which has already been tabled.

(2) No. The relevant information has been given in paragraph (1).

*Howard G. Co. 1.1315*  
 \*4. Mrs H SUZMAN asked the Minister of Home Affairs:

(1) Whether his Department took any action regarding visa and residence permit requirements in respect of a Mr Stephen Tshwete in November 1984; if so, (a) what action, (b) on what date, (c) why, (d) who took the decision in this regard and (e) of what country is Mr Tshwete a citizen;

(2) whether Mr Tshwete was a citizen of the Republic at any time; if so, how did he acquire citizenship of the Republic;

(3) whether he subsequently lost this citizenship; if so, (a) when and (b) why;

(4) whether he has applied for a (a) visa and (b) temporary residence permit since November 1984; if so, on what date;

(5) whether this application has been granted; if so, when; if not, why not;

(6) whether this Department intends providing Mr Tshwete with any documentation enabling him to (a) live and (b) work in the Republic; if not, why not; if so, (i) what documentation and (ii) when;

(7) whether any conditions will be attached to the issuing of this documentation; if so, (a) what conditions and (b) why;

(8) whether this Department intends taking any similar action in respect of any other Black persons; if so, (a) in respect of how many, (b) what ac-

tion, (c) why, (d) when, (e) of which countries are they citizens and (f) what are the circumstances surrounding each case;

(9) whether he will make a statement on the matter?

†The MINISTER OF HOME AFFAIRS:

(1) Yes.

(a) The exemptions granted to citizens of Ciskei to enter the Republic without a visa or to sojourn in the Republic without a temporary residence permit have been withdrawn in his case, in terms of section 40(2)(c) of Act 59 of 1972 and section 7 *bis* (3) of Act 1 of 1937.

(b) 16 October 1984.

(c) It is not customary to divulge the reasons. The decision relates to individual circumstances and does not encroach upon the mutual arrangements between the Republic of South Africa and the Government of Ciskei.

(d) I took the decision.

(e) Republic of Ciskei.

(2) Yes, before the independence of Ciskei he was a South African citizen by birth.

(3) Yes.

(a) and (b) With the independence of Ciskei on 4 December 1981, he became a citizen of Ciskei, in terms of section 6(1) of the Status of Ciskei Act, No 110 of 1981.

(4) (a) and (b) No such applications are on record.

(5) Falls away.

(6) and (7) There are no applications for

documentation on record which can be considered.

(8) No, no similar action in respect of individual citizens of Transkei, Bophuthatswana, Venda or Ciskei are presently under consideration.

(9) No.

†Prof N J J OLIVIER: Mr Speaker, arising out of the hon the Minister's reply, does he think that, in the light of the other provisions of section 6 of the Act which he quoted, which—with the exception of citizenship—specifically retain the rights, privileges and immunities of people who were South African citizens at the time of independence, this can citizens in accordance with the protection of rights which section 6 of the Status Act provides for?

†The MINISTER: Mr Speaker, I think more or less the same point which the hon member tries to make was the subject of an application in court by this person concerned. The court made a particular finding in this regard which attaches—as I interpret it—a different interpretation to that section as that which the hon member does in his question. The possibility of appeal exists and therefore I will not elaborate on it at this stage.

#### De Hoop missile testing range

\*5. Mr P A MYBURGH asked the Minister of Public Works:

(1) Whether, with reference to his reply to Question No 887 on 16 May 1984, the properties referred to in subparagraph (2)(c)(ii)(22) of that reply have been acquired on behalf of Armscor; if so, (a) when, (b) what total amount was paid for these properties and (c) what is the total area of these properties; if not,

(2) whether negotiations are in progress with a view to acquiring these properties; if not, why not; if so, (a) with whom, (b) what is the total size of these properties and (c) what offer has been made to the owner thereof;

(3) whether this offer has been accepted by the owner; if not, why not; if so, when?

The MINISTER OF PUBLIC WORKS:

(1) Yes.

(a) Expropriated on 9 January 1985.

(b) Negotiations between the expropriated party and the Department of Public Works and Land Affairs regarding the amount of compensation are still proceeding.

(c) 1491,9414 ha.

(2) Falls away.

(3) As in (1)(b).

#### Kruger family: documents

\*6. Mr G B D McINTOSH asked the Minister of National Education:

(1) Whether any documents relating to the ancestry of the Kruger family were noticed to be missing from the National Archives in 1985; if so, (a) from which depot of the National Archives, (b) on what date was this discovered and (c) what documents are missing;

(2) whether any steps have been taken to (a) recover the documents and (b) prevent the disappearance of any further documents from the National Archives in the future; if not, why not; if so, (i) what steps and (ii) with what result in each case;

(3) whether he will make a statement on the matter?

The DEPUTY MINISTER OF NATIONAL EDUCATION:

(1) No. (a), (b) and (c) Fall away.

(2) Falls away.

RENTALS

ARGUS 1/5/85 123

## Rent control could return — Minister

Parliamentary Staff

THE Indian Minister of Housing, Local Government and Agriculture, Mr Baldeo Dookie, has threatened to reintroduce rent control unless landlords stop exorbitantly increasing rents.

Speaking in the debate on his vote in the House of Delegates, Mr Dookie said he wanted to sound a note of caution to Indian landlords.

There was enough evidence that rents were being increased exorbitantly.

### NO ALTERNATIVE

Rent control, he said, had been lifted on certain buildings in 1976.

While he believed any individual in a free enterprise system had the right to a fair return on his investment, he could not support the exploitation of tenants.

Before taking any action, he wanted to appeal to all owners of rented accommodation to heed the warning given before rent control was lifted on certain properties and his advice

not to increase rents beyond a fair level.

If the appeal was not heeded he would have no alternative but to recommend the re-examination of the whole issue of rent control in order to bring about discipline.

● Mr Dookie has cracked down on irregularities in the allocation of land by local authorities.

Mr Dookie said there were too many allegations of irregularities in the whole system of allocations.

His department was introducing a system which would detect any action by an individual to forge allocations.

This, he said, would prevent any person from receiving subsidised land from the State more than once.

The Minister said many professional people and a large number of civil servants had exploited the fact that they received a high priority in the allocation of land and bought a number of homes in different areas.



## Parliament and Politics

Mr Venter said this was being done to bring relief for those in need and to determine realistic rents in general.

● The pilot project for basic homes launched for white housing needs did not represent low-cost housing, but the units were basic and could be built on to later.

The minister announced that the first project consisting of 12 units would be started at Elandspoor, Pretoria, in September. Similar projects were designed for Durban, Cape Town and Johannesburg.

### Subsidy

It was planned that the State would subsidize one-third of the interest on a bond not exceeding R40 000 for a buyer without any other housing subsidy.

Meanwhile, Mr Ken Andrew (PFP, Gardens) said yesterday that the government should take urgent action to ensure that sufficient accommodation was available for people with modest incomes.

Speaking in the committee stage of the Local Government vote, he said there was an acute shortage of accommodation for elderly people and others of limited means.

The number who qualified for protection was dwindling all the time. The removal of aspects of rent control in recent years had resulted in large numbers of people losing all protection, and being left to the mercies of market forces when finding accommodation. — Sapa and Political Staff

# Probe into village schemes

CAPE TOWN 2/5/85  
123

HOUSE OF ASSEMBLY. — An investigation had started into possible control measures to prevent the exploitation of elderly people by retirement village schemes, the Minister of Local Government, Housing and Works, Mr Amie Venter, said yesterday.

He was replying in the Housing Vote of the Committee Stage of the Own Affairs Budget in the House of Assembly.

● Mr Venter also said considerable progress had been made with the establishment of housing utility companies.

These were created as a vehicle for the private sector to provide housing for those who qualify for assistance from the National Housing Fund.

Mr Venter said a number of these companies had already been registered and further registrations would be considered on merit.

● The existing rental termination formula used for whites in welfare housing and that financed by the National Housing Fund was being investigated to see if it could be improved.

# Low-cost housing

RDM 24/4/85 Property Reporter (123)

A MAJOR utility company to provide low-cost housing for urban communities in the PWV area has been launched with a budget for the year of R20m.

The Family Housing Association, is a subsidiary of The Urban Foundation. It will initially handle housing projects in Katlehong and Protea North in Soweto. Both projects are being taken over from The UF. Projects in other areas will follow in 1986.

Mr Matthew Nell, formerly of The Urban Foundation's Transvaal office, has been appointed general manager of FHA.

"Our aim is to provide about 2 000 additional serviced sites a year. These will be in various black, coloured and Indian residential areas. They will be available to big developers and small, to local building contractors and to individual families.

"A special service to families will also be provided to assist them in managing the building of their own homes. Furthermore, the FHA will provide contractor-built houses and we will ensure that as many local builders as possible participate," says Mr Nell. — Sapa.

ped  
up  
M  
07  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100



and (d) what amount of the estimated total capital investment of R1 201,6 million had been invested as at the latest specified date for which figures are available?

The MINISTER OF TRADE AND INDUSTRY:

The replies to question (a), (b), (c) and (d) as furnished on 14 March 1985 remain unchanged but a wrong press statement was inadvertently enclosed. A copy of the correct press statement of 28 February 1985 is attached hereto.

FOR IMMEDIATE RELEASE

PRESS STATEMENT BY DR THE HONOURABLE DJ DE VILLIERS, MINISTER OF TRADE AND INDUSTRY, DECENTRALIZATION OF INDUSTRIES

In a recent press statement which has come to my attention the PFP through Mr A Savage, MP, has sharply criticized the Government's policy of decentralization and regional development. It has been alleged also that abuse of the decentralization concessions is a common occurrence.

I wish to put it clearly that payments of all claims for decentralization concessions are made in accordance with strict control measures and on the basis of certified documentation which, where applicable, has to be accompanied by audited statements. These procedures are strictly in keeping with the financial directives applying in the public sector and have been fully cleared with the Office of the Auditor-General. In cases where any abuse comes to the attention of the authorities, steps will be taken immediately. As soon as the staff position of the Decentralization Board can be improved, more inspectors will also be made available to make inspections in loco.

The allegation that control has been lost over the policy of decentralization because complete statistics on the number of approved applicants who have already established are not made available, is altogether unfounded.

Industrialists whose applications have been approved by the Board are allowed two years to establish. In many cases a further extension of time has been sought since the establishment of factories is determined by many factors. The prevailing restrictive economic circumstances also have a retarding effect on the rate at which approved applicants proceed to establish. The present improved package of industrial incentive measures has been in operation only for a relatively short period of time. It cannot be expected that the number of approved industrialists who have already established during this short period could be regarded as a sound criterion of the success of the scheme.

Under the previous scheme approximately 48 per cent of applications approved were eventually established. As a result of the improved scheme it could reasonably be expected that the success rate should be higher. Bearing in mind the above-mentioned time factor concerning the establishment of these industries and the fact that industries may decide to start claiming concessions only in the second year of their operations when their capital investment has been completed, tentative figures in respect of 1982/83 show that this percentage success rate should at least be maintained, but will in all probability be exceeded.

It requires much manpower to compile extensive statistical data. Owing to the extent of the activities of the Decentralization Board progress is being made with the complete computerization of all data which will make it easier to provide statistical details on request. In the meantime particulars of the number of industries that have already established are being adjusted further and details in this respect will be made available shortly.

It is clear that those who wish to discredit the scheme, like the members of the PFP, would like to use the rate of establishment as an argument that the scheme is not successful. For the reasons already mentioned complete statistics are not yet available at this stage according to which it could be judged with any degree of accuracy whether the scheme is successful or not.

The PFP endeavours to throw suspicion

on the policy of decentralization and suggests that standard concessions should apply to all places outside the metropolitan areas. If such a scheme were to be introduced all industries would obviously prefer to establish as near as possible to the metropolises. Places such as Brits, Bronkhorstspuit and others would draw all development while the Eastern Cape, where the need for employment creation is greatest, would derive hardly any benefit. The differentiated system of incentives which applies at present is precisely aimed at benefiting areas where the greatest need for employment creation exists. The objective is to take industries and employment opportunities to the workers and not vice versa.

As far as the increase in expenditure on incentives is concerned it should be pointed out that this clearly bears relation to the substantial increase in the number of applications approved by the Board. In fact, in the second year of implementation there was an increase of 53 per cent in the number of applications approved, if compared with the preceding year which in itself was a record year. The current expenditure of course also includes payments of longer term incentives such as transport rebates to existing industries. The extension of the transport rebate to road transport as well as the improved incentives for Walvis Bay and Port Elizabeth/Uitenhage have also contributed to the increased expenditure.

Apart from the benefits derived from direct factory job creation in areas with a high unemployment rate, the multiplier effects thereof should also be taken into account. According to the Kleu Study Group's report on an industrial development strategy for the RSA, for every factory job created a further 2,3 jobs are created indirectly in other sectors of the economy. Cognizance should also be taken of the fact that the average factory worker sustains 5 dependants. It follows, therefore, that the expenditure involved in the industrial incentive scheme, if considered against its wider implications, is bringing about material benefits to our people.

Where the policy of decentralization is supported by the broad community in al-

most every field, as manifested among others by the private sector's active contribution at local level through the various regional development advisory committees, as well as by the whole-hearted co-operation on the part of the TBVC states. I deplore the fact that the PFP endeavours to throw suspicion on the policy at a time when everybody who has the economic welfare of Southern Africa at heart should make a contribution to the constructive promotion of regional development.

ISSUED BY THE DEPARTMENT OF TRADE AND INDUSTRY

CAPE TOWN

28 FEBRUARY 1985

Enquiries: Wilhelm Smaalberger  
Tel: 45-7430

WEDNESDAY, 24 APRIL 1985

†Indicates translated version.

For written reply:

General Affairs: 123

123

Howard  
Q. 601.1246

Family housing units

24/4/85

106. Mr P G SOAL asked the Minister of Co-operation and Development:

- (1) (a) How many family housing units were built in townships falling under each specified Development Board in 1984 (i) the relevant Development Board, (ii) private owners and (iii) other specified organizations, and (b) what was the total amount spent by each in respect of these townships;

- (2) whether there is a shortage of housing units in any township falling under each Development Board; if so, how many units are required in respect of each Development Board;



(3) whether any family housing units are being built at present in the above townships by (a) the relevant Development Board, (b) private owners and (c) other specified organizations; if not, why not; if so, (i) how many units in respect of each Development Board area and (ii) when are they due to be completed in each case?

*Southern Orange Free State Development Board:*

- (1) (a) (i) 114.
- (ii) 407.
- (iii) Nil.
- (b) (i) R663 542.

**THE MINISTER OF CO-OPERATION AND DEVELOPMENT:**

The development of housing units in urban Black townships has increased to such an extent that it is not possible to furnish accurate information categorically in respect of each Development Board area as requested by the honourable member. The cost involved in research which would have to be embarked on to obtain the required information is also not considered to be warranted. The available information is nevertheless submitted:

- (ii) R5 852 614.
- (iii) Nil.

(2) Yes, approximately 11 025 housing units.

- (3) (a) No. Due to a shortage of funds.
- (b) Yes.
- (c) No.
- (i) 330.

*Orange-Vaal Development Board:*

(1) (a) (i) 1 244.

(ii) 914.

(iii) 845—Developers.  
349—Employers.

(b) (i) R8 474 332.

(ii) R16 452 000.

(iii) R15 210 000—Developers.  
R3490—Employers.

(2) Yes. Approximately 10 833 units.

(3) (a) and (b) Yes.

(c) Employers and developers.

(i) 1 795.

(ii) The last unit is expected to be completed by the middle of 1986.

(2) Yes, approximately 100 units.

(3) (a), (b) and (c) No.

(i) and (ii) Fall Away.

*Natalia Development Board:*

(1) (a) (i) to (iii) Nil.

(b) (i) to (iii) Nil.

(2) Yes, approximately 12 111 units.

(3) (a), (b) and (c) No. In the case of the Board due to a shortage of funds.

(i) and (ii) Fall away.

*Northern Cape Development Board:*

(1) (a) (i) 21.

(ii) 80.

(iii) 1 Employer.

(b) (i) R434 378.

(ii) R400 000.

(iii) R14 000—Employers.

(2) Yes, approximately 6 195 units.

(3) (a) No. Due to a shortage of funds.

(b) Yes.

(c) No.

(i) 74 by private owners.

(ii) Within the next 6 months.

*West Rand Development Board:*

(1) (a) (i) 1 239

(ii) and (iii) 516 (Statistics are not kept separately).

(b) (i) R18 269 782.

(ii) and (iii) Amounts not available.

(2) Yes, approximately 43 152 units.

(3) (a) to (b) Yes.

(c) Developers and employers, yes.

(i) 2 360 units.

(ii) 2 184 during 1985 and 176 by 1986.

*East Rand Development Board:*

(1) (a) (i) 1 392.

(ii) 1 200.

(iii) 1 776—Developers and employers.

(b) (i) R9 017 000.

(ii) R24 000 000.

(iii) R50 000 000.

(2) Yes. Approximately 40 617 units.

(3) (a), (b) and (c) Yes.

(i) 2 574 units.

(ii) 2 474 units.  
100 units to be completed by June 1985.

(iii) 100 units by June 1985 and 2 474 by 1987.

*Eastern Cape Development Board:*

(1) (a) (i) 3 841.

(ii) 494.

(iii) 496 grouped as follows:

- Employers who have built 2 or more housing units: Robert Schmidt, Port Elizabeth
- Strydom, Basson and du Toit, Port Elizabeth





Sten Products, Port Elizabeth	3	2 871 Developers and other organizations.
S.A. Transport Services	6	(ii) Development Board between March 1985 and August 1985.
Community of the Resurrection of our Lord, Grahamstown	8	Private owners before 30 June 1986.
Jacana Laboratory, Grahamstown	2	Organizations before or on October 1987.
Rhodes University, Grahamstown	61	
Private developers:		<i>Western Cape Development Board:</i>
Gough Cooper, Port Elizabeth	67	(1) (a) (i) 2 639.
Investex, Port Elizabeth	2	(ii) and (iii) Nil.
Arctic Construction, Port Elizabeth	4	(b) (i) R21 158 388
Coetzee Builders, Port Elizabeth	4	(ii) and (iii) Nil.
C.M.G.M., Port Elizabeth	1	(2) Yes, approximately 7 825 units.
G & L Builders, Port Elizabeth	3	(3) (a) Yes.
Ford Motor Company, Port Elizabeth	96	(b) and (c) No.
S.A. Permanent Building Society, Port Elizabeth	19	(i) 5 082.
United Building Society, Port Elizabeth	29	(ii) By April 1985.
Volkswagen S.A. (Ltd.), Uitenhage	71	
Selfbuild-houses	108	<i>Central Transvaal Development Board:</i>
Total	496	(1) (a) (i) Nil.
		(ii) 77.
		(iii) Nil.
		(b) (i) Nil.
		(ii) Approximately R335 000.
		(iii) Nil.
		(2) Yes, approximately 7 093 units.
		(3) (a) Yes.
		(b) No.
		(c) Yes. Developers and employers.
		(i) 237.
		(ii) By the end of 1985.

<i>Highveld Development Board:</i>		ter of Co-operation, Development and Education:
(1) (a) (i) 570.	(ii) 159.	What was the (a) <i>de facto</i> and (b) <i>de jure</i> population of each township falling under the control of the Natalia Development Board as at the latest specified date for which figures are available?
(iii) 210 grouped as follows: Escom 150. Sasol 60.		The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION: Figures as at 28 February 1985.
(b) (i) R3 913 415.	(ii) R1 255 000.	
(iii) R2 843 025.		
(2) Yes, approximately 6 455 units.	(3) (a) Yes.	
(b) and (c) No.	(i) 13.	
(ii) By the end of 1985.		
<i>Western Transvaal Development Board:</i>		
(1) (a) (i) 177.	(ii) 844.	
(iii) 12.	(b) (i) R318 388.	
(ii) R14 912 483.	(iii) R18 699.	
(2) Yes, approximately 6 530 units.		
(3) (a) Yes.	(b) No.	
(c) Yes.	(i) 1 406.	
(ii) By the end of 1986.		

Public Service: staff establishment

701. Mr S S VAN DER MERWE asked the Minister of Home Affairs:

Bhongweni	5 300	4 761
Brunville	4 500	3 796
Cedurville	1 700	309
Enthlakahle	4 500	3 707
Itsokole	780	761
Sobantu	15 000	11 842
Kwa Mavana	1 050	982
Hambanati	8 967	8 488
Shakaville	2 953	2 499
Klaarwater	5 298	4 488
Chesterville	12 824	12 074
Bhekuzulu	7 413	7 336
Dumbe	2 744	2 717
Nkanyezi	1 381	1 368
Sibongile	8 398	8 315
Stedville	7 248	7 177
Thembafile	4 378	4 345
Shayamoya	468	420
Weenen	1 077	1 178
Dannhauser	1 097	1 067

467. Mr R A F SWART asked the Minister of Home Affairs:

24/4/85

Hennard R. Co. 1253

Natalia Development Board

(1) Whether the establishment of the Public Service has been reduced in terms of the recently announced staff cuts; if so, by what number was the (a) actual and (b) authorized establishment reduced;

(2) whether any vacant posts have been frozen; if so, (a) how many, (b) when were these posts last occupied and (c) how many persons in each race group occupied these posts at the time;

(3) whether any employees have been (a) ...

# Huge housing shortage

CHT Tip 1/25  
25/4/85  
123

Political Staff

IT HAS been officially estimated that there is a massive shortage of 156 137 family housing units in the black residential areas outside the homelands — and only 20 177 houses were built last year.

But far greater involvement in the construction of houses by private individuals, developers and employers — who spent R137,9 million last year in all areas except the West Rand — has taken place.

For the first time in South African history, non-government bodies and individuals spent more than the government, which through the development boards spent R105,9 million on black housing.

These figures were disclosed yesterday by the Minister of Co-operation and Development, Dr Gerrit Viljoen, when he replied to questions tabled by Mr Peter Soal (PFP, Johannesburg North) about the construction of housing in the development board areas.

Dr Viljoen's figures showed that 20 177 houses were built last year, including 2 639 in the Western Cape.

In two of the development board areas — Natalia and Northern Transvaal — no houses were built.

His figures also showed that worst shortages of family houses were in the West Rand Area (43 152), East Rand (40 617) and the Eastern Cape (42 649).

Dr Viljoen said there was a shortage of 7 825 houses in the Western Cape. This appeared to exclude the demand for houses in the Crossroads and other squatter camps.

The only development board area with a minimal shortage of housing was the Northern Transvaal where the shortage was 100.

The development boards constructed 11 647 houses, while private individuals, developers and employers built 8 391 houses.

His figures show that private individuals spent R16,5 million and employers as well as developers spent R25,2 million in the Orange Vaal area, while private individuals spent R24m and employers/developers spent R50m in the East Rand area.

Private individuals also spent R4,7 million in the E Cape and R14,9 million in the Western Transvaal.

He indicated that 24 844 family housing units were being built at present — including 5 082 in the Western Cape.



Veterans'/disability/widows' pensions

489. Mr P A MYBURGH asked the Minister of Co-operation, Development and Education:

- (1) (a) How many Black persons were receiving war veterans' pensions for having served in the Korean War as at the latest specified date for which figures are available, (b) what amount is paid to each such person per month and (c) what total amount is paid out each month in such pensions;

- (2) No.
- (3) (a) and (b) fall away.
- (4) (a) and (b) fall away.

(a) The conditions are laid down by sections 1 and 3 of the Social Pensions Act, 1973 (Act 37 of 1973) and regulations 12 and 13 of the Regulations promulgated by Government Notice R1034 of 21 June 1974.

- (2) whether any of these persons receive military disability pensions; if so, (a) how many and (b) what amount is paid to each per month;

(b) and (c) These pensions are not administered or paid by the Department of Co-operation and Development.

- (3) whether any persons are in receipt of widows' pensions in respect of this war; if so, (a) how many and (b) what amount is each such person paid per month;

*East Rand Development Board*  
*R. G. 1. 12 84 26/4/85*  
 495. Mr P G SOAL asked the Minister of Co-operation, Development and Education:

- (4) what are the conditions subject to which persons qualify for such (a) veterans', (b) disability and (c) widows' pensions?

(a) How many persons in (i) the Black townships of Cullinan, Tokorn, Wattville, Daveyton, Vosloorus, Kwa Thema, Ratanda, Katlehong, Duduza, Tembisa, Delmas, Devon and Tsakane, respectively and (ii) any other specified Black township in the East Rand Development Board area applied to purchase houses in 1984 and (b) how many of these applications had been granted as at the latest specified date for which figures are available?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

- (1) (a) None.
- (b) and (c) fall away.

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

Applications Received 1 July 1983 to 30 June 1984

(a)	(i)	Cullinan	Nil
		Tokoza	93
		Wattville	6
		Daveyton	15
		Vosloorus	29
		Kwa-Thema	12
		Ratanda	1

Applications Granted 1 July 1983 to 30 June 1984

(b)	(i)	Nil
		93
		6
		15
		29
		12
		1

Katlehong	51
Duduza	4
Tembisa	13
Delmas	Nil
Devon	Nil
Tsakane	7
Ekangala	Nil
Reflwe	Nil
Zithobeni	Nil
TOTAL	231

(ii) Ekangala	Nil	Nil
Reflwe	Nil	Nil
Zithobeni	Nil	Nil
Total	3 011	3 011

496. Mr P G SOAL asked the Minister of Co-operation, Development and Education:

- (a) How many persons in (i) the Black townships of Cullinan, Tokorn, Wattville, Daveyton, Vosloorus, Kwa Thema, Ratanda, Katlehong, Duduza, Tembisa, Delmas, Devon and Tsakane, respectively and (ii) any other specified Black township in the East Rand Development Board area applied for leases in terms of the 99-year leasehold scheme in 1984 and (b) how many of these applications had been granted as at the latest specified date for which figures are available?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

- (a) (i) Cullinan Nil (b) Nil
- Tokoza 17 17
- Wattville Nil Nil
- Daveyton 437 437
- Vosloorus 664 664
- Kwa-Thema 257 257
- Ratanda 28 28
- Katlehong 420 420
- Duduza 267 267
- Tembisa 833 833
- Delmas Nil Nil
- Devon Nil Nil
- Tsakane 88 88

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

- (a) 8 333.
- (b) 24 573.
- (i) 8 949.
- (ii) 23 957.

(Figures as at 31 December 1984).

It needs to be mentioned that the right of leasehold in terms of the 99 year leasehold scheme is purchased and that use of the term "lease" is therefore not altogether appropriate.

*99-year leasehold scheme*  
*26/4/85*  
*R. G. 1. 12 84*  
 557. Mr P R C ROGERS asked the Minister of Co-operation, Development and Education:

How many houses (a) built and (b) sold in terms of the 99-year leasehold scheme were financed by (i) building societies and (ii) by means of private capital from the inception of this scheme to the latest specified date for which figures are available?



Houses built in townships

560. Mr P R C ROGERS asked the Minister of Co-operation, Development and Education:

(a) What was the total number of houses built in Black townships administered by Development Boards in the latest specified year for which figures are available and (b) what was the estimated backlog in respect of these Black townships at the end of that year?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

- (a) 11 902 during 1984.
- (b) Approximately 196 000.

99-year leasehold scheme

682. Mrs H SUZMAN asked the Minister of Co-operation Development and Education:

- (1) Whether the 99-year leasehold scheme is in operation in every Black Township in the Republic; if not, (a) why not and (b) in respect of which townships is this scheme not applicable;
- (2) in respect of what date is this information furnished?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

- (1) No.
- (a) Each application for the introduction of 99-year-leasehold rights to a specific urban Black township is considered on merit.
- (b) White Black  
Township Township

Aberdeen.....	Thembalesizwe
Amalia.....	Amalia
Amsterdam....	Kwa-Thandeka
Ashton.....	Zolani

Cape Town.....	Crossroads
Kareedouw.....	Kareedouw
Kei Road.....	Kei Road
Kestell.....	Tlholong
King William's Town.....	Ginsberg
Klipplaat.....	Klipplaat
Krystna.....	Krystna
Komga.....	Omura
Kroonstad.....	Marabastad
Krugersdorp....	Munsiville
Ladybrand.....	Platberg

(b) White Black  
Township Township

- |                        |                     |
|------------------------|---------------------|
| Ladysmith.....         | Steadville          |
| Leeudoringstad.....    | Kgahala             |
| Lothair.....           | Lothair             |
| Louis Trichardt.....   | Louis Trichardt     |
| Makwassie.....         | Makwassie           |
| Marydale.....          | Marydale            |
| Memel.....             | Zamani              |
| Messina.....           | Nancefield          |
| Middelburg (Cape)..... | Kwanonzane          |
| Mooi River.....        | Brunville           |
| Mosselbay.....         | Mosselbay           |
| Naboomspruit.....      | Naboomspruit        |
| Niekerkshoop.....      | Niekerkshoop        |
| Noupoort.....          | Bongolethu          |
| Nyistroom.....         | Phagameng           |
| East London.....       | Zipunzana           |
| East London.....       | Duncan Village      |
| Ottosdal.....          | Lebogang            |
| Ottoshoop.....         | Ottoshoop           |
| Oudtshoorn.....        | Bongulethu          |
| Paardekop.....         | Paardekop           |
| Paarl.....             | Mbekweni            |
| Paulpietersburg.....   | Dumbe               |
| Pearston.....          | Khanyiso            |
| Petrusville.....       | Old Location        |
| Phillipstown.....      | White and Red Block |
| Pietersburg.....       | Le Rouxville        |
| Pinetown.....          | Klaarwater          |
| Port Elizabeth.....    | Walmer              |
| Prieska.....           | Ethembeni           |
| Rhodes.....            | Rhodes              |
| Richmond.....          | Ekaya               |
| Robertson.....         | Nqubelu             |
| Roedtan.....           | Roedtan             |
| Sannieshof.....        | Sannieshof          |
| Soutpan.....           | Ikgomoiseng         |
| Stella.....            | Stella              |
| Stellenbosch.....      | Kaya Mandi          |
| Stellenbosch.....      | Mfuleni             |
| Strand.....            | Lwandle             |
| Steytlerville.....     | Kabah               |
| Swartuggens.....       | Borolela            |
| Thabazimbi.....        | Thabazimbi          |
| Thabazimbi.....        | Mafhlaneng          |
| Tyden.....             | Tyden               |
| Uitenhage.....         | Kabah               |
| Umnzinto.....          | Shayamoya           |
| Uppington.....         | Pafallelo           |

(3) 12 March 1985.

Commission of Inquiry into the Tax Structure of the Republic of South Africa

706. Mr K M ANDREW asked the Minister of Finance:

- (1) Whether, with reference to his reply to Question No 404 on 6 March 1985, he intends to make public the first interim report of the Commission of Inquiry into the Tax Structure of the Republic of South Africa: if so when; if not, why not;
- (2) (a) what specified amounts make up the total estimated cost of R950 000 and (b) over what period will this sum be expended?

The MINISTER OF FINANCE:

- (1) No; this is an *ad hoc* interim report which will not affect the final approach of the Commission in regard to the tax structure of the Republic in its entirety, and the expense of printing the interim report at this stage is not justified.
- (2) The following schedule reflects (a) the estimated cost of each item of expenditure; and (b) over what period the amounts will be expended:



Veterans' disability/widows' pensions

489. Mr P A MYBURGH asked the Minister of Co-operation, Development and Education:

- (1) (a) How many Black persons were receiving war veterans' pensions for having served in the Korean War as at the latest specified date for which figures are available, (b) what amount is paid to each such person per month and (c) what total amount is paid out each month in such pensions;

(2) No. (a) and (b) fall away. (3) No. (a) and (b) fall away.

(4) (a) The conditions are laid down by sections 1 and 3 of the Social Pensions Act, 1973 (Act 37 of 1973) and regulations 12 and 13 of the Regulations promulgated by Government Notice R1034 of 21 June 1974.

- (2) whether any of these persons receive military disability pensions; if so, (a) how many and (b) what amount is paid to each per month;

(b) and (c) These pensions are not administered or paid by the Department of Co-operation and Development. *X*

- (3) whether any persons are in receipt of widows' pensions in respect of this war; if so, (a) how many and (b) what amount is each such person paid per month;

*X* East Rand Development Board *Q. 61. 12.84 26/4/85*  
495. Mr P G SOAL asked the Minister of Co-operation, Development and Education:

- (4) what are the conditions subject to which persons qualify for such (a) veterans', (b) disability and (c) widows' pensions?

(a) How many persons in (i) the Black townships of Cullinan, Tokom, Watville, Daveyton, Vosloorus, Kwa Thema, Ratanda, Katlehong, Duduza, Tembisa, Delmas, Devon and Tsakane, respectively and (ii) any other specified Black township in the East Rand Development Board area applied to purchase houses in 1984 and (b) how many of these applications had been granted as at the latest specified date for which figures are available?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

Applications Received 1 July 1983 to 30 June 1984

(a)	(i) Cullinan	Nil
	Tokoza	93
	Watville	6
	Daveyton	15
	Vosloorus	29
	Kwa-Thema	12
	Ratanda	1

Applications Granted 1 July 1983 to 30 June 1984

(b)	Nil
	93
	6
	15
	29
	12
	1

Katlehong	51	51
Duduza	4	4
Tembisa	13	13
Delmas	Nil	Nil
Devon	Nil	Nil
Tsakane	7	7
Ekangala	Nil	Nil
Refilwe	Nil	Nil
Zithobeni	Nil	Nil
TOTAL	231	231

East Rand Development Board

496. Mr P G SOAL asked the Minister of Co-operation, Development and Education:

- (a) How many persons in (i) the Black townships of Cullinan, Tokom, Watville, Daveyton, Vosloorus, Kwa Thema, Ratanda, Katlehong, Duduza, Tembisa, Delmas, Devon and Tsakane, respectively and (ii) any other specified Black township in the East Rand Development Board area applied for leases in terms of the 99-year leasehold scheme in 1984 and (b) how many of these applications had been granted as at the latest specified date for which figures are available?

(ii) Ekangala	Nil	Nil
Refilwe	Nil	Nil
Zithobeni	Nil	Nil
Total	3 011	3 011

It needs to be mentioned that the right of leasehold in terms of the 99 year leasehold scheme is purchased and that use of the term "lease" is therefore not altogether appropriate. *X*

*26/4/85*  
*99-year leasehold scheme*  
*Q. 61. 12.84*  
*557. Mr P R C ROGERS asked the Minister of Co-operation, Development and Education:*

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

- (a)

(i) Cullinan	Nil	Nil
Tokoza	17	17
Watville	Nil	Nil
Daveyton	437	437
Vosloorus	664	664
Kwa-Thema	257	257
Ratanda	28	28
Katlehong	420	420
Duduza	267	267
Tembisa	833	833
Delmas	Nil	Nil
Devon	Nil	Nil
Tsakane	88	88

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

- (a) 8 333.
- (b) 24 573.

- (i) 8 949.
- (ii) 23 957.

(Figures as at 31 December 1984).

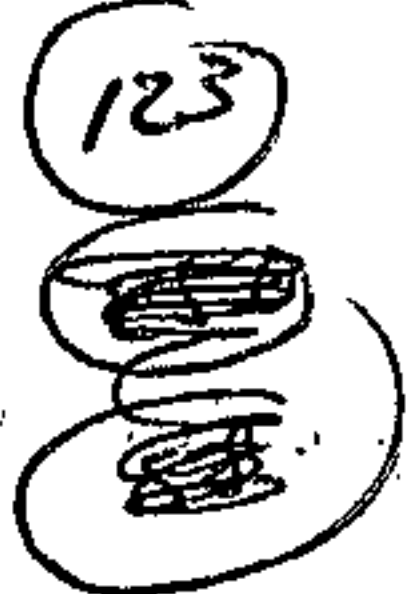
HOA





# Clampdown on public service housing bonds

W/LG ARGUS 27/4/85



**Weekend Argus  
Correspondent**

DURBAN. — The Government has taken the first steps towards restraining public service housing subsidies, which have been blamed for pushing up house prices.

A building society says it has received an official "recommendation" to ensure that no subsidised public servant or semi-State employee is helped to the point where his bond amount, under normal circumstances (ie, on an unsubsidised bases), would involve repayments exceeding 50 percent of his salary.

The normal building society rule is that buyers should not pay — after subsidies are taken into account — more than 25 percent of salary.

However, subsidies enable bond amounts to be pushed substantially higher than this.

## DRASTIC RETHINK

This move is in keeping with a drastic rethink on housing subsidies in the private sector.

Following introduction of the fringe benefit legislation, the country's largest building society

— the United — has switched from providing new staff with bonds at only 3 percent to the more market-related 18 percent.

Old staff still enjoy the lower rates.

The tougher general stance on staff bond subsidies — and the "50 percent" ceiling on public servant loans — partly are aimed at ensuring that subsidised employees do not face huge increases in tax over the seven-year phase-in period for taxation of housing fringe benefits.

## "OFFICIAL" RATE

At present the "official" housing interest rate is 18 percent, below which an employee will become liable for tax on his "fringe benefit".

Even at 18 percent staff benefit substantially — the official UBS rate for amounts over R60 000, for example, is 23 percent.

Interpreting the new instruction regarding public servants, building society men say a public servant with a bond "worth" 50 percent of his salary can expect natural salary increases over the next seven years.

They believe these increases gradually will reduce the repayment percentage closer to the

normal 25 percent of salary rule they apply to the man in the street.

## THE RIGHT STAFF

The question of State subsidies has become a controversial issue, with strong contenders on both sides.

The State says they are necessary to attract and keep the right staff.

Critics allege that subsidies are to blame for abnormally high property prices and that the rules can be twisted.

For example, it is claimed that:

- A public servant with a low bond recently needed R10 000 to add on a study. However, he discovered he could apply for a loan of R40 000, placing the R30 000 extra on call with a bank at 20 percent.

Building society men say the scope to do this is limited to State employees with low bonds — State subsidisation carries a ceiling of R50 000.

- With the State scheme designed around subsidising a percentage of the repayment, some public servants speed up their repayments in order to get higher subsidisation.

tion with the rate at which prospecting is to be undertaken.

- (b) No.
- (c) Yes, several contractual obligations and conditions are stipulated in connection with aspects such as testing of first discoveries of oil or gas, lodging of reports safekeeping of samples, the keeping of relevant records and so forth.

\*Mr Speaker, perhaps I might just add that these rights which are being held by Soekor, make provision for subletting. At present Soekor is subletting its prospecting rights in the Algora Basin to Energy Resources and Mining Corporation Ltd. The subletting agreement includes, however, conditions regarding the rate at which the latter company has to prospect, and conditions regarding the amount of money to be spent in this regard.

Mr A SAVVAGE: Mr Speaker, arising out of the hon the Minister's reply, can he tell us whether we can also see that subcontract and where we can see it?

The MINISTER: Mr Speaker, it will be available on the Soekor premises.

**Port Elizabeth: off-shore drilling rights**

\*5. Mr A SAVVAGE asked the Minister of Mineral and Energy Affairs:

- (1) Whether any rights for off-shore drilling within a radius of 70 kilometres of Port Elizabeth have been awarded to any persons or companies; if so, (a) for what period, (b) on what terms and (c) what are the names of the persons or companies to which these rights have been awarded;
- (2) whether any conditions were attached to the awarding of these rights in regard to (a) the rate at which prospecting is to be done, (b) the amount of money to be invested in this prospecting per annum and (c) any other

HOA

specified matters; if not, why not; if so, what conditions in each case?

**The MINISTER OF MINERAL AND ENERGY AFFAIRS:**

- (1) Yes, to Soekor to prospect for natural oil and gas and to Foskor to prospect for phosphate.
- (a) The prospecting rights held by Soekor and Foskor are valid to 22 June 1987 and 15 June 1985, respectively.

(b) The conditions cover various aspects and are embodied in voluminous lease documents which can be inspected at the office of the Registrar of Mining Titles, Johannesburg.

(c) Soekor and Foskor.

- (2) (a) No, apart therefrom that prospecting must be carried out in a manner and on a scale satisfactory to the Minister of Mineral and Energy Affairs, no specific conditions are specified in connection with the rate of which prospecting is to be undertaken.

(b) No.

(c) Yes, various contractual obligations and conditions are stipulated.

*Public Service State housing subsidies*  
*Q Col. 1216 23/4/85*  
*R. Col. 1216 23/4/85*

\*6. Mr R M BURROWS asked the Minister of Public Works:

- (1) Whether, with reference to his reply to Question No 208 on 27 March 1985, his Department has at any stage kept statistics concerning the (a) number of persons in receipt of Public Service State housing subsidies and (b) cost to the State of such subsidies; if not, (i) why not and (ii) who is responsible for keeping such statistics.

ties; if so, in respect of what aspects of such subsidies are statistics kept;

- (2) whether there have recently been changes in policy in regard to the (a) issuing, (b) administration and (c) collection of statistics regarding State housing subsidies; if not, who is responsible for these matters at present; if so, (i) what is the nature of the changes, (ii) why were these changes made and (iii) when did they come into effect?

**The MINISTER OF PUBLIC WORKS:**

(1) (a) No.

(b) Yes.

(i) and (ii) Each Department paid the housing subsidies in respect of its officials and claimed the total amounts monthly from the Department of Public Works and Land Affairs, which provided the financing up to 31 March 1985. For the information of the hon member it is mentioned, in regard to (1)(b), that the allocated amount for the 1984-85 financial year amounts to R187 574 000.

- (2) Insofar as the Department of Public Works and Land Affairs' involvement in the subsidy scheme is concerned a change has taken place in terms of which each Department accepted responsibility for the financing thereof with effect from 1 April 1985. This step is a refinement of the budgeting by objective system.

*Hans and R. Col. 1217*  
*Certain person shot in New Brighton*  
*23/4/85*

\*7. Mrs H SUZMAN asked the Minister of Law and Order:

- (1) Whether a certain person, whose name has been furnished to the South African Police for the purpose of the Minister's reply, was shot and killed

on or about 27 March 1985 in Avenue A, New Brighton in the Eastern Cape; if so, (a) what were the circumstances surrounding the incident, (b) when was he shot and (c) what was his name;

- (2) whether his relatives were informed of his death; if not, why not; if so, on what date;
- (3) whether a post-mortem has been carried out; if not, when will it be carried out; if so, (a) on what date and (b) what were the findings;

(4) whether the relatives of this person requested that the post-mortem be carried out in the presence of a pathologist of their choice; if so, on what date was the request made;

- (5) whether this request was acceded to; if not, (a) why not, (b) on whose authority was this request refused and (c) who was present at the post-mortem;
- (6) whether this person's relatives were informed of the date on which the post-mortem would be carried out; if not, why not; if so, on what date were they informed;

(7) whether he will make a statement on the matter?

**The MINISTER OF LAW AND ORDER:**

(1) Yes, in B Avenue.

(a) On 27 March 1985 riotous Blacks attacked the residence of the mother of the Mayor of Kyanandi with stones. In order to disperse the rioters and to protect life and property the police were compelled to use fire-arms.

(b) On 27 March 1985.

(c) X A Kani.

(2) No, because at that stage his identity

HOA



and (d) what amount of the estimated total capital investment of R1 201,6 million had been invested as at the latest specified date for which figures are available?

The MINISTER OF TRADE AND INDUSTRY:

The replies to question (a), (b), (c) and (d) as furnished on 14 March 1985 remain unchanged but a wrong press statement was inadvertently enclosed. A copy of the correct press statement of 28 February 1985 is attached hereto.

FOR IMMEDIATE RELEASE

PRESS STATEMENT BY DR THE HONOURABLE DJIDE VILLIERS, MINISTER OF TRADE AND INDUSTRY  
DECENTRALIZATION OF INDUSTRIES

In a recent press statement which has come to my attention the PFP through Mr A Savage, MP, has sharply criticized the Government's policy of decentralization and regional development. It has been alleged also that abuse of the decentralization concessions is a common occurrence.

I wish to put it clearly that payments of all claims for decentralization concessions are made in accordance with strict control measures and on the basis of certified documentation which, where applicable, has to be accompanied by audited statements. These procedures are strictly in keeping with the financial directives applying in the public sector and have been fully cleared with the Office of the Auditor-General. In cases where any abuse comes to the attention of the authorities, steps will be taken immediately. As soon as the staff position of the Decentralization Board can be improved, more inspectors will also be made available to make inspections in loco.

The allegation that control has been lost over the policy of decentralization because complete statistics on the number of approved applicants who have already established are not made available, is altogether unfounded.

Industrialists whose applications have been approved by the Board are allowed two years to establish. In many cases a further extension of time has been sought since the establishment of factories is determined by many factors. The prevailing restrictive economic circumstances also have a retarding effect on the rate at which approved applicants proceed to establish. The present improved package of industrial incentive measures has been in operation only for a relatively short period of time. It cannot be expected that the number of approved industrialists who have already established during this short period could be regarded as a sound criterion of the success of the scheme.

Under the previous scheme approximately 48 per cent of applications approved were eventually established. As a result of the improved scheme it could reasonably be expected that the success rate should be higher. Bearing in mind the above-mentioned time factor concerning the establishment of these industries and the fact that industries may decide to start claiming concessions only in the second year of their operations when their capital investment has been completed, tentative figures in respect of 1982/83 show that this percentage success rate should at least be maintained, but will in all probability be exceeded.

It requires much manpower to compile extensive statistical data. Owing to the extent of the activities of the Decentralization Board progress is being made with the complete computerization of all data which will make it easier to provide statistical details on request. In the meantime particulars of the number of industries that have already established are being adjusted further and details in this respect will be made available shortly.

It is clear that those who wish to discredit the scheme, like the members of the PFP, would like to use the rate of establishment as an argument that the scheme is not successful. For the reasons already mentioned complete statistics are not yet available at this stage according to which it could be judged with any degree of accuracy whether the scheme is successful or not.

The PFP endeavours to throw suspicion

on the policy of decentralization and suggests that standard concessions should apply to all places outside the metropolitan areas. If such a scheme were to be introduced all industries would obviously prefer to establish as near as possible to the metropolises. Places such as Brits, Bronkhorstspuit and others would draw all development while the Eastern Cape, where the need for employment creation is greatest, would derive hardly any benefit. The differentiated system of incentives which applies at present is precisely aimed at benefiting areas where the greatest need for employment creation exists. The objective is to take industries and employment opportunities to the workers and not vice versa.

As far as the increase in expenditure on incentives is concerned it should be pointed out that this clearly bears relation to the substantial increase in the number of applications approved by the Board. In fact, in the second year of implementation there was an increase of 53 per cent in the number of applications approved, if compared with the preceding year which in itself was a record year. The current expenditure of course also includes payments of longer term incentives such as transport rebates to existing industries. The extension of the transport rebate to road transport as well as the improved incentives for Walvis Bay and Port Elizabeth/Uitenhage have also contributed to the increased expenditure.

Apart from the benefits derived from direct factory job creation in areas with a high unemployment rate, the multiplier effects thereof should also be taken into account. According to the Kleu Study Group's report on an industrial development strategy for the RSA, for every factory job created a further 2,3 jobs are created indirectly in other sectors of the economy. Cognizance should also be taken of the fact that the average factory worker sustains 5 dependants. It follows, therefore, that the expenditure involved in the industrial incentive scheme, if considered against its wider implications, is bringing about material benefits to our people.

Where the policy of decentralization is supported by the broad community in all

most every field, as manifested among others by the private sector's active contribution at local level through the various regional development advisory committees, as well as by the whole-hearted cooperation on the part of the TBVC states, I deplore the fact that the PFP endeavours to throw suspicion on the policy at a time when everybody who has the economic welfare of Southern Africa at heart should make a contribution to the constructive promotion of regional development

ISSUED BY THE DEPARTMENT OF TRADE AND INDUSTRY  
CAPE TOWN

28 FEBRUARY 1985

Enquiries: Wilhelm Smalberger  
Tel: 45-7430

WEDNESDAY, 24 APRIL 1985

†Indicates translated version.

For written reply:

General Affairs: 123 *Hansen*  
Q. 60/1.246

Family housing units 24/4/85

106. Mr P G SOAL asked the Minister of Co-operation and Development:

- (1) (a) How many family housing units were built in townships falling under each specified Development Board in 1984 (i) the relevant Development Board, (ii) private owners and (iii) other specified organizations and (b) what was the total amount spent by each in respect of these townships;

- (2) whether there is a shortage of housing units in any township falling under each Development Board; if so, how many units are required in respect of each Development Board;



(3) whether any family housing units are being built at present in the above townships by (a) the relevant Development Board, (b) private owners and (c) other specified organizations; if not, why not; if so, (i) how many units in respect of each Development Board area and (ii) when are they due to be completed in each case?

**THE MINISTER OF CO-OPERATION AND DEVELOPMENT:**

The development of housing units in urban Black townships has increased to such an extent that it is not possible to furnish accurate information categorically in respect of each Development Board area as requested by the honourable member. The cost involved in research which would have to be embarked on to obtain the required information is also not considered to be warranted. The available information is nevertheless submitted:

*Orange-Vaal Development Board:*

(1) (a) (i) 1 244.

(ii) 914.

(iii) 845—Developers.  
349—Employers.

(b) (i) R8 474 332.

(ii) R16 452 000.

(iii) R15 210 000—Developers.  
R3490—Employers.

(2) Yes. Approximately 10 833 units.

(3) (a) and (b) Yes.

(c) Employers and developers.

(i) 1 795.

(ii) The last unit is expected to be completed by the middle of 1986.

*Southern Orange Free State Development Board:*

(1) (a) (i) 114.

(ii) 407.

(iii) Nil.

(b) (i) R663 542.

(ii) R5 852 614.

(iii) Nil.

(2) Yes, approximately 11 025 housing units.

(3) (a) No. Due to a shortage of funds.

(b) Yes.

(c) No.

(i) 330.

(ii) By the end of 1985.

*Eastern Transvaal Development Board:*

(1) (a) (i) 460.

(ii) and (iii) Nil.

(b) (i) R2 265 000.

(ii) and (iii) Nil.

(2) Yes, approximately 1 704 units.

(3) (a) Yes.

(b) No.

(c) No.

(i) 314.

(ii) By approximately April 1986.

*Northern Transvaal Development Board:*

(1) (a) (i) to (iii) Nil.

(b) (i) to (iii) Nil.

(2) Yes, approximately 100 units.

(3) (a), (b) and (c) No.

(i) and (ii) Fall Away.

*Natalia Development Board:*

(1) (a) (i) to (iii) Nil.

(b) (i) to (iii) Nil.

(2) Yes, approximately 12 111 units.

(3) (a), (b) and (c) No. In the case of the Board due to a shortage of funds.

(i) and (ii) Fall away.

*Northern Cape Development Board:*

(1) (a) (i) 21.

(ii) 80.

(iii) 1 Employer.

(b) (i) R434 378.

(ii) R400 000.

(iii) R14 000—Employers.

(2) Yes, approximately 6 195 units.

(3) (a) No. Due to a shortage of funds.

(b) Yes.

(c) No.

(i) 74 by private owners.

(ii) Within the next 6 months.

*West Rand Development Board:*

(1) (a) (i) 1 239

(ii) and (iii) 516 (Statistics are not kept separately).

(b) (i) R18 269 782.

(ii) and (iii) Amounts not available.

(2) Yes, approximately 43 152 units.

(3) (a) to (b) Yes.

(c) Developers and employers, yes.

(i) 2 360 units.

(ii) 2 184 during 1985 and 176 by 1986.

*East Rand Development Board*

(1) (a) (i) 1 392.

(ii) 1 200.

(iii) 1 776—Developers and employers.

(b) (i) R9 017 000.

(ii) R24 000 000.

(iii) R50 000 000.

(2) Yes. Approximately 40 617 units.

(3) (a), (b) and (c) Yes.

(i) 2 574 units.

(ii) 2 474 units.

100 units to be completed by June 1985.

(iii) 100 units by June 1985 and 2 474 by 1987.

*Eastern Cape Development Board:*

(1) (a) (i) 3 841.

(ii) 494.

(iii) 496 grouped as follows:

- Employers who have built 2 or more housing units:
  - Robert Schmidt, Port Elizabeth 7
  - Strydom, Basson and du Toit, Port Elizabeth 5



Organization	Number of Units	Development Board	Other Organizations
Sten Products, Port Elizabeth S.A. Transport Services	3		2 871 Developers and other organizations.
Community of the Resurrection of our Lord, Grahamstown	6	(ii) Development Board between March 1985 and August 1985.	
Jacana Laboratory, Grahamstown	8	Private owners before June 1986.	30 Organizations before or on October 1987.
Rhodes University, Grahamstown	2		
Private developers: Gough Cooper, Port Elizabeth	61	Western Cape Development Board:	
Investex, Port Elizabeth	67	(1) (a) (i) 2 639.	
Arctic Construction, Port Elizabeth	2	(ii) and (iii) Nil.	
Coetsee Builders, Port Elizabeth	4	(b) (i) R21 158 388	
C.M.G.M., Port Elizabeth	4	(ii) and (iii) Nil.	
G & L Builders, Port Elizabeth	1	(2) Yes, approximately 7 825 units.	
Ford Motor Company, Port Elizabeth	3	(3) (a) Yes.	
S.A. Permanent Building Society, Port Elizabeth	96	(b) and (c) No.	
United Building Society, Port Elizabeth	19	(i) 5 082.	
Volkswagen S.A. (Ltd.), Uitenhage	29	(ii) By April 1985.	
Selfbuild-houses	71	Central Transvaal Development Board:	
Total	108	(1) (a) (i) Nil.	
	496	(ii) 77.	
		(iii) Nil.	
(b) (i) R41 444 531.		(b) (i) Nil.	
(ii) R4 732 400.		(ii) Approximately R335 000.	
(iii) R1 980 000 with respect to the 108 selfbuild houses noted under (1) (a) (iii). The amounts in respect of the other houses under this item are not known.		(iii) Nil.	
(2) Yes, approximately 42 649 units.		(2) Yes, approximately 7 093 units.	
(3) (a) to (c) Yes.		(3) (a) Yes.	
(i) 2 046 Development Board, 984 Private owners.		(b) No.	
		(c) Yes. Developers and employers.	
		(i) 237.	
		(ii) By the end of 1985.	

Organization	Number of Units	Development Board	Other Organizations
Highveld Development Board:			
(1) (a) (i) 570.			
(ii) 159.			
(iii) 210 grouped as follows: Escom 150, Sasol 60.			
(b) (i) R3 913 415.			
(ii) R1 255 000.			
(iii) R2 843 025.			
(2) Yes, approximately 6 455 units.			
(3) (a) Yes.			
(b) and (c) No.			
(i) 13.			
(ii) By the end of 1985.			
Western Transvaal Development Board:			
(1) (a) (i) 177.			
(ii) 844.			
(iii) 12.			
(b) (i) R318 388.			
(ii) R14 912 483.			
(iii) R18 699.			
(2) Yes, approximately 6 530 units.			
(3) (a) Yes.			
(b) No.			
(c) Yes.			
(i) 1 406.			
(ii) By the end of 1986.			
(iii) whether any employees have been frozen; if so, (a) how many, (b) when were these posts last occupied and (c) how many persons in each race group occupied these posts at the time;			

ter of Co-operation, Development and Education:

What was the (a) *de facto* and (b) *de jure* population of each township falling under the control of the Natal Development Board as at the latest specified date for which figures are available?

**THE MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:**

Figures as at 28 February 1985.

Township	(a)	(b)
Bhongweni	5 300	4 761
Brunville	4 500	3 796
Cedarville	320	309
Enhlalakahle	4 500	3 707
Isokolele	780	761
Sobantu	15 000	11 842
Kwa Mavana	1 050	982
Hambanati	8 967	8 488
Shakaville	2 953	2 499
Klaarwater	5 298	4 488
Chesterville	12 824	12 074
Bhekuzulu	7 413	7 336
Dumbe	2 744	2 717
Nkanyezi	1 381	1 368
Sihongile	8 398	8 315
Steadville	7 248	7 177
Thembalihle	4 378	4 345
Shayamoya	468	420
Weenen	1 077	1 178
Dannhauser	1 097	1 067

Public Service staff establishment

701. Mr S S VAN DER MERWE asked the Minister of Home Affairs:

- Whether the establishment of the Public Service has been reduced in terms of the recently announced staff cuts; if so, by what number was the (a) actual and (b) authorized establishment reduced;
- whether any vacant posts have been frozen; if so, (a) how many, (b) when were these posts last occupied and (c) how many persons in each race group occupied these posts at the time;
- whether any employees have been

Howard O. G. 1253  
Natalia Development Board  
24/4/85  
467. Mr R A F SWART asked the Minister of Home Affairs:

(ii) (aa) Senior Certificate Standard 10 (practical) . . . . . N.T.C.3 . . . . .	51 273 10 2 776 4 756	examinations. Standard 8—not included—statistics not collected.
(bb) Not collected		(3) (a) University of Fort Hare, Ciskei.
(cc) Not collected		(b) Included.
(b) (i) 996		Whites. . . . . 10 Coloureds. . . . . 5 Asians. . . . . 1 Blacks. . . . . 401
(ii) (aa) Senior Certificate N.T.C.3 . . . . .	9 422 936	Standard 10 (Blacks only)
(bb) Not collected		Senior Certificate . . . . . 10 707 N.T.C.3 . . . . . 54
(cc) Not collected		(b) University degrees
(c) (i) 1 400		Whites. . . . . 8 Coloureds. . . . . 0 Asians. . . . . 0 Blacks. . . . . 939
(ii) (aa) Senior Certificate Standard 10 (practical) . . . . . N.T.C.3 . . . . .	6 870 1 649 266	Standard 10 (Blacks only)
(bb) Not collected		Senior Certificate . . . . . 16 864 N.T.C.3 . . . . . 38
(cc) Not collected		Standard 8 (Blacks only) 44 794
(d) (i) 1 982		
(ii) (aa) Senior Certificate N.T.C.3 . . . . .	46 620 820	
(bb) 72 520		
(cc) Not collected		

*123* *Howard Q. 61.1240*  
*State housing sale 23/4/85*  
787. Mr C W EGLIN asked the Minister of Public Works:

How many houses had been sold to Blacks by his Department in each province under the State housing sale announced by the Minister of Community Development on 3 March 1983 at the latest specified date for which figures are available?

The MINISTER OF PUBLIC WORKS:  
Statistics are unfortunately not kept separately for each province. However, a total of 33 009 houses were sold to Blacks up to 29 February 1985.

*Q. 61.1241*  
Louis Trichard/Thohoyandou/Mutale railway line *23/4/85*  
790. Mr P G SOAL asked the Minister of Transport Affairs:

Whether, with reference to his reply to Question No 1086 on 28 June 1984, the feasibility study for a railway line over the route Louis Trichard/Thohoyandou/Mutale has been completed; if not, (a) why not and (b) when will it be completed; if so, what were the findings?

The MINISTER OF TRANSPORT AFFAIRS:

Yes. No economic justification could be found for the construction of the proposed railway line.

Pietersburg/Seshego rail link

791. Mr P G SOAL asked the Minister of Transport Affairs:

(1) Whether, with reference to his reply to Question No 1079 on 28 June 1984, the final report of the investigation into the Pietersburg/Seshego rail link is available; if not, (a) why not and (b) when will it be available; if so,

(2) whether a decision has been taken on this matter; if not, (a) why not and (b) when will it be taken; if so, what was the decision?

The MINISTER OF TRANSPORT AFFAIRS:

(1) Yes.

(2) Yes. It was found that a passenger rail link between Pietersburg and Seshego is not economically justifiable.

South African Army Women's College

793. Mr P A MYBURGH asked the Minister of Defence:

With reference to his reply to Question No 672 on 25 March 1985, how many

women at the South African Army Women's College in George had purchased their discharge before the expiry of their term of service in each specified year since the establishment of the College as at the latest specified date for which figures are available?

The MINISTER OF DEFENCE:

As on 31 December 1984:

1971—0.
1972—0.
1973—0.
1974—0.
1975—2.
1976—1.
1977—1.
1978—1.
1979—2.
1980—4.
1981—8.
1982—9.
1983—8.
1984—6.

*Supplementary reply to Question 74 on Thursday, 14 March 1985, put by Mr A Savage (col 623):*  
*Howard Q. 61.1242*  
*Decentralization 23/4/85*

74. Mr A SAVAGE asked the Minister of Trade and Industry:

With reference to the period 1 April 1983 to 31 March 1984, (a) in respect of how many of the 1 190 applications for decentralization incentives (i) have the applicants moved to the decentralized areas, (ii) are they in the process of moving there and (iii) are they already in production in these areas, (b) how many of these applications have been withdrawn, (c)(i) how many (aa) of the anticipated 69 914 job opportunities as a result of these decentralization projects have been created in these (bb) persons have been employed in these positions and (ii) how many (aa) of the anticipated 54 586 Black job opportunities as a result of these decentralization projects have been created and (bb) persons have been employed in these positions





(ii) (aa) Senior Certificate Standard 10 (practical) . . . . . N.T.C.3 . . . . .	51 273 10 2 776 4 756	(3) (a) University of Fort Hare, Ciskei.	examinations. Standard 8—not included—statistics not collected.
(bb) Not collected		(b) Included.	
(cc) Not collected			
(b) (i) 996			
(ii) (aa) Senior Certificate . . . . . N.T.C.3 . . . . .	9 422 936	Whites . . . . . 10 Coloureds . . . . . 5 Asians . . . . . 1 Blacks . . . . . 401	
(bb) Not collected		Standard 10 (Blacks only)	
(cc) Not collected		Senior Certificate . . . . . N.T.C.3 . . . . .	10 707 54
(c) (i) 1 400		(b) University degrees	
(ii) (aa) Senior Certificate . . . . . Standard 10 (practical) . . . . . N.T.C.3 . . . . .	6 870 1 649 266	Whites . . . . . 8 Coloureds . . . . . 0 Asians . . . . . 0 Blacks . . . . . 939	
(bb) Not collected		Standard 10 (Blacks only)	
(cc) Not collected		Senior Certificate . . . . . N.T.C.3 . . . . .	16 864 38
(d) (i) 1 982		Standard 8 (Blacks only)	44 794
(ii) (aa) Senior Certificate . . . . . N.T.C.3 . . . . .	46 620 820		
(bb) 72 520			
(cc) Not collected			

(2) (a) Partially included as follows:

University degrees—University of Fort Hare, Ciskei, is included. This University is administered by the Minister of Education and Training. Universities in other independent Black States are excluded—statistics not collected. Standard 10—included except for Senior Certificate results of Blacks in the Transkei which conducts its own

HOA

*Q. 601, 1241* Louis Trichardt/Thohoyandou/Mutale railway line *23/4/85*  
790. Mr P G SOAL asked the Minister of Transport Affairs:

Whether, with reference to his reply to Question No 1086 on 28 June 1984, the feasibility study for a railway line over the route Louis Trichardt/Thohoyandou/Mutale has been completed; if not, (a) why not and (b) when will it be completed; if so, what were the findings?

The MINISTER OF TRANSPORT AFFAIRS:

Yes. No economic justification could be found for the construction of the proposed railway line.

Pietersburg/Seshego rail link

791. Mr P G SOAL asked the Minister of Transport Affairs:

(1) Whether, with reference to his reply to Question No 1079 on 28 June 1984, the final report of the investigation into the Pietersburg/Seshego rail link is available; if not, (a) why not and (b) when will it be available; if so,

(2) whether a decision has been taken on this matter; if not, (a) why not and (b) when will it be taken; if so, what was the decision?

The MINISTER OF TRANSPORT AFFAIRS:

(1) Yes.

(2) Yes. It was found that a passenger rail link between Pietersburg and Seshego is not economically justifiable.

South African Army Women's College

793. Mr P A MYBURGH asked the Minister of Defence:

With reference to his reply to Question No 672 on 25 March 1985, how many

women at the South African Army Women's College in George had purchased their discharge before the expiry of their term of service in each specified year since the establishment of the College as at the latest specified date for which figures are available?

The MINISTER OF DEFENCE:

As on 31 December 1984:

1971—0.
1972—0.
1973—0.
1974—0.
1975—2.
1976—1.
1977—1.
1978—1.
1979—2.
1980—4.
1981—8.
1982—9.
1983—8.
1984—6.

*Supplementary reply to Question 74 on Thursday, 14 March 1985, put by Mr A Savage (col 623):*

*Howard Q. 601. 1242*  
*Decentralization 23/4/85*

74. Mr A SAVAGE asked the Minister of Trade and Industry:

With reference to the period 1 April 1983 to 31 March 1984, (a) in respect of how many of the 1 190 applications for decentralization incentives (i) have the applicants moved to the decentralized areas, and (ii) are they in the process of moving there and (iii) are they already in production in these areas, (b) how many of these applications have been withdrawn, (c) (i) how many (aa) of the anticipated 69 914 job opportunities as a result of these decentralization projects have been created and (bb) persons have been employed in these positions and (ii) how many (aa) of the anticipated 54 586 Black job opportunities as a result of these decentralization projects have been created and (bb) persons have been employed in these positions

HOA



tion with the rate at which prospecting is to be undertaken.

(b) No.

(c) Yes, several contractual obligations and conditions are stipulated in connection with aspects such as testing of first discoveries of oil or gas, lodging of reports safekeeping of samples, the keeping of relevant records and so forth.

†Mr Speaker, perhaps I might just add that these rights which are being held by Soekor, make provision for subletting. At present Soekor is subletting its prospecting rights in the Algoa Basin to Energy Resources and Mining Corporation Ltd. The subletting agreement includes, however, conditions regarding the rate at which the latter company has to prospect, and conditions regarding the amount of money to be spent in this regard.

Mr A SAVVAGE: Mr Speaker, arising out of the hon the Minister's reply, can he tell us whether we can also see that subcontract and where we can see it?

The MINISTER: Mr Speaker, it will be available on the Soekor premises.

**Port Elizabeth: off-shore drilling rights**

\*5. Mr A SAVVAGE asked the Minister of Mineral and Energy Affairs:

(1) Whether any rights for off-shore drilling within a radius of 70 kilometres of Port Elizabeth have been awarded to any persons or companies; if so, (a) for what period, (b) on what terms and (c) what are the names of the persons or companies to which these rights have been awarded;

(2) whether any conditions were attached to the awarding of these rights in regard to (a) the rate at which prospecting is to be done, (b) the amount of money to be invested in this prospecting per annum and (c) any other

specified matters; if not, why not; if so, what conditions in each case?

**†The MINISTER OF MINERAL AND ENERGY AFFAIRS:**

(1) Yes, to Soekor to prospect for natural oil and gas and to Foskor to prospect for phosphate.

(a) The prospecting rights held by Soekor and Foskor are valid to 22 June 1987 and 15 June 1985, respectively.

(b) The conditions cover various aspects and are embodied in voluminous lease documents which can be inspected at the office of the Registrar of Mining Titles, Johannesburg.

(c) Soekor and Foskor.

(2) (a) No, apart therefrom that prospecting must be carried out in a manner and on a scale satisfactory to the Minister of Mineral and Energy Affairs, no specific conditions are specified in connection with the rate of which prospecting is to be undertaken.

(b) No.

(c) Yes, various contractual obligations and conditions are stipulated.

*(123) Howard*  
*Public Service State housing subsidies*  
*R 61.1216 23/4/85*  
\*6. Mr R M BURROWS asked the Minister of Public Works:

(1) Whether, with reference to his reply to Question No 208 on 27 March 1985, his Department has at any stage kept statistics concerning the (a) number of persons in receipt of Public Service State housing subsidies and (b) cost to the State of such subsidies; if not, (i) why not and (ii) who is responsible for keeping such statistics.

tics; if so, in respect of what aspects of such subsidies are statistics kept;

(2) whether there have recently been changes in policy in regard to the (a) issuing, (b) administration and (c) collection of statistics regarding State housing subsidies; if not, who is responsible for these matters at present; if so, (i) what is the nature of the changes, (ii) why were these changes made and (iii) when did they come into effect?

**The MINISTER OF PUBLIC WORKS:**

(1) (a) No.

(b) Yes.

(i) and (ii) Each Department paid the housing subsidies in respect of its officials and claimed the total amounts monthly from the Department of Public Works and Land Affairs, which provided the financing up to 31 March 1985. For the information of the hon member it is mentioned, in regard to (1)(b), that the allocated amount for the 1984-85 financial year amounts to R187 574 000.

(2) Insofar as the Department of Public Works and Land Affairs' involvement in the subsidy scheme is concerned a change has taken place in terms of which each Department accepted responsibility for the financing thereof with effect from 1 April 1985. This step is a refinement of the budgeting by objective system.

*(23) Hens and P. 61.1217*  
*Certain person shot in New Brighton*  
*23/4/85*  
\*7. Mrs H SUZMAN asked the Minister of Law and Order:

(1) Whether a certain person, whose name has been furnished to the South African Police for the purpose of the Minister's reply, was shot and killed

on or about 27 March 1985 in Avenue A, New Brighton in the Eastern Cape; if so, (a) what were the circumstances surrounding the incident, (b) when was he shot and (c) what was his name;

(2) whether his relatives were informed of his death; if not, why not; if so, on what date;

(3) whether a post-mortem has been carried out; if not, when will it be carried out; if so, (a) on what date and (b) what were the findings;

(4) whether the relatives of this person requested that the post-mortem be carried out in the presence of a pathologist of their choice; if so, on what date was the request made;

(5) whether this request was acceded to; if not, (a) why not, (b) on whose authority was this request refused and (c) who was present at the post-mortem;

(6) whether this person's relatives were informed of the date on which the post-mortem would be carried out; if not, why not; if so, on what date were they informed;

(7) whether he will make a statement on the matter?

**†The MINISTER OF LAW AND ORDER:**

(1) Yes, in B Avenue.

(a) On 27 March 1985 riotous Blacks attacked the residence of the mother of the Mayor of Kyanandi with stones. In order to disperse the rioters and to protect life and property the police were compelled to use fire-arms.

(b) On 27 March 1985.

(c) X A Kani.

(2) No, because at that stage his identity



# HOMIES CASH: There's more for BUREAUCRATS than for BLACKS

**THE Government will spend more money this year on housing subsidies for its largely white public-service corps than it is to spend in housing for blacks.**

The shock statistic has again focused attention on the massive state housing bonanza which absorbs millions of tax rands every year.

And a new government accounting method introduced three weeks ago buries this vast hidden cost to the taxpayer in the budgets of the individual state departments — thus making it that much more difficult to control.

This week opposition members demanded — and were denied — an independent inquiry into the home-loans scheme, which they now describe as a "monster".

Rough estimates compiled by the Sunday Times indicate that at a very minimum the State will spend more than R300-million on subsidising home loans for all state employees this year.

In the central-government sector alone — it employs about 600 000 people — the Government has budgeted a wholly inadequate R135-million this year for the scheme.

That is R4-million more than the Departments of Public Works and Co-operation and Development have jointly budgeted for black housing in the whole of the country.

But Treasury officials this week admitted that the R135-million budgeted was based on the hope that interest rates would "soften" during the year — a prospect they themselves admit is unlikely.

By BRIAN POTTINGER, Political Correspondent

In 1983 the Government budgeted R47-million for the scheme, but had to pump in substantially more during the year as interest rates on loans rose.

Last year it earmarked R102,8-million, but had hastily to pour another R82,8-million — an 80-percent budget overshoot — into the kitty as the interest rates soared.

## Splurge

This year the budgeted amount is 35 percent more than last year's figure, but will be substantially higher than estimated — perhaps even exceeding last year's record high of R188,8-million.

State spending on the scheme has increased exponentially. In the past seven years it has gone up twelve fold for central-sector employees, and in services such as Transport Services it has increased 2 000 percent in 10 years.

The state burden in housing costs has deeply concerned opposition quarters, which claim that the open-

ended policy has locked the Government into an enormously expensive scheme.

The Government pegs interest rates at between three and five percent for employees and foots the bill for the rest — which today can be as much as 15 percent on the loan's interest.

A typical scheme for a provincial educational department, for example, requires the authorities to pay R456 a month in subsidy on a R40 000 loan over 25 years for an employee with a basic salary above R18 000.

The proliferation of state burdens in connection with the schemes has been highlighted in the latest report of the Department of Community Development — now the Department of Public Works.

Between March 1983 and March 1984 the number of loans approved by the Government for all public-sector employees increased by 11,5 percent. But the total amount loaned increased by 39,1 percent while the guaranteed amount shot up 37,4 percent.

The State went on an even greater lending splurge subsequently. In the 21 months from March 1983 to December last year the number of officials qualifying for subsidies on loans leapt by 32,5 percent.

Concern about the housing subsidies is only part of a much deeper concern about the state wage bill as a whole.

This year the total wage bill — central sector, services, provinces, statutory bodies, self-governing bodies and control boards — reached R9 300-million compared with last year's R7 800-million.

Cost-cutting, claims the Commission for Administration, will knock the total increase back to R8 800-million, or about 12,5 percent increase over last year.

But a study of the increase in the main budget estimates of expenditure on personnel in central government alone shows an increase of 16,8 percent.

Explanatory memoranda from each department refer, inter alia, to cost increases which are then only partly attributed to the housing-loan subsidies.

But a snap Sunday Times analysis of some of the government departments shows a disturbing trend in increases on personnel expenditure — despite government pledges to trim the fat and peg staff expenditure increases to 10 percent.

The Department of Co-operation and Development, for example, has increased its personnel budget by 17,7 percent despite only an 0,9 percent rise in staff strengths.

# Plan to aid black housing

By TOM HOOD  
Property Editor

THE huge sale of State-owned houses to black families, stymied by the high cost of mortgages, could get a boost from cheap home loans financed by company pension funds.

Dr Sam Motsuenyane, chairman of Africa Bank and president of the National African Federated Chamber of Commerce, disclosed in Cape Town this week that an insurance company, Legal and General Volskas, was behind the plan to give 100 percent bonds to African families and charge only between 8 and 12 percent.

Building societies currently charge a minimum of 18,75 percent for bonds up to R20 000.

## RESTRICTED

A spokesman for LGV said today there is a 1,25 percent loss to the pension fund by giving out cash for as little as 12 percent.

Pension funds earn an average of 16,5 percent and they are restricted by law to investing a maximum of 25 percent of their funds in housing, he said.

LGV founded Housing Finance Services in January with the aim of bringing home ownership closer to the millions of needy South Africans.

It estimated only 5 percent of the South African community can afford a R40 000 house at an interest rate of 15 percent.

Dr Motsuenyane criticised financial institutions and insurance companies for not doing more to help black home buyers, the bulk of whom could not qualify or afford to pay the building societies bond rates on top of a 20 percent deposit.



19/4/85  
123

# Some blacks to get freehold rights

**Parliamentary Staff**  
FREEHOLD rights are to be granted to blacks in areas which now qualify for leasehold rights, President P W Botha announced today.

Speaking in the Budget debate on his vote in the Assembly, Mr Botha said that, following further negotiations, the Government had decided that full individual property rights for those black communities and persons who already qualify for 99-year leasehold should go ahead.

He said this principle had no implications for the content of existing political rights. This was governed by other rules.

## HIGH PRIORITY

Mr Botha also announced an investigation into relations between Government departments and blacks by the Human Sciences Research Council.

The project had to receive high priority and would be designed to enable black peo-

ple themselves to identify and indicate problem areas.

President Botha said objectivity would be of the utmost importance in this investigation.

Other moves announced by President Botha include:

- An instruction that all Government authorities must again ensure that black communities are involved in decision making on socio-economic matters affecting them:

## INVOLVED

- An instruction to all departments to design and submit orientation programmes aimed at improving attitudes in the carrying out of their functions. These programmes would not be based on fictitious problems but on realities found in the HSRC investigation.

- The Commission for Administration would be held responsible for the broad co-ordination of the orientation programmes for personnel of all races who were in daily contact with black people.

(1) No, because there is at present no demand for the houses, and the expenditure of the estimated renovation cost of R570 000,00 to make the houses habitable, will in the circumstances not be justifiable. An investigation regarding the possible utilization of the houses for housing purposes is being carried out.

(2) and (3) Fall away.

For written reply:

General Affairs:

*Hansen and Q. 61. 1111*

Family housing units

14/4/85

205. Mr A SAVVAGE asked the Minister of Co-operation and Development:

(a) How many new family housing units for Blacks in White urban areas were built by each Development Board in 1984 and (b) what was the expenditure in that year on (i) such housing and (ii) infrastructural services for such housing?

**THE MINISTER OF CO-OPERATION AND DEVELOPMENT:**

*Western Cape Development Board*

(a) 2 639.

(b) (i) R21 158 388.

(ii) R38 597 134.

*Central Transvaal Development Board*

(a) None.

(b) (i) and (ii) Fall away.

*Highveld Development Board*

(a) 570.

(b) (i) R5 519 101.

(ii) R672 220.

*Western Transvaal Development Board*

(a) 49

(b) (i) R318 388.

(ii) R1 293 820.

*Natal Development Board*

(a) 49.

(b) (i) and (ii) Fall away.

*Northern Cape Development Board*

(a) 21.

(b) (i) R159 300.

(ii) R275 078.

*North Transvaal Development Board*

(a) None.

(b) (i) and (ii) Fall away.

*East Transvaal Development Board*

(a) 460.

(b) (i) R2 265 000.

(ii) R400 000.

*Southern Orange Free State Development Board*

(a) 114.

(b) (i) R663 542.

(ii) R202 459.

*Oranjevaal Development Board*

(a) 1 244.

(b) (ii) R8 321 932.

(ii) R12 860 913.

*East Rand Development Board*

(a) 1 392.

(b) (i) R9 017 000.

(ii) R3 183 000.

*West Rand Development Board*

(a) 1 239.

(b) (i) R9 612 000.

(ii) R8 857 108.

*East Cape Development Board*

(a) 3 841.

(b) (i) R18 061 777.

(ii) R4 090 000.

*Influx control/identity documents*

475. Mr P G SOAL asked the Minister of Co-operation, Development and Education:

(1) What was the total (a) amount in fines and (b) number of days in respect of sentences imposed on Blacks in 1984 in the East Rand area for offences relating to influx control and identity documents;

(2) (a) how many persons paid fines and (b) what was the total amount paid in such fines?

**THE MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:**

(1) (a) R428 033.

(b) 516 033.

(2) (a) 4 262.

(b) R102 074.

The information is for the period 1 January 1984 to 31 August 1984, as these functions were taken over by the Department of Justice on 1 September 1984. Suspended sentences have been included in the above-mentioned totals.

*Hansen and Q. 61. 1113 16/4/85*

492. Mr P G SOAL asked the Minister of Co-operation, Development and Education:

(1) Whether he received any requests for the provision of additional classrooms in 1985 for schools in (a) the Black townships of Cullinan, Tokorn, Watt-

vile, Daveyton, Vosloorus, Kwai Thema, Ratanda, Kulehove, Induzza Tembese, Delmas, Devon and Tsakane respectively, and (b) any other specified Black township in the East Rand Development Board area from (i) officials of his Department and (ii) any other persons or organizations; if so.

(2) (a) when, and (b) what was (i) the nature of the requests, and (ii) his response thereto, in each case;

(3) whether any additional classrooms are to be provided in 1985; if not, why not; if so, (a) how many, (b) when were they ordered and (c) when will they be ready for use?

**THE MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:**

(1) (a) (i) Yes, in respect of all the townships mentioned except for Duduza, Delmas, Ratanda and Devon

(ii) No

(b) (i) Yes, Ekangala near Bronkhorstpruit

(ii) No.

(2) (a) During 1983 and 1984.

(b) (i) The Regional Director for Education and Training, Highveld Region, requested the erection of additional classrooms at existing schools as well as the erection of certain complete new schools.

(ii) The erection of additional classrooms and schools were approved for the townships as listed below, within the limits of the funds allocated annually to the Department for capital works:



(1) No, because there is at present no demand for the houses, and the expenditure of the estimated renovation cost of R570 000,00 to make the houses habitable, will in the circumstances not be justifiable. An investigation regarding the possible utilization of the houses for housing purposes is being carried out.

(2) and (3) Fall away.

For written reply:

General Affairs:

*123* *Howes and* *Q. 61. 1111*  
Family housing units *16/4/85*

205. Mr A SAVAGE asked the Minister of Co-operation and Development:

(a) How many new family housing units for Blacks in White urban areas were built by each Development Board in 1984 and (b) what was the expenditure in that year on (i) such housing and (ii) infrastructural services for such housing?

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

Western Cape Development Board

(a) 2 639.

(b) (i) R21 158 388.

(ii) R38 597 134.

Central Transvaal Development Board

(a) None.

(b) (i) and (ii) Fall away.

Highveld Development Board

(a) 570.

(b) (i) R5 519 101.

(ii) R672 220.

Western Transvaal Development Board

(a) 49

(b) (i) R318 388.

(ii) R1 293 820.

Naal Development Board

(a) 49.

(b) (i) and (ii) Fall away.

Northern Cape Development Board

(a) 21.

(b) (i) R159 300.

(ii) R275 078.

North Transvaal Development Board

(a) None.

(b) (i) and (ii) Fall away.

East Transvaal Development Board

(a) 460.

(b) (i) R2 265 000.

(ii) R400 000.

Southern Orange Free State Development Board

(a) 114.

(b) (i) R663 542.

(ii) R202 459.

Oranjevaal Development Board

(a) 1 244.

(b) (ii) R8 321 932.

(ii) R12 860 913.

East Rand Development Board

(a) 1 392.

(b) (i) R9 017 000.

(ii) R3 183 000.

West Rand Development Board

(a) 1 239.

(b) (i) R9 612 000.

(ii) R8 857 108.

East Cape Development Board

(a) 3 841.

(b) (i) R18 061 777.

(ii) R4 090 000.

*Howes and*  
*Influx control/identity documents*  
*Q. 61. 1113 16/4/85*

475. Mr P G SOAL asked the Minister of Co-operation, Development and Education:

(1) What was the total (a) amount in fines and (b) number of days in respect of sentences imposed on Blacks in 1984 in the East Rand area for offences relating to influx control and identity documents;

(2) (a) how many persons paid fines and (b) what was the total amount paid in such fines?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

(1) (a) R428 033.

(b) 516 033.

(2) (a) 4 262.

(b) R102 074.

The information is for the period 1 January 1984 to 31 August 1984, as these functions were taken over by the Department of Justice on 1 September 1984. Suspended sentences have been included in the above-mentioned totals.

*Howes and*  
*Classrooms*  
*Q. 61. 1113 16/4/85*

492. Mr P G SOAL asked the Minister of Co-operation, Development and Education:

(2) (a) when, and (b) what was (i) the nature of the requests, and (ii) his response thereto, in each case;

(3) whether any additional classrooms are to be provided in 1985; if not, why not; if so, (a) how many, (b) when were they ordered and (c) when will they be ready for use?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

(1) (a) (i) Yes, in respect of all the townships mentioned except for Duduza, Delmas, Ratanda and Devon.

(ii) No.

(b) (i) Yes, Ekangala near Bronkhorstpruit.

(ii) No.

(2) (a) During 1983 and 1984.

(b) (i) The Regional Director for Education and Training, Highveld Region, requested the erection of additional classrooms at existing schools as well as the erection of certain complete new schools.

(ii) The erection of additional classrooms and schools were approved for the townships as listed below, within the limits of the funds allocated annually to the Department for capital works:

# Call for black stake in land

CALL TIPS  
18/4/85  
123

By NEILL HURFORD  
Property Editor

A CALL for the elimination of "a double standard", and the institution of a uniform system of land ownership for all population groups, was made by the president of the National African Chambers of Commerce (Nafcoc), Dr Samuel Motsuenyane, in the City yesterday.

Dr Motsuenyane, speaking at a national conference of estate agents, told delegates that by the turn of the century, to speak of white areas would be irrelevant, merely on the basis of population distribution.

"Therefore, the huge proportion of black people in the white areas will be enemies to the system if they do not have a stake in that land," he said, calling for freehold property ownership for all.

He addressed the conference on the problems of financing black housing, with particular ref-

erence to the 99-year leasehold system available to black people in certain areas.

He said the fact that blacks now had to pay market-related finance for their homes as a result of free enterprise in the provision of housing for them, had put home ownership beyond their means.

Dr Motsuenyane said: "When the interest rates increased in response to the depressed state of the economy, the prices of houses were pushed beyond the means of the bulk of blacks.

"For instance, in 1982, one could build a house of 68 sq metres for sale at around R25 000. Three years later, the house with the same specifications, would sell for R35 000. This means that the person would have to earn R1 000 a month — which most do not earn."

Another factor, he said, was the unavailability of large tracts of land on which housing could be built in bulk, with the aim of bringing down costs. Then, should bulk housing be possible, there was a limited number of black people with influx qualifications to take up the houses.

Calling for building societies to extend their financing provisions, Dr Motsuenyane said that black families were prepared to get together on an extended basis to finance a home, and the joint income of all members of the family should be considered when granting bonds.

He advocated a relaxation of some of the requirements by financial institutions on home specifications, to allow cheaper building.

Government red tape in registering leaseholds was another damper on the market, he said.



Cape Times 16/4/86  
123 ~~779~~  
**Leasehold  
campaign  
extended**

Political Reporter

THE period of the special sales campaign to sell houses to urban blacks under the 99-year leasehold scheme at concessionary prices has been extended by another year, it was announced yesterday.

In a statement yesterday, Dr Gerrit Viljoen, Minister of Co-operation, Development and Education, said that the campaign would have been terminated on June 30 this year but would now only end in June 1986.

The campaign is aimed at enabling the largest possible number of prospective purchasers to acquire homes, he said.

Special incentives, including the sale of homes at prices ranging between 35 percent to 40 percent of the selling price and financial assistance from the government are part of the campaign.

## BRIEFING

RDM  
16/4/86  
13

### Leasehold scheme extended by a year

THE "special sales campaign" of houses under the 99-year leasehold scheme in urban black residential areas is to be extended by a year, the Minister of Co-operation, Development and Education, Dr Gerrit Viljoen, said yesterday.

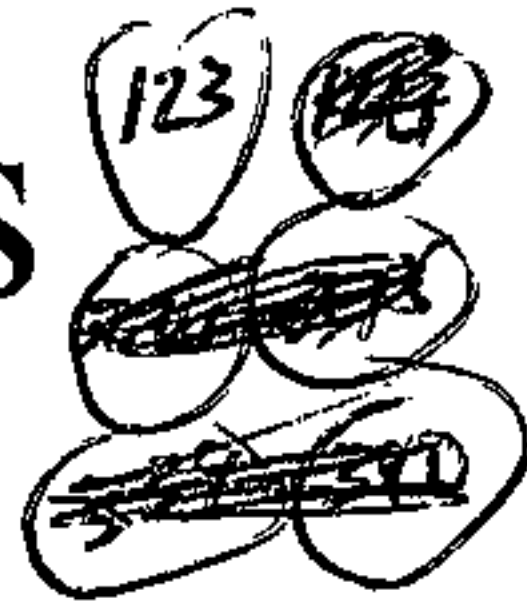
The campaign, which was introduced on July 1, 1983, and would have been terminated on June 30 this year, will now close on June 30, 1986.

More than 30 000 houses had already been sold under the scheme.



# Sprawling, squalid townships help give rise to unrest

Cape Times  
28/3/85



## Architectural Correspondent

THE social unrest which South Africa is experiencing obviously has its roots in the historical, political and social structures of the country.

As an architect, one cannot help believing that a sizeable contributory factor towards the unhappiness and frustrations of the deprived masses are the often abysmal township environments in which they have to live and rear their children.

These vast, dreary, sprawling places with hardly a grace note to be seen anywhere — just squalor, dullness, monotony — are the products of high-powered, bureaucratic departments and planners.

## Security control

Experienced professional people take these vast tracts of land chosen by some powerful group or minister — Khayelitsha was located where it is as a result of a helicopter flight by Mr P W Botha — and proceed to design, if that is a word that can be used in this context without debasing it, a "city" for hundreds of thousands of people.

Roads are planned, sewer and water lines laid out, sites allocated for schools, churches and public buildings, bearing in mind only such functional criteria as directions of the prevailing wind and rain, costs, security control, etc.

And when all the planning and the building has been done, the numberless thousands are driven like sheep into their kraals.

There is invariably the barest minimum of everything, maybe a street light every few hundred metres, a few pavements, very often no tarred roads.

## Khayelitsha

If one had to set about inventing a really bad environment for people to live in, could one conceive of anything worse than these townships.

On the page facing my February 1 column on Groot Constantia in the Cape Times was a panoramic view of Khayelitsha in full colour.

It gave me quite a shock to realize that, disgraceful though it is that Groot Constantia is being turned into a commercial hurdy-gurdy, this issue would be of no concern whatsoever to the millions whose lives of grey drudgery in places like Khayelitsha, Atlantis, Soweto, Langa and Guguletu don't even start to relate to such matters which are of concern only to the comfortable whites and their architectural correspondents.

This picture said almost everything there is to say about the social evils that can be created by environments that seem to be nothing more than an endless assemblage of uniform boxes spreading as far as the eye can see.

## Endless sameness

The backdrop of Table Mountain, blue in the distance, merely served to emphasize the tremendous physical distance of the housing from the work places of the inhabitants.

The basic housing units lacked all sense of individuality and any idea that each man and his family is a unique thing was totally and utterly absent. There was just the endless sameness, the materialization of the bureaucratic view of the people merely as ciphers and countable units.

This is not an attitude peculiar to South Africa.

Providing housing is an onerous business for any state and many mass housing schemes throughout the world, with a few notable exceptions, reflect something of the same awful dullness that seems now to be a universally accepted quality of state policy in this field.

## Obligation

I remember that great lady, Golda Meir, saying to the group of architects I was working with in Ashkelon, Israel, in 1952 that while she appreciated our efforts to adorn the new town, what she was really interested in as Minister of Labour was the quantity of housing units, their cost and the time it took to build them.

Politicians have a heavy and pressing obligation to provide shelter of whatever quality and that seems, for them, to explain or justify forgetting about the social, aesthetic or human needs of the people who will be living in those towns.

Khayelitsha is a copy-book example of a town devised by government and laid out by bureaucrats without consultation with the people concerned.

Almost the only concern is that of providing physical shelter. Engineers and planners, but as far as one knows no architects, were involved in its creation which goes some way towards explaining the practical but totally unimaginative results.

## More attractive

It is in the architects' special skill to understand and apply aesthetics in design.

The few housing schemes which have benefited from architectural inputs can without much doubt be said to be far more interesting and attractive than those where they were absent.

This column is really a plea for there to be a far greater architectural contribution to the mass housing field.

No effort should be spared to make the environments in which people have to live attractive and functional so that they can become the pride of their communities.

In this way some little contribution will have been made to easing the ugly face of life for the poorest and most frustrated section of the community.

No architect, of course, can correct the horrible error of siting Khayelitsha miles away from where people need to be, but she or he could certainly make the houses and the areas around them more attractive and livable — if allowed to do so.



(2) how many persons were charged with theft of (a) small stock and (b) large stock in this police station area in 1984 or over the said period?

DER: The MINISTER OF LAW AND ORDER: January-December 1984.

(1) (a) 30.

(b) 9.

(2) (a) 3.

(b) 1.

Theft of motor vehicles

689. Mr H H SCHWARZ asked the Minister of Law and Order:

(1) (a) How many motor vehicles were reported stolen during the period 1 January to 31 December 1984 and (b) what is the value of the motor vehicles stolen during such period;

(2) how many such vehicles were recovered in (a) an undamaged, (b) a damaged and (c) a cannibalized condition?

DER: The MINISTER OF LAW AND ORDER:

(1) (a) 45 025.

(b) R171 845 677-00.

(2) (a) 14 640.

(b) 8 094.

(c) 2 818.

693. Mr S S VAN DER MERWE asked the Minister of Law and Order:

Whether any members of the fighting unit Koevoet have any previous convictions; if so, (a) in respect of what specified

crimes and (b) how many have previous convictions in respect of each such crime?

DER: The MINISTER OF LAW AND ORDER: No.

No.

Own Affairs: Housing loans for farm labourers. 46. Mr P A MYBURGH asked the Minister of Agriculture and Water Supply:

(1) How many farmers in (a) the Greater Western Cape area, (b) the remainder of the Cape Province, (c) the Orange Free State, (d) the Transvaal and (e) Natal applied for housing loans for farm labourers in 1984;

(2) (a) how many of the applications in each area were granted and (b) what was the total amount granted in (i) each area and (ii) the Republic as a whole?

DER: The MINISTER OF AGRICULTURE AND WATER SUPPLY:

(1) (a) 123.

(b) 47.

(c) 8.

(d) 23.

(e) 7.

(2) (a) (b)(i)

Greater Western Cape area	118	R1 762 862
Remainder of Cape Province	45	R 719 779
Orange Free State	8	R 148 400
Transvaal	23	R 443 150
Natal	7	R 177 400

(2) (b) (ii) R3 251 591.

Agricultural Credit Board

49. Mr E K MOORCROFT asked the Minister of Agriculture and Water Supply:

What amount was allocated by the Agricultural Credit Board in the latest specified year for which figures are available, in respect of (a) the electrification of houses for, (b) the provision of water for domestic consumption by, and (c) any other specified services in respect of, farm employees?

DER: The MINISTER OF AGRICULTURE AND WATER SUPPLY:

(a) R122 000.

(b) R205 489.

(c) R70 002 in respect of additions. The Scheme for farm worker housing was temporarily suspended on 24 August, 1984 until at least 31 March 1985.

Fencing: subsidies

53. Mr R W HARDINGHAM asked the Minister of Agriculture and Water Supply:

What was the total amount paid out in subsidies for fencing in each province of the Republic in terms of the Conservation of Agricultural Resources Act, No 43 of 1983, in respect of each of the latest specified two years for which figures are available?

DER: The MINISTER OF AGRICULTURE AND WATER SUPPLY:

1982-83 1983-84

Highveld Region	R 15 349	R 17 204
Karoo Region	R171 199	R144 210
Natal Region	R 33 897	R 16 755
Eastern Cape	R 54 895	R 63 786
Region	R174 679	R199 224
Free State Region	R 57 128	R 64 981
Transvaal Region		
Winter Rainfall Region	R 32 178	R 25 681

Figures per province not available.

†Indicates translated version.

For written reply: *Henwood*  
General Affairs: *Q. 61.898*  
Reference books/influx control *27/3/85*

144. Mrs H SUZMAN asked the Minister of Co-operation and Development:

(1) How many (a) males and (b) females were arrested for offences relating to reference books and influx control in each of the main urban centres of the Republic in 1984 by officers of Development Boards;

(2) what was the total number of such arrests in the Republic in that period?

DER: The MINISTER OF CO-OPERATION AND DEVELOPMENT:

(1)

Bloemfontein	(a) 2 739	(b) 727
Durban	2 591	293
Johannesburg	4 926	2 886
Cape Peninsula	773	896
East London	142	97
East Rand	21 895	5 473
Port Elizabeth	1 015	267
Pretoria	865	58
West Rand (excluding Johannesburg)	4 472	1 505

(2) 75 032.

*Henwood*  
Langa Commissioners' Courts *27/3/85*  
177. Mr K M ANDREW asked the Minister of Justice:

(a) For what total number of hours were the Langa Commissioners' Courts in session in 1984 and (b) what total number of persons appeared before these courts in that year?

*7*



## The MINISTER OF JUSTICE:

Statistics for the period 1 January 1984 until 31 August 1984 are as follows:

- (a) 433 hours  
(b) 4 615 persons.

Since 1 September 1984, the date on which judicial work was taken over from the Department of Co-operation and Development, the adjudication of all cases emanating from the various magisterial districts is dealt with by the Magistrates' Courts concerned.

123 ~~27/3/85~~ Housing loans/subsidies  
208. Mr R M BURROWS asked the Minister of Public Works:

- (1) How many (a) White, (b) Coloured, (c) Indian and (d) Black persons in the Public Service had obtained State-guaranteed housing loans as at the latest specified date for which figures are available;

- (2) (a) how many (i) White, (ii) Coloured, (iii) Indian and (iv) Black persons in the Public Service were in receipt of State housing subsidies as at the latest specified date for which figures are available and (b) what annual sum was spent in each case for (i) compulsory mortgage repayments and (ii) voluntary repayments?

## The MINISTER OF PUBLIC WORKS:

- (1) Statistics in respect of State-guaranteed housing loans are not kept separately in respect of the various population groups. 53 771 loans have however been granted to public servants up to 31 December 1984.

- (2) Such statistics are not kept.

## Commissions/departamental committees

408. Mr K M ANDREW asked the Minister of Transport Affairs:

- (1) How many (a) commissions and (b) departamental committees of inquiry were appointed in respect of the South African Transport Services in 1984;

- (2) whether any of the reports of such commissions and committees have been completed; if so, (a) how many and (b) of which commissions and committees;

- (3) whether any of the reports of such commissions and committees have been made public; if so, (a) how many and (b) of which commissions and committees;

- (4) what is the total estimated cost relating to each of these commissions and committees?

## The MINISTER OF TRANSPORT AFFAIRS:

- (1), (2), (3) and (4) No commissions were appointed but Transport Services appointed several departamental Committees of Inquiry which is normal management practice and takes place according to need. Particulars in this regard are not readily available.

## Sporting facilities

447. Mr M A TARR asked the Minister of Co-operation, Development and Education:

What was the total amount spent by the Department of Co-operation and Development on the provision of sporting facilities in South Africa in the 1984-85 financial year?

## The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

- (a) Amount approved for sport facilities to date: R4 698 440,10.

- (b) Applications at present under consideration: R1 261 500,00.  
If (b) is approved before 31 March 1985, the total amount will be: R5 959 940,10.

- (c) The total amount already spent on the provision of sports facilities by the Department during the 1984-85 financial year stands at R4 107 989,86.

518. Mr R A F SWART asked the Minister of Co-operation, Development and Education:

How many Blacks in each national state were employed in undertakings established (a) on an agency basis and (b) by development corporations for national states as at the latest specified date for which figures are available?

## The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

(a) (b) Total

Lebowa as at 31/12/1984	6 280	13 290	19 570
KwaZulu as at 28/2/1985	2 004	4 624	6 628
KwaNdebele as at 28/2/85	235	242	477
Gazankulu as at 31/3/1984	2 863	2 089	4 952
KaNwane as at 28/2/1985	1 057	626	1 683
Owagwa as at 28/2/1985	9 550	86	9 636
Total	21 989	20 957	42 946

527. Mr J H VISAGIE asked the Minister of Transport Affairs:

- not, why not; if so, (a) what amount in respect of each leased locomotive was agreed upon and (b) what total amount in rental had been paid as at the latest specified date for which figures are available;

- (3) whether any (a) maintenance and (b) repair work has been carried out in respect of the lent and/or leased locomotives; if so, (a) by whom and (b) how much did this work cost in each case;

- (4) whether the maintenance and repair work has been paid for; if not, why not; if so, by whom?

## The MINISTER OF TRANSPORT AFFAIRS:

- (1) Yes, during the period January 1983 to December 1984 several class 33-400 diesel locomotives were hired out to the Zambian Railways. Details of such locomotives are not readily available as they are being changed regularly for maintenance. At the end of December 1984 nine locomotives were hired out.

- (2) All rental and insurance were paid in full up to July 1984. Arrears are being paid in three instalments. The first has already been received.

- (a) Rental varied from R543 per day in January 1983 to R650 per day in December 1984.

- (b) R6,3 million has been received up to February 1985.

- (3) and (4) Yes, the hire tariff is comprehensive and includes normal maintenance charges except for light repairs and maintenance which is attended to by Zambian Railways for its own account. Supplies and spares for this purpose are provided by Transport Services.  
Locomotives are also insured against accidents and such repair costs are recovered therefrom.  
Separate costs are not readily available.

- (2) whether the rental in respect of the leased locomotives has been paid; if

# Relief for tenants hit by recession

ARC 43  
28/3/85  
(123)  
123

Staff Reporter

HOUSING Minister Mr David Curry is planning measures to help recession-hit tenants who are unable to pay their rents.

Local authorities have been called on not to evict people until these steps are announced.

Mr Curry, Minister of Local Government, Housing and Agriculture in the House of Representatives, said in a statement today that tenants in municipal housing schemes who could not meet their rent payments must submit proof of their situations to their local management committees without delay.

## RELIEF MEASURES

He called on local authorities not to evict tenants until the department announced relief measures under consideration.

He had asked the National Housing Commission (NHC), which has funded most municipal housing schemes, to approve in principle the downward adjustment of rents on an ad hoc basis — so that where tenants could prove their earnings had dropped, they could pay lower rent as soon as the following month.

## POLICY

According to the chief director of the Department of Local Government, Housing and Agriculture in the administration of the House of Representatives, Mr Carel du Preez, the general policy of the NHC does not allow for this at present.

Tenants' rents, which go towards repaying municipal housing loans from the NHC, were calculated in proportion to their income.

Although some municipalities provided for rent reductions as soon as breadwinners' wages decreased, this was not generally done because it was not the formal policy of the NHC, Mr du Preez said.



(2) how many persons were charged with theft of (a) small stock and (b) large stock in this police station area in 1984 or over the said period?

The MINISTER OF LAW AND ORDER: January-December 1984.

- (1) (a) 30.
- (b) 9.
- (2) (a) 3.
- (b) 1.

**Theft of motor vehicles**

689. Mr H H SCHWARZ asked the Minister of Law and Order:

(1) (a) How many motor vehicles were reported stolen during the period 1 January to 31 December 1984 and (b) what is the value of the motor vehicles stolen during such period;

(2) how many such vehicles were recovered in (a) an undamaged, (b) a damaged and (c) a cannibalized condition?

The MINISTER OF LAW AND ORDER:

- (1) (a) 45 025.
- (b) R171 845 677-00.
- (2) (a) 14 640.
- (b) 8 094.
- (c) 2 818.

crimes and (b) how many have previous convictions in respect of each such crime?

The MINISTER OF LAW AND ORDER: No.

46. Mr P A MYBURGH asked the Minister of Agriculture and Water Supply:

(1) How many farmers in (a) the Greater Western Cape area, (b) the remainder of the Cape Province, (c) the Orange Free State, (d) the Transvaal and (e) Natal applied for housing loans for farm labourers in 1984;

(2) (a) how many of the applications in each area were granted and (b) what was the total amount granted in (i) each area and (ii) the Republic as a whole?

**The MINISTER OF AGRICULTURE AND WATER SUPPLY:**

(1) (a) 123.

(b) 47.

(c) 8.

(d) 23.

(e) 7.

(2)

	(a)	(b)(i)
Greater Western Cape area	118	R1 762 862
Remainder of Cape Province	45	R 719 779
Orange Free State	8	R 148 400
Transvaal	23	R 443 150
Natal	7	R 177 400

(2) (b) (ii) R3 251 591.

HOA

693. Mr S S VAN DER MERWE asked the Minister of Law and Order:

Whether any members of the fighting unit Koevoet have any previous convictions; if so, (a) in respect of what specified

*Handwritten:* Howard Q. 6/1.895  
Koevoet 26/3/85

*Handwritten:* Own Affairs: Howard Housing loans for farm labourers Q. 6/1.896 26/3/85

**Agricultural Credit Board**

49. Mr E K MOORCROFT asked the Minister of Agriculture and Water Supply:

What amount was allocated by the Agricultural Credit Board in the latest specified year for which figures are available, in respect of (a) the electrification of houses for, (b) the provision of water for domestic consumption by, and (c) any other specified services in respect of, farm employees?

**The MINISTER OF AGRICULTURE AND WATER SUPPLY:**

(a) R122 000.

(b) R205 489.

(c) R70 002 in respect of additions. The Scheme for farm worker housing was temporarily suspended on 24 August, 1984 until at least 31 March 1985.

**Fencing: subsidies**

53. Mr R W HARDINGHAM asked the Minister of Agriculture and Water Supply:

What was the total amount paid out in subsidies for fencing in each province of the Republic in terms of the Conservation of Agricultural Resources Act, No 43 of 1983, in respect of each of the latest specified two years for which figures are available?

**The MINISTER OF AGRICULTURE AND WATER SUPPLY:**

	1982-83	1983-84
Highveld Region	R 15 349	R 17 204
Karoo Region	R 171 199	R 144 210
Natal Region	R 33 897	R 16 755
Eastern Cape Region	R 54 895	R 63 786
Free State Region	R 174 679	R 199 224
Transvaal Region	R 57 128	R 64 981
Winter Rainfall Region	R 32 178	R 25 681

Figures per province not available.

HOA

**WEDNESDAY, 27 MARCH 1985**

+Indicates translated version

*For written reply:* Howard  
*General Affairs:* Howard  
*Reference books/influx control:* Howard  
27/3/85

144. Mrs H SUZMAN asked the Minister of Co-operation and Development:

(1) How many (a) males and (b) females were arrested for offences relating to reference books and influx control in each of the main urban centres of the Republic in 1984 by officers of Development Boards;

(2) what was the total number of such arrests in the Republic in that period?

**The MINISTER OF CO-OPERATION AND DEVELOPMENT:**

	(a)	(b)
Bloemfontein	2 739	727
Durban	2 591	293
Johannesburg	4 926	2 886
Cape Peninsula	773	896
East London	142	97
East Rand	21 895	5 473
Port Elizabeth	1 015	267
Pretoria	865	58
West Rand (excluding Johannesburg)	4 472	1 505

(2) 75 032.

*Handwritten:* Langa Commissioners' Courts Howard Q. 6/1.898 27/3/85  
177. Mr K M ANDREW asked the Minister of Justice:

(a) For what total number of hours were the Langa Commissioners' Courts in session in 1984 and (b) what total number of persons appeared before these courts in that year?

*Handwritten:* 7



The MINISTER OF JUSTICE:

Statistics for the period 1 January 1984 until 31 August 1984 are as follows:

- (a) 433 hours
- (b) 4 615 persons.

Since 1 September 1984, the date on which judicial work was taken over from the Department of Co-operation and Development, the adjudication of all cases emanating from the various magisterial districts is dealt with by the Magistrates' Courts concerned.

123 *Howard*  
Housing loans/subsidies 27/3/85  
208. Mr R M BURROWS asked the Minister of Public Works:

- (1) How many (a) White, (b) Coloured, (c) Indian and (d) Black persons in the Public Service had obtained State-guaranteed housing loans as at the latest specified date for which figures are available;
- (2) (a) how many (i) White, (ii) Coloured, (iii) Indian and (iv) Black persons in the Public Service were in receipt of State housing subsidies as at the latest specified date for which figures are available and (b) what annual sum was spent in each case for (i) compulsory mortgage repayments and (ii) voluntary repayments?

The MINISTER OF PUBLIC WORKS:

- (1) Statistics in respect of State-guaranteed housing loans are not kept separately in respect of the various population groups. 53 771 loans have however been granted to public servants up to 31 December 1984.
- (2) Such statistics are not kept.

Commissions/departamental committees

408. Mr K M ANDREW asked the Minister of Transport Affairs:

HoA

- (1) How many (a) commissions and (b) departmental committees of inquiry were appointed in respect of the South African Transport Services in 1984;
- (2) whether any of the reports of such commissions and committees have been completed; if so, (a) how many and (b) of which commissions and committees;
- (3) whether any of the reports of such commissions and committees have been made public; if so, (a) how many and (b) of which commissions and committees;
- (4) what is the total estimated cost relating to each of these commissions and committees?

The MINISTER OF TRANSPORT AFFAIRS:

- (1), (2), (3) and (4) No commissions were appointed but Transport Services appointed several departmental Committees of Inquiry which is normal management practice and takes place according to need. Particulars in this regard are not readily available.

Sporting facilities

447. Mr M A TARRR asked the Minister of Co-operation, Development and Education:

What was the total amount spent by the Department of Co-operation and Development on the provision of sporting facilities in South Africa in the 1984-85 financial year?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

- (a) Amount approved for sport facilities to date: R4 698 440,10.
- (b) Applications at present under consideration: R1 261 500,00.  
If (b) is approved before 31 March 1985, the total amount will be: R5 959 940,10.

- (c) The total amount already spent on the provision of sports facilities by the Department during the 1984-85 financial year stands at R4 107 989,86.

518. Mr R A F SWART asked the Minister of Co-operation, Development and Education:

How many Blacks in each national state were employed in undertakings established (a) on an agency basis and (b) by development corporations for national states as at the latest specified date for which figures are available?

The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

The MINISTER OF TRANSPORT AFFAIRS:

- (1) Yes, during the period January 1983 to December 1984 several class 33-400 diesel locomotives were hired out to the Zambian Railways. Details of such locomotives are not readily available as they are being changed regularly for maintenance. At the end of December 1984 nine locomotives were hired out.

	(a)	(b)	Total
Lebowa as at 31/12/1984	6 280	13 290	19 570
KwaZulu as at 28/2/1985	2 004	4 624	6 628
KwaNdebele as at 28/2/85	235	242	477
Gazankulu as at 31/3/1984	2 863	2 089	4 952
KaNgwane as at 28/2/1985	1 057	626	1 683
Owagwa as at 28/2/1985	9 550	86	9 636
Total	21 989	20 957	42 946

*Howard*  
Zambia: locomotives  
527. Mr J H VISAGIE asked the Minister of Transport Affairs:†

- (1) Whether diesel locomotives were lent or leased to Zambia in the latest specified period of two years for which figures are available; if so, (a) how many such locomotives were so (i) lent and/or (ii) leased, (b) what class of locomotives were they in each case and (c) on what date were these locomotives (i) lent and (ii) leased to Zambia in each case;
- (2) whether the rental in respect of the leased locomotives has been paid; if not, why not; if so, (a) what amount in respect of each leased locomotive was agreed upon and (b) what total amount in rental had been paid as at the latest specified date for which figures are available;
- (3) whether any (a) maintenance and (b) repair work has been carried out in respect of the lent and/or leased locomotives; if so, (a) by whom and (b) how much did this work cost in each case;
- (4) whether the maintenance and repair work has been paid for; if not, why not; if so, by whom?

(b) R6.3 million has been received up to February 1985.

(a) Rental varied from R543 per day in January 1983 to R650 per day in December 1984.

Locomotives are also insured against accidents and such repair costs are recovered therefrom. Separate costs are not readily available.

HoA



(bb) There were 101 815 students enrolled at the colleges on 17 January 1985 but statistics are not kept of pupils enrolled in each standard in each of these colleges. Should there be pupils who are still subject to compulsory school attendance, it would be regarded as tuition supplementary to compulsory school subjects or school courses, or as hobby or similar courses and not as substitute for compulsory school subjects or school courses.

(ii) Students follow a great variety of post-school subjects and those who enter for examination, enter inter alia for the National Examinations of the Department of Education and Culture, Administration: House of Assembly. They enter especially for the various institute examinations to comply with the requirements and needs of employers and organizations, such as banks and insurance companies.

Mr R M BURROWS: Mr Speaker, arising out of the hon the Minister's reply, am I correct in saying that he is responsible for correspondence colleges which serve all population groups?

The MINISTER: Mr Speaker, the reply to that is that in terms of the relevant Act to which I have referred, correspondence colleges are in fact under my control; and the students—whoever they may be—have to comply with the requirements of that Act.

123 *Howard A. 6/1. 883*  
 State housing sale 26/3/85  
 3. Mr C W EGLIN asked the Minister of Local Government, Housing and Works:

How many houses had been sold by his Department in each province under the State housing sale announced by the Minister of Community Development on 3

HQA

March 1983 as at the latest specified date for which figures are available?

The MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS:

Up to and including 31 January 1985, 402 houses in Transvaal, 63 houses in the Orange Free State, 265 houses in Natal and 1 289 houses in the Cape Province were sold to the White population group.

For written reply:

*General Affairs: Howard*  
*Assault/unlawful arrest*  
 482. Mr P H P GASTROW asked the Minister of Law and Order:

Whether any money was paid to members of the public in 1984 in respect of (a) assault by members of the Police Force and (b) unlawful arrest; if so, (i) what was the total amount paid and (ii) in respect of how many complaints in each category?

The MINISTER OF LAW AND ORDER:

Yes.

(a) (i) R451 120,45.

(ii) 167.

(b) (i) R160 213,26

(ii) 133.

Consumer spending

514. Mr A SAVVAGE asked the Minister of Finance:

What was the total amount of private sector consumer spending for (a) Whites, (b) Coloureds, (c) Indians and (d) Blacks for each quarter of the 1984 calendar year?

The MINISTER OF FINANCE:

No statistics are collected or available

regarding private consumption expenditure of the various population groups.

listed in the South African Police in 1984;

*Howard A. 6/1. 883* (2) how many persons in each race group had their service as members of the Police Force terminated in that year (a) on account of (i) resignations, (ii) retirement, (iii) expulsion and (b) for other specified reasons?

575. Mr S S VAN DER MERWE asked the Minister of Law and Order:

(1) How many Whites, Coloureds, Blacks and Indians, respectively, en-

The MINISTER OF LAW AND ORDER:

	Whites	Coloureds	Blacks	Indians
(1)	2 421	294	1 231	323
(2) (a) (i)	840	104	307	28
(ii)	247	21	175	9
(iii)	41	15	224	2
(b) Medical Unfitness	99	15	70	10
Deaths	109	15	102	7
Transfer to other departments and independent states	10	—	74	—

Nelspruit police district: offences

576. Maj R SIVE asked the Minister of Law and Order:

(h) theft of vehicles and cycles, (i) damage to property, (j) housebreaking with intent to steal and theft and (k) possession of drugs were reported at each specified police station in the Nelspruit police district in 1984?

How many cases of (a) murder, (b) culpable homicide, (c) assault with intent to do grievous bodily harm, (d) common assault, (e) rape, (f) burglary, (g) robbery,

The MINISTER OF LAW AND ORDER:

	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
Nelspruit	30	20	175	213	49	—	106	199	65	744	—
Pilgrim's Rest	—	3	27	32	2	—	2	1	4	24	—
Sabie	3	4	41	126	12	—	21	14	17	74	—
Skukuza	1	—	7	3	—	—	—	4	—	2	—
Tonga	20	6	277	65	21	—	19	13	46	82	—
Malelane	5	11	26	29	11	—	8	26	10	62	—
Louw's Creek	4	4	86	51	15	—	8	10	21	123	—
Komatipoort	5	7	21	41	3	—	12	9	11	70	—
Barberton	11	12	164	118	25	—	23	58	44	242	—
Bosbokrand	29	27	414	190	33	—	64	10	72	150	—
Graskop	3	1	33	29	2	—	8	7	6	35	—

HQA



(bb) There were 101 815 students enrolled at the colleges on 17 January 1985 but statistics are not kept of pupils enrolled in each standard in each of these colleges. Should there be pupils who are still subject to compulsory school attendance, it would be regarded as tuition supplementary to compulsory school subjects or school courses, or as hobby or similar courses and not as substitute for compulsory school subjects or school courses.

March 1983 as at the latest specified date for which figures are available?  
The MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS:

Up to and including 31 January 1985, 402 houses in Transvaal, 63 houses in the Orange Free State, 265 houses in Natal and 1 289 houses in the Cape Province were sold to the White population group.

For written reply:

General Affairs:

*Henward*  
Assault/unlawful arrest  
R. C. 61.884 26/3/85  
482. Mr P H P CASTROW asked the Minister of Law and Order:

Whether any money was paid to members of the public in 1984 in respect of (a) assault by members of the Police Force and (b) unlawful arrest; if so, (i) what was the total amount paid and (ii) in respect of how many complaints in each category?

The MINISTER OF LAW AND ORDER:

Yes.

- (a) (i) R451 120,45.
- (ii) 167.
- (b) (i) R160 213,26
- (ii) 133.

Consumer spending

514. Mr A SAVVAGE asked the Minister of Finance:

What was the total amount of private sector consumer spending for (a) Whites, (b) Coloureds, (c) Indians and (d) Blacks for each quarter of the 1984 calendar year?

The MINISTER OF FINANCE:

No statistics are collected or available

123  
*Henward* R. C. 61.883  
26/3/85  
3. Mr C W EGLIN asked the Minister of Local Government, Housing and Works:  
How many houses had been sold by his Department in each province under the State housing sale announced by the Minister of Community Development on 3

HOA

regarding private consumption expenditure of the various population groups.

listed in the South African Police in 1984:

*Henward* R. C. 61.885  
Enlistments/terminations  
26/3/85  
575. Mr S S VAN DER MERWE asked the Minister of Law and Order:

(1) How many Whites, Coloureds, Blacks and Indians, respectively, en-

The MINISTER OF LAW AND ORDER:

	Whites	Coloureds	Blacks	Indians
(1)	2 421	294	1 231	323
(2) (a) (i)	840	104	307	28
(ii)	247	21	175	9
(iii)	41	15	224	2
(b) Medical Unfitness	99	15	70	10
Deaths	109	15	102	7
Transfer to other departments and independent states	10	—	74	—

Nelspruit police district: offences

576. Maj R SIVE asked the Minister of Law and Order:

(h) theft of vehicles and cycles, (i) damage to property, (j) housebreaking with intent to steal and theft and (k) possession of drugs were reported at each specified police station in the Nelspruit police district in 1984?

How many cases of (a) murder, (b) culpable homicide, (c) assault with intent to do grievous bodily harm, (d) common assault, (e) rape, (f) burglary, (g) robbery,

The MINISTER OF LAW AND ORDER:

	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
Nelspruit	30	20	175	213	49	—	106	199	65	744	—
Pilgrim's Rest	—	3	27	32	2	—	2	1	4	24	—
Sabie	3	4	41	126	12	—	21	14	17	74	—
Skukuza	1	—	7	3	—	—	—	4	—	2	—
Tonga	20	6	277	65	21	—	19	13	46	82	—
Malelane	5	11	26	29	11	—	8	26	10	62	—
Louw's Creek	4	4	86	51	15	—	8	10	21	123	—
Komatipoort	5	7	21	41	3	—	12	9	11	70	—
Barberton	11	12	164	118	25	—	23	58	44	242	—
Bosbokrand	29	27	414	190	33	—	64	10	72	150	—
Graskop	3	1	33	29	2	—	8	7	6	35	—

HOA



# Higher house subsidy boost for builders

ARGUS 26/3/85

123

By TOM HOOD, Property Editor

THE ailing house-building industry is expected to receive a shot in the arm and many more young people will be able to buy a house as a result of the Government raising the bond subsidy for first-time home buyers from April 1.

Effectively, a new home owner will pay about 13 percent on his bond if he borrows R40 000. The normal building society rate is 19,5 percent.

This means his Government subsidy will rise to R215 from R130 a month for five years, saving him R12 900 over the five years.

It also means someone earning R1 436 a month will qualify instead of the minimum R2 153 previously, Mr Bill Rawson, a Cape Town estate agent, estimates.

"This will bring new houses within the reach of a lot more people and encourage builders to start building again. In the present market, it has become more expensive to build than to buy an existing house."

The subsidy escapes the new perks tax and applies only to buyers who receive no other subsidy. There is also no higher income limit or colour bar.

## ONLY ON NEW HOUSES

The subsidy is paid only on new houses or flats that have not previously been occupied and the applicant must not have owned a house or flat before.

The subsidy is paid on normal bonds obtained from buildings societies, some of whom give priority to first-time buyers when cash for home loans is scarce.

The increase in bond subsidies to 33,3 from 20 percent was announced in the House of Assembly by the Minister of the Budget, Mr Eli Louw.

The subsidies, which started in March 1983, are for bonds up to R40 000 where the house price is not more than R50 000. The cost of the plot is excluded.

About 320 houses being built this year at Edgemead and Northpine by Garden Cities will all go to first-time buyers, says Mr Selwyn Myers, managing director.

"We have a waiting list of more than 3 500 people and the higher subsidy will enable many more people to acquire a home. If mortgage rates come down the benefit will be even greater.

"We are under tremendous pressure and we have decided to keep on building as long as we can."

Mr Willem de Klerk, chief executive of Multibou, says the higher subsidy will give a boost to property builders and house builders. "The problem has been building a house to qualify for the subsidy and it will now be easier."

Services motor vehicles were involved in accidents in the 1983-84 financial year and (b) what was the total estimated cost involved?

The MINISTER OF TRANSPORT AFFAIRS:

- (a) 5 654 motor vehicles were involved in accidents.  
These figures include all minor accidents, scratches, etc.

(b) R3,5 million.

*123*  
*Q. 51. 807 25/3/85*  
Houses standing empty  
528. Mr J H VISAGIE asked the Minister of Transport Affairs:†

Whether any (a) houses and (b) buildings belonging to the South African Transport Services are standing empty at present; if so, (i) how many in each case, (ii) why, (iii) what is the value of these (aa) houses and (bb) buildings and (iv) what does the South African Transport Services intend doing with the (aa) houses and (bb) buildings?

The MINISTER OF TRANSPORT AFFAIRS:

- (a) Yes.
- (i) 879, mostly in remote places.
- (ii) For several reasons, inter alia, the closing of stations and depots which resulted in the transfer of personnel.
- (iii) (aa) Particulars are not readily available.
- (iv) (aa) Continuous endeavours are made to rent the houses privately, or to make it available to pensioners at a nominal rent, or to sell it by tender or public auction.
- (b) Yes.
- (i) A survey is at present being

made. Mostly this comprises station buildings, pump stations, etc.

(ii) The withdrawal of uneconomical services; doubling and electrification of railway lines, etc.

(iii) (bb) A survey is at present being made.

(iv) (bb) Depending on what is determined by the survey, the possible utilization of the buildings for other purposes, the sale or demolishing thereof will have to be considered.

Johannesburg: underground transport system

535. Mr A FOURIE asked the Minister of Transport Affairs:†

- (1) Whether his Department is at present considering an underground or similar transport system for Johannesburg, if so,
- (2) whether his Department has commissioned consulting engineers to (a) carry out investigations and (b) make submissions in this regard; if so, who are these consulting engineers;
- (3) whether he intends making submissions to Parliament for consideration and implementation; if so, when;
- (4) (a) what is the estimated cost of the transport system and (b) in what way will such a contract be financed;
- (5) whether the (a) Department of Transport Affairs, (b) Transvaal Provincial Council and (c) Johannesburg City Council will contribute to the cost of such a project; if so, what percentage of the total cost will be contributed by each?

The MINISTER OF TRANSPORT AFFAIRS:

- (1) Yes. Different mass transit systems are being investigated.

(2) (a) and (b) Yes. At the request of the National Transport Commission (NTC) a consortium of consulting engineers comprising the firms Keve Steyn and Partners, Scott and De Waal, Stanway Edwards and Associates and Watermeyer, Legge, Priesold and Uhlman have been appointed to investigate the feasibility of introducing a rail rapid transit system for Johannesburg. The investigation will be conducted in three phases whereafter findings and recommendations will be submitted to the NTC for consideration.

system has been identified and relevant costs have been determined.

Apprenticeship contracts

537. Dr A L BORRAINE asked the Minister of Manpower:

- (a) How many apprenticeship contracts were in operation in 1984 in respect of White, Coloured and Indian persons, respectively and (b) how many in each race group were registered in respect of each trade?

The MINISTER OF MANPOWER:

- (a) Statistics concerning apprenticeship contracts in operation are not kept on a population groups basis and figures as requested are therefore not readily available.

(b) Falls away.

*123*  
*Q. 51. 810*  
Polomyelitis  
564. Dr M S BARNARD asked the Minister of Health and Welfare:

- (1) How many (a) cases of and (b) deaths from polomyelitis were reported in respect of each race group in each province for each month from December 1983 to the latest specified month for which figures are available;
- (2) what steps are being taken to combat the spread of this disease?

The MINISTER OF HEALTH AND WELFARE:

As at 31 December 1984

- (1) (a) Cape Province: White: 0  
Coloured: 4 (2 in December 1983, 2 in April 1984)  
Asian: 0  
Black: 7 (1 in February 1984, 2 in April 1984, 2 in June 1984, 1 in August 1984, 1 in September 1984)



homeless blacks b

to wallow in the

powerless

24/3/85

# apartheid and the people houses!

in their families wherever they wanted without any restrictions.

"Black people are, relatively powerless, politically and economically, to use the socio-political structure to improve the situation."

Most blacks, the report says, live in overcrowded conditions because there are not enough houses for them.

New black townships are often built at a distance from the places of employment of the residents, that black workers are forced to pay greater transport costs.

These townships often lack basic amenities such as tarred streets, adequate lighting, libraries, etc. Most of the residents are workers who in any case cannot afford to pay the rents and additional municipal charges which should normally be borne by local authorities.

However, these bodies lack a commercial source of taxation which could finance provision of essential services and the lack of infrastructure, roads and services and the patronage of the white central business districts by hundreds of thousands of black people, makes it unlikely that there will be a move by business into the townships.

As a consequence, black households are themselves expected to finance the cost of every service rendered.

The report says one approach to solving the critical housing problem, one of the causes of the current unrests in the country's black township, would be to drastically lower building standards for self-help projects. While this approach would enable more black people to afford to build their own houses it would maintain the difference in the quality of the black and the white housing.

It would not be advisable to look for a solution to the problem of black housing without looking at white housing at the same time.

"There are already large gaps in the quality of housing available to different groups and this creates a crisis of false expectations in both black and whites.

"There can be little argument with the need to make standards more realistic and to adopt anti-inflationary measures, but this should not be done on a racial basis. As the situation stands, the Government is subsidising unrealistic standards in white housing through allowing tax free investments through building societies and by providing housing subsidies to state employees."

The powers of bodies like community councils and management committees serving black South Africans are merely advisory and therefore of no consequence in the allocation of resources. The new tri-racial parliament, which confers limited powers to Indians and coloureds is unlikely to change the situation either.

"Black South Africans have no say in the formulation of policy with regard to housing. This will continue to be the situation for the Indian and coloured people despite the implementation of the new constitution, for this constitution does not give them more political power.

"By placing executive powers in the hands of the State President, who in turn is elected by the ruling white party (the National Party), the constitution gives no extra power to coloured and Indian voters.

"Where attempts have been made to create local bodies for black communities, these bodies have been sorely lacking in support from most township residents. Such large-scale apathy and resistance to the creation of these bodies renders them unrepresentative of the black communities."

Residents have as a result opted for social and economic organisations operating outside governmental institutional framework to extract concessions, using mass meetings, marches and petitions to back up their demands of accommodation and service charges which people can afford to pay.

The report says the private sector is reluctant to put its resources at the disposal of the large-scale provision of black housing because it cannot expect an adequate

return on its investment. The Government, for its part, is facing a fiscal crisis.

"Overall Government policy dictates that the contributions to social security and housing should be cut back. Black communities form the bulk of the lowest paid workers in South Africa. For them, increases in basic rent and service charges are critical issues because they have to cut back on food consumption in order to secure their accommodation.

"Further, because of the absence of financially viable commercial interests in black townships, the rates per site are higher than they need be. This further exacerbates the already precarious situation of the average black household."

Most black workers' wages are set "well below" the calculated minimum subsistence levels but tenants are expected to cover the cost of their houses and a certain interest charge.

According to the report even the home ownership scheme of the Government is priced well beyond the reach of more than half of the country's black workers, as are the various self-help schemes.

The report says the housing crisis in black communities has elicited two types of responses: spontaneous responses like squatting, illegal occupation and directed urbanisation; and organised responses which includes actions by trade unions, political and community organisations.

"Thus, the lack of accommodation has led certain black people simply to move into accommodation in white areas. Central Johannesburg presents the best example of this.

"At the same time, political and economic organisations have applied pressure on employers and the state to improve their living conditions."

While drastically lowering the building standards for self-help projects would, as a short-term solution, enable black people to afford to erect their own dwellings, it would maintain and exacerbate the already alarming difference in the quality of black and white housing.

"The correction procedures which do exist can, at best, only ameliorate the problem in the short-term (eg a court-ordered stay of eviction or an order preventing shack demolition).

"In the long term the socio-political rules of our society do not provide the means for building more houses for the homeless."

~~24/3/85~~

123

~~24/3/85~~



By Barney Mhombathi

# Demolish apartheid BUILD the people

**P**OLITICS is at the heart of the housing crisis in South Africa and the only credible solution to the problem lies in dismantling apartheid.

While white people, as a result of their political clout, have enjoyed superior quality housing over the years, black people have wallowed in their powerlessness, hopelessly unable to influence the structures responsible for the allocation of resources, in order to alleviate the serious housing backlog in their areas.

The long-term solution to the problem therefore lies in the restructuring of South African society so that a climate conducive to the equal allocation of facilities by the state can be fostered.

Those are the last words of a special report on housing by the Human Awareness Programme, a resource agency for organisations working for change in South Africa.

"The socio-political system which governs their (black) lives provides them with no structures which could enable them to exercise greater control over their own affairs," the report says.

"White people on the contrary have always had political rights in South Africa (and) this is the reason why white people do not face the critical housing situation faced by so many black people."

The report, *Black Housing: An Assessment*, traces the history of black (Indian, African and coloured) housing and concludes that the three racial groups have been the butt of racist state policies with regards to housing while the white community has been able to use its political muscle to secure housing of a very high standard.

The new constitution, the report says, does not promise any relief for coloureds and Indians either.

The housing shortage in African areas developed when neither the Government nor employers was prepared to subsidise housing during the early years, while Indian and coloured people were victims of the Group Areas Act, as a result of which these two groups were moved out of proclaimed white areas and into their "own" group areas.

Many of their old homes were destroyed and existing shortages could often not be made good because funds were required to replace the destroyed houses.

"In this way the Group Areas Act contributed greatly to the housing shortage," says the report.

Housing, or the lack of it, has also been used as an effective form of influx control against Africans streaming into urban centres by the Government.

Says the report: "While the housing needs of white South Africans have largely been met, those of African, Indian and coloured people have not. In the case of Africans, withholding housing is a way of implementing influx control.

"Nevertheless the labour needs of manufacturing industry have forced the Government to provide housing for a select group of urban African workers."

The students' unrest which swept the country in 1976/77 jolted the business community into assessing anew the enormity of the problems encountered by its workforce outside the workplace. Business leaders formed, and are acting through, the Urban Foundation to tackle the housing backlog in black areas.

But the report argues that the present rate of construction of self-help housing, as encouraged by bodies like the Urban Foundation, is too low to make an impact on the backlog. Self-help schemes are new and still have to prove themselves and, in any event, it is subject to the usual constraints on access to serviced land, finance and of "excessive bureaucratic red tape."

The supply of houses in the homelands falls far short of the demand.

Although white people have almost adequate housing now and their houses are of a far superior quality, the situation has not always been rosy. During the early decades, white people were faced with a chronic shortage of accommodation. But their skills, which were very much in demand, especially in the mines, enabled them to organise themselves into effective craft unions which they used to protect their privileges, especially against fellow black workers.

Most importantly, these white workers also had the vote and were free to move

with their families wherever they wanted to, without any restrictions.

"Black people are relatively powerless, politically and economically, to use the socio-political structure to improve the situation."

Most blacks, the report says, live in overcrowded conditions because there are simply not enough houses for them.

New black townships are often built at such a distance from the places of employment of the residents, that black workers are forced to pay greater transport costs.

These townships often lack basic amenities such as tarred streets, adequate lighting, libraries, etc. Most of the residents are poor workers who in any case cannot afford to pay the rents and additional municipal charges which should normally be borne by local authorities.

However, these bodies lack a commercial source of taxation which could finance the provision of essential services and the lack of infrastructure, roads and services and the patronage of the white central business districts by hundreds of thousands of black people, makes it unlikely that there will be a move by business into the townships.

As a consequence, black households are themselves expected to finance the cost of every service rendered.

The report says one approach to solving the critical housing problem, one of the spurs of the current unrests in the country's black township, would be to drastically lower building standards for self-help projects. While this approach would enable more black people to afford to build their own houses it would maintain the difference in the quality of the black and the white housing.

It would not be advisable to look for a solution to the problem of black housing without looking at white housing at the same time.

"There are already large gaps in the quality of housing available to different groups and this creates a crisis of false expectations in both black and whites.

T  
need  
to a  
this  
the  
...  
men  
prov  
prop  
...  
The  
could  
serv  
adv  
in t  
raci  
pow  
to  
...  
for  
ing  
for  
the  
tion  
the  
...  
the  
ele  
the  
ext  
...  
at  
the  
sup  
Su  
the  
...  
the  
...  
ci  
...  
w  
...  
the  
...  
of



Services motor vehicles were involved in accidents in the 1983-84 financial year and (b) what was the total estimated cost involved?

The MINISTER OF TRANSPORT AFFAIRS:

(a) 5 654 motor vehicles were involved in accidents.  
These figures include all minor accidents, scratches, etc.

(b) R3.5 million.  
*Handwritten: Houses/buildings standing empty 123 Q. 61. 807 25/3/85*  
528. Mr J H VISAGIE asked the Minister of Transport Affairs:†

Whether any (a) houses and (b) buildings belonging to the South African Transport Services are standing empty at present; if so, (i) how many in each case, (ii) why, (iii) what is the value of these (aa) houses and (bb) buildings and (iv) what does the South African Transport Services intend doing with the (aa) houses and (bb) buildings?

The MINISTER OF TRANSPORT AFFAIRS:

- (a) Yes.
- (i) 879, mostly in remote places.
- (ii) For several reasons, inter alia, the closing of stations and depots which resulted in the transfer of personnel.
- (iii) (aa) Particulars are not readily available.
- (iv) (aa) Continuous endeavours are made to rent the houses privately, or to make it available to pensioners at a nominal rent, or to sell it by tender or public auction.

(b) Yes.

(i) A survey is at present being

made. Mostly this comprises station buildings, pump stations, etc.

(ii) The withdrawal of uneconomical services; doubling and electrification of railway lines, etc.

(iii) (bb) A survey is at present being made.

(iv) (bb) Depending on what is determined by the survey, the possible utilization of the buildings for other purposes, the sale or demolishing thereof will have to be considered.

Johannesburg: underground transport system

535. Mr A FOURIE asked the Minister of Transport Affairs:†

- (1) Whether his Department is at present considering an underground or similar transport system for Johannesburg; if so,
- (2) whether his Department has commissioned consulting engineers to (a) carry out investigations and (b) make submissions in this regard; if so, who are these consulting engineers;
- (3) whether he intends making submissions to Parliament for consideration and implementation; if so, when;
- (4) (a) what is the estimated cost of the transport system and (b) in what way will such a contract be financed;
- (5) whether the (a) Department of Transport Affairs, (b) Transvaal Provincial Council and (c) Johannesburg City Council will contribute to the cost of such a project; if so, what percentage of the total cost will be contributed by each?

The MINISTER OF TRANSPORT AFFAIRS:

- (1) Yes. Different mass transit systems are being investigated.

(2) (a) and (b) Yes. At the request of the National Transport Commission (NTC) a consortium of consulting engineers comprising the firms Keeve Steyn and Partners, Scott and De Waal, Stanway Edwards and Associates and Watermeyer, Legge, Piesold and Uhlman have been appointed to investigate the feasibility of introducing a rail rapid transit system for Johannesburg. The investigation will be conducted in three phases whereafter findings and recommendations will be submitted to the NTC for consideration.

system has been identified and relevant costs have been determined.

Apprenticeship contracts

537. Dr A L BORRAINE asked the Minister of Manpower:

(a) How many apprenticeship contracts were in operation in 1984 in respect of White, Coloured and Indian persons, respectively and (b) how many in each race group were registered in respect of each trade?

The MINISTER OF MANPOWER:

(3) As soon as the consortium's findings and final recommendations have been considered by the National Transport Commission I will discuss the matter at an appropriate opportunity in Parliament.

(a) Statistics concerning apprenticeship contracts in operation are not kept on a population groups basis and figures as requested are therefore not readily available.

(b) Falls away.

*Handwritten: 564. Dr M S BARNARD asked the Minister of Health and Welfare:*

(1) How many (a) cases of and (b) deaths from poliomyelitis were reported in respect of each race group in each province for each month from December 1983 to the latest specified month for which figures are available;

(2) what steps are being taken to combat the spread of this disease?

The MINISTER OF HEALTH AND WELFARE:

As at 31 December 1984

- (1) (a) Cape Province: White: 0  
Coloured: 4 (2 in December 1983, 2 in April 1984)  
Asian: 0  
Black: 7 (1 in February 1984, 2 in April 1984, 2 in June 1984, 1 in August 1984, 1 in September 1984)



HOUSE OF REPRESENTATIVES.—Labour Party MPs yesterday attacked white municipalities — including the Cape Town City Council — for ignoring coloured needs.

Mr Jac Rabie (LP Reigerpark) urged that the City Council be "forced to new insights".

Moving his private member's motion in the House, Mr Rabie called on the government to expedite implementation of regulations designed to improve communication between local authorities and local management and affairs committees.

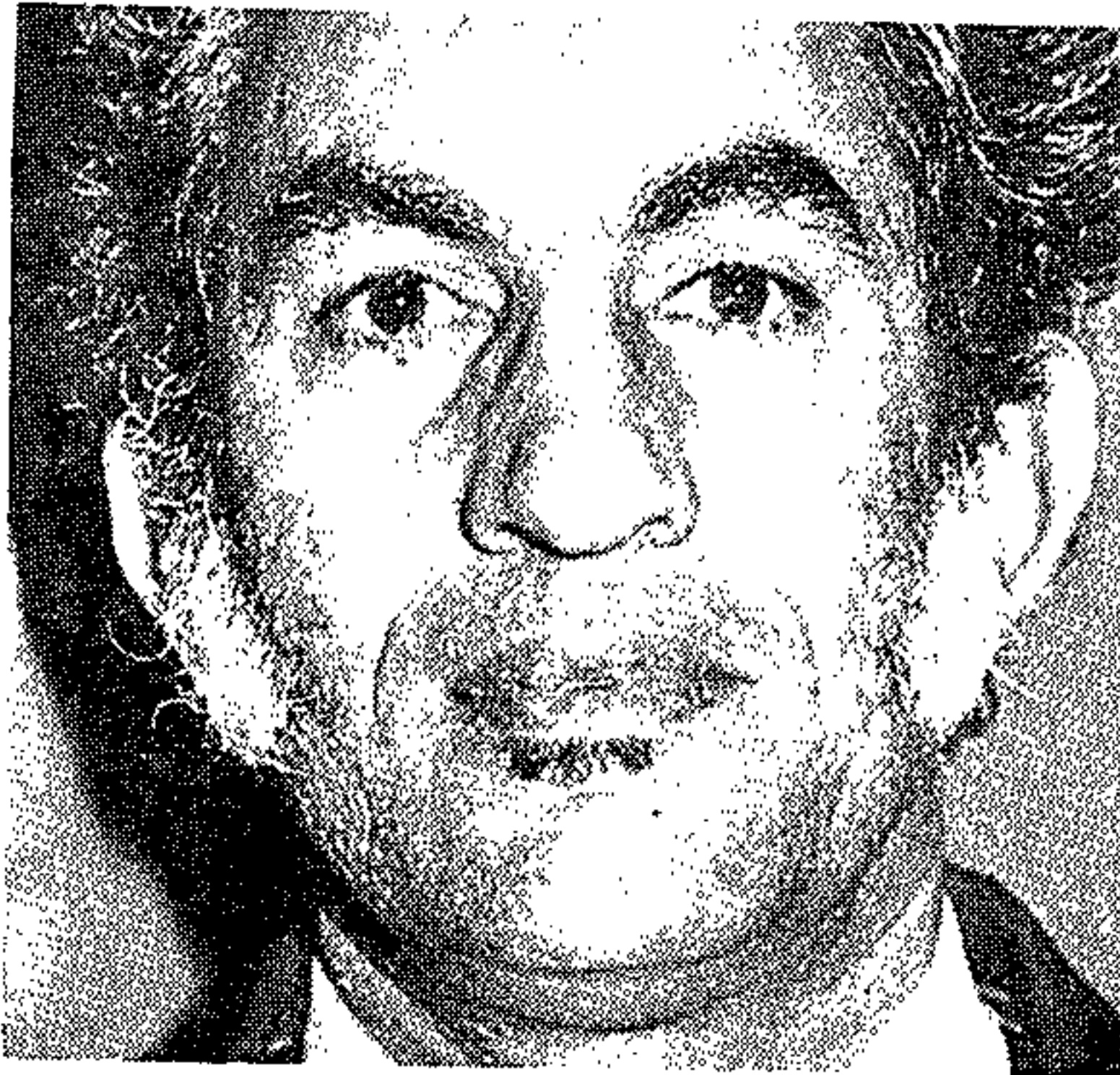
Mr Rabie read a letter from the Cape Town City Council saying the council was consulting with the provincial Executive Committee to ensure smoother communication with management committees.

"The largest amount of our people live under the Cape Town City Council's management. It is of utmost importance that this council be forced to new insights."

Mr F L Erasmus (LP Gelvendale) said even in cities where regulations had been implemented allowing coloureds on to councils, the desired ends had not been achieved.

Cape Times 22/2/85

# LP attack on City Council



Mr Jac Rabie

At the Cape Town City Council sub-committee meeting, on which four coloureds sat, none of the suggestions put forward by coloured members on Bonteheuwel were implemented. They concerned improvements to lighting, sewerage and roads.

"Coloureds also pay rates and taxes and then

the City Council spends it in Cape Town ...

"We must riot to get something done. We want to negotiate."

Mr Peter Mopp (LP Border) said although coloureds were allowed into the highest level of government, whites on city councils did not want "to know them".

He said coloureds were sick of people — who knew nothing about their living conditions — deciding for them.

The Minister of Local Government, Housing and Agriculture, Mr David Curry conceded there were white people who had gone out of their way to improve relations at the local level.

The State President, Mr P W Botha, and the Minister of Constitutional Development and Planning, Mr Chris Heunis, had even "put their heads on the block".

But local authorities were using "the big stick — and making radicals out of people walking the middle of the road".

The local authorities should look closely at South Africa and see that unrest always started with rentals.

Mr J D Johnson (LP Es-selen Park) said there was a "verkrampte" element in local authorities which did everything possible to delay reform.

"When you are travelling through a town and you are on a tar road, then you know you are in a white area. But when the tar stops — that is where you will find us."

The motion was passed unanimously. — Sapa



MKGW 15/3/85 (123)

## Representatives call for freeze on coloured rents

Parliamentary Staff

MEMBERS of Parliament have called for a freeze on coloured area rentals imposed by white local authorities.

Speakers in the House of Representatives warned that exorbitant rent increases were causing tension which was exploited by political pressure-groups and troublemakers.

The House unanimously adopted a private member's motion calling on the coloured Ministers' Council to discuss with the authorities concerned a revision of rent scales.

The motion, from Mr Nicholas Isaacs (LP Bishop Lavis), also called on the Ministers' Council to take steps to ensure rents would not rise in 1985/86. The request was made "in view of high unemployment, short working hours and the poor economic climate".

### DISSATISFIED

Mr Peter Mopp (LP Border) called for an "Nkomati Accord" between the Government and the coloured people.

He said it would not help South Africa to conclude peace agreements with the outside world "while our people are dissatisfied to the depths of their souls".

Replying to issues raised in the debate, Mr David Curry said negotiations about rent structures had been held with the authorities concerned.

He said the new rent structure envisaged by the old Department of Community Development would not be implemented on July 1 as originally planned. Rent structure and interest rates would be reviewed.

	Male	Female	Total
<b>Venda</b>			
Agriculture	7 017	2 484	9 501
Mining and quarrying	5 124	97	5 221
Manufacturing	6 253	855	7 108
Electricity	2 829	75	2 904
Construction	6 538	271	6 809
Wholesale and retail trade	6 341	828	7 169
Transport	5 215	202	5 417
Financing and insurance	1 456	106	1 562
Domestic services	2 551	4 188	6 739
Other	6 356	286	6 642
<b>Total</b>	<b>49 680</b>	<b>9 392</b>	<b>59 072</b>
<b>Zambia</b>			
Agriculture	188	4	192
Mining and quarrying	492	—	492
Manufacturing	67	—	67
Electricity	3	—	3
Construction	33	—	33
Wholesale and retail trade	126	5	131
Transport	55	2	57
Financing and insurance	17	—	17
Domestic services	178	3	181
Other	101	—	101
<b>Total</b>	<b>1 260</b>	<b>14</b>	<b>1 274</b>
<b>Zimbabwe</b>			
Agriculture	1 051	3	1 054
Mining and quarrying	257	3	260
Manufacturing	356	2	358
Electricity	44	5	49
Construction	229	—	229
Wholesale and retail trade	200	—	200
Transport	695	1	696
Financing and insurance	278	2	280
Domestic services	3 773	13	3 786
Other	578	2	580
<b>Total</b>	<b>7 461</b>	<b>31</b>	<b>7 492</b>
<b>Other</b>			
Agriculture	28	19	47
Mining and quarrying	69 465	—	69 465
Manufacturing	198	52	250
Electricity	86	29	115
Construction	137	3	140
Wholesale and retail trade	102	75	177
Transport	119	130	249
Financing and insurance	41	50	91
Domestic services	82	296	378
Other	81	79	160
<b>Total</b>	<b>70 339</b>	<b>733</b>	<b>71 072</b>

*Howard* Q. 637: 637 14/3/85  
 Q. 637: 637 14/3/85  
 121. Mr S S VAN DER MERWE asked the Minister of Co-operation and Development:

What, in each category, was the *per capita* subsidy paid to old-age homes for Blacks in 1984?

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

R264,36 for the 1983-84 financial year. With reference to the reply to Question No 10 on 7 March 1984 it needs to be mentioned that an audit revealed that the figure for the 1982-83 financial year should be R259,68 and not R387,92 per annum as mentioned in the reply to the question. The reason for the discrepancy is that claims in respect of the previous year that were received late were brought into account in respect of the 1982-83 financial year.

*Howard* Q. 637: 637 14/3/85  
 Q. 637: 637 14/3/85  
 176. Mr K M ANDREW asked the Minister of Co-operation and Development:

(a) What total number of persons can be accommodated in the (i) houses and (ii) single quarters presently available in (aa) Langa, (bb) Nyanga and (cc) Guguletu without there being undesirable overcrowding and (b) in respect of what date is this information furnished?

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

	(aa)	(bb)	(cc)
(a) (i)	14 058	22 426	45 954
(ii)	6 622	8 144	9 107

(b) 31 December 1984.

*Howard* Q. 637: 637 14/3/85  
 Q. 637: 637 14/3/85  
 202. Mr B B GOODALL asked the Minister of Co-operation and Development:

(1) How many Black persons in the (a)

Republic and (b) national states were (i) in receipt of and (ii) receiving the maximum amounts payable in respect of (aa) old-age pensions, (bb) blind persons' pensions, (cc) war veterans' pensions and (dd) disability grants as at 31 December 1984;

(2) what was the average annual amount paid *per capita* in 1984 to Black persons in respect of (a) each of these three types of pensions and (b) these disability grants;

(3) what will be the maximum (a) amount payable per annum to Black persons, and (b) free income allowed per annum to Black persons being paid the maximum pension or grant, in respect of (i) old-age pensions, (ii) blind persons' pensions, (iii) war veterans' pensions and (iv) disability grants in the 1984-85 financial year?

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

(1) (a) (i) (aa) 248 839

(bb) 4 456

(cc) 1 355

(dd) 107 434

(ii) (aa) approximately 64%

(bb) approximately 64%

(cc) approximately 74%

(dd) approximately 67%

The statistics kept do not enable me to furnish an exact figure in this regard.

(b) The powers to administer pensions within their areas vest in the governments of the national states. The figures are not available.

(2) (a) Old-age pensions: R708  
 Blind persons' pensions: R708  
 War veterans' pensions: R768



# Housing scandal as cash lies idle

OWN CORRESPONDENT

THE development boards are sitting on R137,5-million in cash investments while there is a housing shortage for blacks of 196 284 homes in so-called white South Africa.

The boards with most in cash assets are those of Orange-Vaal (R36,8-million), Natalia (R21-million) and West Rand (R21-million).

The boards have, however, reduced their cash assets from R237-million in the previous financial year.

The situation was strongly criticised yesterday by Mr Peter Soal MP (PFP Johannesburg North), who asked questions in Parliament about the assets of the boards.

Although they have reduced the amount, the situation is still far from satisfactory. There is a crisis in black housing.

It is doubtful



GERRIT VILJOEN: Urged to put pressure on development boards.

whether the boards are coping with the natural increase in the demand for homes, let alone the backlog.

Last year the boards spent R173,8-million on housing and infrastructure building 11 569 homes and one hostel in white South Africa with another R12,8-million spent on 1 600 homes in South African Devel-

opment Trust areas. The Natalia board spent nothing in white areas but built 347 houses and infrastructures at a total of R8,7-million on trust land.

In reply to another question, the Minister of Co-operation and Development, Dr Gerrit Viljoen, said the total income of Natalia last year had been R7,4-million on rentals and R5,4-million from other sources while costs had totalled R2,2 million, leaving a profit of R10,6-million.

These details were not supplied for the other boards.

Mr Soal said the amount lying in cash assets could pay for about 10 000 homes.

He urged Mr Viljoen to put pressure on the boards to use the money as soon as possible to make up the housing backlog.

123  
14/12/83



to accommodate a further 192 aged Whites.

- (2) In 1983, new accommodation units were erected for 36 aged Whites, whereas existing buildings were purchased which can accommodate a further 89 aged Whites.  
In 1984, new accommodation units were erected for 76 aged Whites, whereas existing buildings were purchased which can accommodate a further 83 aged Whites.

#### Commissions/departmental committees

25. Mr K M ANDREW asked the Minister of Local Government, Housing and Works:

- (1) How many (a) commissions and (b) departmental committees of inquiry were appointed in respect of his Department in 1984;

- (2) whether any of the reports of such commissions and committees have been completed; if so, (a) how many and (b) of which commissions and committees;

- (3) whether any of the reports of such commissions and committees have been made public; if so, (a) how many and (b) of which commissions and committees;

- (4) what is the total estimated cost relating to each of these commissions and committees?

The MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS:

- (1) None.

- (2) Fall away.

- (3) Fall away.

- (4) Fall away.  
*How much R. 101. 619*  
*Housing: shortage 13/3/85*

39. Mr C W EGLIN asked the Minister of Local Government, Housing and Works:

- (1) Whether there is a shortage of housing for Whites in the Republic; if so, what was the estimated shortage of housing for this population group in each province at the end of 1984;

- (2) how many houses were provided in 1984 for this population group in each province by (a) the State (b) local authorities;

- (3) when is it expected that the shortage will be eliminated in each province?

The MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS:

- (1) An estimate of shortages of housing for Whites which is measurably reliable does not exist and I therefore cannot provide the requested figures. It is the intention to undertake an extensive survey of shortages country wide where after the results will be made available.

- (2) (a) The State provided 237 houses in Transvaal, 386 houses in the Cape Province, 2 houses in Natal and 15 houses in the Orange Free State for Whites.

- (b) The Local Authorities provided 943 houses in Transvaal, 549 houses in the Cape Province, 74 houses in Natal and 103 houses in the Orange Free State for Whites. Welfare housing for 1 552 persons in Transvaal, 1 084 persons in the Cape Province, 296 persons in the Orange Free State was financed out of the National Housing Fund.

- (3) As soon as the shortages have been determined the necessary projection will be done and taking the funds position into consideration, the duration in which the shortage will be eliminated in each province can be provided.

#### Economic/subeconomic housing

41. Mr A B WIDMAN asked the Minister of Local Government, Housing and Works:

- (1) What are the rentals charged on each category of State-owned (a) economic and (b) subeconomic housing;

- (2) what criteria are applied in respect of each such category to determine who qualifies for economic or subeconomic housing?

The MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS:

- (1) and (2) Rentals of houses financed from the National Housing Fund varies in accordance with the lessee's income and/or the cost of the house concerned and is calculated as follows in respect of the respective income groups:

*Income Group Basis of Calculation*  
Up to R150,00 per month ..... Basic rental equal to 5% of the lessee's income with a minimum rental of R2,50 per month.

R151,00 to R800,00 per month ..... Basic rental equal to the annuity payment based on the cost of the house and calculated at an interest rate of:

R151,00 to R300,00 per month	3% over 30 years.
R301,00 to R350,00 per month	5% over 30 years.
R351,00 to R450,00 per month	7% over 30 years.
R451,00 to R650,00 per month	9% over 30 years.
R651,00 to R800,00 per month	11,25% over 30 years.
over R800,00 per month	16,50% (Ruling Treasury Rate) over 30 years.

The terms economical and subeconomic housing are no longer in use. Added to the above-mentioned basic rentals are amounts in respect of maintenance, administrative expenses, rent loss, insurance, community facilities and municipal rates and services.

Persons whose bruto monthly income exceeds R800,00 per month, do not qualify to rent a house, but existing lessees whose income exceeds this limit can be permitted to carry on leasing the house at an increased rental calculated at the applicable interest rate as determined by the Treasury

#### Compulsory school fees

42. Mr H E J VAN RENSBURG asked the Minister of Education and Culture:

- (1) Whether he intends to introduce compulsory school fees in all schools administered by (a) his Department and (b) the four provincial administrations; if so, (i) when, (ii) how is it intended that such fees will be levied and (iii) what will be the amount of the compulsory fees in respect of each specified type of school;

- (2) whether schools will be allowed to determine their own fees; if so, how will this be controlled;

- (3) whether any part of the compulsory fees will be returned to the schools; if not, why not; if so, what amount or percentage;

- (4) whether schools will be allowed to request parents to pay additional levies; if not, why not; if so, (a) in what manner and (b) to what extent;

- (5) whether the cost of (a) text and (b) exercise books will be included in these compulsory school fees; if not, (i) why not and (ii) what additional cost will this entail for each pupil per annum?



(2) Yes, but the inquest has not yet been concluded.

(3) Yes, in preparation of the inquest.

(a) Chief Inspector R H J Harmse, District Detective officer, SWA Police, Orjiwarongo.

(b) The findings will be placed at the disposal of the court for the purpose of the inquest.

(4) (a) No.

(b) No.

(c) No foul play is suspected.

(i) and (ii) Fall away.

Namibia: detainees

524. Mrs H SUZMAN asked the State President:

(a) How many persons who are being held under Proclamation AG 9 in South West Africa/Namibia have been in detention for more than 30 days and (b) in respect of what date is this information furnished?

The STATE PRESIDENT:

(a) 55.

(b) 27 February 1985.

*Howard*  
13/3/85  
645. Dr A L BORRAINE asked the Minister of Manpower:

How many residents of KwanDebele received Unemployment Insurance Fund benefits as at the latest specified date for which figures are available?

The MINISTER OF MANPOWER:

For the period January to December 1984 unemployment insurance benefits

HOA

were paid to 560 contributors in KwanDebele.

Family planning advertising

647. Mr A B WIDDMAN asked the Minister of Health and Welfare:

What was the cost to the State of family planning advertising in the 1983-84 financial year?

The MINISTER OF HEALTH AND WELFARE:

R1 600 000.

Own Affairs:

*Howard*  
13/3/85  
6. Mr A B WIDDMAN asked the Minister of Local Government, Housing and Works:

(1) (a) How many housing units for White occupation were built in the Johannesburg area in 1984 and (b) what is the number to be built for members of this population group in this area in 1985;

(2) (a) what was the estimated shortage of housing for White families in the Johannesburg area at the end of 1984 and (b) when is it expected that the shortage of housing for members of this population group in this area will be eliminated;

(3) whether his Department keeps a waiting list of persons requiring assistance in regard to housing; if not, why not; if so, how many persons were on that list (a) on 31 December 1984 and (b) as at the latest specified date for which figures are available?

The MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS:

(1) (a) Figures for the Johannesburg area is not separately available, but 463 housing units and welfare housing for 356 persons

were built for white occupation in the Witwatersrand area in 1984.

(b) It is expected that 461 housing units and welfare housing for 2060 persons of this population group will be built in 1985.

(2) An estimate of shortages which is measurably reliable does not exist and I therefore cannot provide the requested figures. It is the intention to undertake an extensive survey of shortages country wide where after the results will be made available.

(3) Yes.

(a) 2192.

(b) 2203 as at 28 February 1985.

*Howard*  
13/3/85  
12. Mr G B D McINTOSH asked the Minister of Local Government, Housing and Works:

What amount was spent by the State in respect of housing assistance to the White population group in the latest specified financial year for which figures are available?

The MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS:

An amount of R71 211 992 from the National Housing Fund and Community Development Fund was spent in the financial year 1983/84 in respect of housing assistance to the White population group.

*Howard*  
13/3/85  
14. Mr C W EGLIN asked the Minister of Local Government, Housing and Works:

(1) (a) How many housing units for White occupation were built in the Cape Peninsula in 1984 and (b) what is the number to be built for members of this population group in 1985;

(2) whether there is a shortage of housing in the Cape Peninsula; if so, (a) what was the estimated shortage of housing for White families in the Cape Peninsula at the end of 1984 and (b) when is it expected that the shortage of housing for members of this population group in this area will be eliminated?

The MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS:

(1) (a) 122 Housing units and welfare housing for 361 persons were built for Whites in the Cape Peninsula in 1984.

(b) it is expected that 130 housing units and welfare housing for 2 308 persons will be built for this population group in 1985.

(2) an estimate of shortages which is measurably reliable does not exist and I therefore cannot provide the requested figures. It is the intention to undertake an extensive survey of shortages country wide where after the results will be made available.

*Howard*  
13/3/85  
19. Mr C W EGLIN asked the Minister of Local Government, Housing and Works:

(1) How many accommodation units for aged White persons had been built in the Cape Town municipal area with financial assistance from the State as at the latest specified date for which figures are available;

(2) how many of these units were built in each of the latest specified two years for which figures are available?

The MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS:

(1) As at 31 December 1984, new accommodation units were erected for 1 776 aged Whites and existing buildings were purchased from State funds

HOA



Commissions/departmental committees

413. Mr K M ANDREW asked the State President:

- (1) How many (a) commissions and (b) departmental committees of inquiry were appointed in respect of the National Intelligence Service in 1984;
- (2) whether any of the reports of such commissions and committees have been completed; if so, (a) how many and (b) of which commissions and committees;
- (3) whether any of the reports of such commissions and committees have been made public; if so, (a) how many and (b) of which commissions and committees;
- (4) what is the total estimated cost relating to each of these commissions and committees?

The STATE PRESIDENT:

- (1) (a) and (b) None.
- (2) (a) and (b) Fall away.
- (3) (a) and (b) Fall away.
- (4) Falls away.

*How many work-seekers 13/3/85*  
 480. Dr A L BORRINE asked the Minister of Manpower:

How many males and females, respectively, were registered at labour bureaux as work-seekers in terms of the Guidance and Placement Act, No 62 of 1981, as at the end of each specified month in 1984?

The MINISTER OF MANPOWER:

SCHEDULE

REGISTERED AS WORK-SEEKERS 1984

	JANUARY		FEBRUARY		MARCH		APRIL		MAY		JUNE	
	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
Johannesburg	17 898	8 920	22 543	14 952	20 484	12 648	19 639	12 711	18 753	12 593	18 786	12 346
Cape Town	3 642	1 923	4 721	2 681	4 610	2 903	4 334	2 971	4 214	2 682	3 965	2 675
Durban	18 025	8 111	32 056	13 106	22 293	9 955	20 594	10 157	22 742	10 499	20 224	9 045
Pretoria	5 960	3 883	6 441	4 250	6 923	4 326	4 024	4 024	6 388	3 889	6 049	4 047
Port Elizabeth	6 694	3 765	8 700	4 962	7 547	4 561	6 965	3 912	7 030	3 880	6 385	3 328
Bloemfontein	2 369	1 746	3 904	2 144	3 505	2 020	3 302	1 929	2 983	1 984	2 994	1 732
East London	1 984	1 106	2 321	1 184	1 683	932	1 394	811	1 275	746	1 543	873
Kimberley	1 845	806	2 103	925	1 987	932	1 813	706	1 766	676	1 908	744
George	268	383	319	341	239	331	239	321	275	341	294	347
Total	58 595	30 643	83 108	44 545	69 271	38 580	64 903	37 542	65 426	37 260	62 148	35 137

	JULY		AUGUST		SEPTEMBER		OCTOBER		NOVEMBER		DECEMBER	
	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
Johannesburg	18 742	11 927	18 489	13 634	18 402	12 461	19 985	11 778	21 258	12 995	17 938	10 267
Cape Town	3 726	3 020	4 054	3 345	4 987	3 319	4 541	3 183	5 267	3 654	5 117	3 154
Durban	20 153	9 376	22 576	10 022	22 167	9 448	21 940	9 307	23 056	10 105	17 836	7 321
Pretoria	6 587	3 929	6 985	4 431	7 308	4 514	6 076	4 175	6 195	3 683	5 658	3 268
Port Elizabeth	6 143	3 438	7 124	3 868	6 657	3 348	6 914	3 350	7 765	3 687	5 880	3 037
Bloemfontein	2 937	1 600	2 920	1 653	3 028	1 735	3 285	1 746	3 301	1 780	2 733	1 482
East London	2 052	993	2 120	1 077	2 122	1 369	2 120	1 347	2 358	1 162	1 591	790
Kimberley	1 740	716	1 763	730	1 553	639	1 595	616	1 886	607	1 557	565
George	347	335	248	297	277	339	252	322	298	305	275	246
Total	62 427	35 314	66 279	39 057	66 501	37 172	66 708	35 824	71 384	37 978	58 585	30 130

Advertisements in foreign newspapers

509. Mr D J N MALCOMESS asked the Minister of Foreign Affairs:

With reference to his reply to Question No 15 on 10 February 1984, what was the total cost to his Department of advertising in foreign newspapers for the 1983-84 financial year?

The MINISTER OF FOREIGN AFFAIRS:

The total cost to the Department of Foreign Affairs of advertising in foreign

	Whites	Coloureds	Indians	Blacks
(a) (i)	41	2	—	13
(a) (ii)	41	2	—	15
(b) (i)	5 460	1 123	—	21 756
(b) (ii)	3 421	500	—	20 564

§ Includes two hired buildings with 3 243 beds; 3 161 beds in these buildings were utilized at the time.

newspapers for the 1983/84 financial years was R1 318 161.

515. Mr G B D McINTOSH asked the Ministers of Transport Affairs:

How many hostel (a) buildings and (b) beds for single White, Coloured, Indian and Black males, respectively, were (i) owned and/or (ii) utilized by the South African Transport Services as at 31 July 1984?

The MINISTER OF TRANSPORT AFFAIRS:

A further 14 629 Coloured and Black employees are housed in 164 fully equipped section hostels, erected at strategic points along railway lines.

523. Mrs H SUZMAN asked the State President:

- (1) Whether a certain person, whose name has been furnished to the State President's Office for the purpose of his reply, died while in detention under Proclamation AG 9 in South West Africa/Namibia; if so, (a) when (i) was he taken into custody and (ii) did he die, (b) what were the circumstances surrounding his death and (c) what is the name of this person;
- (2) whether an inquest was held into the death of this person; if not, why not; if so, what were the findings;
- (3) whether an investigation was held into the death of this person; if not, why not; if so, (a) who was in charge of the investigation and (b) what were the findings;
- (4) whether any persons have been (a) arrested, (b) charged and (c) tried as a result of this investigation; if not, why not; if so, (i) who in each case and (ii) what was the outcome?

The STATE PRESIDENT:

- (1) Yes.
  - (a) (i) 22 January 1985.
  - (ii) During the night of 26/27 January 1985.
- (b) He changed himself with his stockings.
- (c) Thomas Nikanor.



	Male	Female	Total
<b>Venda</b>			
Agriculture	7 017	2 484	9 501
Mining and quarrying	5 124	97	5 221
Manufacturing	6 253	855	7 108
Electricity	2 829	75	2 904
Construction	6 538	271	6 809
Wholesale and retail trade	6 341	828	7 169
Transport	5 215	202	5 417
Financing and insurance	1 456	106	1 562
Domestic services	2 551	4 188	6 739
Other	6 356	286	6 642
<b>Total</b>	<b>49 680</b>	<b>9 392</b>	<b>59 072</b>
<b>Zambia</b>			
Agriculture	188	4	192
Mining and quarrying	492	—	492
Manufacturing	67	—	67
Electricity	3	—	3
Construction	33	—	33
Wholesale and retail trade	126	5	131
Transport	55	2	57
Financing and insurance	17	—	17
Domestic services	178	3	181
Other	101	—	101
<b>Total</b>	<b>1 260</b>	<b>14</b>	<b>1 274</b>
<b>Zimbabwe</b>			
Agriculture	1 051	3	1 054
Mining and quarrying	257	3	260
Manufacturing	356	2	358
Electricity	44	5	49
Construction	229	—	229
Wholesale and retail trade	200	—	200
Transport	695	1	696
Financing and insurance	278	2	280
Domestic services	3 773	13	3 786
Other	578	2	580
<b>Total</b>	<b>7 461</b>	<b>31</b>	<b>7 492</b>
<b>Other</b>			
Agriculture	28	19	47
Mining and quarrying	69 465	—	69 465
Manufacturing	198	52	250
Electricity	86	29	115
Construction	137	3	140
Wholesale and retail trade	102	75	177
Transport	119	130	249
Financing and insurance	41	50	91
Domestic services	82	296	378
Other	81	79	160
<b>Total</b>	<b>70 339</b>	<b>733</b>	<b>71 072</b>

121. Mr S S VAN DER MERWE asked the Minister of Co-operation and Development:

What, in each category, was the *per capita* subsidy paid to old-age homes for Blacks in 1984?

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

R264,36 for the 1983-84 financial year. With reference to the reply to Question No 10 on 7 March 1984 it needs to be mentioned that an audit revealed that the figure for the 1982-83 financial year should be R259,68 and not R387,92 per annum as mentioned in the reply to the question. The reason for the discrepancy is that claims in respect of the previous year that were received late were brought into account in respect of the 1982-83 financial year.

176. Mr K M ANDREW asked the Minister of Co-operation and Development:

(a) What total number of persons can be accommodated in the (i) houses and (ii) single quarters presently available in (aa) Langa, (bb) Nyanga and (cc) Guguletu without there being undesirable overcrowding and (b) in respect of what date is this information furnished?

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

	(aa)	(bb)	(cc)
(a) (i)	14 058	22 426	45 954
(ii)	6 622	8 144	9 107

(b) 31 December 1984.

202. Mr B B GOODALL asked the Minister of Co-operation and Development:

(1) How many Black persons in the (a)

Republic and (b) national states were (i) in receipt of and (ii) receiving the maximum amounts payable in respect of (aa) old-age pensions, (bb) blind persons' pensions, (cc) war veterans' pensions and (dd) disability grants as at 31 December 1984.

(2) what was the average annual amount paid *per capita* in 1984 to Black persons in respect of (a) each of these three types of pensions and (b) these disability grants;

(3) what will be the maximum (a) amount payable per annum to Black persons, and (b) free income allowed per annum to Black persons being paid the maximum pension or grant, in respect of (i) old-age pensions, (ii) blind persons' pensions, (iii) war veterans' pensions, and (iv) disability grants in the 1984-85 financial year?

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

(1) (a)	(i) (aa)	248 839
	(bh)	4 456
	(cc)	1 355
	(dd)	107 434

(ii) (aa) approximately 64%  
 (bb) approximately 64%  
 (cc) approximately 74%  
 (dd) approximately 67%.

The statistics kept do not enable me to furnish an exact figure in this regard.

(b) The powers to administer pensions within their areas vest in the governments of the national states. The figures are not available.

(2) (a) Old-age pensions: R708  
 Blind persons' pensions: R708  
 War veterans' pensions: R768.



(2) Yes, but the inquest has not yet been concluded.

(3) Yes, in preparation of the inquest.

(a) Chief Inspector R H J Harmse, District Detective officer, SWA Police, Otjiwarongo.

(b) The findings will be placed at the disposal of the court for the purpose of the inquest.

(4) (a) No.

(b) No.

(c) No foul play is suspected.

(i) and (ii) Fall away.

Namibia: detainees

524. Mrs H SUZMAN asked the State President:

(a) How many persons who are being held under Proclamation AG 9 in South West Africa/Namibia have been in detention for more than 30 days and (b) in respect of what date is this information furnished?

The STATE PRESIDENT:

(a) 55.

(b) 27 February 1985.

*Handwritten: Howard*  
*Handwritten: KwaNdebele*  
645. Dr A L BORRINE asked the Minister of Manpower:

How many residents of KwaNdebele received Unemployment Insurance Fund benefits as at the latest specified date for which figures are available?

The MINISTER OF MANPOWER:

For the period January to December 1984 unemployment insurance benefits

were paid to 560 contributors in KwaNdebele.

Family planning advertising

647. Mr A B WIDDMAN asked the Minister of Health and Welfare:

What was the cost to the State of family planning advertising in the 1983-84 financial year?

The MINISTER OF HEALTH AND WELFARE:

R1 600 000.

*Own Affairs: Howard*  
*Handwritten: Johannesburg area: housing*  
6. Mr A B WIDDMAN asked the Minister of Local Government, Housing and Works:

(1) (a) How many housing units for White occupation were built in the Johannesburg area in 1984 and (b) what is the number to be built for members of this population group in this area in 1985;

(2) (a) what was the estimated shortage of housing for White families in the Johannesburg area at the end of 1984 and (b) when is it expected that the shortage of housing for members of this population group in this area will be eliminated;

(3) whether his Department keeps a waiting list of persons requiring assistance in regard to housing; if not, why not; if so, how many persons were on that list (a) on 31 December 1984 and (b) as at the latest specified date for which figures are available?

The MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS:

(1) (a) Figures for the Johannesburg area is not separately available, but 463 housing units and welfare housing for 356 persons

were built for white occupation in the Witwatersrand area in 1984.

(b) It is expected that 461 housing units and welfare housing for 2060 persons of this population group will be built in 1985.

(2) An estimate of shortages which is measurably reliable does not exist and I therefore cannot provide the requested figures. It is the intention to undertake an extensive survey of shortages country wide where after the results will be made available.

(3) Yes.

(a) 2192.

(b) 2203 as at 28 February 1985.

*Handwritten: 123*  
*Handwritten: Howard*  
*Handwritten: Q. 651.*  
*Handwritten: Housing assistance*  
12. Mr G B D MCINTOSH asked the Minister of Local Government, Housing and Works:

What amount was spent by the State in respect of housing assistance to the White population group in the latest specified financial year for which figures are available?

The MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS:

An amount of R71 211 992 from the National Housing Fund and Community Development Fund was spent in the financial year 1983/84 in respect of housing assistance to the White population group.

*Handwritten: Howard*  
*Handwritten: Q. 617*  
*Handwritten: Cape Peninsula: housing*  
14. Mr C W EGLIN asked the Minister of Local Government, Housing and Works:

(1) (a) How many housing units for White occupation were built in the Cape Peninsula in 1984 and (b) what is the number to be built for members of this population group in 1985;

(2) whether there is a shortage of housing in the Cape Peninsula; if so, (a) what was the estimated shortage of housing for White families in the Cape Peninsula at the end of 1984 and (b) when is it expected that the shortage of housing for members of this population group in this area will be eliminated?

The MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS:

(1) (a) 122 Housing units and welfare housing for 360 persons were built for Whites in the Cape Peninsula in 1984.

(b) it is expected that 130 housing units and welfare housing for 2 308 persons will be built for this population group in 1985.

(2) an estimate of shortages which is measurably reliable does not exist and I therefore cannot provide the requested figures. It is the intention to undertake an extensive survey of shortages country wide where after the results will be made available.

*Handwritten: Q. 618*  
*Handwritten: 13/3/85*  
*Handwritten: Cape Town-area: accommodation for aged*  
19. Mr C W EGLIN asked the Minister of Local Government, Housing and Works:

(1) How many accommodation units for aged White persons had been built in the Cape Town municipal area with financial assistance from the State as at the latest specified date for which figures are available;

(2) how many of these units were built in each of the latest specified two years for which figures are available?

The MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS:

(1) As at 31 December 1984, new accommodation units were erected for 1 776 aged Whites and existing buildings were purchased from State funds



to accommodate a further 192 aged Whites.

- (2) In 1983, new accommodation units were erected for 36 aged Whites, whereas existing buildings were purchased which can accommodate a further 89 aged Whites.

In 1984, new accommodation units were erected for 76 aged Whites, whereas existing buildings were purchased which can accommodate a further 83 aged Whites.

#### Commissions/departmental committees

25. Mr K M ANDREW asked the Minister of Local Government, Housing and Works:

- (1) How many (a) commissions and (b) departmental committees of inquiry were appointed in respect of his Department in 1984;

(2) whether any of the reports of such commissions and committees have been completed; if so, (a) how many and (b) of which commissions and committees;

(3) whether any of the reports of such commissions and committees have been made public; if so, (a) how many and (b) of which commissions and committees;

(4) what is the total estimated cost relating to each of these commissions and committees?

#### The MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS:

(1) None.

(2) Fall away.

(3) Fall away.

(4) Fall away.

*Handwritten: 123 Housing: shortage 13/3/85*

39. Mr C W EGLIN asked the Minister of Local Government, Housing and Works:

HOA

#### Economic/subeconomic housing

41. Mr A B WIDMAN asked the Minister of Local Government, Housing and Works:

- (1) What are the rentals charged on each category of State-owned (a) economic and (b) subeconomic housing;

(2) what criteria are applied in respect of each such category to determine who qualifies for economic or subeconomic housing?

The MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS:

(1) and (2) Rentals of houses financed from the National Housing Fund varies in accordance with the lessee's income and is calculated as follows in respect of the respective income groups:

Income Group	Basis of Calculation
Up to R150,00 per month	Basic rental equal to 5% of the lessee's income with a minimum rental of R2.50 per month.
R151,00 to R800,00 per month	Basic rental equal to the annuity payment based on the cost of the house and calculated at an interest rate of:
R151,00 to R300,00 per month	3% over 30 years.
R301,00 to R350,00 per month	5% over 30 years.
R351,00 to R450,00 per month	7% over 30 years.
R451,00 to R650,00 per month	9% over 30 years.
R651,00 to R800,00 per month	11,25% over 30 years.
over R800,00 per month	16-50% (Ruling Treasury Rate) over 30 years.

HOA

The terms economical and subeconomic housing are no longer in use. Added to the above-mentioned basic rentals are the amounts in respect of maintenance, administrative expenses, rent loss, insurance, community facilities and municipal rates and services.

Persons whose bruto monthly income exceeds R800,00 per month, do not qualify to rent a house, but existing lessees whose income exceeds this limit can be permitted to carry on leasing the house at an increased rental calculated at the applicable interest rate as determined by the Treasury

#### Compulsory school fees

42. Mr H E J VAN RENSBURG asked the Minister of Education and Culture:

- (1) Whether he intends to introduce compulsory school fees in all schools administered by (a) his Department and (b) the four provincial administrations; if so, (i) when, (ii) how is it intended that such fees will be levied and (iii) what will be the amount of the compulsory fees in respect of each specified type of school;

(2) whether schools will be allowed to determine their own fees; if so, how will this be controlled;

(3) whether any part of the compulsory fees will be returned to the schools; if not, why not; if so, what amount or percentage;

(4) whether schools will be allowed to request parents to pay additional levies; if not, why not; if so, (a) in what manner and (b) to what extent;

(5) whether the cost of (a) text and (b) exercise books will be included in these compulsory school fees; if not, (i) why not and (ii) what additional cost will this entail for each pupil per annum?

HOA



The companies develop the campuses with funds which the Department annually provides for this purpose or which they obtain from other sources. With the establishment of the new Regional Councils for Cultural Affairs, committees of these councils will take over this function on the same basis.

*Howard Q. 61.535*  
12/3/85  
Farm workers; housing  
\*7. Mr R W HARDINGHAM asked the Minister of Agriculture and Water Supply:

What amount was advanced in loans granted by the Division of Financial Assistance of his Department for the purposes of housing for farm workers in the latest specified period of 12 months for which figures are available?

**†THE MINISTER OF AGRICULTURE AND WATER SUPPLY:**

R3 251 591,00 (1984-01-01—1984-08-24). The Scheme for this type of assistance was temporarily suspended on 24 August 1984 until at least 31 March 1985.

**Provincial education departments**

\*8. Mr R M BURROWS asked the Minister of Education and Culture:

- (1) Whether the provincial departments fall under the (a) control or (b) supervision of his Department; if not, why not;
- (2) whether it is the intention of the Government to bring the provincial education departments under the (a) control or (b) supervision of his Department; if not, why not; if so, when;
- (3) whether decisions taken by (a) him and (b) the Committee of Heads of Education are binding on the provincial education departments; if not, why not, if so, to what extent?

**The MINISTER OF EDUCATION AND CULTURE:**

- (1) (a) and (b) No; Section 84 of the

HOA

Provincial Government Act, 1961 (Act 32 of 1961) is still in force. The general policy which is to be followed in respect of education in schools, is determined in terms of section 2 of the National Education Policy Act, 1967 (Act 39 of 1967) by the Minister after consultation with the Administrators.

- (2) (a) and (b) The position of provincial education departments is under consideration.

- (3) (a) Yes, in so far as it is applicable to policy announced in terms of the National Education Policy Act, 1967 (Act 39 of 1967); and

(b) yes, in so far as the advice given by the Committee of Heads of Education in terms of the National Education Policy Act, 1967 (Act 39 of 1967), is accepted and announced by me in terms of the said Act.

*Howard Q. 61.536*  
12/3/85  
Teachers: security questionnaires

\*9. Mr R M BURROWS asked the Minister of Education and Culture:

- (1) Whether teachers in (a) his Department and (b) the provincial education departments are required to complete security questionnaires; if so, (i) why and (ii) to whom are the completed questionnaires finally returned;
- (2) whether certain teachers in his Department are exempted from having to complete these questionnaires; if so, (a) why and (b) which teachers have to complete them;
- (3) whether any teacher organizations have raised objections in this regard; if so, which organizations;
- (4) whether any teacher in his Department have objected to this procedure; if so, how many;
- (5) whether any teachers have refused to

complete all sections of these questionnaires; if so, how many;

- (6) whether any action is taken against teachers refusing to complete all sections; if so, (a) what action and (b) why;

- (7) whether any teachers have failed to gain security clearance; if so, why;

- (8) whether any action has been taken against these teachers; if so, (a) what action and (b) why?

**†THE MINISTER OF EDUCATION AND CULTURE:**

- (1) (a)(i) and (2) Yes, principals and deputy principals of all schools are required to complete the forms for purposes of security clearance in respect of themselves in view of security measures at educational institutions with a view to safeguarding people and property at such institutions;

- (1) (b) the Department of Education and Culture does not have such information in respect of the Provincial Education Departments since this is regarded as a domestic affair;

- (1) (a)(ii) The Department of Budgetary and Auxiliary Services, Administration: House of Assembly;

- (3) (4) and (5) no;

- (6) falls away;

- (7) As far as can be determined, none;

- (8) falls away.

**Johannesburg North: pensions**

\*10. Mr P G SOAL asked the Minister of Health Services and Welfare:

- (1) Whether any persons resident in the Johannesburg North constituency applied to his Department for pensions in 1984; if so, how many;

HOA

- (2) whether any of these persons were refused pensions; if so, (a) how many and (b) why in each case;

- (3) what types of pensions are paid out by his Department?

**The MINISTER OF HEALTH SERVICES AND WELFARE:**

- (1) Statistics per constituency are not kept because of the expenditure involved to do so.

- (2) (a) and (b) Falls away.

- (3) Old-age pensions, War Veterans pensions, Pensions for the Blind and Disability pensions.

**Johannesburg North: hospitals/nursing homes**

\*11. Mr P G SOAL asked the Minister of Health Services and Welfare:

- (1) Whether there are any hospitals and/or nursing homes in the Johannesburg North constituency which fall under the Department; if so, (a) what are the names of such (i) hospitals and (ii) nursing homes and (b) what total number of beds do they have;

- (2) whether his Department pays any subsidies to these hospitals and/or nursing homes; if not, why not; if so, what total amount is paid in such subsidies?

**†The MINISTER OF HEALTH SERVICES AND WELFARE:**

- (1) (a) and (b) Yes. One hospital only, called "Sandton Clinic" which is privately owned and which is registered as such by the Department of Health Services and Welfare for 395 beds.

- (2) No. The hospital is privately owned.

Mr P G SOAL: Mr Speaker, arising out of the reply of the hon the Minister, taking into consideration that I attached to the question a list of the suburbs in my constituency and that



(2)	Whites .....	1	3	—	—
	Coloureds .....	10	56	—	8
	Asians .....	2	—	—	—
	Blacks .....	83	264	2	14

123  
Hansen Q. 61. 12/3/85  
Development Boards: housing:  
523

64. Mr R A F SWART asked the Minister of Co-operation and Development:

- (1) (a) How many houses were built by each specified Development Board in 1984 and (b) what was the amount spent on (i) housing and (ii) infra-structural development for such housing by each Development Board in the 1983-84 financial year;
- (2) whether there is a shortage of housing in townships in any Development Board area; if so, how many units are required in each specified Development Board area?

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

*Central Transvaal Development Board*

- (1) (a) Nil.  
(b) (i) R 100 000.  
(ii) R1 400 000.

(2) Yes. 7 093.

*Highveld Development Board*

- (1) (a) 570.  
(b) (i) R3 913 415.  
(ii) R5 050 206.

(2) Yes. 6 455.

*West Transvaal Development Board*

- (1) (a) 49.

(b) (i) R 210 345.

(ii) R 780 379.

(2) Yes. 6 530.

*Orange-Vaal Development Board*

- (1) (a) 1 244.  
(b) (i) R 8 474 332.  
(ii) R12 695 032.

(2) Yes. 10 833.

*Eastern Transvaal Development Board*

- Development Board area*  
(1) (a) 460.  
(b) (i) R2 265 000.  
(ii) R 910 000.

(2) Yes. 1 704.

*Northern Transvaal Development Board*

- Development Board area*  
(1) (a) Nil.  
(b) (i) Nil.  
(ii) Nil.

(2) Yes. 95.

*Western Cape Development Board*

- (1) (a) 2 639.

(b) (i) R 729 166.

(ii) R10 998 889.

(2) Yes. 7 825.

*East Cape Development Board*

- (1) (a) 3 841.  
(b) (i) R18 061 777.  
(ii) R23 382 754.

(2) Yes. 42 649.

*Northern Cape Development Board*

- Development Board area*  
(1) (a) 21.  
(b) (i) R 266 893.  
(ii) R1 819 620.

(2) Yes. 6 195.

*SA Development Trust areas*

- (1) (a) 835.  
(b) (i) R1 864 000.  
(ii) Nil.

(2) Not applicable.

*SA Development Trust areas*

- (1) (a) 286.  
(b) (i) R1 544 125.  
(ii) Nil.

(2) Not applicable.

*In Bophuthatswana*

- (2) Not applicable.  
(1) (a) 132 units and 1 hostel.  
(b) (i) R2 219 602.  
(ii) Nil.

(2) Not applicable.

(2) Not applicable.

*Natalia Development Board*

- Development Board area*  
(1) (a) Nil.  
(b) (i) Nil.  
(ii) Nil.

(2) Yes. 12 111.

*West Rand Development Board*

- (1) (a) 1 239.  
(b) (i) R 9 612 674.  
(ii) R58 731 734.

(2) Yes. 43 152.

*East Rand Development Board*

- (1) (a) 1 392.  
(b) (i) R9 017 000.  
(ii) R3 183 000.

(2) Yes. 40 617.

*Southern Orange Free State Development Board*

- (1) (a) 114.  
(b) (i) R1 876 238.  
(ii) R 419 623.

(2) Yes. 11 025.

*SA Development Trust areas*

- (1) (a) 347.  
(b) (i) R2 256 240.  
(ii) R6 484 030.

(2) Not applicable.

*SA Development Trust areas*

- (2) Not applicable.

*Howard Q. Col. 547*  
 Work opportunities: 547  
 12/3/85  
 77. Mr A SAVAGE asked the Minister of Co-operation and Development:

were created for Blacks in each employment sector by each of the development corporations in 1983-84 and (b) what was the cost per opportunity in each sector?

(a) How many new work opportunities The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

	(a)					
	Commerce, Services and Housing	Industrial Settlement	Small industries	Mining	Agriculture	Transport
Mining Corporation	—	—	—	224	—	—
South African Development Trust Corporation	216	—	742	—	1 950	66
Shangaan/Tsonga Development Corporation	349	900	—	—	—	—
KwaZulu Development Corporation	253	3 805	—	—	236	—
Lebowa Development Corporation	105	1 366	207	—	290	—
Owagwa Development Corporation	316	1 713	—	—	134	—
KaNyane Economic Development Corporation	197	289	49	—	878	—
kwaNdebele National Development Corporation	196	—	51	—	—	—
Total	1 632	8 073	1 101	224	3 488	66

	(b)					
	Commerce, Services and Housing	Industrial Settlement	Small industries	Mining	Agriculture	Transport
Mining Corporation	—	—	—	40 000	—	—
South African Development Trust Corporation	11 000	—	18 900	—	4 000	15 700
Shangaan/Tsonga Development Corporation	2 715	10 800	—	—	—	—
KwaZulu Development Corporation	7 676	6 751	—	—	4 240	—
Lebowa Development Corporation	12 941	3 999	732	—	3 572	—
Owagwa Development Corporation	15 820	7 600	—	—	12 556	—
KaNyane Economic Development Corporation	2 504	2 200	2 500	—	6 249	—
kwaNdebele National Development Corporation	5 780	—	910	—	—	—

The kwaNdebele National Development Corporation Limited was established on 1 October 1983 and started functioning on 1 February 1984.

*Howard Q. Col. 549*  
 Persons removed from Sandton area/Alexandra Township  
 12/3/85  
 83. Mr D J DALLING asked the Minister of Co-operation and Development:

(1) How many Black persons were removed to the (a) national states and (b) independent Black states from (i) the Sandton area and (ii) Alexandra Township in 1984;

(2) how many of these persons (a) moved voluntarily and (b) were removed (i) by decree, (ii) by court order and (iii) in terms of other legal provisions?

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

(1) (a) One to KwaZulu.

(b) None.

(i) One.

(ii) None.

(2) (a) None.

(b) (i) None.

(ii) One.

(iii) None.

*Howard Q. Col. 549*  
 Republic/National states: housing  
 12/3/85  
 140. Mrs H SUZMAN asked the Minister of Co-operation and Development:

What was the total number of houses built for Blacks in the 1983-84 financial year in each of the (a) nine main urban areas and (b) (i) urban and (ii) non-urban areas of each national state?

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

(a)	(b)	(c)
Pretoria	36	36
Witwatersrand	6 189	6 189
Bloemfontein	1 500	1 500
Pietermaritzburg	None	None
Cape Town	1 720	1 720
Durban	None	None
Kimberley	146	146
Port Elizabeth	2 085	2 085
Vereeniging/Vanderbijlpark/Sasolburg	1 788	1 788
(b) (i) KwaZulu	347	347
KaNyane	835	835
Owagwa	1 347	1 347
Lebowa	120	120
kwaNdebele	1 147	1 147
Gazankulu	230	230
South African Development Trust areas	212	212
(ii) Unknown.		

*Howard Q. Col. 550*  
 167. Mr H H SCHWARZ asked the Minister of Finance:

How many taxpayers in each income category in respect of the 1983-84 tax year were (a) White, (b) Coloured, (c) Indian and (d) Black?

The MINISTER OF FINANCE:

The statistics relate to the period 1 March 1984 to 31 December 1984 and are not complete because ± 23 per cent of individual taxpayers have not yet been assessed.

	(a)	(b)	(c)
Loss	18 008	144	310
Nil	46 686	12 278	4 763
R 1 000	36 694	5 228	6 595
R 1 001 — R 2 000	33 242	7 290	6 379
R 2 001 — R 3 000	35 722	12 690	11 880



(2)

Whites .....	1	3	—	—
Coloureds .....	10	56	—	8
Asians .....	2	—	—	—
Blacks .....	83	264	2	14

*123*  
*Hemo and Q. Col. 12/3/85*  
 Development Boards: housing:  
*523*

64. Mr R A F SWART asked the Minister of Co-operation and Development:

- (1) (a) How many houses were built by each specified Development Board in 1984 and (b) what was the amount spent on (i) housing and (ii) infra-structural development for such housing by each Development Board in the 1983-84 financial year;
- (2) whether there is a shortage of housing in townships in any Development Board area; if so, how many units are required in each specified Development Board area?

**The MINISTER OF CO-OPERATION AND DEVELOPMENT:**

- Central Transvaal Development Board*
- (1) (a) Nil.  
 (b) (i) R 100 000.  
 (ii) R1 400 000.
- (2) Yes. 7 093.
- Highveld Development Board*
- (1) (a) 570.  
 (b) (i) R3 913 415.  
 (ii) R5 050 206.
- (2) Yes. 6 455.
- West Transvaal Development Board*
- (1) (a) 49.
- Eastern Transvaal Development Board Development Board area*
- (1) (a) 460.  
 (b) (i) R2 265 000.  
 (ii) R 910 000.
- (2) Yes. 1 704.
- Northern Transvaal Development Board Development Board area*
- (1) (a) Nil.  
 (b) (i) Nil.  
 (ii) Nil.
- (2) Yes. 95.
- Western Cape Development Board*
- (1) (a) 2 639.

Hoa

- (b) (i) R 729 166.  
 (ii) R10 998 889.
- East Cape Development Board*
- (1) (a) 3 841.  
 (b) (i) R18 061 777.  
 (ii) R23 382 754.
- (2) Yes. 42 649.
- Northern Cape Development Board Development Board area*
- (1) (a) 21.  
 (b) (i) R 266 893.  
 (ii) R1 819 620.
- (2) Yes. 6 195.
- SA Development Trust areas*
- (1) (a) 835.  
 (b) (i) R1 864 000.  
 (ii) Nil.
- (2) Not applicable.
- SA Development Trust areas*
- (1) (a) 286.  
 (b) (i) R1 544 125.  
 (ii) Nil.
- (2) Not applicable.
- In Bophuthatswana*
- (1) (a) 132 units and 1 hostel.  
 (b) (i) R2 219 602.  
 (ii) Nil.
- (2) Not applicable.
- (2) Not applicable.
- Natalia Development Board Development Board area*
- (1) (a) Nil.  
 (b) (i) Nil.  
 (ii) Nil.
- (2) Yes. 12 111.
- West Rand Development Board*
- (1) (a) 1 239.  
 (b) (i) R 9 612 674.  
 (ii) R58 731 734.
- (2) Yes. 43 152.
- East Rand Development Board*
- (1) (a) 1 392.  
 (b) (i) R9 017 000.  
 (ii) R3 183 000.
- (2) Yes. 40 617.
- Southern Orange Free State Development Board*
- (1) (a) 114.  
 (b) (i) R1 876 238.  
 (ii) R 419 623.
- (2) Yes. 11 025.
- SA Development Trust areas*
- (1) (a) 347.  
 (b) (i) R2 256 240.  
 (ii) R6 484 030.
- (2) Not applicable.

Hoa

Work opportunities 547  
12/3/85  
77. Mr A SAVAGE asked the Minister of Co-operation and Development:

were created for Blacks in each employment sector by each of the development corporations in 1983-84 and (b) what was the cost per opportunity in each sector?

(a) How many new work opportunities The MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:

	(a)						
	Commerce, Services and Housing	Industrial Settlement	Small industries	Mining	Agriculture	Transport	
Mining Corporation South African Development Trust Corporation	—	—	—	224	—	—	
Shangaan/Tsonga Development Corporation	216	—	742	—	1 950	66	
KwaZulu Development Corporation	349	900	—	—	—	—	
Lebowa Development Corporation	253	3 805	—	—	236	—	
Owaqwa Development Corporation	105	1 366	207	—	290	—	
KaNgwane Economic Development Corporation	316	1 713	—	—	134	—	
KwaNdebele National Development Corporation	197	289	49	—	878	—	
Total	1 632	8 073	1 101	224	3 488	66	

(b)

	Commerce, Services and Housing		Industrial Settlement		Small industries		Mining		Agriculture		Transport	
	R	R	R	R	R	R	R	R	R	R	R	
Mining Corporation South African Development Trust Corporation	—	—	—	—	40 000	—	—	—	—	—	—	
Shangaan/Tsonga Development Corporation	11 000	—	18 900	—	4 000	—	—	—	—	15 700	—	
KwaZulu Development Corporation	2 715	10 800	—	—	—	—	—	—	—	—	—	
Lebowa Development Corporation	7 676	6 751	—	—	4 240	—	—	—	—	—	—	
Owaqwa Development Corporation	12 941	3 999	732	—	3 572	—	—	—	—	—	—	
KaNgwane Economic Development Corporation	15 820	7 600	—	—	12 556	—	—	—	—	—	—	
KwaNdebele National Development Corporation	2 504	2 200	2 500	—	6 249	—	—	—	—	—	—	
Total	5 780	—	910	—	—	—	—	—	—	—	—	

The KwaNdebele National Development Corporation Limited was established on 1 October 1983 and started functioning on 1 February 1984.

83. Mr D J DALLING asked the Minister of Co-operation and Development:

- (1) How many Black persons were removed to the (a) national states and (b) independent Black states from (i) the Sandton area and (ii) Alexandra Township in 1984;
- (2) how many of these persons (a) moved voluntarily and (b) were removed (i) by decree, (ii) by court order and (iii) in terms of other legal provisions?

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

- (1) (a) One to KwaZulu.
- (b) None.

- (i) One.
- (ii) None.

- (2) (a) None.
- (b) (i) None.
- (ii) One.

What was the total number of houses built for Blacks in the 1983-84 financial year in each of the (a) nine main urban areas and (b) (i) urban and (ii) non-urban areas of each national state?

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

(a)	(b)	(i)	(ii)
Pretoria	36	KwaZulu	347
Witwatersrand	6 189	KaNgwane	835
Bloemfontein	1 500	Owaqwa	1 347
Pietermaritzburg	None	Lebowa	120
Cape Town	1 720	KwaNdebele	1 147
Durban	None	Gazankulu	230
Kimberley	146	South African Development Trust areas	212
Port Elizabeth	2 085		
Vereeniging/Vanderbijlpark/Sasolburg	1 788		

167. Mr H H SCHWARZ asked the Minister of Finance:

How many taxpayers in each income category in respect of the 1983-84 tax year were (a) White, (b) Coloured, (c) Indian and (d) Black?

The MINISTER OF FINANCE:

The statistics relate to the period 1 March 1984 to 31 December 1984 and are not complete because ± 23 per cent of individual taxpayers have not yet been assessed.

	(a)	(b)	(c)
Loss	18 008	144	310
Nil	46 686	12 278	4 763
R 1 — R 1 000	36 694	5 228	6 595
R 1 001 — R 2 000	33 242	7 290	6 379
R 2 001 — R 3 000	35 722	12 690	11 880



The companies develop the campsites with funds which the Department annually provides for this purpose or which they obtain from other sources. With the establishment of the new Regional Councils for Cultural Affairs, committees of these councils will take over this function on the same basis.

*123 Howard Q. 61.535  
Farm workers: housing 185*  
\*7. Mr R W HARDINGHAM asked the Minister of Agriculture and Water Supply:

What amount was advanced in loans granted by the Division of Financial Assistance of his Department for the purposes of housing for farm workers in the latest specified period of 12 months for which figures are available?

†The MINISTER OF AGRICULTURE AND WATER SUPPLY:

R3 251 591,00 (1984-01-01—1984-08-24). The Scheme for this type of assistance was temporarily suspended on 24 August 1984 until at least 31 March 1985.

Provincial education departments

\*8. Mr R M BURROWS asked the Minister of Education and Culture:

- (1) Whether the provincial departments fall under the (a) control or (b) supervision of his Department; if not, why not;
- (2) whether it is the intention of the Government to bring the provincial education departments under the (a) control or (b) supervision of his Department; if not, why not; if so, when;
- (3) whether decisions taken by (a) him and (b) the Committee of Heads of Education are binding on the provincial education departments; if not, why not, if so, to what extent?

†The MINISTER OF EDUCATION AND CULTURE:

(1) and (b) No; Section 84 of the

Provincial Government Act, 1961 (Act 32 of 1961) is still in force. The general policy which is to be followed in respect of education in schools, is determined in terms of section 2 of the National Education Policy Act, 1967 (Act 39 of 1967) by the Minister after consultation with the Administrators.

- (2) (a) and (b) The position of provincial education departments is under consideration.
- (3) (a) Yes, in so far as it is applicable to policy announced in terms of the National Education Policy Act, 1967 (Act 39 of 1967); and

(b) yes, in so far as the advice given by the Committee of Heads of Education in terms of the National Education Policy Act, 1967 (Act 39 of 1967), is accepted and announced by me in terms of the said Act.

*Howard Q. 61.536  
12/3/85*  
Teachers: security questionnaires

\*9. Mr R M BURROWS asked the Minister of Education and Culture:

- (1) Whether teachers in (a) his Department and (b) the provincial education departments are required to complete security questionnaires; if so, (i) why and (ii) to whom are the completed questionnaires finally returned;
- (2) whether certain teachers in his Department are exempted from having to complete these questionnaires; if so, (a) why and (b) which teachers have to complete them;
- (3) whether any teacher organizations have raised objections in this regard; if so, which organizations;
- (4) whether any teacher in his Department have objected to this procedure; if so, how many;
- (5) whether any teachers have refused to

complete all sections of these questionnaires; if so, how many;

- (6) whether any action is taken against teachers refusing to complete all sections; if so, (a) what action and (b) why;

(7) whether any teachers have failed to gain security clearance; if so, why;

- (8) whether any action has been taken against these teachers; if so, (a) what action and (b) why?

†The MINISTER OF EDUCATION AND CULTURE:

- (1) (a)(i) and (2) Yes, principals and deputy principals of all schools are required to complete the forms for purposes of security clearance in respect of themselves in view of security measures at educational institutions with a view to safeguarding people and property at such institutions;

(1) (b) The Department of Education and Culture does not have such information in respect of the Provincial Education Departments since this is regarded as a domestic affair;

(1) (a)(ii) The Department of Budgetary and Auxiliary Services, Administration: House of Assembly;

(3) (4) and (5) no;

(6) falls away;

(7) As far as can be determined, none;

(8) falls away.

Johannesburg North: pensions

\*10. Mr P G SOAL asked the Minister of Health Services and Welfare:

- (1) Whether any persons resident in the Johannesburg North constituency applied to his Department for pensions in 1984; if so, how many;

(2) whether any of these persons were refused pensions; if so, (a) how many and (b) why in each case;

- (3) what types of pensions are paid out by his Department?

†The MINISTER OF HEALTH SERVICES AND WELFARE:

(1) Statistics per constituency are not kept because of the expenditure involved to do so.

(2) (a) and (b) Falls away.

(3) Old-age pensions, War Veterans pensions, Pensions for the Blind and Disability pensions.

Johannesburg North: hospitals/nursing homes

\*11. Mr P G SOAL asked the Minister of Health Services and Welfare:

- (1) Whether there are any hospitals and/or nursing homes in the Johannesburg North constituency which fall under the Department; if so, (a) what are the names of such (i) hospitals and (ii) nursing homes and (b) what total number of beds do they have;

(2) whether his Department pays any subsidies to these hospitals and/or nursing homes; if not, why not; if so, what total amount is paid in such subsidies?

†The MINISTER OF HEALTH SERVICES AND WELFARE:

- (1) (a) and (b) Yes. One hospital only, called "Sandton Clinic" which is privately owned and which is registered as such by the Department of Health Services and Welfare for 395 beds.

(2) No. The hospital is privately owned.

Mr P G SOAL: Mr Speaker, arising out of the reply of the hon the Minister, taking into consideration that I attached to the question a list of the suburbs in my constituency and that



# Soon you may build a house from anything, anywhere

N/E ARGUS 9/3/85

by TOM HOOD, Property Editor

123

FROM September 1, you will be able to build a house anywhere in South Africa from just about anything — provided it looks all right, stands up properly and is waterproof.

House walls could theoretically be built of a type of cardboard in future, provided they meet the requirements of new national building regulations.

This was said by a SA Bureau of Standards spokesman, whose years of efforts culminated in the publication of the regulations this week in the Government Gazette.

"Whether it would stand up to fire resistance or impact is another story. But if you could make that type cardboard it would be accepted," he added.

The set of regulations is highly flexible for the designer or owner or a building.

There is now no prohibition of what type of materials will be used but they must comply with performance standards laid down by the SABS and the Agreement Board.

Perhaps the most important effect is that the regulations over-ride the building by-laws of all the local authorities in the country, so that the same building regulations will apply everywhere.

Mr C F Freeman, a consultant in Cape Town City Engineer's Department, is now writing a book on the subject.

A major change, he says, is the extensive use of "functional" regulations combined with "deemed-to-satisfy" provisions.

This means a designer has a free hand to use any form of construction that will satisfy the basic functional requirement. Alternatively, if he follows certain specific rules given in the regulations these will be deemed to satisfy the functional requirement.

For example, Regulation K3(1) prescribes that the external walls of a building shall not permit "unacceptable penetration of rainwater under conditions of wind and rainfall appropriate to the area where such wall is erected."

Then Regulation K3(2) gives a list of various forms of wall construction which are deemed to satisfy this requirement. But any other type of wall which passes a certain test is also acceptable.

However, although the types of wall on the list are acceptable in most parts of South Africa this may not be the case in areas of prolonged heavy wind-driven rain (such as the Cape Peninsula), and Regulation K3(3) empowers the local authority, in such areas, to insist on cavity walls.

Users of the regulations, however, must read them in conjunction with the National Building Regulations and Building Standards Act (Act No. 103 of 1977, as amended), since this Act contains a number of important administrative provisions. (The Act also comes into operation on September 1).

Important changes include the following:

- The regulations make specific provision for timber-framed buildings. However, Section 7 of the Act empowers the local authority to turn down plans (not only of timber buildings but of any buildings) if in its opinion the building will disfigure the area, or be unsightly or objectionable, or derogate from the value of neighbouring properties.

- The use of the new "modular" sized bricks is facilitated, one of the advantages of which is that thinner walls can be built.

- The use of safety glass in certain situations is now made compulsory.

When the first draft of the national building regulations was published for comment in February 1981 it drew objections from all sides, running into some 1 100 pages.

An evaluation committee (of which Mr Freeman was a member), was set up to study the objections and produce a new draft.

"The document as now published is a vast improvement on the 1981 draft, and although one may not agree with it in every single detail, it is on the whole, a reasonably practical and acceptable set of building regulations."

The regulations are to be reviewed after September 1986 in the light of comments received from the first 12 months of operation.



# Sanlam earning high returns from property

By PAUL DOLD  
Financial Editor

SANLAM'S net property income from existing developments rose by more than 15 percent in 1984 as a result of a policy of concentrating on short-term leases, the pension report discloses today.

A significant number of contracts expired in 1984 and Sanlam was able to conclude new leases at considerably higher rentals than were possible a few years ago.

"In addition vacant space in our property portfolio is negligible in spite of the over-supply of space which is developing."

## Developments

As at the end of 1984 Sanlam was involved in R300m new developments. A substantial part of the projects are let.

Sanlam has been taking advantage of current exceptionally competitive tender prices to launch new projects and extend existing properties.

The projects, some of which have recently been completed or are close to completion include:

- A R37m Cape Town office block which has been fully pre-let and a R30m Pretoria office tower.

- Enlarged shopping centres in Empangeni

(R11m), Parow (R17m) and Durban (R17m).

- A new R15m Welkom shopping centre with Checkers as the main tenant.

- Shopping centres at Shelley Beach and Kingsburgh totalling R20m.

- At Louis Trichard developments included a R9m shopping centre with the OK Bazaars as the main tenant.

## Office market

With the office market in over-supply Sanlam says it has approached this market with caution and projects have been pre-let where any doubts on the viability existed.

On shopping centre developments care has been taken not to create a flood of shopping space and has instead concentrated on areas with growth potential. Major tenants are secured before development is undertaken.

Sanlam says the major trend over the past few years was a concentration of the portfolio in the Transvaal which the group regards as having the best growth potential.

The flat component has also been reduced due to the unattractive returns.

The group is tending to develop larger units to limit overheads and the tendency is expected to continue.

In 1984 about one fifth of cash flow was invested in "high class" property for clients. Some two-thirds flowed into lease-backs and one third into new property developments.

In share investments in the 1984 financial year, Sanlam says it further refined the portfolio replacing shares with poor growth prospects.

Selective purchases were made of shares with growth potential while rights options were exercised so that the group received compulsory convertible preference shares or debentures which in the hands of tax-free funds are more attractive.

In the year part of Sanlam's gold share holdings were sold as it considered gold share prices to have risen to unrealistically high levels in proportion to the gold price in rand terms.

123

CAPC 6/3/85

JP

123  
Escom: housing  
R. 61. 419  
5/3/85  
\*38. Mr W V RAW asked the Minister of Mineral and Energy Affairs:

Whether Escom provides any houses for its staff; if so, (a) how many houses have been so provided to date, (b) how many of these houses are currently occupied and (c) on what basis are the houses provided to staff?

**THE MINISTER OF MINERAL AND ENERGY AFFAIRS:**

Yes.

(a) 16 374.

(b) 13 950.

(c) Escom provides accommodation to its employees responsible for the operation of power stations or distribution depots as well as mining personnel and the staff of contractors involved with the construction of new power stations or where major maintenance or modifications to power stations are carried out. As the majority of the Escom sites are remotely situated where no or limited accommodation is available, Escom is compelled to provide housing. The houses are let to employees at a monthly rental according to a formula, which amongst other takes cognizance of aspects such as floor area, age, locality and facilities and the rental varies from R18,60 to R64,40 per month. Employees at the Escom head and regional offices must provide their own accommodation and are assisted with loans in terms of Escom's home ownership scheme.

**Defence Act**

\*39. **THE LEADER OF THE OFFICIAL OPPOSITION** asked the Minister of Defence:

(1) Whether any persons have been prosecuted for alleged contravention of section 4 or section 4A of the Defence Act, No 44 of 1957; if so, how many;

(2) whether any persons were found guilty of contraventions in this regard; if so, (a) how many and (b) what was the sentence in each case?

**THE MINISTER OF DEFENCE:**

(1) No.

(2) Falls away.

**George Randall High School: projectiles**

\*40. **THE LEADER OF THE OFFICIAL OPPOSITION** asked the Minister of Defence:

(1) Whether any projectiles fired by a ship of the South African Navy struck the George Randall High School in East London on or about 7 September 1984; if so, (a) where was the ship when the projectiles were fired, (b) how many projectiles struck the school and (c) what were the circumstances surrounding the incident;

(2) whether a board of inquiry has been appointed to investigate the incident; if not, why not; if so, (a) when and (b) who is the president of the board of inquiry;

(3) whether the board has completed its investigation; if not, when it is anticipated that it will be completed; if so (a) when and (b) what were the findings;

(4) whether any steps will be taken as a result of the incident; if not, why not; if so, what steps;

(5) whether he will make a statement on the matter?

**THE MINISTER OF DEFENCE:**

(1) Yes.

(a) Approximately 1 km from Orient Beach.

(b) 3.

(c) The ship was engaged in a night firing exercise.

(2) Yes.

(a) 25 September 1984.

(b) Lt P. Smith of the SA Navy.

(3) Yes.

(a) 24 October 1984.

(b) That the Petty Officer in charge of the machine gun from which the ammunition which struck the school was fired, failed to comply with orders pertaining to the safety of the weapon and permitted an inexperienced crew member to handle the weapon.

(4) Yes. Disciplinary steps were taken against the Petty Officer who was in charge of the weapon.

(5) No.

Black males from Transvaal brought to Western Cape  
5/3/85  
R. 61. 421

\*41. Mr K M ANDREW asked the Minister of Co-operation, Development and Education:

Whether any Black males in the employ of the State or any Development Board were brought to the Western Cape from the Transvaal in February 1985; if so, (a) how many, (b) for what purpose, (c) on whose instructions, (d) for what period are they to be in the Western Cape and (e) where are they living?

**THE MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:**

Yes.

(a) 350.

(b) To transport material for the development of the site on which informal housing will be permitted and to assist with certain construction work at the site. Also to be available to assist any person who wishes to settle in Khayelitsha.

(c) Instructions were given by me.  
(d) Unknown at this stage.

(e) Khayelitsha

Hansard R. 61. 422  
5/3/85  
Langa/Guguletu/Nyanga: swimming facilities

\*42. Mr K M ANDREW asked the Minister of Co-operation, Development and Education:

(1) Whether any additional swimming facilities were provided in (a) Langa, (b) Guguletu and (c) Nyanga during the latest specified period of 10 years for which figures are available; if not, why not; if so, what facilities were provided;

(2) whether any additional swimming facilities are planned for (a) Langa (b) Guguletu and (c) Nyanga; if not, why not; if so, (i) what facilities and (ii) when are they to be provided;

(3) what was the total combined *de facto* population of the above three Peninsula townships (a) in 1975 and (b) as at the latest specified date for which figures are available?

**THE MINISTER OF CO-OPERATION, DEVELOPMENT AND EDUCATION:**

(1) (a), (b) and (c) No, not during the ten year period ending on 31 December 1984. Requirements were to a large extent met by the existing facilities. Improvements to other facilities for sports and recreation enjoyed greater priority.

(2) (a), (b) and (c) No. The honourable member is referred to my statement of 21 February 1985 about the future of these townships.



covered. These commitments are, however, kept to a minimum and are covered when considered appropriate or are paid offshore directly from the proceeds of loans raised overseas.

(3) In accordance with the decision of the Commission all existing and new unfinanced commitments payable up to the end of 1985 have been covered while all commitments payable thereafter will be covered whenever reasonable cover rates can be obtained or the commitments will be paid when due from the proceeds of loans raised overseas depending on conditions at the time.

(4) No, information regarding Escom's foreign exchange transactions will appear in Escom's 1984 annual report.

**Koeberg Nuclear Power Station**

\*49. Mr B B GOODALL asked the Minister of Mineral and Energy Affairs:

(1) Whether there has been a cost over-run of approximately R500 million in respect of the Koeberg Nuclear Power Station; if so, (a) what was the total amount involved and (b) what was the cause of this over-run;

(2) whether this amount was disclosed in Escom's balance sheets or financial statements; if so, when; if not, why not;

(3) whether any Escom officials were informed of these cost overruns; if not, why not; if so, (a) which officials and (b) when;

(4) whether any action was taken as a result; if not, why not; if so, (a) what action and (b) with what result;

(5) whether he will make a statement on the matter?

**The MINISTER OF MINERAL AND ENERGY AFFAIRS:**

1. The estimated costs at 31 December

1979 of the Koeberg project including the power station, high voltage yard and housing for staff, but excluding fuel compared with the total amount excluding the additional costs which resulted from the sabotage incident, as at 31 December 1984, are as follows:

	December 1979	December 1984
Capital plus overheads	1 957	2 144
Interest capitalised	535	867
TOTAL	2 492	3 011

The increase of R519 million is made up as follows:

	R million
Capital	10
Price adjustment due to inflation	131
Overheads	46
Interest capitalised	332
	<u>519</u>

The increased capital costs, overheads and interest arises from approved modifications and additions to the original contract as a result of improvements in design, increased security measures as well as delays to licensing problems and late delivery of fuel.

2. Yes, costs incurred up to the end of 1983 are included in published annual accounts and amounts with respect to 1984 will be included in the 1984 report.

3. (a) and (b) Yes, Escom officials associated with the project have knowledge of it on a continuous basis and the management and members of the Commission are advised regularly in this regard.

4. (a) and (b) Yes, procedures applicable to the control of all capital projects are followed and expenditure is monitored and approved by Escom management in order to minimise costs.

5. No, not at this stage.

**Escom: commissions to agents**

\*50. Mr B B GOODALL asked the Minister of Mineral and Energy Affairs:

(1) Whether commissions were paid by Escom to any persons acting as agents for Escom during the latest specified period for which figures are available; if so, (a) to whom were commissions paid, (b) what was the total amount paid out in commissions to these persons and (c) on what basis were these commissions paid;

(2) whether Escom officials are allowed to act as agents for Escom in obtaining (a) clients, (b) supplies and (c) loans; if so, on what basis;

(3) whether he will make a statement on the matter?

**The MINISTER OF MINERAL AND ENERGY AFFAIRS:**

(1) No, Escom does not employ individuals as agents.

(a), (b) and (c) Fall away.

(2) (a), (b) and (c) No.

(3) No.

**Own Affairs:**

1. Mr K M ANDREW asked the Minister of Health Services and Welfare:

Whether *per capita* subsidies paid to old-age homes for Whites have been increased during the past five years; if not,

why not; if so, (a) when did the past two increases come into effect and (b) by how much did the subsidy increase on each of those occasions?

**The DEPUTY MINISTER OF HEALTH SERVICES AND WELFARE:**

(1) Yes.

	Category Category Category		
	A	B	C
(a) and (b)	Per month	Per month	Per month
1.4.83 ...	R19,04	R27,31	R49,28
1.4.84 ...	R21,50	R30,28	R53,60

\*2. Mr S S VAN DER MERWE asked the Minister of Local Government, Housing and Works:

(1) Whether he has received any representations regarding legislation affecting rent control which was published for comment in or about September 1984; if so, (a) from whom and (b) what was (i) the nature of the representations and (ii) his response thereto;

(2) whether any deadlines were set for the receipt of representations concerning this legislation; if not, why not; if so, what are these deadlines;

(3) whether he consulted any rent boards in connection with this legislation; if not, why not; if so, (a) when and (b) which rent boards?

**The MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS:**

(1) The Select Committee on Rent Control tabled a report in this House on 9 July 1984, which included a draft bill to amend the Rent Control Act, 1976 (Act 80 of 1976).

(a) Proposals in respect of the draft bill were received from the



South African Property Owners Association (SAPOA)

- (b) (i) The proposals dealt with the proposed amendment of sections 1, 6, 14 and 51 of the Principal Act.

(ii) The representations were discussed recently between SAPOA and myself, which proposals are currently enjoying further consideration.

- (2) Falls away.

(3) Yes. (a) and (b) The Chairmen of the Cape Town, Cape Peninsula and Bellville rent boards were consulted by me on 25 January 1985 and 13 February 1985, and the full Rent Control Board together with the Chairmen of the Johannesburg, East Rand and Pretoria rent boards were consulted by me on 15 February 1985 in this respect.

Rent control

\*3. Mr S S VAN DER MERWE asked the Minister of Local Government, Housing and Works:

Whether he intends introducing legislation affecting rent control during the current session of Parliament; if not, why not; if so, when?

The MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS:

Yes. As pointed out by the Chairman of the Ministers' Council on 26 February 1985 in reply to a question in this Council, it is expected to introduce legislation affecting rent control after the Easter recess.

Howard Q. 601-435  
Teacher training colleges  
5/3/85  
\*4. Mr H E J VAN RENSBURG asked the Minister of Education and Culture:

(a) How many teacher training colleges are there under the control of his Department, (b) what are their names and (c) what was the percentage enrolment of trainee teachers in his Department for 1985 as at the latest specified date for which figures are available?

The MINISTER OF EDUCATION AND CULTURE:

(a) One. The other 15 colleges of education fall under the control of the provincial education departments. As in the case of provincial schools, only an over-all control is exercised over the matters entrusted to the Minister in terms of the National Education Policy Act.

(b) The Witwatersrand College of Education, Johannesburg.

(c) The total enrolment of trainee teachers at the College mentioned in (b) above were 17 final-year students on 1 March 1985.

Mr R M BURROWS: Mr Speaker, arising out of the hon the Minister's reply, does he consider that this training college which falls under his department is cost-effective in producing only 17 final-year students?

The MINISTER: No, I do not consider it to be cost-effective, and neither did my predecessor. That is why the college will be closed during the course of the year.

Teacher training colleges

\*5. Mr H E J VAN RENSBURG asked the Minister of Education and Culture:

(1) How many persons applied for admission to teacher training colleges for the 1985 academic year;

(2) whether any of these persons were refused admission to any training colleges; if so, (a) how many, (b) why in each case and (c) which training colleges were involved?

The MINISTER OF EDUCATION AND CULTURE:

(1) 5 668;

(2) yes,

(a) 2 543.

(b) Because fixed quotas were set, or because certain applicants did not comply with the minimum requirements for admission, of which the following are the most common:

(i) Basic requirements for admission as determined by the Committee of Heads of Education and the various Departments of Education;

(ii) Additional requirements for admission, as determined from time to time by the senate of the colleges concerned;

(iii) The proven achievement of the candidate in the Standard 10 examination;

(iv) The medical fitness of the candidate;

(v) Leadership qualities of the candidate;

(vi) The self image of the candidate.

The number mentioned in 2(a) also includes persons who withdrew their applications as well as persons who applied to more than one college for admission.

(c) Die Bloemfonteinse Onderwyskollege,  
Die Onderwyskollege Pretoria,  
Die Potchefstroomse Onderwyskollege,  
Die Goudstadse Onderwyskollege, Johannesburg.

The Pretoria College of Education,  
The Johannesburg College of Education,  
Die Durbanse Onderwyskollege,  
The Edgewood College of Education, Pietermaritzburg,  
The Natal Training College,  
Barkly-House Teachers' College Cape Town,  
Die Kaapstadse Onderwyskollege,  
Die Oudtshoornse Onderwyskollege,  
Die Paarlse Onderwyskollege,  
Die Port Elizabethse Onderwyskollege,  
Die Wellingtonse Onderwyskollege.

Teacher training colleges

\*6. Mr H E J VAN RENSBURG asked the Minister of Education and Culture:

(1) How many persons (a) applied to be trainee teachers for the 1985 academic year at, and (b) were given permission to apply for enrolment in, teacher training colleges administered by his Department;

(2) in respect of what date is this information furnished?

The MINISTER OF EDUCATION AND CULTURE:

The reply to this question applies to the one college, administered by this Department, namely the Witwatersrand College of Education. In view of the fact that this College will be closed at the end of 1985, no new applications for admission were considered.

Teachers: number/shortage

\*7. Mr R M BURROWS asked the Minister of Education and Culture:

(1) Whether his Department has undertaken a study concerning the number of teachers required for White schools; if not, why not; if so, how



*123*  
*Q. 601-375* 4/13/85  
 Properties of employees  
 346. Mr G B D McINTOSH asked the Minister of Transport Affairs:

- (1) (a) How many properties are owned at present by the South African Transport Services employees through the (i) House Ownership Scheme, (ii) Assisted Building Society Housing Scheme and (iii) House Ownership Scheme and (b) how many of these houses are owned by (i) Whites, (ii) Coloureds, (iii) Indians and (iv) Blacks;

- (2) in respect of what date is this information furnished?

The MINISTER OF TRANSPORT AFFAIRS:

- (1) (a) (i) 24 344  
 (ii) 5 136  
 (iii) 20 759  
 (b) (i) 46 461  
 (ii) 1 428  
 (iii) 456  
 (iv) 1 894

The differences in numbers can be attributed to the fact that house ownership schemes for Whites, Coloureds, Indians and Blacks were introduced at different dates, viz. 1938, 1973, 1977 and 1984 respectively.

- (2) 20 February 1985.

Pelagic fish

360. Mr R R HULLEY asked the Minister of Environment Affairs and Tourism:

What was the total catch of pelagic fish in the 1984 calendar year?

The MINISTER OF ENVIRONMENT AFFAIRS AND TOURISM:

346 168 tonnes.

*384* Mrs H SUZMAN asked the Minister of Law and Order:

- (a) How many persons were charged with offences relating to sabotage in 1983 and (b) for what period was each of these persons detained before being charged?

The MINISTER OF LAW AND ORDER:

- (a) One.  
 (b) The person concerned was charged within 48 hours of his arrest.

Commissions/departmental committees

401. Mr K M ANDREW asked the Minister of Law and Order:

- (1) How many (a) commissions and (b) departmental committees of inquiry were appointed in respect of his Department in 1984;
- (2) whether any of the reports of such commissions and committees have been completed; if so, (a) how many and (b) of which commissions and committees;
- (3) whether any of the reports of such commissions and committees have been made public; if so, (a) how many and (b) of which commissions and committees;

- (4) what is the total estimated cost relating to each of these commissions and committees?

The MINISTER OF LAW AND ORDER:

- (1) (a) and (b) None.  
 (2) (3) and (4) Fall away.

Commissions/departmental committees

415. Mr K M ANDREW asked the Minister of Water Affairs:

- (1) How many (a) commissions and (b) departmental committees of inquiry were appointed in respect of his Department in 1984;

- (2) whether any of the reports of such commissions and committees have been completed; if so, (a) how many and (b) of which commissions and committees;

- (3) whether any of the reports of such commissions and committees have been made public; if so, (a) how many and (b) of which commissions and committees;

- (4) what is the total estimated cost relating to each of these commissions and committees?

The MINISTER OF WATER AFFAIRS:

- (1) (a) One.  
 (b) None.  
 (2) No.  
 (a) and (b) and (3) Fall away.

- (4) R13 000.

*Internal Security Act*  
*Q. 601-377* 4/13/85  
 444. Mrs H SUZMAN asked the Minister of Law and Order:

- (1) Whether any notices in terms of section 5(1)(e) of the Internal Security Act, No 74 of 1982, (a) were issued, (b) were withdrawn and (c) expired

in 1984; if so, (i) how many in each case and (ii) how many such notices were of effect as at 31 December 1984;

- (2) whether any notices which expired were renewed; if so, how many?

The MINISTER OF LAW AND ORDER:

- (1) (a), (b) and (c) No.  
 (2) Falls away.

*Trade unions: registration*  
*Q. 601-378* 4/13/85  
 456. Dr A L BORRINE asked the Minister of Manpower:

How many trade unions applied between 1 January and 31 December 1984 for registration in respect of (a) Black employees only, (b) White employees only, (c) Coloured employees only and (d) employees of more than one population group?

The MINISTER OF MANPOWER:

- (a) One.  
 (b) One.  
 (c) None.  
 (d) One.

*Apprenticeship contracts*  
*Q. 601-378* 4/13/85  
 460. Dr A L BORRINE asked the Minister of Manpower:

How many new apprenticeship contracts were registered in each trade in 1984 in respect of (a) White, (b) Coloured, (c) Asian and (d) Black persons?

Services obtains on fixed investments.

(b) R7.1 million.

**Training centres for agricultural trainees**

245. Mr R W HARDINGHAM asked the Minister of Manpower:

Whether private in-service training centres for agricultural trainees qualify for a rebate on predetermined course fees; if not, why not; if so, what is the extent of the rebate?

The MINISTER OF MANPOWER:

No. The Manpower Training Act, 1981, does not provide for a rebate on predetermined course fees in respect of private in-service training centres.

*Howard R. 6/1. 367 4/3/85*

254. Mr E K MOORCROFT asked the Minister of Co-operation, Development and Education:

How many plots were surveyed in each province of the Republic in 1984 with a view to the 99-year leasehold scheme?

**The MINISTER OF CO-OPERATION AND DEVELOPMENT AND OF EDUCATION:**

96 798	Transvaal
37 194	Cape
33 641	Orange Free State
1 948	Natal

169 572

1 January-31 December 1984.

(i)	East London
(ii)	King William's Town
(iii)	Stutterheim
(iv)	Cathcart
(v)	Queenstown

(a)	(1)	(b)	(2)	(a)	(b)
58	45	23	7	1	1
18	4	6	1	9	9
147	15	130	16	1	1
33	5	16	38	4	4
151	31				

HoA

282. Mr P R C ROGERS asked the Minister of Law and Order:

(1) How many cases of (a) assault with intent to do grievous bodily harm, (b) culpable homicide, (c) murder, (d) rape and (e) robbery were reported in the police station areas of (i) East London, (ii) King William's Town,

(2) whether these figures represent an increase or decrease in comparison with the relevant figures for 1983; if so, what is the extent of the increase or decrease in each case?

The MINISTER OF LAW AND ORDER:

(1)	(a)	(b)	(c)	(d)	(e)
(i)	East London	480	57	54	93
(ii)	King William's Town	147	16	9	27
(iii)	Stutterheim	109	4	6	18
(iv)	Cathcart	71	1	4	6
(v)	Queenstown	448	19	38	38
(vi)	Komga	35	5	2	5

(2) In some cases these figures represent a decrease and in others an increase in comparison with the corresponding figures for 1983

*Howard R. 6/1. 369 4/3/85*

305. Mrs H SUZMAN asked the Minister of Law and Order:

How many cases of (a) murder, (b) culpable homicide, (c) assault with intent to

do grievous bodily harm, (d) common assault, (e) rape, (f) burglary, (g) robbery, (h) theft of vehicles and cycles, (i) damage to property, (j) housebreaking with intent to steal and theft and (k) possession of drugs were reported at each specified police station in the Soweto West police district in 1984?

The MINISTER OF LAW AND ORDER:

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
248	37	1 134	890	182	—	283	209	650	182	—
Jabulani	395	96	1 739	1 664	320	747	304	1 234	340	—
Moroka	145	83	629	1 195	162	462	302	580	484	32
Kliptown	42	15	187	334	22	113	219	209	459	7
Lenasia										

Note: For statistical purposes burglary and housebreaking with intent to steal and theft are codified under the same code.

**Vereeniging: Offences**

306. Mrs H SUZMAN asked the Minister of Law and Order:

How many cases of (a) murder, (b) culpable homicide, (c) assault with intent to

do grievous bodily harm, (d) common assault, (e) rape, (f) burglary, (g) robbery, (h) theft of vehicles and cycles, (i) damage to property, (j) housebreaking with intent to steal and theft and (k) possession of drugs were reported at each specified police station in the Vereeniging police district in 1984?

HoA



(3) As on 11 February 1985.

- (a) 22.
- (b) 4.
- (c) 3.

(4) Yes. Their names will be divulged to the honourable member personally. In each case the stabling of their horses at the Centre takes place with the approval of the Treasury.

- (5) (a) Yes.
- (b) Yes.

In both cases the following levies are payable:

- (i) R3,42 per day for rations,
- (ii) R2,00 for shoeing per hoof,
- (iii) R2,00 per hoof for cutting and grating of hooves.

(6) No.

(a) and (b) fall away  
 Howard Q. 61.364  
 Crossroads 4/3/85  
 190. Mr K M ANDREW asked the Minister of Co-operation and Development:

(1) What is the latest estimate of the (a) de facto and (b) de jure Black population of Old and New Crossroads, respectively, in respect of (i) adult (aa) males and (bb) females and (ii) children;

(2) what is the date of this estimate?

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

(1) (a) Old Crossroads 87 572.

New Crossroads 16 690.

Figures in respect males, females and children are not available.

(b)

(i)	Adult	
	(aa) males	
	(bb) females	
(ii)	Children	

Old Crossroads      New Crossroads

3 412	2 327
4 416	3 039
9 744	6 324

(2) De jure figures—30 May 1984.

De facto figures—15 February 1985

Howard  
 Langa Commissioners' Courts  
 Q. 61.363 4/3/85  
 193. Mr K M ANDREW asked the Minister of Justice:

Whether any women convicted at the Langa Commissioners' Courts were accompanied to gaol by dependent children

in 1984; if so, (a) how many children were involved and (b) into what age categories did they fall?

The MINISTER OF JUSTICE:

Yes.

(a) Male	64
Female	47
Total	111

(b)

Under 1 year	22
1 year up to 2 years	14

Male

Female

(b)

2 years up to 3 years	9	7
3 years up to 4 years	None	None
4 years up to 5 years	5	2
5 years up to 6 years	3	3
6 years up to 7 years	4	None
7 years up to 8 years	3	1
8 years up to 9 years	4	1
Total	64	47

Total

64

47

Howard  
 Crimes against security of State  
 Q. 61.365 4/3/85

221. Mrs H SUZMAN asked the Minister of Justice:

How many (a) White, (b) Coloured, (c) Asian and (d) Black persons were serving sentences for crimes against the security of the State as at the latest specified date for which figures are available?

The MINISTER OF JUSTICE:

The figures were as follows on 11 February 1985:

(a) Whites	16
(b) Coloureds	6
(c) Asians	1
(d) Blacks	314
Total	337

(3) whether these loans are subsidized; if so, (a) what is the nature of the subsidy and (b) what is the total monthly cost of this subsidy to the South African Transport Services?

The MINISTER OF TRANSPORT AFFAIRS:

(1) (a) R1 408,3 million.

(b) R20,2 million.

(c) R9,3 million.

(d) R1,5 million.

The differences in the amounts owed by the different groups can be attributed to the fact that home ownership schemes for Whites, Coloureds, Indians and Blacks were introduced at different dates viz 1938, 1973, 1977 and 1984 respectively.

(2) Yes, at rates varying between 1,25 and 5 per cent per annum depending on the amount of the loan and the employee's salary. Loans in excess of R65 000 bears interest at the average rate which Transport Services obtains on fixed investments.

(3) Yes.

(a) Loans not exceeding R65 000 are subsidized by the difference between the rate of interest paid by the employee and the average interest rate which Transport

Howard  
 Home-ownership schemes: loans  
 Q. 61.365 4/3/85  
 239. Mr D J N MALCOMESS asked the Minister of Transport Affairs:

(1) What total amount was owing to the South African Transport Services by (a) White, (b) Coloured, (c) Indian and (d) Black persons in respect of loans in terms of home-ownership schemes as at the latest specified date for which figures are available;

(2) whether interest is charged on these loans; if not, why not; if so, what interest;

Services obtains on fixed investments.

(b) R7,1 million.

Training centres for agricultural trainees

245. Mr R W HARDINGHAM asked the Minister of Manpower:

Whether private in-service training centres for agricultural trainees qualify for a rebate on predetermined course fees; if not, why not; if so, what is the extent of the rebate?

The MINISTER OF MANPOWER:

No. The Manpower Training Act, 1981, does not provide for a rebate on predetermined course fees in respect of private in-service training centres.

Howard R. 601. 367 4/13/85

254. Mr E K MOORCROFT asked the Minister of Co-operation, Development and Education:

How many plots were surveyed in each province of the Republic in 1984 with a view to the 99-year leasehold scheme?

The MINISTER OF CO-OPERATION AND DEVELOPMENT AND OF EDUCATION:

96 798	Transvaal
37 194	Cape
33 641	Orange Free State
1 948	Natal

169 572

1 January-31 December 1984.

- (i) East London .....
- (ii) King William's Town .....
- (iii) Stutterheim .....
- (iv) Cathcart .....
- (v) Queenstown .....

(a)	(b)	(a)	(b)
58	45	23	7
18	4	6	1
147	15	130	9
33	5	16	1
151	31	38	4

HOA

282. Mr P R C ROGGERS asked the Minister of Law and Order:

(1) How many cases of (a) assault with intent to do grievous bodily harm, (b) culpable homicide, (c) murder, (d) rape and (e) robbery were reported in the police station areas of (i) East London, (ii) King William's Town,

(2) whether these figures represent an increase or decrease in comparison with the relevant figures for 1983; if so, what is the extent of the increase or decrease in each case?

The MINISTER OF LAW AND ORDER:

(i)	East London	480	57	54	93	256
(ii)	King William's Town	147	16	9	27	54
(iii)	Stutterheim	109	4	6	18	11
(iv)	Cathcart	71	1	4	6	1
(v)	Queenstown	448	19	38	38	88
(vi)	Komga	35	5	2	5	4

(2) In some cases these figures represent a decrease and in others an increase in comparison with the corresponding figures for 1983

305. Mrs H SUZMAN asked the Minister of Law and Order:

How many cases of (a) murder, (b) culpable homicide, (c) assault with intent to

The MINISTER OF LAW AND ORDER:

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
248	37	1 134	890	182	—	283	209	650	182	—
Jabulani	395	96	1 739	1 664	320	747	304	1 234	340	—
Moroka	145	83	629	1 195	162	462	302	580	484	32
Klipptown	42	15	187	334	22	113	219	209	459	7
Lenasia										

Note: For statistical purposes burglary and housebreaking with intent to steal and theft are codified under the same code.

Vereeniging: Offences

306. Mrs H SUZMAN asked the Minister of Law and Order:

How many cases of (a) murder, (b) culpable homicide, (c) assault with intent to

do grievous bodily harm, (d) common assault, (e) rape, (f) burglary, (g) robbery, (h) theft of vehicles and cycles, (i) damage to property, (j) housebreaking with intent to steal and theft and (k) possession of drugs were reported at each specified police station in the Vereeniging police district in 1984?

HOA

Howard R. 601. 369 4/13/85

Howard R. 601. 368 4/13/85



## BLACK HOUSING Profits are needed

FM 1/3/85  
123

Bureaucratic red tape is often cited as the reason for construction companies fighting shy of black housing projects. Some stalwarts who braved the difficulties subsequently withdrew in frustration over delays in getting the necessary approvals, confu-



Mountain ... only 'profit' can involve the private sector

sion over title and the lack of mortgage finance.

An application by Amalgamated Construction (AC) to involve itself in the provision of mass housing for blacks in Natal, however, indicates things could be changing.

Consultant Alan Mountain tells the FM that both the KwaZulu government and the

Department of Co-operation and Development have "bent over backwards" to ensure that AC obtains the rights to develop 165 ha of State-owned land at Umlazi.

Mountain says after completing the necessary spade work, a detailed proposal was put to government on December 23 last year. By January 3 AC had an affirmative answer.

In broad outline the scheme involves the provision of some 2 000 housing units for individual buyers and employees who can acquire soft loans through their employer's pension funds. The homes will be offered for sale on 99-year leasehold and a variety of styles will be available to suit individual tastes and pockets. AC envisages spending some R30m on the project.

### Profit motive

Naturally they hope to make a profit on sales of the units, which will retail from R9 000 to R18 000 each. Mountain makes the point that no private enterprise concern is a charitable institution and the only way the private sector can be successfully involved in black housing is through the profit motive.

Employers, quite correctly, are looking at mobilising their pension fund resources to assist employees in obtaining homes. But Sanlam's pension manager in Natal, Dave Geary, cautions against making a direct investment in housing portfolios because of the impact on fund returns.

For example, a direct housing portfolio investment of R500 000 with employee bonds available at 10% and assuming a 25-year bond term, will yield a maturity value

of R5,4m. Conversely, a 16% yield on a back-to-back prescribed investment over the same term would result in a maturity value of R20,7m.

"The implication for the fund is a loss in interest over the term of R15m which means that direct portfolio investments leave the employer with an open-ended liability as far as the fund is concerned."

The answer, he believes, is to classify investments in housing authorities, such as administration boards and municipalities, as prescribed investments. Such investments would be included in the 53% of a fund's assets which must be placed in prescribed investments.

While the State appears to be making some progress as a facilitator of housing in terms of land and infrastructure, legislation to streamline the financial aspects of home provision still lags.

Perhaps Parliament will take note.



Heunis ... destroying hopeful illusions



# Cost of housing could be reduced

— by —  
Sue Leeman,  
Pretoria Bureau

From September 1 there will be a new set of national building standards which will allow the use of a wide variety of materials and methods in buildings and which could lead to cheaper housing.

At the same time the many different regulations now applied by individual local authorities will be abolished and one streamlined set of basic building requirements will apply throughout the country.

The long-awaited regulations, published in the Government Gazette yesterday, will allow far more diversity in building — provided certain basic requirements are met.

Timber-framed homes and the use of steel-reinforced concrete in particular are expected to become widespread once the new regulations take effect.

## URGENT

The need for a new set of national regulations was first highlighted in 1977 after the Government recognised the urgent need to provide cost-effective housing for the country's growing population.

By 1982 a set of proposed regulations had been drawn up but they foundered in the face of widespread criticism, particularly from local authorities.

The South African Bureau of Standards was asked to re-evaluate the proposals in conjunction with local authorities and the building industry.

Head of the bureau's Building Science and Regulations Division, Mr Dick Watkins, said the regulations published yesterday were more flexible and simpler than those applied until now.

"We have merely laid down what we call functional regulations. There is no restriction on materials or building methods — a manufacturer just has to prove that his product does the job."

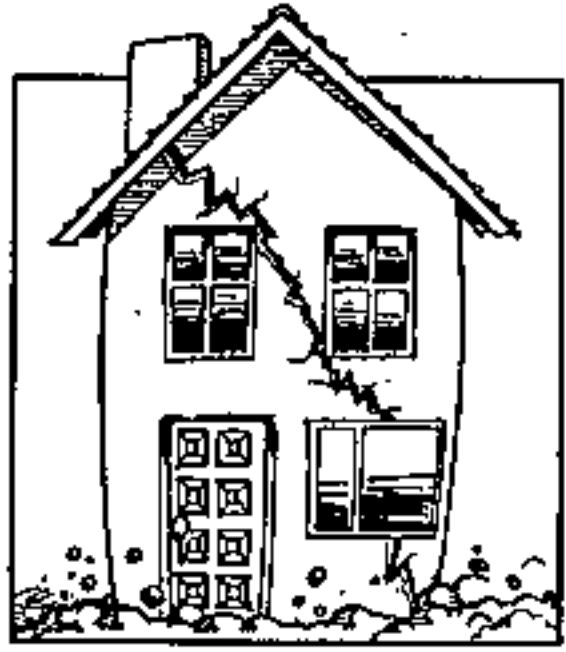
Mr Watkins added that the new regulations also allowed for the use of modular units. These have the same basic measurements and, therefore, fit together easily.



HOUSING MARKET

# A time of trial

123



The price retreat in the white house market over the past nine months is rapidly developing into a rout. By the last quarter of this year, prices countrywide are expected to be running about 15% behind the same quarter of last year in real terms — and one in three estate agents will be out of business.

On latest available statistics, building society lending is down 41% and some areas of the country are experiencing price levels last seen in the late Seventies.

The reasons are many and obvious: high interest rates, forced sales, perks tax fears, higher petrol prices, unemployment and, most important of all, an inflation rate that continues to outpace increases in incomes.

At the same time, building costs look like climbing a further 15% this year, and home builders are going to find it increasingly difficult to compete with the discounts on offer in the "second hand" market.

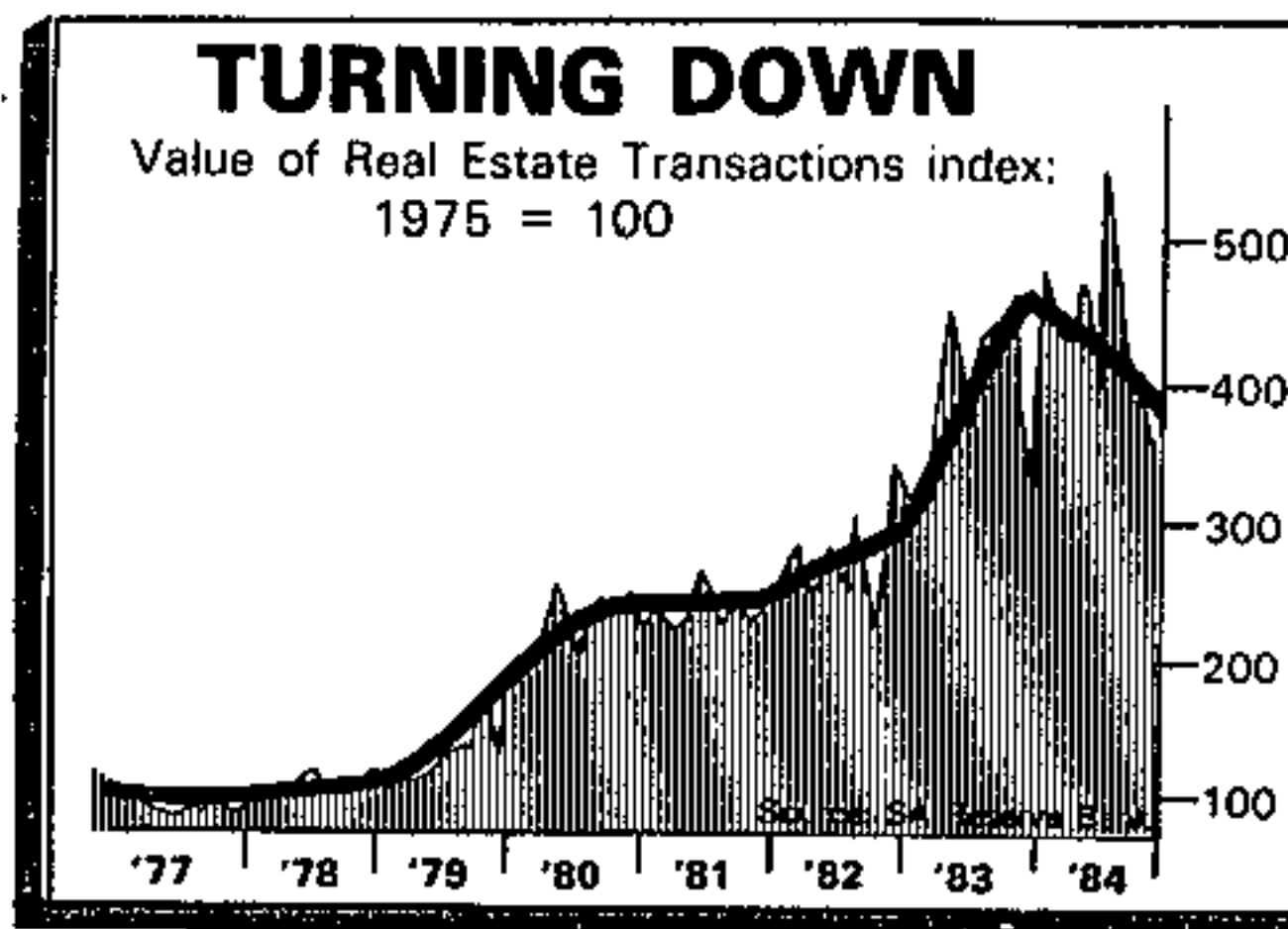
Indeed, the United Building Society's latest comprehensive look at the state of the private housing sector shows only too clearly that the price of new homes is running way ahead of existing stock. Historically this is rare in the major centres where established properties in inner suburbs usually carry a locational premium.

For first-time buyers, therefore, the old option to "buy far out and buy cheap" will continue to exist only if builders can come up with further innovative financing packages. But "innovation" usually means discounting, and, the way many see it, building firms have already gone about as far as they can.

What it means is that government is finally going to have its way. For years it has scolded whites for their champagne housing tastes; and now first-time buyers at least are going for functionality rather than luxury. They have no other choice.

Yet, government concern rings hollow while its own employees continue to receive hefty housing subsidies which create distortions in the marketplace.

A combination of factors has corrected housing prices sharply downwards at a time of soaring building costs. Mortgage lending is down, a third of estate agents could be out of business by the end of the year, and the era of "luxury" housing which government so despises could be coming to an end.



Of course, no one can blame civil servants — and the rest of the subsidised — for taking full advantage of the facility. But if — and it remains an *if* — the proposed perks tax finally forces such buyers into homes that their actual incomes can reasonably sustain, supply and demand will come into far better focus.

But just how deep do the price cracks go? The *FM's* regional offices report despair in the western Cape and continuing concern in Natal. Even in the Transvaal, where estate agents have a greater tendency to put on a brave face in adversity, there is agreement that the market is probably at its lowest ebb since the Thirties.

But part of the problem, argues Institute of Estate Agents president Eskel Jawitz, is that 1983 was a phenomenally good year. He admits that the current sad-sack market is probably worse than it has been in other downturns, but points out that it is nevertheless part of the cyclical nature of the economy.

The housing market, he recalls, was riding high before the fall of 1969, gradually rose to a new peak in 1975, crashed after

the Soweto riots of 1976, pulled up again after the late Seventies to the 1983 peak, and is now on the skids again.

"We can't expect perpetual up-cycles," he says philosophically. "Indeed, the current problems could produce some good. There are two basic things we as estate agents have to do: contain our costs and improve our productivity. If this happens, it will have served a purpose, because it is easy to mask bad management in good times, while bad times expose it."

If bad management is the root cause of estate agency failures, there must be a lot of it around. Estate Agents Board statistics show that the number of registered firms (including partnerships and sole proprietorships) is dwindling rapidly. At December 31 1984, the figure was 5 886; earlier this month, it was 4 839. More than 1 000 firms operating last year have thus failed to re-register.

At the same time, the number of registered principals (directors, partners and sole proprietors) dropped from 8 133 at the end of December to 6 680 in February. And, overall, the total individual registration fell from 17 485 to 9 604 — a drop of 7 881.

True, there are always latecomers, and the figures could show some changes. But the trend is clear: thousands of agents are leaving the property game, some voluntarily, some not.

To some extent, the shrinking real estate sector reflects the drop in building society activity. In the first nine months of this year, according to Reserve Bank figures, R2 384m was granted in net mortgage loans (R736m on new construction, R1 617m on existing buildings, and R31m on vacant land). The corresponding figure for 1983 was R4 047m (R1 324m on new construction, R2 666m on existing dwellings, and R57m on land). Year-on-year, this was a 41% drop.

By region, the western Cape seems to have been the worst hit, and some agents believe that the market — in terms of both lower prices and smaller volumes — still has a lot further to descend. Homeowners who don't have to sell probably won't, but forced sellers are taking a caning.

## SHAKY FOUNDATIONS

House price trends — fourth quarter 1984

	Smaller house (100 m <sup>2</sup> - 140 m <sup>2</sup> )		Medium house (141 m <sup>2</sup> - 220 m <sup>2</sup> )		Large house (221 m <sup>2</sup> - 350 m <sup>2</sup> )		Nominal change 1984
	new	established	new	established	new	established	
South Africa .....	70 039	60 812	79 229	74 388	111 909	101 744	0%
Johannesburg .....	78 043	70 140	95 866	86 102	141 962	142 236	-3%
Pretoria .....	76 183	69 413	94 280	87 080	121 872	117 476	0%
Western Cape .....	61 207	62 359	74 805	80 377	111 534	121 588	-3%
Durban-Pinetown .....	67 913	62 671	91 848	81 316	144 333	110 800	0%

Source: UBS



(123) FM 22/2/85

cpi as a 12% deflator, Falkena reckons prices countrywide came off by about 11% in the last quarter of 1984. He feels it would be "unduly pessimistic" to expect a further decline in nominal prices over the whole of

1985. But, with inflation expected to run higher this year than last, he still reckons real price levels will show a substantial drop.

Most homeowners, however, still sit on

properties bought long before the price plunge. And if they have to sell this year, they can at least take comfort in the old adage that no one ever made a loss by taking a profit.

## FRINGE BENEFITS

# The circus continues

Last week's perks tax concessions (see next page) mark a victory for lobbyists in the private sector. While not quite a Pyrrhic victory, the measures are woefully incomplete and anomalous in some respects. They entrench rather than remove some of the previous inequities and will most likely encourage perks tax dodging.

Simply put, the new measures phase in perks tax on company cars and private cars used for business reasons over five years instead of two. The same time extension applies to pre-February 13 soft loans.

The private sector will still bear the brunt of the tax. Company cars have not been given a depreciation allowance; the rates for business use of private cars are yet to be gazetted; and nothing has been

**The burden of the perks tax will still fall squarely on the private sector, which has only weeks to prepare for the new, highly-complicated tax regime. Inequities remain, and remuneration packages are going to be thoroughly scrutinised in attempts to save tax.**

done to excise provisions favouring public-sector pensions and gratuities.

Moreover, public servants have had a seven-year phasing-in tax holiday for housing subsidies confirmed, while the private sector (with some exceptions) gets not even

a one-day respite.

Worst of all, the latest structure of perks tax is still a long way from achieving equity and neutrality, and it will remain a controversial and emotive issue. The new measures leave employers with only weeks to set up the most costly, and complicated, tax administration scheme they have ever been faced with.

The contention that politics is more important to perks tax than economic neutrality and fiscal equity is now irrefutable.

The maximum extra tax a public servant could be expected to pay on a housing subsidy, without the phasing-in benefit, is R256 a month (FM December 14 1984). And that figure is based on the assumption that the public servant earns R5 000 a month, put-

## COMPUTER AID TO PAY PACKETS

Finance Minister Barend du Plessis' perks tax will give a boost to three areas of activity: tax consultants, computers and personnel administration staff. Here Chris Hassall, tax partner at accountants Ernst and Whinney, points to a computer printout which has redesigned an employee's remuneration package. The final result is shown in the table below.

The first column shows the tax payment prior to implementation of perks tax; the second the tax payable if the package had not been redesigned after implementation of perks tax.

The final "proposed" column shows the results after the computer has redesigned the package. Note that the programme keeps the cost to the employer, and the value of the package to the employee, identical in all three columns.

The proposed column saves the employee an extra tax payment of almost

R3 000 (R17 969-R15 052) had the package not been redesigned. But compared with the position prior to implementation of perks tax, the employee's tax payment increases by R1 402 (R15 052-R13 650).

The computer is modelled to take account of income tax and perks tax, and computes the best given outcome after incorporating all exemptions and allowances available. It is free to change certain perks and cash payments.

In this example, the computer changed the employee's salary from R50 000 to R48 700; cut his entertainment allowance from R6 000 to R3 000; and altered his contributions to medical aid and his pension fund. Note that although the value of the package to the employee remains unchanged, the cash received by the employee decreases under the proposed column.

	Existing	Revised	Proposed
Gross cost of package to employer .....	R93 627	R93 627	R93 627
Total value of package to employee .....	93 627	93 627	93 627
Less: received indirectly: current .....	35 427	35 427	39 327
Less: deferred .....	2 000	2 000	2 000
Gross cash received by employee .....	56 200	56 200	52 300
Tax payable .....	13 650	17 969	15 052
Net cash received by employee .....	42 550	38 231	37 248
Amount taxable in employee's hands .....	45 566	54 320	48 467

Source: Ernst & Whinney



Hassall and print-out ... playing permutations



# Call for housing bureau

CAPE TIMES 20/2/85  
By ANTHONY JOHNSON  
Political Correspondent

123  
MR COLIN EGLIN (PFP Sea Point) yesterday called for the establishment of a centralized housing bureau in all metropolitan areas to serve as a clearing-house for information on housing and accommodation.

Mr Eglin said in a statement that it would be a major boon if records of accommodation, costs and qualifying conditions were available at a conveniently computerized central point.

Such a central bureau should be a combined effort of the State, the local authority and the private sector.

"When a person is in need of accommodation — and especially an older

person frantically searching for something suitable — it would be convenient if he could turn to a centralized housing bureau," he said.

At present, housing in areas like the Cape Peninsula was provided by State departments, local authorities such as the City Council and the Divisional Council, registered welfare organizations, religion-based institutions, housing utilities and the private sector.

A centralized service would save time and eliminate much worry and uncertainty.

"What is more, because of the cost benefit to both the public and private sector, such a bureau could in all likelihood operate at no extra real cost of participating bodies."

are lent to art museums for a minimum period of 15 years should be considered donations in terms of the Income Tax Act.

(4) Yes. As soon as possible.

#### Umfolozi/Hluhluwe game reserves: coal

\*39. Mr R M BURROWS asked the Minister of Mineral and Energy Affairs:

(1) Whether permission has been granted to any companies by his Department for exploration for coal to take place in the corridor between the Umfolozi and Hluhluwe game reserves; if so, (a) which companies are involved and (b) for what specified area does each company have prospecting rights;

(2) whether any drilling rigs or other machinery is involved; if so, what specified machinery;

(3) whether his Department has requested a report on the possible environmental effect mining will have in the area; if not, why not; if so, when will the report be completed;

(4) whether his Department has received any objections to this prospecting; if so, (a) from whom and (b) with what result?

#### THE MINISTER OF MINERAL AND ENERGY AFFAIRS:

(1) Yes, a prospecting lease was granted in terms of section 13 of the Mining Rights Act; No 20 of 1967.

(a) Trans-Natal Coal Corporation Ltd.

(b) The lease was granted in respect of approximately one-thirteenth portion, in extent 1366,8 hectares, of the so-called Corridor

Area, which constitutes State land. This portion can be described as the balance of the relevant State land as it was approved in 1982 by the then Minister of Public Works and Land Affairs that the larger portion thereof, that is approximately a twelve-thirteenth portion, be transferred to the Natal Provincial Administration.

(2) In terms of the prospecting lease, Trans-Natal Coal Corporation Ltd has the right to enter upon the lease area with such machinery as may be necessary for the purpose of prospecting. No drilling rig has yet been used by the company in the area and a decision as to whether the sinking of any borehole would be justified, would only be taken after completion of surface mapping.

(3) No, because the Department of Public Works and Land Affairs who, as custodian of State land, indicated that the said land has been earmarked for mining development; and the Department of Mineral and Energy Affairs is vested with the necessary statutory authority to enforce any environment protective measures.

(4) Yes.

(a) After the prospecting lease was granted to Trans-Natal Coal Corporation Ltd, objections were received from the Wildlife Society of Southern Africa and the Administrator of Natal who have apparently been under the impression that the whole of the Corridor Area has been allocated to the Natal Provincial Administration.

(b) The matter has already been explained verbally to the parties concerned and it is also being done in writing.

#### Own Affairs:

Questions standing over from Tuesday, 12 February 1985:

#### Agricultural colleges

\*1. Mr R W HARDINGHAM asked the Minister of Agriculture and Water Supply:

(1) Whether agricultural colleges have a uniform system in regard to (a) accepting students, (b) failure or rejection requirements during the first year of study and (c) conditions relating to passes in respect of (i) standards required, (ii) writing supplementary examinations and (iii) condoned passes; if not,

(2) (a) why not and (b) what are the main points of difference in respect of each of the above categories;

(3) whether it is the intention to introduce a uniform system in regard to these matters; if not, why not; if so, when is it anticipated that uniformity will be introduced?

#### THE MINISTER OF AGRICULTURE AND WATER SUPPLY:

(1) (a) Yes.

(b) Yes.

(c) (i) Yes.

(ii) Yes.

(iii) Yes.

(2) Fall away.

(3) Fall away.

*Handwritten:* Howard O. 6.1. 169  
Rent-controlled properties 19/2/85

\*2. Mr P G SOAL asked the Minister of Local Government, Housing and Works:

How many rent-controlled properties were there in White Group areas in the

Republic as at the latest specified date for which figures are available?

THE MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS:

Statistics are not available but it is estimated that there are in the vicinity of 45 000 dwelling units in White group areas in the Republic in respect of which rent determinations have been made in terms of the Rent Control Act, 1976 (Act 80 of 1976).

#### Economic/sub-economic housing

\*3. Mr P G SOAL asked the Minister of Local Government, Housing and Works:

Whether his Department intends to build any (a) economic and (b) sub-economic housing in the Republic in 1985; if not, why not; if so, (i) how many units in each case and (ii) in which centres will they be constructed?

THE MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS:

(a) and (b) In addition to the dwellings erected by the Department itself, the Department also finances the construction of dwellings by local authorities and housing utility companies for the lower and middle income groups as well as the execution of welfare projects from the National Housing Fund. The terms economical and sub-economical housing are no longer in use.

(i) There are at present 2 706 dwelling units under construction in addition to welfare projects to the value of R61 890 242, which will provide housing for approximately 14 000 persons and which will be completed in 1985. The erection of further housing projects will be commenced with as soon as possible as and when funds are made available for the 1985/86 financial year.

(ii) The numerous projects under construction have been undertaken country wide and details thereof will be furnished to the hon member, to-



gether with a list of projects in respect of which funds have been allocated in the financial year 1985/86, which allocation will take place soon.

**Non-White students**

\*4. Mr H E J VAN RENSBURG asked the Minister of Education and Culture:

- (1) Whether schools under the control of his Department require permission to enroll non-White students; if so, (a) why, (b) from whom do they obtain such permission and (c) what procedure is to be followed to gain permission;

- (2) whether any schools under his Department enrolled any non-White students in 1985; if so, how many schools?

**†The MINISTER OF EDUCATION AND CULTURE:**

- (1) Yes.

(a) Because the Department of Education and Culture, Administration: House of Assembly is responsible for Whites only as an own affair.

(b) The Minister of Education and Culture, Administration: House of Assembly.

(c) Applications should be directed to the Department of the population group concerned for transmission to the Department of Education and Culture with the necessary recommendations.

- (2) Yes, readmission of 4 pupils to 2 schools.

**Staff complement**

\*5. Dr M S BARNARD asked the Minister of Health Services and Welfare:

- (1) What is the staff complement of his Department;

(2) whether there are any vacancies in his Department; if so, (a) how many vacancies were there and (b) which posts were vacant as at the latest specified date for which figures are available;

(3) whether his Department has received any instructions in regard to these vacant posts; if so, (a) from whom and (b) what was the purport of these instructions?

**†The MINISTER OF HEALTH SERVICES AND WELFARE:**

- (1) 4 502 approved posts.

- (2) Yes.

(a) The Administration is still busy with the acquisition of specified functions and personnel and consequently reliable figures in respect of vacancies are not available at this stage.

(b) In view of (a) it is not at this stage possible to furnish exact particulars of which posts are vacant.

(3) The Cabinet instructed that a programme be implemented in all Government Departments in an effort to bring about an 8% saving on their personnel expenditure without affecting the rendering of service to the public. Productivity of the Department's officials will have to increase due to the 8% curtailment in the personnel expenditure.

**Staff complement**

\*6. Mr A B WIDMAN asked the Minister of Local Government, Housing and Works:

- (1) What is the staff complement of his Department;

- (2) whether there are any vacancies in

his Department; if so, (a) how many vacancies were there and (b) which posts were vacant at the latest specified date for which figures are available;

establishment of the Department of Local Government, Housing and Works

(3) whether his Department has received any instructions in regard to these vacant posts; if so, (a) from whom and (b) what was the purport of these instructions?

(2) The relevant Department has vacant posts.

**†The MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS:**

(a) There are 61 vacant posts. (Rest of reply laid upon the Table with leave of House):

- (1) There are 462 approved posts on the

- (b) The following posts are vacant:

Post	Number
Assistant-Director: Community Development	1
Senior Parliamentary Officer	1
Senior Provisions Administration Officer	1
Community Development Officer	3
Provisions Administration Officer	2
Chief Provisions Administration Clerk	2
Senior Provisions Administration Clerk	2
Chief Community Development Clerk	1
Senior Community Development Clerk	6
Community Development Clerk	12
Provisions Administration Clerk	4
Architect	2
Quantity Surveyor	2
Senior Engineer	3
Engineer	1
Senior Industrial Technician: Architecture	1
Industrial Technician: Civil Engineer	2
Industrial Technician: Analytic Chemistry	1
Industrial Technician: Fire Protection	1
Industrial Technician: Town and Regional Planning	1
Industrial Technician: Architecture	4
First Outdoor Officer	1
Senior Outdoor Officer	3
Telephonist	3
Clearing Clerk	1
	61

(3) The Cabinet instructed that a programme be implemented in all Government Departments in an effort to bring about an 8% saving on their personnel expenditure without affecting the rendering of service to the public. Productivity of the Department's officials will have to increase

**New Questions:**

**Anti-smoking campaign**

\*1. Dr M S BARNARD asked the Minister of Education and Culture:



tention on preventing young people from adopting smoking habits.

The Department of Health and Welfare will be publishing a teachers guide on "Smoking and the Respiratory System" in conjunction with all Education Departments, for distribution to all primary and secondary schools in the Republic.

In addition, a pupils workbook will be developed and should be available by the end 1985.

Mr A B WIDDMAN: Mnr Chairman, arising out of the hon the Minister's reply, I want to ask him whether he does not think the time has come for official action to be taken to warn the public of South Africa against the dangers of smoking?

**Bophuthatswana: television signals**

\*11. Mr D J DALLING asked the Minister of Foreign Affairs:

Whether, with reference to his reply to Question No 4 on 1 February 1984, the Government has received any communication from the Government of Bophuthatswana in connection with the agreement entered into between the Republic and Bophuthatswana relating to (a) the relaying by the SABC of Bophuthatswana TV signals to areas within the Republic and/or (b) any ancillary matter; if so, what was the (i) gravamen of the communication and (ii) response of the Government?

†The DEPUTY MINISTER OF FOREIGN AFFAIRS:

(a) and (b) Yes.

(i) A communication has recently been received from the Government of the Republic of Bophuthatswana concerning the relaying of the signal of the Bophuthatswana television service to agreed target areas in the RSA.

(ii) A meeting between the Governments of the Republic of South

HoA

Africa and the Republic of Bophuthatswana during which certain aspects regarding the relaying of the Bophuthatswana television service to agreed target areas in the RSA will be discussed, is due to be held in the near future.

*Oil: rand cost per barrel*  
*Q. 601. 144 19/2/85*  
\*12. Mr R R HULLEY asked the Minister of Mineral and Energy Affairs:

(1) What was the average rand cost per barrel of crude oil imported into the Republic in 1984;

(2) what was the rand cost per barrel of such oil imported into the Republic as at the latest specified date for which figures are available?

The MINISTER OF MINERAL AND ENERGY AFFAIRS:

(1) R45,86 cost, insurance, freight.

(2) The average cost for January 1985 was R62,18 cost, insurance, freight.

*123* *House and Q. 61. 144*  
*Housing subsidies 19/2/85*  
\*13. Mr R R HULLEY asked the Minister of Public Works:

What was the total amount paid out in the 1983-84 financial year in housing subsidies in terms of the Public Service Act, No 54 of 1957?

†The MINISTER OF PUBLIC WORKS:

R107 839 857.

Soweto

\*14. Mrs H SUZMAN asked the Minister of Co-operation and Development:

How many trading licences were operative in Soweto as at 1 January 1985?

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

The City Council of Johannesburg is the licensing authority for Soweto. Upon enquiry the Council indicated that the requested information was not available and could not be readily obtained.

**Apprenticeship/artisan training: investigation**

\*15. Dr A L BORAINNE asked the Minister of Manpower:

(1) Whether, with reference to his reply to Question No 10 on 1 February 1984, the investigation by the National Training Board into apprenticeship and artisan training in South Africa has been completed; if not, (a) why not and (b) when is it anticipated that it will be completed; if so, what were the findings;

(2) whether any action is to be taken as a result of the investigation; if so, what action?

†The MINISTER OF MANPOWER:

(1) Yes.

(a) Falls away.

(b) The report with findings and recommendations will soon be submitted to me as Minister of Manpower for consideration.

(2) Any action necessary will be taken after the Report has received due consideration.

**Gross national product: educational research/development**

\*16. Dr A L BORAINNE asked the Minister of National Education:

What percentage of the gross national product of South Africa was spent on educational research and development in the field of science in 1982-83?

HoA

The MINISTER OF NATIONAL EDUCATION:

The information for 1982/83 is not available, as this information is only collected every two years. The information for 1983/84 is presently being processed.

**Muizenberg beach-front: water-slide**

\*18. Mr P H P GASTROW asked the Minister of Law and Order:

(1) Whether any member of the South African Police received any complaints concerning a water-slide at the Muizenberg beachfront area in January 1985; if so, (a) when, (b) from whom and (c) what was (i) the nature of the complaints and (ii) his response thereto;

(2) whether any member of the South African Police approached any owner or operator of the said water-slide on an official basis in that month; if so, (a) when, (b) why and (c) with what result?

†The DEPUTY MINISTER OF LAW AND ORDER:

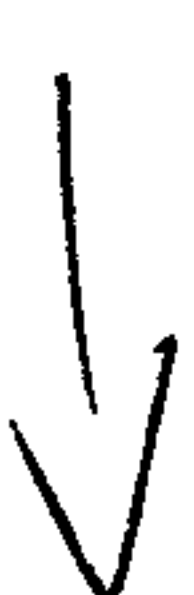
(1) No, no record that such a complaint was lodged, could be traced.

(2) No, not on an official basis.  
*House and Q. 61. 146*  
*Oil: landed cost 19/2/85*

\*19. Mr R R HULLEY asked the Minister of Mineral and Energy Affairs:

(1) Whether he will furnish the House with information on the landed cost in South Africa of crude oil; if not, why not; if so,

(2) in respect of the latest specified date for which figures are available, (a) what was the landed cost in South Africa of crude oil in United States dollars per barrel, (b) what, in respect of 93-octane petrol, was this cost expressed in cents per litre at the pump and (c) what elements com-





are lent to art museums for a minimum period of 15 years should be considered donations in terms of the Income Tax Act.

(4) Yes. As soon as possible.

**Umfolozi/Hluhluwe game reserves: coal**

\*39. Mr R M BURROWS asked the Minister of Mineral and Energy Affairs:

(1) Whether permission has been granted to any companies by his Department for exploration for coal to take place in the corridor between the Umfolozi and Hluhluwe game reserves; if so, (a) which companies are involved and (b) for what specified area does each company have prospecting rights;

(2) whether any drilling rigs or other machinery is involved; if so, what specified machinery;

(3) whether his Department has requested a report on the possible environmental effect mining will have in the area; if not, why not; if so, when will the report be completed;

(4) whether his Department has received any objections to this prospecting; if so, (a) from whom and (b) with what result?

**THE MINISTER OF MINERAL AND ENERGY AFFAIRS:**

(1) Yes, a prospecting lease was granted in terms of section 13 of the Mining Rights Act; No 20 of 1967.

(a) Trans-Natal Coal Corporation Ltd.

(b) The lease was granted in respect of approximately one-thirteenth portion, in extent 1366,8 hectares, of the so-called Corridor

Area, which constitutes State land. This portion can be described as the balance of the relevant State land as it was approved in 1982 by the then Minister of Public Works and Land Affairs that the larger portion thereof, that is approximately a twelve-thirteenth portion, be transferred to the Natal Provincial Administration.

(2) In terms of the prospecting lease, Trans-Natal Coal Corporation Ltd has the right to enter upon the lease area with such machinery as may be necessary for the purpose of prospecting. No drilling rig has yet been used by the company in the area and a decision as to whether the sinking of any borehole would be justified, would only be taken after completion of surface mapping.

(3) No, because the Department of Public Works and Land Affairs who, as custodian of State land, indicated that the said land has been earmarked for mining development; and the Department of Mineral and Energy Affairs is vested with the necessary statutory authority to enforce in-vironment protective measures.

(4) Yes.

(a) After the prospecting lease was granted to Trans-Natal Coal Corporation Ltd, objections were received from the Wildlife Society of Southern Africa and the Administrator of Natal who have apparently been under the impression that the whole of the Corridor Area has been allocated to the Natal Provincial Administration.

(b) The matter has already been explained verbally to the parties concerned and it is also being done in writing.

**Own Affairs:**

Questions standing over from Tuesday, 12 February 1985:

**Agricultural colleges**

\*1. Mr R W HARDINGHAM asked the Minister of Agriculture and Water Supply:

(1) Whether agricultural colleges have a uniform system in regard to (a) accepting students, (b) failure or rejection requirements during the first year of study and (c) conditions relating to passes in respect of (i) standards required, (ii) writing supplementary examinations and (iii) condoned passes; if not,

(2) (a) why not and (b) what are the main points of difference in respect of each of the above categories;

(3) whether it is the intention to introduce a uniform system in regard to these matters; if not, why not; if so, when is it anticipated that uniformity will be introduced?

**THE MINISTER OF AGRICULTURE AND WATER SUPPLY:**

(1) (a) Yes.

(b) Yes.

(c) (i) Yes.

(ii) Yes.

(iii) Yes.

(2) Fall away.

(3) Fall away.

*Handwritten: Howard O.G. 169*  
*Handwritten: 123 Rent-controlled properties*  
*Handwritten: 19/2/85*

\*2. Mr P G SOAL asked the Minister of Local Government, Housing and Works:

How many rent-controlled properties were there in White Group areas in the

Republic as at the latest specified date for which figures are available?

**THE MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS:**

Statistics are not available but it is estimated that there are in the vicinity of 45 000 dwelling units in White group areas in the Republic in respect of which rent determinations have been made in terms of the Rent Control Act, 1976 (Act 80 of 1976).

**Economic/sub-economic housing**

\*3. Mr P G SOAL asked the Minister of Local Government, Housing and Works:

Whether his Department intends to build any (a) economic and (b) sub-economic housing in the Republic in 1985; if not, why not; if so, (i) how many units in each case and (ii) in which centres will they be constructed?

**THE MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS:**

(a) and (b) In addition to the dwellings erected by the Department itself, the Department also finances the construction of dwellings by local authorities and housing utility companies for the lower and middle income groups as well as the execution of welfare projects from the National Housing Fund. The terms economical and sub-economical housing are no longer in use.

(i) There are at present 2 706 dwelling units under construction in addition to welfare projects to the value of R61 890 242, which will provide housing for approximately 14 000 persons and which will be completed in 1985. The erection of further housing projects will be commenced with as soon as possible as and when funds are made available for the 1985/86 financial year.

(ii) The numerous projects under construction have been undertaken country wide and details thereof will be furnished to the hon member. to.



gether with a list of projects in respect of which funds have been allocated in the financial year 1985/86, which allocation will take place soon.

**Non-White students**

\*4. Mr H E J VAN RENSBURG asked the Minister of Education and Culture:

- (1) Whether schools under the control of his Department require permission to enroll non-White students; if so, (a) why, (b) from whom do they obtain such permission and (c) what procedure is to be followed to gain permission;
- (2) whether any schools under his Department enrolled any non-White students in 1985; if so, how many schools?

**†The MINISTER OF EDUCATION AND CULTURE:**

(1) Yes.

(a) Because the Department of Education and Culture, Administration: House of Assembly is responsible for Whites only as an own affair.

(b) The Minister of Education and Culture, Administration: House of Assembly.

(c) Applications should be directed to the Department of the population group concerned for transmission to the Department of Education and Culture with the necessary recommendations.

- (2) Yes, readmission of 4 pupils to 2 schools.

**Staff complement**

\*5. Dr M S BARNARD asked the Minister of Health Services and Welfare:

(1) What is the staff complement of his Department;

(2) whether there are any vacancies in his Department; if so, (a) how many vacancies were there and (b) which posts were vacant as at the latest specified date for which figures are available;

(3) whether his Department has received any instructions in regard to these vacant posts; if so, (a) from whom and (b) what was the purport of these instructions?

**†The MINISTER OF HEALTH SERVICES AND WELFARE:**

(1) 4 502 approved posts.

(2) Yes.

(a) The Administration is still busy with the acquisition of specified functions and personnel and consequently reliable figures in respect of vacancies are not available at this stage.

(b) In view of (a) it is not at this stage possible to furnish exact particulars of which posts are vacant.

(3) The Cabinet instructed that a programme be implemented in all Government Departments in a effort to bring about an 8% saving on their personnel expenditure without affecting the rendering of service to the public. Productivity of the Department's officials will have to increase due to the 8% curtailment in the personnel expenditure.

**Staff complement**

\*6. Mr A B WIDDMAN asked the Minister of Local Government, Housing and Works:

(1) What is the staff complement of his Department;

(2) whether there are any vacancies in

his Department; if so, (a) how many vacancies were there and (b) which posts were vacant at the latest specified date for which figures are available;

(3) whether his Department has received any instructions in regard to these vacant posts; if so, (a) from whom and (b) what was the purport of these instructions?

establishment of the Department of Local Government, Housing and Works.

(2) The relevant Department has vacant posts.

(a) There are 61 vacant posts.

(Rest of reply laid upon the Table with leave of House):

(1) There are 462 approved posts on the (b) The following posts are vacant:

Post	Number
Assistant-Director: Community Development	1
Senior Parliamentary Officer	1
Senior Provisions Administration Officer	1
Community Development Officer	1
Provisions Administration Officer	3
Chief Provisions Administration Clerk	2
Senior Provisions Administration Clerk	2
Chief Community Development Clerk	2
Senior Community Development Clerk	1
Community Development Clerk	6
Provisions Administration Clerk	12
Architect	4
Quantity Surveyor	2
Senior Engineer	2
Engineer	3
Senior Industrial Technician: Architecture	1
Industrial Technician: Civil Engineer	1
Industrial Technician: Analytic Chemistry	2
Industrial Technician: Fire Protection	1
Industrial Technician: Town and Regional Planning	1
Industrial Technician: Architecture	1
First Outdoor Officer	4
Senior Outdoor Officer	1
Telephonist	3
Clearing Clerk	3
	1
	61

(3) The Cabinet instructed that a programme be implemented in all Government Departments in an effort to bring about an 8% saving on their personnel expenditure without affecting the rendering of service to the public. Productivity of the Department's officials will have to increase

**New Questions:**

**Anti-smoking campaign**

\*1. Dr M S BARNARD asked the Minister of Education and Culture:



tention on preventing young people from adopting smoking habits.

The Department of Health and Welfare will be publishing a teachers guide on "Smoking and the Respiratory System" in conjunction with all Education Departments, for distribution to all primary and secondary schools in the Republic.

In addition, a pupils workbook will be developed and should be available by the end 1985.

Mr A B WIDDMAN: Mr Chairman, arising out of the hon the Minister's reply, I want to ask him whether he does not think the time has come for official action to be taken to warn the public of South Africa against the dangers of smoking?

Bophuthatswana: television signals

\*11. Mr D J DALLING asked the Minister of Foreign Affairs:

Whether, with reference to his reply to Question No 4 on 1 February 1984, the Government has received any communication from the Government of Bophuthatswana in connection with the agreement entered into between the Republic and Bophuthatswana relating to (a) the relaying by the SABC of Bophuthatswana TV signals to areas within the Republic and/or (b) any ancillary matter; if so, what was the (i) gravamen of the communication and (ii) response of the Government?

†The DEPUTY MINISTER OF FOREIGN AFFAIRS:

(a) and (b) Yes.

(i) A communication has recently been received from the Government of the Republic of Bophuthatswana concerning the relaying of the signal of the Bophuthatswana television service to agreed target areas in the RSA.

(ii) A meeting between the Government of the Republic of South

Africa and the Republic of Bophuthatswana during which certain aspects regarding the relaying of the Bophuthatswana television service to agreed target areas in the RSA will be discussed, is due to be held in the near future.

*Oil: rand cost per barrel R. 601.144 19/2/85*

\*12. Mr R R HULLEY asked the Minister of Mineral and Energy Affairs:

(1) What was the average rand cost per barrel of crude oil imported into the Republic in 1984;

(2) what was the rand cost per barrel of such oil imported into the Republic as at the latest specified date for which figures are available?

The MINISTER OF MINERAL AND ENERGY AFFAIRS:

(1) R45,86 cost, insurance, freight.

(2) The average cost for January 1985 was R62,18 cost, insurance, freight.

*123 Housing subsidies 19/2/85*

\*13. Mr R R HULLEY asked the Minister of Public Works:

What was the total amount paid out in the 1983-84 financial year in housing subsidies in terms of the Public Service Act, No 54 of 1957?

†The MINISTER OF PUBLIC WORKS:

R107 839 857.

Soweto

\*14. Mrs H SUZMAN asked the Minister of Co-operation and Development:

How many trading licences were operative in Soweto as at 1 January 1985?

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

The City Council of Johannesburg is the licensing authority for Soweto. Upon enquiry the Council indicated that the requested information was not available and could not be readily obtained.

Apprenticeship/artisan training: investigation

\*15. Dr A L BORAINÉ asked the Minister of Manpower:

(1) Whether, with reference to his reply to Question No 10 on 1 February 1984, the investigation by the National Training Board into apprenticeship and artisan training in South Africa has been completed; if not, (a) why not and (b) when is it anticipated that it will be completed; if so, what were the findings;

(2) whether any action is to be taken as a result of the investigation; if so, what action?

†The MINISTER OF MANPOWER:

(1) Yes.

(a) Falls away.

(b) The report with findings and recommendations will soon be submitted to me as Minister of Manpower for consideration.

(2) Any action necessary will be taken after the Report has received due consideration.

Gross national product: educational research/development

\*16. Dr A L BORAINÉ asked the Minister of National Education:

What percentage of the gross national product of South Africa was spent on educational research and development in the field of science in 1982-83?

The MINISTER OF NATIONAL EDUCATION:

The information for 1982/83 is not available, as this information is only collected every two years. The information for 1983/84 is presently being processed.

Mulzenberg beach-front: water-slide

\*18. Mr P H P GASTROW asked the Minister of Law and Order:

(1) Whether any member of the South African Police received any complaints concerning a water-slide at the Mulzenberg beachfront area in January 1985; if so, (a) when, (b) from whom and (c) what was (i) the nature of the complaints and (ii) his response thereto;

(2) whether any member of the South African Police approached any owner or operator of the said water-slide on an official basis in that month; if so, (a) when, (b) why and (c) with what result?

†The DEPUTY MINISTER OF LAW AND ORDER:

(1) No, no record that such a complaint was lodged, could be traced.

(2) No, not on an official basis. *Oil: landed cost R. 601.144 19/2/85*

\*19. Mr R R HULLEY asked the Minister of Mineral and Energy Affairs:

(1) Whether he will furnish the House with information on the landed cost in South Africa of crude oil; if not, why not; if so,

(2) in respect of the latest specified date for which figures are available, (a) what was the landed cost in South Africa of crude oil in United States dollars per barrel, (b) what, in respect of 93-octane petrol, was this cost expressed in cents per litre at the pump and (c) what elements com-



# Multi-billion rand housing headache

123

E. Post

19/2/85

By THELMA TUCH in Johannesburg

SOUTH AFRICA'S housing crisis is calculated to reach critical proportions by the year 2000 as the population explodes to an estimated 45 million.

More than 3,5 million houses are needed at an estimated annual cost of R5 000 million to accommodate the increasing numbers.

More than half these houses will be required by blacks, who will comprise 75% of the population.

An astronomical amount of R100 000 million will have to be spent on housing within the next 15 years to meet these requirements, and the lack of the necessary funds is expected to limit crucial building operations.

These projections are included in a detailed report compiled by a market research and strategy planning company, Business and Marketing Intelligence (BMI).

The objective of the 205 page-long study is to assist manufacturers of building materials and suppliers to understand the diverse market in which they operate.

It is also designed to assist them in formulating effective marketing strategies and plans to meet housing needs.

Information is supplied on the structure of the building and materials industries, historical trends in building activity and varying building demands in the different geographical regions.

The report says the task of providing the expected three to four million housing units during the next two decades could be met only if there was a change from traditional to industrial building methods.

Industrialised building systems include buildings or sections which are pre-fabricated and then transported to the site, where they are fixed to their foundations, and unconventional buildings, such as fibreglass and solid timber.

The study also deals with the economic factors which hinder the various income groups from owning a home.

About 95% of South Afri-

cans can't afford a R40 000 house at a nominal 15% interest rate.

Building cost increases, mortgage rates and the general lack of finance have put the cost beyond their reach.

A detailed investigation is provided on the types of housing schemes available for lower socio-economic groups... site and service, self-help, starter housing and 99-year leasehold.

Of fundamental significance to the building industry is the state of the economy. Among aspects extensively reviewed are the drop of gross domestic product in the past few years, the big decline in personal savings leading to a lack of cash in building societies, and high interest rates.

The report says the Government's chief responsibility is to provide sufficient housing within the

means of all who require it, in order to prevent the issue from becoming "unduly politicised".

However, because of the Government's financial problems the provision of housing for lower income groups depended on increased participation by the private sector and the individual.

The Government's role had become limited mainly to the provision of suitable sites and basic services, such as water and electricity.

Nearly 50% of cheap housing is now supplied by the private sector, with major investment by the agriculture and mining sectors.

The recent sale of Government houses on 99-year leases is unlikely to negatively influence potential new home builders in the black community, the report says. This is because the big sale has not been enthusiastically received by blacks.



**SOUTH AFRICA'S** housing crisis is calculated to reach critical proportions by the year 2000, as the population explodes to an estimated 45-million.

More than 3,5-million houses are needed, at an estimated annual cost of R5 000-million to accommodate the increasing numbers.

More than half these houses will be required by blacks, who will comprise 75% of the people.

An astronomical amount of R100 000-million must be spent on housing within the next 15 years to meet these requirements, and the availability of the necessary funds is anticipated to limit crucial building operations.

These projections are included in a detailed report compiled by a market research and strategy planning company, Business and Marketing Intelligence (BMI).

The objective of the 205-page-long study is to assist manufacturers of building materials and suppliers to understand the diverse market in which they operate.

It is also designed to assist them in formulating effective marketing strategies and plans to meet housing needs.

Information is supplied on the structure of the building and materials industries, historical trends in building activity and varying building demands in the different geographical regions.

The deadline of providing the expected three to four million housing units during the next two decades can only be met by a change from traditional to industrial building methods.

Industrialised building systems include buildings or sections which are prefabricated and then transported to the site, where they are fixed to their foundations, and unconventional buildings, such as fibreglass and solid timber.

The study also deals with the economic factors



The mammoth task of building more than 3,5-million houses within the next 15 years is a headache South Africa has to face.

# SA's multi-billion rand future shock

## THELMA TUCH

which hinder the various income groups from owning a home.

About 95% of South Africans can't afford a R40 000 house at a nominal 15% interest rate.

Building cost increases, mortgage rates and the general lack of available finance have put this cost beyond their reach.

A detailed investigation is provided regarding the types of housing schemes available for lower socio-economic groups ... site and service, self-help, starter housing and 99-year leasehold.

Of fundamental significance to the building in-

dustry is the state of the economy. Among aspects extensively reviewed are the drop of gross domestic product within the past few years, the plummeting of personal savings, leading to non-availability of building funds from building societies, and high interest rates. And should the economy recover rapidly, long-term hopes are likely to be smashed if fixed investment declines heavily in the wake of the recent or future political unrest.

This possibility is backed up by information correlating the 1977 slump to the political instability of 1976.

The report suggests that housing should be regarded as a priority within the national economy.

The Government's chief responsibility, it says, is to provide sufficient housing within the means of all who require it, in order to prevent the issue from becoming "unduly politicised".

However, due to the limited funds available from central Government, the provision of housing for lower income groups depends on increased participation by the private sector and the individual.

The Government's role has become primarily limited to the provision of suitable sites and basic services, such as water and electricity.

Nearly 50% of cheap housing is now supplied by the private sector, with major investment by the agriculture and mining sectors, ratifying Government policy to transfer its previous responsibility of building homes to industry.

The recent sale of Government housing stock on the 99-year leasehold scheme is unlikely to negatively influence potential new home builders among the black community, according to the report.

This is because the Big Sale has not been enthusiastically responded to by blacks for several reasons, including a lack of interest in the type of homes being sold and suspicion of a state-initiated and provided security.



# 750 houses a day for next 15 years

*D. Harrod*  
*15/2/85*  
*123*

It's beginning to look as if people with an interest in property and money to invest could do worse than think of taking a stake in building firms.

This thought is promoted by a statement that more than 25 million houses need to be built in South Africa in the next 15 years.

According to a survey by Business Marketing Intelligence (BMI), South Africa will have to build houses at a rate of 180 000 a year to meet its housing needs by the year 2000.

This means the number of homes normally constructed each year will have to be doubled. Putting it another way, what is called for is 15 000 houses a month and about 750 each working day, rain or shine.

Of course, most of these will be needed for the black population — already inadequately housed and growing rapidly.

To pay for it, unless money can be found elsewhere, a very large proportion of present property investment will have to be switched from white housing to black housing.

BMI makes the point that 75 per cent of the money at present being invested in housing is going to the white sector. And because of the nature of houses built for whites, this represents only 40 per cent of the total number of houses being built.

Mr Jonathan Harrod, head of BMI, says: "If we continue along the lines we have been building, we will be short of 2.5 million houses in the year 2000."

At present the backlog is estimated at 250 000.

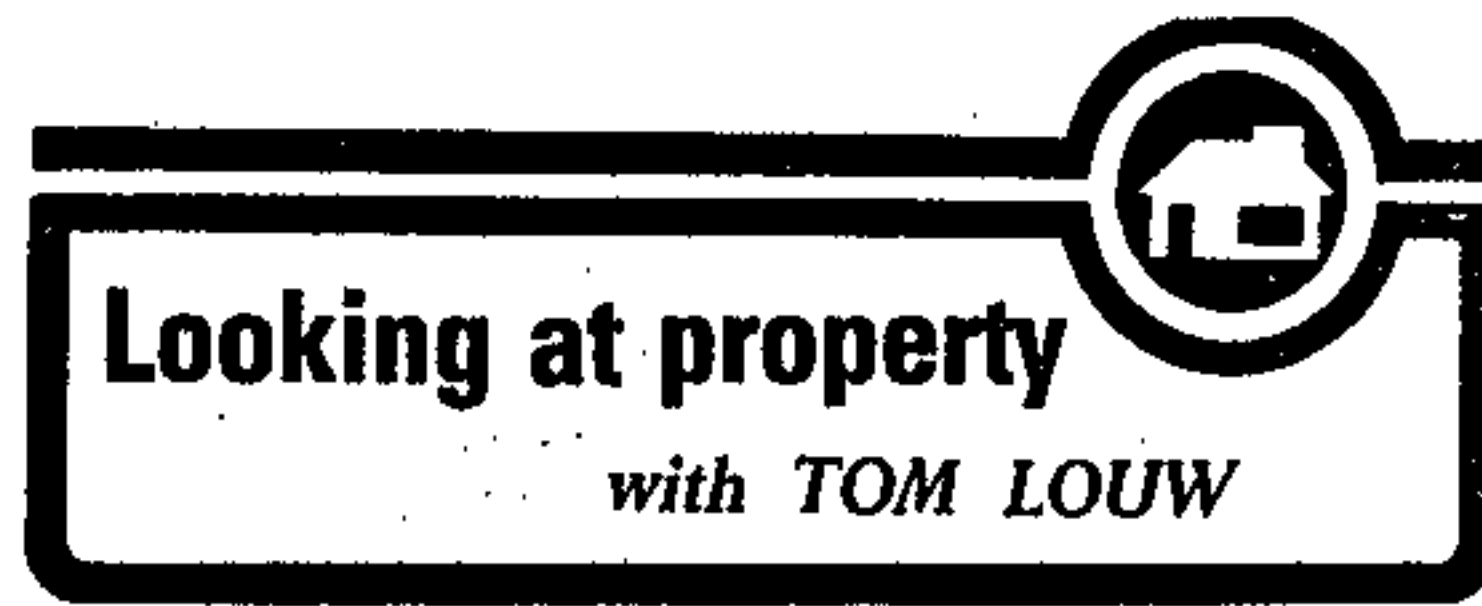
It is pointed out further that whites represent less than 30 per cent of the economically active population, but are earning more than 58 per cent of the total income.

Yet Mr Harrod believes that white consumers are living beyond their means. At least that seems to

be his argument where housing is concerned.

He bases his case on the fact that more than 70 per cent of registered building bonds are subsidised.

In any case, he believes the money now going into housing will have to be spread more thinly, in small



er individual allocations, because the need is so great and he sees no prospect of any big increase in the amount of money likely to be available.

He suggests that the lump sum invested by both public and private sectors should be used more cost-effectively, building smaller houses with cheaper materials.

Nobody could cavil at that, though I have my own doubts of making houses any smaller. I have already seen new town houses in East London with a main bedroom so small that if you put a double bed in it there isn't room for a dressing table.

There is, after all, a minimum amount of space that any family needs, and I don't believe the houses built for black people or the sub-economic houses built for anybody at all could possibly be made any smaller.

That doesn't reduce the stated need for houses by the hundreds of thousands. The only way to do that with the resources available in money, materials and manpower is by quick, easy and inexpensive building methods — and that is the direction planning and research should be taking.

The target is never going to be reached with bricks and mortar and concrete, nor are costs ever going to be cut enough to let the money available meet the need.

## Sectional Titles Bill

At one time many people hoped that the building of apartment blocks would help to solve the housing crisis.

In Singapore and Hong Kong I have seen monster blocks, tower-

transfer?"

Mr Wakefield said estate agents also object to clauses in the Bill concerning tenants' meetings and options to tenants.

"The Bill requires a developer to call a meeting of tenants before an application is lodged for opening a sectional title register. At that meeting a report must be submitted relating to the condition of the building, the price of the individual units and the levy conditions.

"This requirement is not in the interests of the tenants. When the units are placed on the market, the condition of the building may have deteriorated further, the prices may have changed and, with inflation, the levy calculation would be incorrect.

"The Bill also provides for a developer to give protected tenants options of 365 days to buy their units.

"The practical implications are that developers try to price the unit according to market conditions they think will prevail a year later and therefore in effect give existing tenants no protection or incentive to purchase the units in which they live.

"The institute believes the 90-day option provided to unprotected tenants should also apply to protected tenants, as their units cannot be sold if they qualify for protection because of income levels and-or age."

So the debate continues. Best advice to anybody thinking of buying on sectional title or share block is:

- Make sure you understand the contract you are entering into. If in doubt, consult a lawyer.

- Make sure you read all the small print.

- Make sure that the levy you are going to pay covers all the possible expenses relating to the property and that you are not in danger of sudden extra costs.

- Make sure you are getting value for money in relation to the current state of the market.

ing into the sky and with literally thousands of families living in them.

They may be a quick answer, but recent experience suggests that they are no longer a cheap enough answer.

There was a time when it was thought that the sectional title device offered an inexpensive way for the individual to own his own home. Judging by the prices you see being asked for sectional title propositions, this hope has not been fulfilled.

Now the Institute of Estate Agents is expressing concern about some aspects of the Sectional Titles Bill and has sent a memorandum to the government to say so.

In Durban, Mr Keith Wakefield, chairman of the Durban and South Coast branch, has pointed out that the Bill still restricts the sale of sectional title units in certain instances until the register has been opened.

"The institute appeals to the government to reconsider this," he said.

"We think the sales restrictions are unwarranted, as under the Alienation of Land Act, no developer can receive any cash until such time as a register is opened," said Mr Wakefield.

"Surely, if a developer wishes to sell before the opening of a register, he should be entitled to do so, as he is unable to receive any consideration until he is able to pass



CAPE TOWN 30/1/85

# Barclays raises bond rate

By ROBERT GREIG

BARCLAYS Bank bondholders will have to pay R30 to R60 a month more for their houses from the end of February.

This is in terms of an announcement yesterday that the bank has raised its rate for existing home loans by 1,5 percent.

For loans of up to R40 000, the rate rises from 20 percent to 21,5 percent. For amounts of more than R60 000, it increases to 22,25 percent.

The new rates apply from the end of February.

The rate for new applications remains at 25 percent.

Barclays' senior general manager, Mr Jimmy McKenzie, said bondholders would be required to increase their monthly instalments by a minimum of R30 a month on loans of up to R40 000 and R60 a month on amounts of more than R40 000.

He said this was the first time the bank had insisted on an increase in payments since rates were at the 16 percent level in July 1983.

## Dire straits

Mr McKenzie said bondholders in dire financial straits could expect sympathy from branch managers.

"If a client has a serious problem about the new rates — for example, if his wife has stopped working to have a baby and the family income has dropped — then he should go and see his branch manager and put his cards on the table.

Unless the branch manager knows the prob-

lem, he can't help or offer advice."

Mr McKenzie said the increase was the result of the increasing cost of money — the market shortage was currently R2,7-billion.

He said the increase partly reflected the lack of official allowances, such as building societies enjoyed, for the home loans scheme.

Representations were being made to the authorities for some comparable allowance.

"We would like to see the draft legislation on building societies make provision for our home loan portfolio to be financed in the same way as those of the societies," Mr McKenzie said.

One suggestion was an alleviation of some of the liquid asset requirements of the banks involved in providing housing finance.

## Constant drain

"The cost of funding the home loans book is a constant drain, and with the constant upward movement of rates, we had to take action."

Barclays yesterday announced that profits were down 31 percent, due in part to the loss of revenue from its R1,2-billion home loan portfolio.

Yesterday, a Standard Bank spokesman, Mr Zac Grobler, said that the bank was watching the situation but had no immediate plans to raise its home loan rate.

Building society officials pointed out that the rates paid to investors were climbing steadily and, if unchecked, could mean a future bond rate increase.

# Subsidised housing at virtually no cost to employers

123

29/1/87

stan

**By Duncan Collings**  
Insurance group Legal and General Volkskas has come up with a novel housing scheme for companies which will enable them to offer their employees subsidised 100 percent housing loans at virtually no cost to the company.

The scheme uses as its base the mobilisation of a company's pension scheme moneys to provide the loan — but at the same time will only marginally reduce the investment yield of the pension fund.

L & GV asks that companies place their pension fund money — or part of it — with it to invest as part of its normal pension fund administration service. These monies are then invested in one of five funds. The first four funds cover the conventional equity, property, cash and fixed asset areas. The fifth fund now formed is the one used for the home loans in which L & GV recommends that a company place no more than 25 percent of its pension money so that the overall pension fund return is not too diluted.

The home loan fund then lends just under 50 percent of its money (the balance must go into prescribed assets) to a new L & GV company called Housing Finance Services, and these funds are then available to company staff members for 100 percent home loans.

The staff member then takes out an insurance endowment

policy which matures at his retirement date and which will provide at least enough to repay the purchase price of the house to Housing Finance Services. Interest on the loan is charged monthly at either 8 or 12 percent and is paid direct to Housing Finance Services.

Thus a staff member has deducted from his monthly salary his insurance policy premium, the interest charge on the loan plus insurance on the house.

The saving to a 40-year-old staff member on a R60 000 bond is between R300 and R700 a month over conventional house financing methods depending on the interest selected by the company.

The cost to the company is either nothing or only very little in the event that the company wishes to preserve the pension fund returns at the previous rate as the scheme will probably reduce a pension fund currently returning around 16 percent by between 2,25 and 1,25 percentage points.

According to Mr Chris Cunningham-Moorat, L & GV's general manager of sales and marketing, the objective of any pension fund is to provide to members the maximum benefit currently available, and "in today's environment, subsidised housing is possibly the best benefit a pension fund can give its members, particularly as the member ends up at retirement with a fully paid for house".



# Housing: public servants score due to quirk in subsidy scheme

Own Correspondent

DURBAN — Ordinary taxpayers are sharing the capital cost of some public servants' homes.

A quirk of the public service housing subsidy scheme opens the way for public servants to draw additional subsidies, speed up loan repayments — and end up paying back less than their original loan.

Thousands of public servants have access to this vast housing assistance money-go-round that adds a new dimension to creative home financing.

Prudent public officials, even those on modest salaries, can use the system to find their way into the best of homes.

While the Government denies that public servants are getting an over-favourable fringe benefit, sources in the home financing business say the system is possibly open to abuse.

Even with housing subsidies marked for perks tax from March, public servants are still in the pound seats.

Details of the scheme emerge from analysis of the closely-guarded subsidy tables issued by the Commission for Administration and circulated to Government departments, provincial administrations and certain other quasi-government agencies.

Public servants can get building society loans of 100 percent (individual limits are determined by formula) because the

## Criticism of perk is unfair and distorted, says Govt

Own Correspondent

DURBAN — Despite criticism of its housing subsidy scheme for public servants, the Government maintains that their total pay and perks packages lag behind those of the private sector.

A spokesman for the Department of Home Affairs said: "In paying housing subsidies the public service has not been setting a trend but has been following the lead of other sectors. A great number of employers in the private sector offer similar benefits.

"It is unfortunate that a single component of the public servant's pay and benefit package is increasingly singled out for criticism. In so doing an unfair and distorted picture is created of the financial burden public servants place on taxpayers."

The spokesman said the scheme was in line with Government policy that employers should take part in promoting private homeownership.

However, he said only about nine percent of public servants made use of the subsidy scheme. The "conservative limit" of R50 000, "when compared with present prices of property, speaks for itself".

The official also said: "The effect of housing subsidies on the prices of homes has not been reliably established. Other major factors which influence prices are demand for land in the metropolitan areas, normal increases in building costs and the availability of funds from financial institutions."

Government guarantees a 20 percent "deposit". Subsidies are granted on the first R50 000 that an employee borrows. The maximum basic subsidy is R575,50 a month for those earning more than R1 524 a month and R599,50 for those on lower salaries.

The normal repayment on a R50 000 loan over a 20-year term (the maximum period for a loan of this size in terms of the Building Societies Act) is R820 a

month, but it costs the upper-income-bracket public servant just R244,50 a month.

Taken to full term, a loan of this size would cost R196 800 to an unsubsidised borrower in the private sector. But the public servant pays only R58 680.

Additional subsidies are available if a public servant elects to pay a "voluntary excess" — boosting his share of the normal repayment each month.

A public servant with a

R50 000 loan who opts to pay the maximum voluntary excess of R464 is subsidised by R287,80 on this amount. The Government sends R1 284 to the building society, but takes only R420,70 off the employee's pay.

By accelerating payments in this way the loan can be paid off in 62 months — little more than a quarter of the normal term.

### TOTAL REPAYMENTS

The public employee scores because his total repayments are only R26 083,40. (Effectively the State — but ultimately the taxpayer — has provided a large portion of the capital cost of the original loan, plus all of the interest. This capital bonus can help the employee into a more lavish subsidised home. Rules of the scheme require that profits from the sale of one house are invested in the next).

The Government scores because its subsidy expenditure is reduced — R53 524,60 over 62 months against R138 120 if the employee takes only a basic subsidy over 20 years.

The building society scores because it gets its R50 000 capital back more quickly and it can lend it out again.

The basic benefit of housing subsidies is that they qualify borrowers for higher-than-normal loans in terms of the building societies' rule that net repayments (after deducting any subsidy) should not exceed 25 percent of a borrower's monthly income.

Wesley  
23/1/85  
123

## R80 m private sector housing scheme for blacks

**Mercury Correspondent**  
JOHANNESBURG—The largest private sector housing scheme yet to be undertaken in a black urban area has been given the go-ahead, the Urban Foundation announced yesterday.

The massive scheme, involving 2 500 houses in Soweto, will be financed by loans from the National Housing Commission, Mr B Whittaker, the Transvaal Regional Director of the Urban Foundation, said.

Contracts for the installation of services had already been awarded, he said.

'Protea North is important because it will provide 2 500 urgently required houses in Soweto and will pave the way for similar developments by other private sector organisations.'

The Urban Foundation was already selling sites to developers and employers who would construct homes and sell them to the public or to employees, said Mr Whittaker.

Provision has been made for six primary schools, three secondary schools, a business centre, four creches, two garages and 44 ha of public open space in Protea North.

Total capital outlay on the project — including housing construction — is expected to exceed R80 million.



RDM 16/1/85 (123)

# Manufactured housing views set to soften

By **MERVYN HARRIS**  
Property Editor

NEW national building regulations to be published this month will probably remove or soften "stubborn, parochial attitudes" towards manufactured housing, particularly among some Transvaal authorities.

This is the view of Mr Michael Burgess, a spokesman for Manufactured Housing Consultants. But he says the regulations are expected to do little to speed up new township approvals and alternative building methods certification.

"Attitudes at present, particularly among some Transvaal authorities, display a lack of knowledge about manufactured housing technology.

"Government appeals to local authorities to give the industry a chance by being more relaxed about by-laws and Agreement Certification, have so far fallen on deaf ears.

"The exceptions are some municipalities in Natal and the Cape Province, where people have realised that times have changed.

"Some municipalities have allowed the installation of manufactured homes that had still to be approved by the S A Bureau of Standards through Agreement Certificates."

Mr Burgess says most town planning engineers in the Transvaal get "scared stiff" when they hear the words "manufactured home". This is because they have not bothered to familiarise themselves with the latest products.

"The least they could do is visit manufacturing plants established by companies such as CI Park-homes and Tidwell Housing, or inspect models now on permanent exhibition at Midrand.

"There is no longer an excuse for this ignorance", he says.

The need for alternative building methods is shown by the fact that more young people, pensioners, divorcees and widowed people are taking to living in holiday cottages in caravan parks.

Legislation has had to be introduced to raise and limit permanent occupancy levels for such parks to up to 30%, as has occurred in the Cape.

"This trend towards living in caravan parks has increased the need for properly planned residential parks with SABS-approved manufactured homes."

Mr Burgess says this can be fulfilled if local authorities and developers make land available more readily, if rezoning procedures are cut down from the present three years and if a similar waiting period for building method approvals can also be substantially reduced.

Several large institutions and building concerns are poised to enter the market with world-standard products and services.

"Given the freedom of operation, the manufactured housing industry will be in a position to alleviate the housing position of blacks as well as whites by achieving cost savings through economies of scale," says Mr Burgess.



Mr Lou Wilking (right), outgoing managing director of General Motors South Africa, hands to the chairman of the Urban Foundation, Mr Justice Jan Steyn (centre), a R1,6m cheque for non-white housing. On the left is Mr Robert "Bob" White, who will assume MD responsibilities at GMSA in Port Elizabeth on Monday.

*Cape Times 28/6/85*  
 GM's R4m loan for living improvement

By BRIAN GROBBLER  
 LOW-INTEREST loans of almost R4 million to improve living conditions of non-whites in South Africa were announced by Mr Lou Wilking, outgoing managing director of General Motors South Africa, in Cape Town yesterday.

Of the present R4m low-interest loans, R2,3m has been earmarked for South African educational institutions and charity organizations between now and 1988, and R1,6m for non-white housing development in the Port Elizabeth area.

The loan, the biggest ever to the Urban Foundation by a single company, came mostly from the GM Foundation in the United States, Mr Wilking said.

Mr Justice Jan Steyn, chairman of the Urban Foundation, a South African organization devoted to the economic and social advancement

of non-whites, accepted a cheque from Mr Wilking for R1,6 to be used on housing by the Foundation. It will permit the construction of 272 new homes and the improvement of 44 existing ones.

Mr Justice Steyn described the loans as a "courageous investment" in South Africa.

GMSA is "committed" to helping the non-white people of South Africa, Mr Wilking said, and has already provided more than R10m over the years. In 1980 GMSA spent R9m to upgrade facilities for all workers at its Port Elizabeth plant and for additional training facilities to prepare greater numbers of blacks and other non-whites for supervisory and management positions.

The funding by GMSA will carry forward and substantially augment existing programmes designed to enhance the upward mobility of

blacks and other non-whites by providing greater educational opportunities as well as a better way of life outside the work environment.

The R2,3m contribution to educational institutions and charity organizations will provide university scholarships, overseas study and skills development, commercial college training, training of doctors, dentists, veterinary scientists and teachers, improved library facilities, small business development, legal advice and counsel, relief of hunger and malnutrition and maintenance of recreational facilities.

Mr Wilking said the R4m reinforced GMSA's long-standing commitment to maintaining its leadership role in the advancement of blacks and other non-whites and would contribute to positive and peaceful change in South African social conditions.



## Thousands of singles

Government could promote a far happier and more stable black labour force by making provision for families to live together, the Progressive Federal Party's MP for Johannesburg North, Peter Soal, believes.

He said this after receiving replies to a series of written questions to Co-operation and Development Minister Gerrit Viljoen. This revealed that 287 789 black men were accommodated in 217 single-sex hostels in townships under the jurisdiction of the 13 development boards, as at May 1.

On the same date there were also 3 643 black women accommodated in six hostels, Viljoen said.

Viljoen also disclosed that, in spite of some

opment Board, there were 24 hostels housing a total of 80 447 men and 2 790 women. In the western Cape, there were 12 hostels accommodating 42 976 men. In 39 hostels in townships under the Orange Vaal Development Board, there were 29 600 men and, in 22 hostels in townships controlled by the Natalia Development Board, there were 28 984 residents, Viljoen revealed.

None of the hostels was overcrowded, according to the figures, but a number were filled to capacity. Soal tells the *FM* that single-sex hostels are an "appalling" system under which workers are forced to live because of government's apartheid policies.

When Viljoen's figures are coupled to the more than 400 000 black miners who also live in single sex hostels, or other accommodation for migrant workers, it shows that nearly 750 000 men in southern Africa are



Hostel dweller ... unable to lead a normal family life

hostels in the western Cape and Vaal Triangle having been converted into 2 070 family units, government has no intention of phasing out single-sex hostels even though they are "not an ideal type of housing," because there is still a demand for them.

Viljoen said, however, that "better class" bedsitter and single-room accommodation was being envisaged for future hostels. Another six hostels, costing an estimated R11,4m, have been planned in various parts of the country to provide accommodation for 5 584 people, he said.

Viljoen disclosed that the biggest hostel in SA is at Langa in Cape Town, accommodating 11 941 men, followed by the Mamelodi hostel in Pretoria with 11 790 residents, and Diepmeadow hostel in Johannesburg with 10 800 dwellers.

In townships under the West Rand Devel-

unable to lead normal family lives, according to Soal.

He adds: "The root cause of all this is apartheid. The government must provide the framework within which men can provide homes for their families near to where they work. This would go a long way towards alleviating some of the ugly social and sexual problems that the single-sex hostel system promotes — not to mention the harm it does to healthy family life." ■

## PRESIDENT'S COUNCIL

### Down to business

The regulation of SA's free enterprise system should be simple enough to promote entry into business rather than act as a deterrent.

This is the belief of Francois Jacobsz, chairman of the President's Council economic affairs committee, which is expected to report by October on two separate, but inter-linked, investigations into business commissioned earlier this year by President P W Botha.

The committee has been investigating:

- The development of a strategy and action programme for greater participation of developing communities in private enterprise; and

- Standards, regulations and administrative procedures which hamper economic development in general, and the small business sector in particular.

In an interview with the *FM*, Jacobsz said the committee had broadened its first brief to include consideration of business development in "white" developed communities.

The committee may propose legislation to be used as a guide in drawing up all future laws affecting the business sector. Jacobsz refers favourably to the US Regulatory Flexibility Act, which plays an important role in the formulation of regulations affecting business. "That Act lays down certain guidelines to be followed when any new regulations are promulgated. It's the sort of umbrella we might consider," he says.

### Job opportunities

So far, the committee has approached its investigations on a broad front. Says Jacobsz: "Developing communities comprise entrepreneurs and employees. The survival of the employees in the free enterprise system is dependent on job opportunities. More jobs are created in the developed sectors than in the undeveloped ones. So, if we are to develop a meaningful strategy, we have to consider the development of small business in all communities."

On deregulation Jacobsz says: "If we had to sit down and work through every Act which creates problems for businessmen, we would sit for 10 years. The alternative is to look at the possibility of creating machinery to systematically review legislation affecting business and also to consider all new legislation."

Jacobsz says a healthy economy is vital to whatever plans his committee proposes. "We can work out any strategy we like, but if the economy doesn't grow, there is very little we can do about it," he says.

But, once that happens, he believes two main areas must be considered:

- The development of small business management skills in both developed and developing communities; and

- Opening effective channels of communication between the public and private sectors to ensure that rules and regulations do not have negative effects on the business community.

"We have already identified very negative effects of some regulations. They include aspects of licensing, transport and health requirements which, quite frankly, make it extremely difficult for people to enter the



# Prices of homes will plunge, say property agents

24/7/85 By Sue Leeman, Pretoria Bureau Star

Property prices, already depressed by the unrest during recent months and the economic slump, will plunge to new lows because of the state of emergency, say industry sources.

Some estate agents say home prices have already dropped by as much as 50 percent. They add that this is partly because of uncertainty about the country's political future.

Central Statistical Services figures show that soaring interest rates have discouraged borrowing, and the number of building society bonds granted in the first three months of this year for the construction of new houses was nearly 50 percent down on the same period in 1984.

Bonds for the purchase of existing homes and flats slumped by about 37 percent in the same period.

Johannesburg estate agent Mrs Aida Geffen said the emergency would wake people up. "We have lived like ostriches, hoping the country and the rand will recover."

## Recession and unrest hit builders

Many builders are succumbing to the effects of the recession and unrest as prospective homeowners shelve their plans to build.

Director of the Master Builders Association in Johannesburg, Mr Basie Pretorius, confirmed that builders were suffering, saying he knew of "about 30" MBA members who had been forced to close up shop.

Most builders were now cutting their profit margins.

However, there was "some optimism" that things could pick up next year, in spite of the general feeling of gloom.

An executive of the United Building Society, Mr Mike de Blanche, said Central Statistical Services figures, which showed a substantial drop in building society bonds, indicated the Government's stringency measures aimed at curbing spending were working.

It was inevitable the higher interest rates in the early part of the year had turned some borrowers away, he said.

But Mr de Blanche pointed out that there had been a recent softening in interest rates, particularly for new loans and said figures for May to July would probably paint a "different picture".

She said she expected many people to leave the country, selling their properties in a hurry at rock-bottom prices.

"Unless the Government can solve its problems, sellers will not get their prices, and there will be an increasing number of homes on the market."

Mrs Geffen said the prices of upmarket houses had dropped by about half in the past two years, while those of more modest homes were down by as much as 20 percent.

Another estate agent, Mr Wilf Isaacs, said he believed some people were talking of leaving the country because of the political situation. Those staying were prepared to pay high prices to live in flats with tight security.

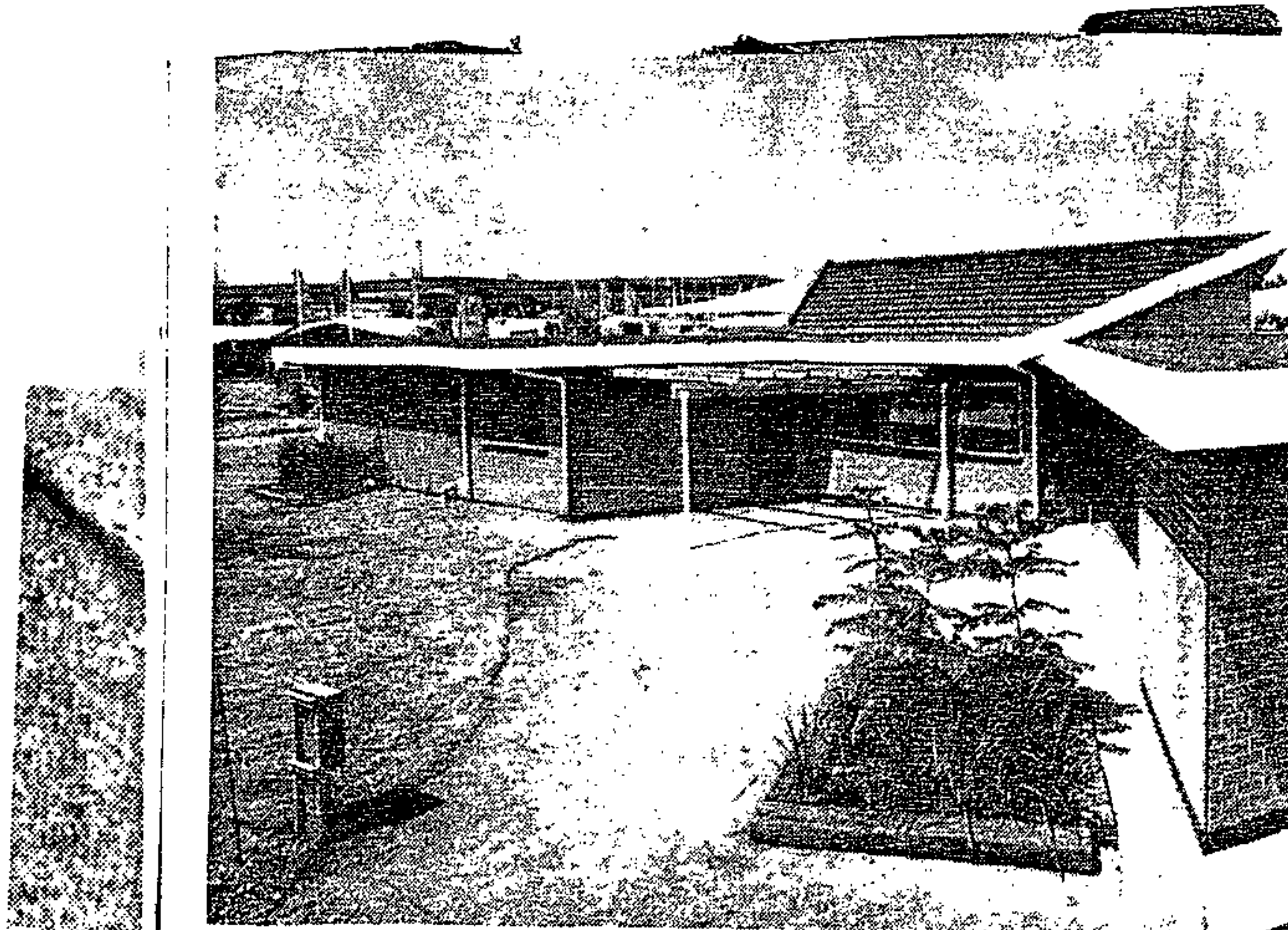
He said flat rents had dropped 10 to 15 percent, but this was mainly because of the financial situation.

The senior general manager of the Permanent Building Society, Mr Brian Kemmey, said the recent Langa riots had caused a "marked dip" in property prices.

"There is no doubt that there has been concern about the unrest." But he added that the recession was the strongest cause of the property slump.

According to CSS figures, 1 508 bonds for new houses valued at R76,2 million were granted in the first quarter of this year — a drop of just over 48 percent against 1984. Bonds for existing dwellings dropped by 37 percent — from 13 721 (R593 million) to 8 553 (R399 million).





One of the more desirable mobile homes, this Ibis Home was at the Rand Show this year.

## Mobile homes for new townships only

123  
star 27/7/85  
by  
Shirley Woodgate

Speculation that mobile homes are soon to become legal dwellings alongside mansions in Johannesburg suburbs has been strongly denied by the city council.

Commenting on the implications of the national building regulations which come into operation from September this year, liaison officer John Bates said mobile homes would be permitted only in new townships such as the one already established south of Johannesburg on the Vereeniging road.

Developers who wanted to establish mobile home townships would have to apply to the council in terms of the Johannesburg Planning Scheme.

On the other hand, he said applications for timber frame houses, which over the past two years have been accepted by at least seven Reef municipalities including Johannesburg, Germiston, Bedfordview and Boksburg, would each be considered on their merits and would have to be aesthetic-

ally acceptable to the authorities.

Mr Quinton Rudolph, an accredited dealer for CI Homes, pointed out there was little difference in the construction of timber frame houses and mobile homes — a kind of brother and big brother relationship with the main difference in the inner panelling and the outer finish.

The present cost of a mobile home on the highveld is in the region of R420 a sq m, excluding the price of transport. At the cost they are being used increasingly as holiday houses, the price ranging from about R34 000 installed for a fully carpeted with cupboards, two bedrooms, lounge and bathroom to about R50 000 for three bedrooms.

With the building cost of brick houses now starting at around R375 a sq m there appears to be little incentive — except speed of construction — for installing mobile homes in favour of conventional methods.



# sunrise property

# Unrest: no need to panic

by  
Barbara Dunn

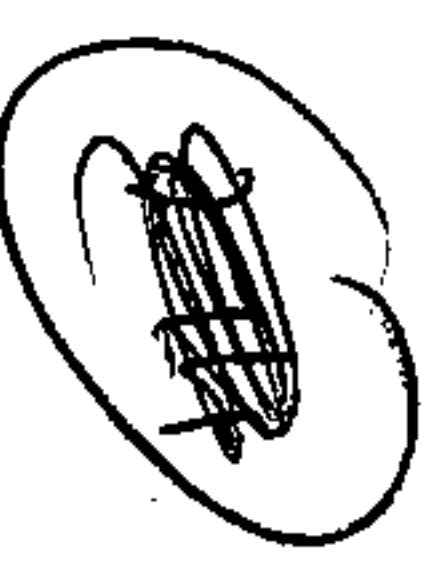
Replying to an article which appeared in *The Star* on Wednesday July 24, Eskel Jawitz, President of the Institute of Estate Agents, says: "I strongly criticise the sensation-seeking headline and take issue with many of the comments expressed in the article.

"Naturally, all responsible South Africans, irrespective of race, colour or creed are perturbed and have been for a long time at the chain of events.

"The state of emergency is also worrying because on the one hand it tends to indicate that the authorities have lost control and on the other, in a positive context, it has been welcomed by many people who believe that before meaningful negotiations can take place, law and order must be restored in the country. Many believe it was the right thing for the Government to have done.

"The question arises, in relation to the article, that once law and order has been restored what will the authorities then do to maintain the equilibrium in South Africa."

In the final analysis, property prices were determined by the law of supply and demand. Because of the emergency, many people were vacillating and asking the question: Should I stay, should I sell, should I leave. If they decided to sell and leave, and more houses come on the market, then, said Mr Jawitz, it could cause a



1223  
further downturn in prices compared with their present level.

"But we will only see it during the next few months and to say that property prices have, or will plunge, with respect, is a meaningless statement.

"The article says prices have dropped by 50 percent and someone else said 20 percent. The question must be asked, where have they dropped from, over what period of time, and in what areas? You cannot make general statements about a thing like that."

Mr Jawitz pointed out that restoration of law and order, which presumably would be brought about by the current state of emergency, could only have a positive on the residential property market.

Further comment on the issue comes from the property adviser to the Nedbank Group, Phil Randal-Smith. Says Mr Randal-Smith: "My experience in property covers the entire country and I value property for the group and investors."

"I have found that with residential property the market value is 20 to 25 percent below replacement value.

"I would like to say also that at present I am actively looking at property for investment for myself and investors and am having great difficulty in finding bargains."

Prices being obtained at the moment were very realistic. People were not "giving their properties away". Higher priced properties, from R300 000 upwards, which in the past were fetching unrealistic prices, were being looked at in terms of replacement costs and

people were making offers accordingly.

The Chairman of the Southern Transvaal branch of the Estate Agents is Viv Morris, who says: "While it is regrettable that the Government has been forced into the position of a state of emergency, it is generally agreed by property investors that this decision was necessary and that it will be stabilising the unrest situation."

"Once this has been accomplished — and I would like to see the situation to date has not seen the same abandonment that followed Sharpeville — the root cause of the slump can be investigated.

"This is following a pattern established in the United States years ago where the market was described as an 'ill-timed Victorian mansion creaking in the wind'."

"Mortgage interest rates which rose at a blistering rate in 1984 to the first quarter of this year have resulted in sales dropping some 17 to 20 percent in the Southern Transvaal. Spiralling cost of living and less personal savings due to high interest rates and consumer price increases, haven't helped any."

"Depressing the market further is the large number of homes built in the past few years."

"The sluggish trend will continue into the new year as the forecast drop in lending rates and building societies funds, the position will right itself and hopefully continue

Warnings: SPEEDER/SPENDER  
5. Traveller may be reckless

Who ignores all  
Address

Name

homes on one side of the street with 10 identi-



# Need to panic — top agents

her downturn in prices compared with their present level.

But we will only see it during the next few months and to say it property prices have, or will plunge, with respect, is a meaningless statement.

The article says prices have dropped by 50 percent and someone said 20 percent. The question must be asked, where have they dropped from, over what period of time, and in what areas? You not make general statements about a thing like that."

Mr Jawitz pointed out that restoration of law and order, which presumably would be brought about by the current state of emergency, could only have a positive on the residential property market.

Further comment on the issue comes from the property adviser the Nedbank Group, Phil Randal-Smith. Says Mr Randal-Smith: "I have found that with residential property the market value is 25 percent below replacement value."

"I would like to say also that at present I am actively looking at property for investment for myself and investors and am having great difficulty in finding bargains."

Prices being obtained at the moment were very realistic. People are not "giving their properties away". Higher priced properties, from R300 000 upwards, which in the past were fetching unrealistic prices, were being looked at in terms of replacement costs and

people were making offers accordingly.

The Chairman of the Southern Transvaal branch of the Institute of Estate Agents is Viv Morris, who says: "While it is regretted that the Government has been forced into the position of declaring a state of emergency, it is generally agreed by property negotiators that this decision was necessary and that it will be effective in stabilising the unrest situation."

"Once this has been accomplished — and I would like to say that the situation to date has not seen the same abandonment of properties that followed Sharpeville — the root cause of the sluggish market can be investigated."

"This is following a pattern established in the United States four years ago where the market was described as an 'ill-maintained Victorian mansion creaking in the wind'."

"Mortgage interest rates which rose at a blistering pace from 1984 to the first quarter of this year have resulted in residential sales dropping some 17 to 20 percent in the Southern Transvaal. The spiralling cost of living and less personal savings due to taxation and consumer price increases, haven't helped any."

"Depressing the market further is the large number of newly built homes."

"The sluggish trend will continue into the new year. With the forecast drop in lending rates and building societies flush with funds, the position will right itself and hopefully continue to follow

the American trend, where a complete turn around was experienced.

"It may take a little longer than anticipated due to the unrest and the measures taken, but I feel that well trained, dedicated agents will find there is business to be done if their efforts are aligned to a disciplined approach."

The chairman of the De Huizemark group, Mr Piet Harman says: "I simply don't believe that Mrs Geffen was correctly reported."

"Look at this. Here are some comparative figures for July 1984 and July 1985.

"These sales cover houses and sectional title units only and exclude all other transactions like vacant land, commercial and industrial farms, etc."

In July last year we did exactly 100 deals to a total value of R10 122 600, with each unit realising an average value of R101 226. Compare that with this July. The number of deals was 124; the total value R12 338 124; with the average price per unit down a little at R99 501. You will see that in the case of the number of deals and total value the increase is 24 and 15 percent; though the average cost per unit showed a decrease of 1,5 per cent.

"There has been a very small drop in prices since 1983 — and the horrible effect of something like this is that sellers will be bullied into taking unrealistically low prices," he said.

REORT BA GE  
Name .....

sectional title home based on avoiding levies?  
If one compares the cost of maintaining 10 cluster homes on one side of the street with 10 identical

new townships only

# Govt extends housing sale to next year

THE GOVERNMENT'S massive housing sale in black townships — with discounts of up to 40 percent — has not met with much success since the sale started 24 months ago.

123  
A liaison officer for the Department of Co-operation and Development in Pretoria, Mr Johan Steenkamp yesterday said, of the 500 000 houses on sale, only 34 334 houses had been sold so far under the 99-year leasehold scheme.

Sowetan  
Mr Steenkamp also announced that the sale of State-owned houses, which were put to the market for all race groups on July 1, 1983, had now been extended to June 30 next year. The sale was originally due to end on June 30 this year.

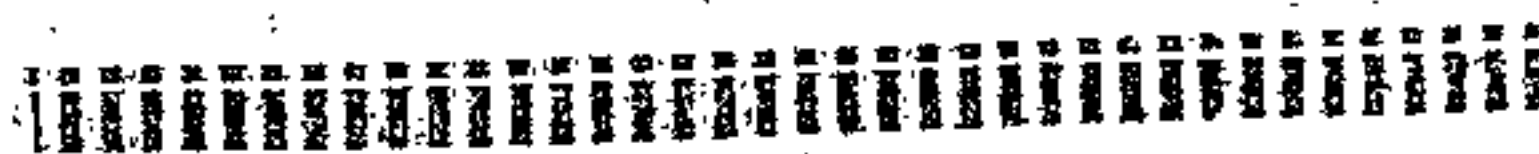
31/7/85  
And the Government, apparently worried by the poor response, has now embarked on a massive publicity campaign encouraging black householders to buy their houses under the 99-year leasehold scheme. The selling price ranges between R1 750 and R2 000 per house.

Information booklets and brochures from the National Housing Commission are being distributed in black townships countrywide urging residents to buy their homes under the scheme. The booklet also informs prospective buyers about the advantages of the scheme which, amongst other things, enables them to secure loans with certificates serving as security.

Buyers are also promised discounts of 40 percent per house. These discounts were announced by the then Minister of Co-operation and Development, Dr Piet Koornhof, who said the offer would only be applicable to residents who take it up before the end of June 1984. But this offer has now been extended for the second time.

The national organiser of the Urban Councils Association of South Africa (Ucasa), Mr Zikhali Ndlazi, yesterday attributed the poor response in the buying of houses to the country's present poor economic situation. He believed however that more people would now come forward.

Mr Ndlazi said: "People can now buy houses at a full purchase price plus interest which will be repayable at monthly instalments over a period of five years. Residents should contact their respective superintendents for advice. All they need is a deposit of about R80 for the surveyor's costs and R10 for documentation."





## 34 000 State homes have been sold

ABOUT 34 000 State-owned houses have so far been sold under a 99-year leasehold scheme in black townships, the Department of Co-operation and Development announced in Pretoria yesterday.

Most of the houses were sold in areas under the West Rand Development Board. A total of 1 700 houses were sold in June this year, a statement from the department said.

This means that of the 500 000 houses on sale about 460 000 are still to be purchased in several black areas.

The Government has also introduced a special scheme to help people who want to buy houses but cannot raise loans. Those qualifying under the scheme remain entitled to the 40 percent discount on the purchase price. A deposit of 10 percent has to be fully paid within 24 months and deposit and the purchase price of the house are payable over a period of 60 months.

**DING**

the

# Subsidy for first-time home buyer

123  
Mercury 7/8/85

**FIRST-time home buyers are in line for a government subsidy on their mortgage bond interest bill of nearly R200 a month for the first five years of their purchase.**

And more significantly the repayment and income levels are based on the figure after the subsidy has been deducted.

In practical terms a R40 000 bond, paid at 19,5 percent over 20 years, would normally cost R644 a month (needing a monthly income of R2 656) but with the subsidy the repayment is R464 a month which requires a monthly income of R1 864.

This is the effect of the new housing interest subsidy rates announced in March and which apply to everyone.

For the bond subsidy the value of the house is considered, and not the land, so the whole package could be heading for the R50 000 to R55 000 value mark.

The qualifying factors for the subsidy are: the value of the property (not including the land) may not be more than R40 000; the property must be lived in by the person who applies for the subsidy (or the spouse if the breadwinner dies); it has to be a new building with no other subsidies and the subsidy does not apply to any readvances or additional loans.

The subsidy is calculated at the lowest building society mortgage bond interest rate ruling.

The practical implications of the ceilings imposed by the building market and by the building society mean that for a young couple each earning on average R900 a month there is a possibility of a R40 000 bond.

However, a building society will usually only lend on 75 percent of the value of the land and buildings.

What it really means for most people is that substantial savings will have to be accumulated to pay for the land and the usual building society deposit. Not to mention the required legal and transfer costs.

The Government's Home-Ownership savings scheme continues with its favourable interest rates.

Also included in the subsidy scheme are new flats sold under sectional title.



**T**HE GOVERNMENT'S great housing sale — there are 500 000 houses on the market — is staggering towards success against every obstacle that a resourceful bureaucracy can put in its way.

To most whites it will not be readily evident that the successful purchase of a house demands of a black buyer as much determination and skill as might be required, say, to organise a revolution.

Bear with me while I try to explain. The notion of selling off the government's stock of houses was among the brightest ideas to come from the Nationalists in 40 years. For one thing it would put the government out of the landlord business, which is not a bad idea, since every tenant hates his landlord.

Besides, the homes — at R1 750 upwards — were a bargain, a hedge against inflation, an investment in property, an estate to bequeath to one's heirs, an opportunity for weekend endeavour and an education in the benefits of personal independence.

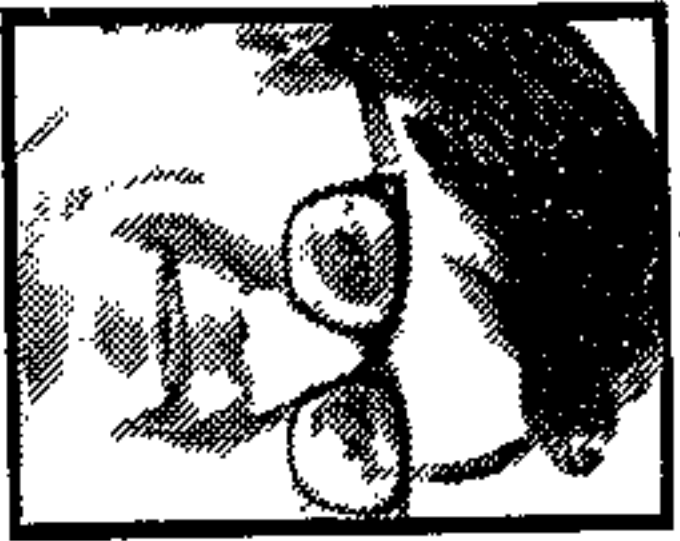
So far, about 35 000 homes have been acquired by black buyers under leasehold. Many people are calling the scheme a failure when, in fact, it represents a triumph of the human spirit.

**T**o understand this, you need to look at the steps a black man must take in order to require leasehold. Let's take the easiest example: a house that is being erected by a large and professional developer who knows what he is doing. The developer has found a buyer, say, Mr Khumalo.

They can't shake hands on the deal like ordinary folk and hand the rest over to a lawyer. The developer must first give 30 days' notice to the Soweto Council, which may then spend an additional 30 days referring people from its waiting list to the developer. Khumalo waits for the 60 days to pass.

He and the developer then sign a Deed of Disposal. That's when his troubles start. Try to imagine Khumalo standing in those lines that

# Those home<sup>(123)</sup> sweet<sup>Den</sup> bureaucratic<sup>8/8/85</sup> homes



**KEN OWEN**

always wind around any office where officials deal with black people. Imagine him filling in names, numbers and answers to obscure questions on countless forms. Imagine him trekking from office to office, pulling out crumpled notes to pay this fee and that. Then try to understand how much sheer courage it takes to get a house.

First, he must prove to the West Rand Development Board (which we know as WRAB) that he is qualified to buy a house. It's not enough to produce the pass which WRAB has already given him. He must obtain from a commissioner of oaths a certified copy of the picture page and the qualification page of his passbook, and a certificate that both pages are copied from the same book.

He must also obtain certified copies of the picture page and qualification page of his wife's passbook (plus a certificate that they come from the same book), plus a certified copy of his marriage certificate. He may need a certified copy of the birth certificate of each child under the age of 16, and certified copies of the picture page and qualification page of the passbook of each child over the age of 16. That's step one.

Next, Khumalo applies to the So-

weto Council for a site permit. He may, if the developer agrees, sign a power of attorney to allow the developer to do this for him. If not, he must fill in form N190, which requires names, addresses, "nationality" and identity numbers of Khumalo, Mrs Khumalo and all who will live in the house.

Next comes the application for a provisional grant of leasehold, for which he must pay a leasehold application administration fee of R6 and an annual leasehold fee of R1, and he must state how and when he proposes to pay the electricity connection fee of R480, the water connection fee of R80 and the sewerage connection fee of R50.

**H**e must complete one copy of Annexure B, and two copies of Annexure C, which demand a repetition of the personal details which WRAB knows better than anybody else. The covering letter must be in duplicate, and he must hand over copies of the receipts for the fees he has already paid. (The receipts, it seems, were issued by the very people to whom he now hands them back, but the point is not clear.) He must also hand over all the certified documents which prove that he and his wife and family are qualified to live in the area.

At this stage, if WRAB is anything like other government departments, he is likely to be told, after standing in line for half a day, that his file is lost, or it's lunchtime, or come back tomorrow.

But even if that doesn't happen, life gets complicated. The township manager checks the documents and sends the site permit and the provisional

leasehold forms to the estate manager — another bureaucrat — at the site of the development.

With the approved site permit he must send the copy of Annexure B, the two copies of Annexure C and the receipts for the leasehold application administration fee and the annual leasehold fee. (By this time, one suspects, the government has spent R400 in salaries for clerks and super-clerks to check each document at each stage of its journey.)

The estate officer now submits the provisional leasehold forms to the leasehold committee at WRAB's head office. The leasehold committee approves the provisional grant of leasehold. Annexure C is stamped by the estate officer at head office, who sends it back to the estate officer at the site of the development where Khumalo wants a house.

The developer is now permitted to collect Annexure C from the estate officer. Having been approved, signed, stamped and trotted about the countryside, it is now a "provisional grant of leasehold".

**A** happy Khumalo can now set about finding finance for his house. He still needs a financial guarantee for the Family Housing Association, a guarantee for WRAB, a letter of clearance from the FHA to WRAB, a clearance letter from WRAB, Annexure Q, two clearance letters from the Soweto Council and Annexure D. Then, if the township manager is satisfied, he can get started on the tiresome business of registering his leasehold!

There's more to it, but I can't bear to go on. What this country needs, speaking figuratively, is a revolution.

# Subsidy for first-time home buyers

123  
FIRST-time home-buyers should take advantage of a little-known subsidy, which makes considerable difference in bond repayments.

The subsidy, increased from 20 to 33,3 percent with effect from April 1, is payable on home loans that do not exceed R40 000 granted by a recognised financial institution.

9/8/85  
According to a circular issued by the Ministry of Local Government, the subsidy will be calculated at the minimum building society bond interest rate applicable. The Government regards the scheme as a bridging measure and the subsidy will be paid only for the first five years of the loan repayment period.

## Qualify

A person who owns or has owned a dwelling or rented a flat does not qualify for the subsidy. If a spouse has owned or still owns a dwelling, the other spouse does not qualify, the circular says.

"A person will only qualify if he buys a new unit — not property which has been occupied before," says Mr Bennet Khantai, of United Building Society.

Should the cost of construction of a dwelling be less than R40 000 but the bond R40 000 or more, a subsidy will be payable on the full R40 000.

The subsidy will be paid directly to the financial institution, which will be required to submit full details to the Department of Local Government of all clients who qualify. First-time buyers can obtain forms from financial institutions handling their bond applications, Mr Khantsi says.

If the property is sold during the five years in which the subsidy is payable, the subsidy will be paid up to the end of the month in which the property is transferred to a buyer.

The benefits apply from the date on which a mortgagor pays his first instalment.

There are no restrictions on the income of an applicant, but anyone who receives assistance with the interest portion of a loan or a housing allowance in any form from any source is not eligible for the subsidy, which is open to all first-time home-buyers, whether single or married.



# Sunrise property

# A youngs dream come true

10/6/65 STAR

by  
Barbara Duan

123

Young couples earning about R2 000 a month and wanting to build or buy their own homes can do so for as little as R465 a month.

And now a building society has come up with a scheme which, when added to the Government's 33.3 percent subsidy scheme, further reduces the income qualification, bringing home ownership within the reach of more young people.

"For five years, the state pays one third of the interest component of a couple's monthly repayments," says Trevor Olivier, assistant general manager of loans for the Natal Building Society.

For example take the case of a R40 000 loan over 20 years with a 19.5 percent interest rate. Applying the Government's subsidy reduces the normal monthly repayments of R664 by R198 giving a monthly repayment figure of R466.

But now the building society has come up with a first-time buyers scheme which can bring the income qualification down even further. The scheme, which uses a suretyship for 20 percent of the instalment, reduces the income qualification to R1 488.

"The scheme is applicable where the income of an applicant is not sufficient to qualify him for a loan," says Mr Olivier.

"We are prepared to accept a suretyship from an interested party which

brings the salary qualification to the appropriate level.

"Let's say you have an instalment of R664 and get a suretyship of 20 percent, this reduces the interest component by R133 a month and gives you a net qualification figure of R531, reducing the income qualification of the applicant to R2 124.

"However with the Government subsidy and the suretyship scheme combined, you can start with an instalment of R664, deduct the subsidy, which gives you R465 and take into account a figure of R93 (20 percent suretyship). This will give you a net instalment of R372 a month for qualification purposes and if you multiply this by four, it gives you an income qualification figure of R1 488.

"Combining the two schemes you have brought the income qualification of R2 656 down to R1 488, therefore bringing home ownership within reach of more young people."

For those interested the Government subsidy applies only where you are a first time homeowner, you may not receive any subsidy on the proposed property from any other person or organisation; it must be a new property and the contractor's price for the buildings, or if it is a completed property, the building society's valuation, for the buildings only, must not exceed R40 000.

5 11 21 21 21 21

# Constraints on <sup>(123)</sup> black housing <sup>286</sup>

STAR 14/8/85

Despite the easing of restrictions concerning black housing, this field was still constrained by measures such as complex registration procedures and bureaucratic bottlenecks, says the Urban Foundation in its latest review.

The review refers to the imitations which, it says, are impeding the provision of black housing.

These include:

- The absence of a genuine market.
- The 99-year leasehold and the freehold schemes being available only to the relatively limited number of "legal" blacks.
- Complex registration procedures and bureaucratic bottlenecks.
- Lack of awareness of the benefits of home-ownership and suspicion that "self-help" implies a reduction of state responsibility.
- Low incomes, worsened by recession, infla-

tion and high interest rates.

In the past year, the foundation was involved in planning or implementing projects in Katlehong and Protea North (both in the Transvaal); Kleinskool, Zwive and kwaDwesi (Eastern Cape); Gugulethu, Belhar and Steenberg (Western Cape); Inanda and Woodview (Durban); Heidedal and Kagisanong.

The review said that plans for the new financial year would focus on the provision of affordable and serviced land and the encouragement of self-help housing.

The Foundation also announced that four housing utility companies were launched in the past year. Expenditure by these companies was expected to increase to R45,2 million which was expected to provide more than 1 000 houses and more than 2 500 serviced stands on an ownership basis.



# Group Areas Act to stay

DURBAN — There could be no question of the Group Areas Act being repealed in the immediate future, the Minister of Constitutional Development and Planning, Mr Chris Heunis, said here yesterday.

At the Natal National Party congress, Mr Heunis said there could also be no question of so-called grey areas being created.

Mr Heunis was dealing with a series of resolutions on constitutional issues.

He said that in order to protect the rights of minorities from being overwhelmed by majori-

ties it was necessary to clearly define both the minority and the majority. For this reason the Group Areas Act would have to remain but it should not be seen as a negative move but rather as an essential part of a positive situation.

**DISPATCH**  
16:08:85  
The scrapping of the Prohibition of Improper Political Interference Act was not an instruction to start multiracial political parties, he added.

It was impractical to enlist members to a party when the constitution expressly excluded them from voting on the voters roll applicable to

that party's House of Parliament

Nothing had changed in this regard. The right to vote for a representative to any of the three Houses was strictly demarcated by the constitution and it made no sense to recruit members who could only vote on another House's voters roll.

Mr Heunis said he could not understand the resistance some people had to change.

"We cannot govern South Africa today with the platitudes of the past," he said to loud applause. — Sapa

See also P26.

123

Bond interest rates likely to drop by two percent this year

# Cheaper Loans

AGG 20/8/85

123

TOM HOOD, Property Editor and  
DEREK TOMMEY, Finance Editor

HOME-LOAN rates were reduced today by a major bank when, with other banks, it lowered its prime overdraft rate by 1,5 per cent.

Mr Jimmy McKenzie, senior general manager of Barclays, said the present home loan rates of 23,5 per cent for new loans would be lowered to 22,25 per cent and loans over R40 000 would be cut to 21,5 per cent from September 23.

The bank's rate for loans under R40 000 is already 21,5 per cent.

Barclays is consolidating all its home loans to one rate, said Mr McKenzie, who did not expect this to generate new home loan business for the bank.

## Give relief

"We are reducing our rates because we believe it is time to give relief to our home loan clients," he said.

The move by Barclays is expected to lead to a drop in mortgage rates by the building societies.

But borrowers from societies will have to wait at least two months before their mortgage rates drop.

Mr Bob Tucker, managing director of the Perm, said he believed bond rates would come down in the fourth quarter, probably in October, by between one and two per cent.

A borrower would save R35 a month from a one percent drop on a R45 000 (now costing 20 percent or R765 a month).

## Pay it off

But if he continued his repayments at R765 could would save R52 641 in the eventual cost of the house and pay it off in 14½ years instead of 20.

This borrower would save R70 a month from a two percent drop. If he carried on paying he would eventually save R73 222 and the house would be paid off in 12 years.

Most societies charge 19 per cent on bonds below R20 000, then 19,5 per cent on bonds between R20 000 and R40 000, followed by 20 per cent on R40 000 to R60 000 and 21,5 per cent on loans over R60 000.

Today's bank cuts in overdraft rates to 19,5 per cent for blue-chip customers leave most home buyers paying more to building societies — up to 21,5 per cent on home loans.

However, only about six per cent of bank customers get this favourable rate, says Mr Hendrik Sloet, managing director of Sambou building society. Other people pay considerably more.

Interest rates paid out on building society deposits, savings and shares would have to fall first and he believed it would be about November before societies "could start giving a little relief on the mortgage side."

## More affordable

Property economist Mr Neville Berkowitz said a cut in bond rates would make houses more affordable and it would stimulate the housing market by the second quarter of next year.

Building societies could not lower the rates they paid for money until after the banks moved. Then they had to give borrowers 30 days' notice before they changed mortgage rates. End-October or November was the earliest that societies could lower the rates, he said.

The Reserve Bank discount rate cut came as a surprise to the banks, but business conditions show that it is badly needed.

From remarks by the Governor of the Reserve Bank, Dr Gerhard de Kock, it seems that the economy is in a nosedive.

"The real growth rate is negative and the lower turning of the business cycle has probably not yet been reached," he said when announcing the cut in the discount rate.

(Turn to Page 3, col 2)



# Cheaper loans soon — bond rates likely to drop 2 percent

MSU 20/8/85 123  
Cont from p. 1

Mr. Raymond Ackerman, one of the country's leading businessmen, has called on the Government to include a cut in the general sales tax in its measures to boost confidence.

"While the cut in interest rates was good for the big boys, it did little for the small people.

"A cut in GST would be an excellent antidote to what is happening and would help the poor."

Alternatively, the Government could take GST off all foods.

Dr de Kock said he cut the bank's discount rate to prevent the recent political developments from bringing about an undue contraction of money and credit leading to rising interest rates.

The Reserve Bank's new bank rate was being fixed at 16 percent, following the reduction by 1,75 percent in the Bank's rediscount rate for

Treasury bills for discount houses from its present level of 17,75 percent.

Similarly, the rediscount rate for Landbank bills was being reduced from 18 to 16,25 percent and for bankers' acceptances from 18,25 to 16,5 percent.

"Corresponding reductions in the Reserve Bank's rediscount rates for banks and in its interest rates on overnight loans to discount houses and banks will be introduced," he said.

"The expectation is that the lowering in the bank rate will lead to a further reduction in the prime overdraft rate of the commercial banks from the present level of 21 percent to between 19 and 20 percent. Reductions in the bond rates of building societies can also be expected in time."

He said the inducement for banks and their borrowing clients to use offshore credit would not be diminished as the Reserve Bank would make appropriate adjustments to the margins on forward exchange.

# State offers to pay a third of your bond repayments

By TOM HOOD,  
Property Editor

MANY home-builders are switching from luxury houses to cater for the R40 000 to R50 000 market — the range of houses that young people can afford with the Government's bond subsidy scheme.

The subsidy of 33 percent, offered to first-time home buyers, was increased recently and means a new home owner will pay about 13 percent on his bond instead of the building society rate of 19,5 percent if he borrows R40 000.

This means his subsidy will rise to R215 from R130 a month for five years, saving him R12 900 over the five years.

The higher subsidy it also means someone earning R1 436 a month will qualify instead of the minimum R2 153 previously, estimates Mr Bill Rawson, a Cape Town estate agent.

"This will bring new houses within the reach of a lot more people and encourage builders to start building again. In the present market, it has become more expensive to build than to buy an existing house."

The subsidy escapes the new perks tax and only applies to buyers who receive no other subsidy.

There is also no higher income limit or colour bar.

The subsidy is paid only on new houses or flats that have not previously been occupied and the applicant must not have owned a house or flat before.

The subsidy is paid on bonds obtained from building societies, most of whom give priority to first-time buyers.

The increase in bond subsidies to 33 from 20 percent was announced recently by the Minister of the Budget, Mr Eli Louw.

The subsidies, which started in March 1983, are for bonds up

## How to save thousands

CHANGES in the law allow building societies to increase the repayment periods of home loans to a maximum of 30 years.

While this reduces the cash to be repaid each month, a home owner will find the cost of his home has rocketed by the end of the 30 years.

A borrower with a R40 000 bond can save R12 month if he decides to repay over 30 years instead of 20. But in the end his house will have cost him R73 440 more at present interest rates.

The cost of a house, in fact, can be reduced by thousands if the buyer can increase his repayments slightly or repay the loan over a shorter period.

This table shows how the cost of a home can be reduced — or increased.

LOAN	TERM YEARS	INSTAL R	REQD INCOME R	TOTAL REPAYMT R
R 20 000	20	324	1 296	77 760
	22	322	1 288	85 006
	25	320	1 280	96 000
	28	318	1 272	106 848
	30	318	1 272	114 480
R 40 000	20	648	2 592	155 520
	22	644	2 576	170 016
	25	639	2 556	191 700
	28	637	2 548	214 032
	30	636	2 544	228 960
R 60 000	20	973	3 892	233 520
	22	965	3 860	254 760
	25	959	3 836	287 700
	28	955	3 820	320 880
	30	954	3 816	343 440
R 80 000	20	1 297	5 188	311 280
	22	1 287	5 148	339 768
	25	1 278	5 112	383 400
	28	1 274	5 096	428 064
	30	1 271	5 084	457 560
R100 000	20	1 621	6 484	389 040
	22	1 609	6 436	424 776
	25	1 598	6 392	479 400
	28	1 592	6 368	534 912
	30	1 589	6 356	572 040
R150 000	20	2 432	9 728	583 680
	22	2 414	9 656	637 256
	25	2 397	9 588	719 100
	28	2 388	9 552	802 366
	30	2 384	9 536	858 240

R40 000 where the house price is not more than R50 000. The cost of the plot is excluded.

Among builders aiming at this market is Garden Cities, one of the Cape's largest home-building organisations. About 320 houses being built this year at Edgemead and Northpine by Garden Cities will go to first-time buyers.

This utility company has a

waiting list of more than 3 500 people and the higher subsidy will enable many more people to acquire a home. If mortgage rates come down the benefit will be even greater, said a spokesman.

"We are under tremendous pressure and we have decided to keep on building as long as we can."



# SATS housing helps stability, says Schoeman

Pietermaritzburg

Bureau

THE South African Transport Services believed the R345 million set aside in 1984/85 for housing their personnel had contributed to labour stability, Transport Minister Hendrik Schoeman said here.

Opening a R22 000 000 hostel complex at Imbali which can accommodate 1 685 men, Mr Schoeman said the hostel served 'as an indication of the high premium we place on proper accommodation for our black workers'.

The hostel, which is built on 22 ha and which includes 12 rooms to accommodate visiting wives, is the fourth of its kind in the country.

The other hostels are at Umlazi, Port Elizabeth and Bapsfontein on the Witwatersrand with all four hostels able to house a total of 10 500 out of more than 100 000 black people employed by the Transport Services.

The Imbali complex also boasts three football fields, an athletics track and a sports complex and as 'the need arises' families will be able to live at the hostel. Seven more dormitories can be built to accommodate a further 1 728 men.

Mr Schoeman said: 'Because of its strategic role and being the country's biggest single employer, the Transport Services should at all times have an adequate and stable work force and in this regard our black employees

play an important role.

'Unfortunately there are certain elements who abuse trade unions as a cover for the S A Communist Party, ANC, UDF and other radically inspired organisations.

'These so-called trade unions are not interested in matters concerning the welfare of its members but merely in creating labour unrest and do not respect family and community life.

'I call on all employees of the Transport Services to join the black trade union of the SATS because they are recognised as the mouthpiece of the workers and concern themselves purely with the welfare of their members.'

Mr Schoeman said though South Africa comprised only 6 percent of Africa's population, it had 50 percent of the continent's locomotives, and 75 percent of its electrified railway lines.

South Africa's transport industry was bigger than any other in the sub-continent.

He said that in spite of the Transport Services having reduced their staff by 16 percent or 44 000 people they still managed to increase productivity by 10 percent.

About R1,25 billion had been allocated to upgrade the Eastern Transvaal-Richards Bay coal line as more than 80 million tons of coal was expected to pass through Richards Bay by 1990.

## Code could revolutionise construction industry

# New building rules should help solve housing shortage

By Sue Leeman, Pretoria Bureau

South Africa's construction industry is expected to be revolutionised by the new national building regulations which come into effect on Sunday.

The new rules will legalise unconventional building systems and allow more flexibility in design, construction and materials.

This move away from the "masonry only" approach could go a long way to helping the country meet its growing housing needs more cheaply and quicker.

Wood, steel-reinforced concrete as well as modular materials are expected to become more popular.

Architects and builders believe innovative designs will now be the name of the building game.

The new standards will also simplify the whole building procedure. The welter of different regulations which apply in different areas will be effectively done away with and one streamlined set of basic requirements will be the norm.

It is hoped this will help rationalise construction requirements and reduce building costs.

Mr Dick Watkins, who heads the building regulations and codes division of the South African Bureau of Standards said the regulations opened new vistas for those with a taste for the unusual.

He said the standards, which apply to buildings of all types, have only a minimum number of pre-requisites governing such factors as strength and dura-

bility.

Homeowners in particular would be able to use a wide variety of materials and methods provided the basic standards were met.

Local authorities, which until now have been notoriously hesitant to approve unusual homes, will in effect only be able to reject plans on aesthetic grounds.

The new rules have become a reality after an uncertain passage through bureaucratic channels.

The proposed regulations drawn up by the SABS were six years in the making, being referred to local authorities and the building industry for comment.

There was significant criticism, much of it coming from the municipalities of Cape Town and Durban, both of which had reservations.

The regulations were then re-evaluated and eventually appeared in the Government Gazette earlier this year.

There has been criticism that the new rules ignore one area -- facilities for the handicapped. However, the rules have been hailed in many quarters as at least a partial answer to the housing shortage, particularly in less-privileged communities.

Director of the Witwatersrand branch of the Master Builders Association, Mr Basie Pretorius, said the alternatives now allowed would assist the general building public.

29/8/85

STAR

123



# Building societies push up home loans

By Frank Jeans

Building societies, flush with funds, have pushed up home lending levels in recent months, with the largest society, the United, granting bonds totalling nearly R1 000 million in the past five months.

This figure compares with a total of R1 400 million in loans for all of 1984.

The Allied has experienced a loans rush, with bonds value hitting more than R446 million for the five-month period, as against a total for last year of R640,7 million.

The SA Permanent, while recording increased lending in the past two months, has maintained an average of about R70 million a month since January this year. If the trend con-

tinues, it will more or less match the 1984 total loans of R883 million.

"We continue with our policy of providing a stable flow of funds across the full spectrum of home loans," says Mr Sarel Liebenberg, public relations manager of the Perm.

## HOME LOANS TREBLE

The United's monthly figures illustrate the recent rush for loans. In April the figure was R122 million, May R151 million, June R214 million, July R266 million and August R235 million.

Commenting on the figures, Mr Piet Badenhorst, chief executive of the United, says: "Of particular significance is the fact that our home loans under

R60 000 have trebled since the beginning of the year. In January we lent R50,2 million in this category while in July, we lent a record R146 million. "The past five months have been extraordinary, and I believe our lending will drop slightly in the remaining months of this year.

"We will, nevertheless, be lending at levels that exceed the monthly average of 1984."

The Natal Building Society reports that the August lending figure was double that of January this year.

"The main reason for the lending surge has been the improvement in society inflows and the change in legislation in prescribed investments," says Mr Trevor Olivier, loans manager of the NBS.

STAR

29/8/85

123

# Govt extends 99-year leasehold to 34 towns

Argus Correspondent

CAPE TOWN 30/1/78

PRETORIA. — The 99-year leasehold system has been extended to 34 towns in what had previously been the coloured labour preference area in the Western Cape.

This was announced today by the Deputy-Minister of Education and Co-operation, Mr. Sam de Beer.

The system already applies to the townships of Khayelitsha, Langa, Nyanga and Guguletu in the Cape Peninsula.

### Surveying

Mr de Beer said serious representations received from the relevant black local authorities and community councils contributed largely towards the decision taken.

There are about 152 000 inhabitants resident in these towns.

A start had already been made with the surveying of some of the 34 additional towns, which would be completed as soon as possible.

### Western Cape

With the exception of a few towns, the 99-year-leasehold system would apply throughout the country, Mr de Beer said.

The areas under the jurisdiction of the Western Cape Development Board include Zolani (Ashton), Nkqubelo (Robertson), Zwelihle (Hermanus), Nduli (Ceres), Lwandle (Strand), Zwelethemba (Worcester), Mbekweni (Paarl) and Kaya Mandi (Stellenbosch).

s  
s  
d



# New rules open way to low-cost housing

123 S. Times 1/9/85  
By Kerry Clarke

**INDUSTRIALISED** building has received a boost with the announcement that a second tier of agrément certification will be introduced for innovations in the construction of low-cost housing.

Unlike existing agrément certificates, the new man-tags can be issued to individuals, Government departments, statutory bodies and local authorities who wish to use innovative building techniques.

The rational building regulations, which come into effect today, allow the Minister of Public Works to exempt certain areas from their application. This means that building standards may be lowered to meet specific needs, especially in low-cost housing.

## Crisis

The new measure was announced by the Minister of Communication and Public Works, Lapa Munnik, at the innovation in building conference in Pretoria this week. Speakers said innovation in building was needed if the housing crisis were to be overcome.

Steyn du Plessis, director of Plan Trust Development, told delegates that about 1,25-million people lived in

informal housing around Durban, 120 000 around Cape Town, 300 000 in the Eastern Cape, 200 000 in Winterveld and hundreds of thousands more elsewhere.

"Official estimates of the total number of people that live in informal structures in SA are not available, but the figure is probably in excess of 3-million, with another 3-million living in grossly overcrowded conditions.

## Standards

"It is also anticipated that accommodation for another 30-million may have to be found in our urban areas before the turn of the century.

"Innovation is being strangled by our traditional and outmoded approach in the general field of building, and the housing field in particular.

"Our regulatory systems come across as having been devised with the express purpose of eliminating the introduction and use of innovative methods and materials in house construction."

Property economist Peter Penny said: "In the face of an urgent and escalating housing problem, unusual and innovative procedures must be examined.

"Although industrialised

housing does not of necessity produce lower standards, lower standards should be encouraged with the objective of reducing time and cost."

P Vos, managing director of Murray & Roberts Housing (IB) was not necessarily lower in cost than conventional methods, although some IB systems could produce a more economical product.

IB saved on price escalation because contract times were shorter. It reduced the extent and cost of foundations, and improved productivity and efficiency because

of the repetitive nature of the manufacturing operation in the factory.

Mr Vos said: "The built-in resistance to change by the professional and client bodies will have to be broken down by demonstrating the economic and technical advantages of IB.

"Traditional tendering procedures must be reviewed and the IB industry and the various professional institutions and associations must work together towards finding and implementing mutually acceptable tendering and contractual procedures.

"The building materials supply industry, and in particular the brick industry, should also not see the IB industry as a constant threat to their existence."

# Industrial housing 'vital to process of urbanisation'

By Frank Jeans

One of the major solutions to the unemployment problem is the acceptance of controlled movement of people from rural areas to the cities, says one of South Africa's top property economists.

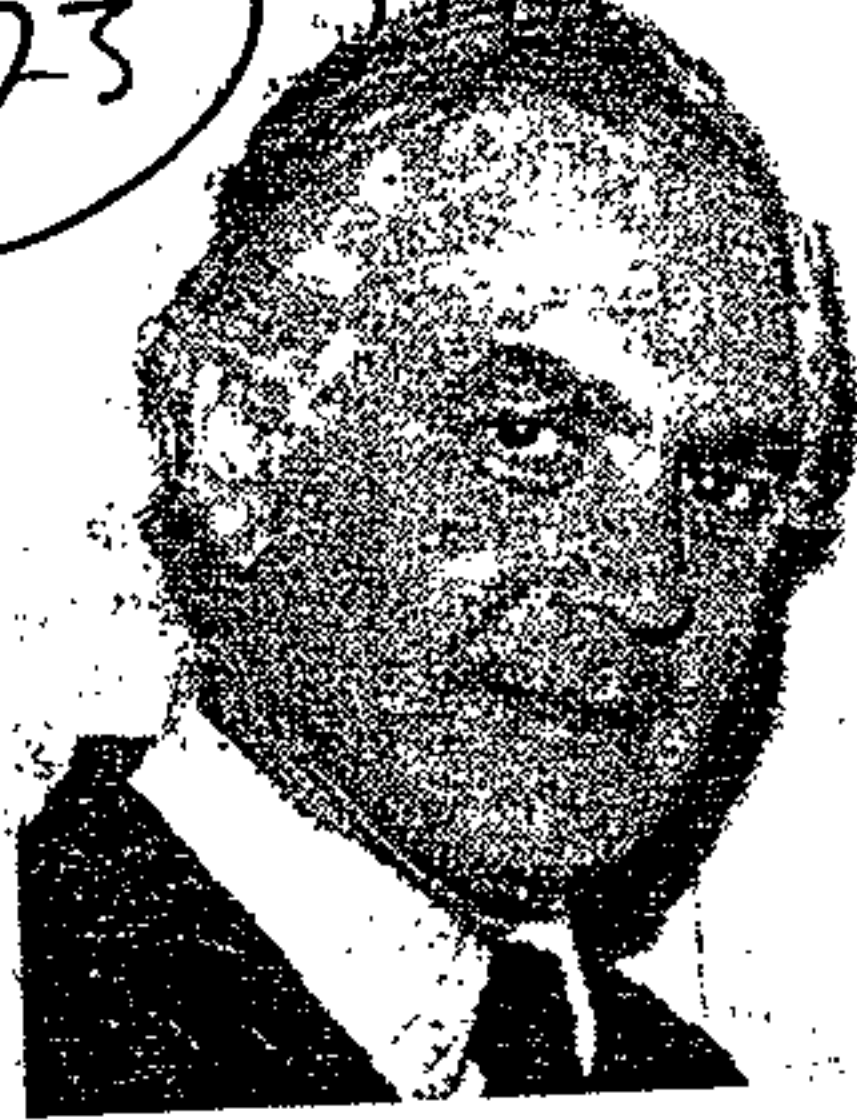
"And the sooner the prejudices against industrialised housing go and this alternative to traditional home-building methods is seen as a vital component in the urbanisation process the better," Dr Peter Penny, chief executive of Herbert Penny, told a conference on Innovation in Building at the CSIR in Pretoria.

Pointing out that South Africa was under-urbanised because of influx control, Dr Penny told delegates that it was false to argue that migrants should not move to cities because jobs did not await them.

"In many cases where free market economies operate, it has been demonstrated that over time, demand for labour will rise and living standards will improve.

"Because adequate work opportunities cannot be provided elsewhere, influx control will have to be modified, if not abandoned, and the need for houses, already in substantial backlog, will escalate greatly."

Quoting from a book entitled "A Preface to Urban Economics", Dr Penny said: "One does not plant better houses and neighbourhoods to grow better households but rather one implants better skills, aspirations and opportunities to grow better



Dr Peter Penny

houses and neighbourhoods."

Urging the creation of unpretentious, basic, healthy shelter he said South Africa could put up with criticism of housing standards by American senators but could not tolerate that our people go without shelter and work.

"Although industrialised housing does not of necessity produce lower standards, as a matter of policy lower standards should be encouraged with the objective of reducing time and cost," said Dr Penny.

He also urged longer time horizons and extended contracts for industrialised buildings to enable manufacturers to amortise the substantial initial set-up costs.

"If production runs are too short the benefits of industrialised housing can never be achieved," he said.

"The industrialisation of building cannot be profitable in the absence of continuous and substantial demand."

## Think-tank head urges strategy for privatisation

By Michael Chester

If South Africa hoped to cross the "economic Rubicon" it now faced, government action was vital to launch new strategies to hand over more state corporations and services to private control, the head of a business think-tank said today.

Mr Andre Spier, head of Syncom, argued that a comprehensive strategy of privatisation was the key to a sweeping restructuring of the economy.

Failure to take action threatened intolerable increases in state spending, which in turn would fuel inflation and bring the taxation burden to breaking point.

The solution was a systematic transfer of more and more economic functions, now performed by the Government, into private sector hands.

The programme should include not only the big corporations, such as Iscor and Escom, but all the way down to municipal services such as fire brigades and refuse collections.

And it had to be accompanied by action to dismantle the barrier of bureaucratic regulations that were obstacles to black economic integration. Deregulation was the essential first step in clearing the way for more black business ventures.

Syncom has called a national conference of leaders from both the private and public sectors to discuss a specific plan of action.

The conference, sponsored by the Federated Chamber of Industries, will be held at the Transvaal Automobile Club in Johannesburg on Wednesday.



# Thousands will save on bonds

MAW 5/9/85  
Property Editor (123)

THOUSANDS of home-buyers can expect to save between R12,50 and R83 a month from next month following the decision by two building societies to cut their mortgage rates.

The UBS, South Africa's largest building society, took the lead last night, and the Eastern Province Building Society today announced it had cut its rates for new borrowers immediately.

A spokesman said borrowers with existing bonds would see their rates reduced within a few weeks.

Other societies are discussing the possibility of cutting their home loan rates in November, if not earlier.

## BETWEEN R40 000 AND R50 000

Most bonds taken out by new borrowers are between R40 000 and R50 000, so they can expect to save up to R31 a month in their repayments.

The cuts follow an inflow of funds to the societies' coffers and a lowering of overdraft and other interest rates.

The lower rates should provide much-needed stimulation to the property market and the beleaguered building industry, says the chief executive of UBS, Mr Piet Badenhorst.

(Turn to Page 5, col 1)

## Money digest

● Gold: \$327,15 an ounce — a rise of \$1,90 from last night's London close.

● Rand: 40,65 US cents after closing at 40,05 US cents last night.

● Financial rand: 38 US cents — up two US cents from last night.

● Krugerrand: R790 — up R30 from last night.

● British pound: Around R3,38.

● Interest rates: Banker's acceptances firmed to 15,35 percent from 15,25 percent.

● JSE: Gold shares firmer in thin trading; industrials quiet.

# Thousands will save on bonds

(Cont from Page 1)

Estate agents expect the cuts to have a positive psychological impact and indicate to house and flat-buyers that they should be able to afford bonds in the future, said Mr Lawrence Seeff, managing director of a Cape Town agency.

The new UBS mortgage rates are as follows (Eastern Province Building Society charges 0,25 percent more in each of the categories for new loans):

- Up to R20 000 — 18,25 percent (formerly 19).
- R20 001 to R40 000 — 18,75 percent (19,5).
- R40 001 to R60 000 — 19,25 percent (20).
- R60 001 and over — 20,5 percent (21,5).

● Home improvement loans 21,5 percent (23).

● Loans on commercial properties and flats 22 percent (23).

The reductions mean the following monthly tax-free savings, says UBS:

Bond of R20 000 — R12,50.

Bond of R50 000 — R31,25.

Bond of R100 000 — R83,33.

Home improvement loan of R20 000 — R25.

● The Eastern Province building society reacted immediately to the UBS's announcement by cutting its bond rates for new customers from today. Its rates now stand 0,25 percent above those of the UBS in each of the four mortgage categories.

123 B. Dew

11/9/85

# Housing shortage 'critical'

SOUTH Africa's housing shortage is so critical that informal settlements which have mushroomed round major urban areas now house more people than the formal townships.

This was said by Urban Foundation MD, Dr Robin Lee, when he addressed the Trade Union Council of South



• LEE

Africa's conference yesterday. He said the housing shortage was a factor in the present unrest as it was part of the legitimate grievances of blacks. Recent figures showed a minimum housing shortfall of about 700 000 units and not enough new houses were being built to eliminate the backlog or meet future needs.

Existing townships were over-

CLAIRE PICARD-CAMBRIDGE

flowing with some 1,23-million people living in informal settlements on Durban's outskirts. Another 500 000 lived in a similar fashion in Winerveldt, bordering the Witwatersrand.

Nearly 100 000 lived in the shack area in Port Elizabeth and over 100 000 crowded together in the shanty town of Crossroads in the western Cape.

It was crucial to develop a dynamic housing strategy which included:

- The continued provision of mass housing by the State, as well as an increased reliance on self-help housing projects.
- Recognition of controlled squatting for the very poor.
- The upgrading of township "matchboxes" and backyard shacks as well as the existing

squatter settlements.

□ The increased involvement of property developers for those who could afford their prices as at Protea North, Soweto.

The failure to recognise that urbanisation was the product of industrialisation and an unstoppable force was the key reason for the present housing shortage, he said.

Management of urbanisation required a strategy which included a vigorous urban development policy to improve conditions and cater for future growth, a viable decentralisation policy focused on areas with capacity for growth, a sound rural development programme and the abolition of influx control.

He said underlying reasons for the shortage were the "temporary sojourner" policy with effects such as a reluctance to build more houses or provide more land for blacks in "white" cities.



# national objective

## Home ownership for as many as possible should be



Political Staff

CAPE TOWN

Home ownership for as many people as possible should be set as a national housing objective, a President's Council's constitutional affairs committee report said.

The report on urbanisation strategy said ways of furthering that aim should be investigated.

Other recommendations include:

- Differentiation in respect of forms of home own-

STAIR

12/9/85

85

ership and land tenure should be promoted for all population groups.

● Special programmes should be formulated and launched for the reduction of housing backlogs.

● Demographic projections on a regional basis should be made with a view to town planning and the provision of housing.

The report also recommended an investigation of the desirability and feasibility of establishing

and/or co-ordinating financial institutions to create a channel and mobilise financial resources for housing as part of the strategy.

Particular attention should be paid to long-term financing programmes directed mainly at the low-income categories.

Other recommendations include the establishment of self-help schemes and/or support for such schemes, the promotion of upgrading schemes,

and/or co-ordinating financial institutions to create a channel and mobilise financial resources for housing as part of the strategy.

Particular attention should be paid to long-term financing programmes directed mainly at the low-income categories.

Other recommendations include the establishment of self-help schemes and/or support for such schemes, the promotion of upgrading schemes,

and/or co-ordinating financial institutions to create a channel and mobilise financial resources for housing as part of the strategy.

Particular attention should be paid to long-term financing programmes directed mainly at the low-income categories.

Other recommendations include the establishment of self-help schemes and/or support for such schemes, the promotion of upgrading schemes,

and/or co-ordinating financial institutions to create a channel and mobilise financial resources for housing as part of the strategy.

Particular attention should be paid to long-term financing programmes directed mainly at the low-income categories.

Other recommendations include the establishment of self-help schemes and/or support for such schemes, the promotion of upgrading schemes,

and/or co-ordinating financial institutions to create a channel and mobilise financial resources for housing as part of the strategy.

Particular attention should be paid to long-term financing programmes directed mainly at the low-income categories.

Other recommendations include the establishment of self-help schemes and/or support for such schemes, the promotion of upgrading schemes,

and/or co-ordinating financial institutions to create a channel and mobilise financial resources for housing as part of the strategy.

Particular attention should be paid to long-term financing programmes directed mainly at the low-income categories.

Other recommendations include the establishment of self-help schemes and/or support for such schemes, the promotion of upgrading schemes,

and/or co-ordinating financial institutions to create a channel and mobilise financial resources for housing as part of the strategy.

Particular attention should be paid to long-term financing programmes directed mainly at the low-income categories.

Other recommendations include the establishment of self-help schemes and/or support for such schemes, the promotion of upgrading schemes,

and/or co-ordinating financial institutions to create a channel and mobilise financial resources for housing as part of the strategy.

Particular attention should be paid to long-term financing programmes directed mainly at the low-income categories.

Other recommendations include the establishment of self-help schemes and/or support for such schemes, the promotion of upgrading schemes,

more effective co-ordination of research into alternative cheaper building methods, priority treatment of greater stratification of housing in existing and future black urban areas.

On the issue of squatters, the committee said direct control measures and policy directions aimed at sending squatters back to where they originally came from had never succeeded anywhere in the world.

**'Consider leasehold for sub-economic housing'**

# HOMES THE AIM,

# SAYS PC

Sowetan

123

13/9/85

HOME Ownership for as many people as possible should be a national housing objective and, besides existing programmes, ways of furthering this aim should be investigated, a President's Council committee has reported.

The report of the Committee for Constitutional Affairs was tabled in the council yesterday and under the heading "Housing as a Factor in the Urbanisation Process", recommended that

differentiation in respect of forms of home ownership and land tenure should be promoted for all population groups to provide for varying economic needs.

The extension of leasehold to the sub-economic housing component of all population groups should be considered.

The committee recommended that special programmes be formulated and started to reduce the housing backlogs in all population groups.

Complete demographic projections on a regional basis should be made with a view to town planning considerations and housing provisions. — Sapa.



# Leasehold rights for 37 areas

C. Press

123  
15/9/85

ANOTHER 37 townships in South Africa have been opened to 99-year leasehold for houses.

Making the announcement, Education and Co-operation Deputy Minister Sam de Beer said 34 of the 37 townships, accommodating about 152 000 people, were in the Cape Province inside what was formerly known as the Western Cape Coloured Labour Preference Area.

This showed that the Government accepted the permanence of black people in those areas. This left about 20 rural townships out of the country's 300 black townships which were excluded from leasehold purchases.

Mr De Beer said they were small towns and the government was uncertain whether it would be "viable" to turn them into leasehold areas.

Answering questions on the possibility of leasehold rights being transformed into freehold rights, Mr De Beer said the Government is working on concept legislation to enable this to be done and he expected an announcement soon.

He said the changeover could be achieved quite easily and follows the decision of the Government earlier this year to extend 99-year leasehold to four townships around Cape Town - Khayelitsha, Langa, Nyanga and Gugulethu.

The three remaining townships are in the Northern Transvaal. They are Messina, Nabomspruit and Nylstroom.

The 34 Cape townships fall into three areas.

In the area falling under the Eastern Cape Development Board - Thembalesizwe (Aberdeen); Side-saviwa (Beaufort West); Kuyasa (Colesburg); George, Umasizakhe (Graaf-Reinet); Hankey;

## Prospects Reporter

Nompumelelo (Hanover); Kwanonzamo (Humansdorp); Kwazamukuoinga (Janseville); Wongalethu (Klipplaat); Msobomvu (Knysna); Kwanonzame (Middleburg); Kwanonqaba (Mossel Bay); Kwazamuxolo (Noupoort); Bongoletu (Oudtshoorn); Khanyiso (Perston); Sabelo (Richmond); Vuyolwethu (Steytlerville); and Masinyusane (Victoria West).

In the area under the Northern Cape Development Board: Pabellelo (Upington); E'thembeni (Prieska); Thembinkosi (Petrusville); Lukanyisweni (Phillipstown); Nonzwakazi (De Aar); Mziwabantu (Britstown) and Mathomola (Griekwastad).

In the area under the Western Cape Development Board: Zolai (Ashton); Nkqubelo (Robertson); Zwelihle (Hermanus); Nduli (Ceres); Lwandle (Strand); Zweléthemba (Worcester); Mbekweni (Paarl); and Kaya Mandi (Stellenbosch).

# Economic revival will bring big rent increases

By Frank Jeans

While the office oversupply situation will persist for about another 18 months, the eventual economic revival must force the businessman to expand, with the result that rent increases will be sharp.

Mr Nick Hill, commercial leasing manager of Landmark Real Estate, believes prime Johannesburg CBD office space, at present commanding rents of R13 a sq m, could go as high as R20 to R27 a sq m by 1987.

"The local businessman has geared himself up to economic recovery and cannot afford not to expand himself and his share of the market, despite the fact that certain multi-nationals with South African interests may have put brakes on their own expansion," he says.

Johannesburg's vacancy factor, Landmark believes, is far from critical compared with some American cities, even al-

lowing for their greater population densities.

While Johannesburg's estimated surplus for next year is about 5,5 percent, the figure in San Francisco is currently 24 percent. Dallas is 21 percent, Los Angeles 14 percent and Boston 12 percent.

## Nat Mutual drive

In the past nine months, Cape-based life insurer National Mutual has pushed up the value of its property portfolio by a

further R23 million.

"Property will never be as cheap as it is now," says NM property manager, Mr David Martin.

Recent investments include the headquarters for Sky Couriers at DF Malan Airport and the 500-car Parkade in Commissioner Street, Johannesburg.

"We are now at the bottom of the cost cycle and we will never again have the opportunities that exist now," says Mr Martin.

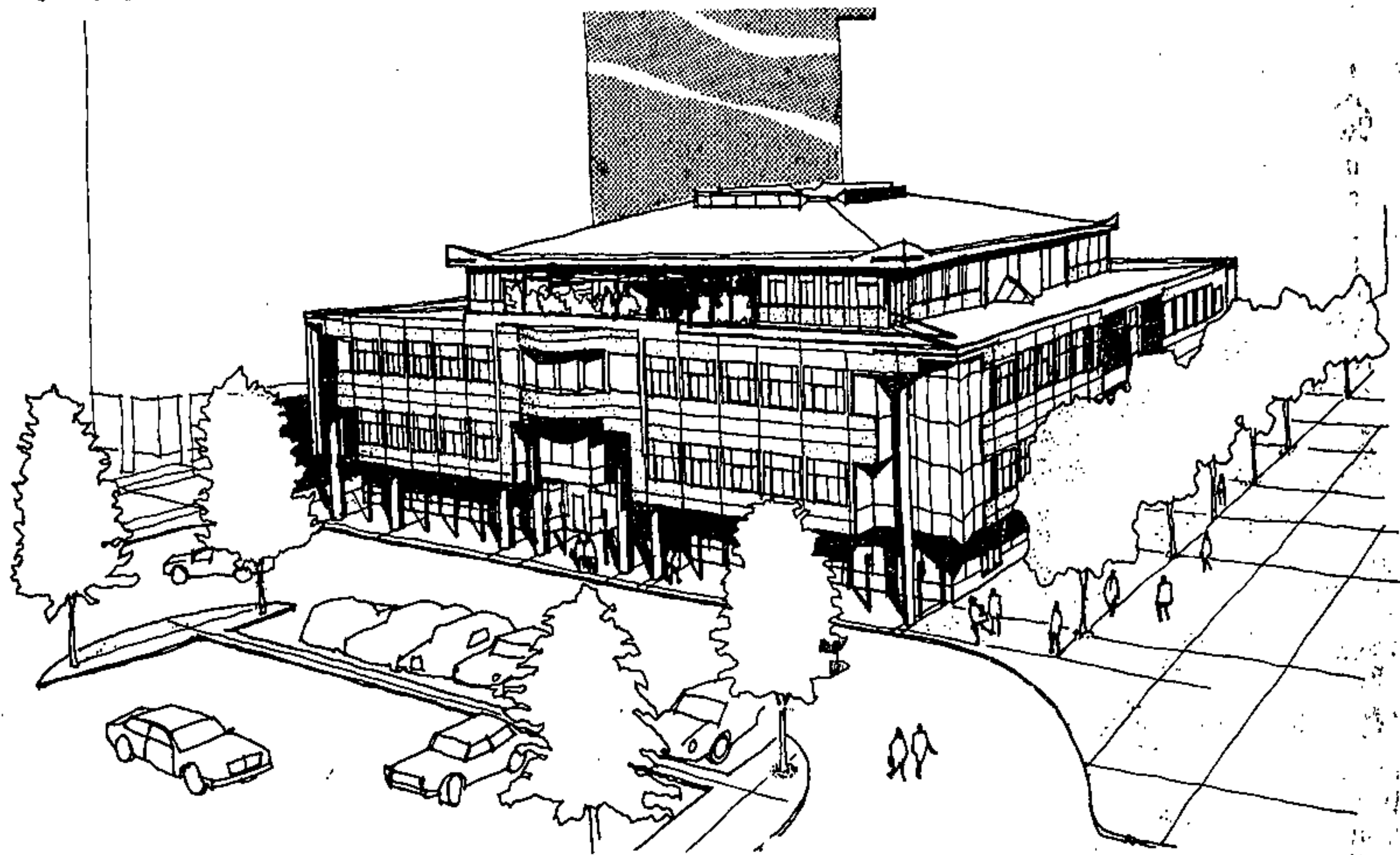
"When the upswing comes and the oversupply in office, commercial and industrial property is taken up, we are going to see a round of the most horrendous increases in construction costs."

## Grand Central

Three stands in Grand Central Commercial Park township at Midrand have been sold to Gold Fields Property Company for R750 000,

bringing to more than R2,5 million the value of sites taken up in the township in the past six months.

"Grand Central Commercial Park is an ideally-placed township to serve the growing number of new industries being established along the Ben Schoeman highway," says Mr Harold Kimmel, of the industrial division of JH Isaacs, who handled the latest sale.



An artist's impression of the proposed R7,8 million headquarters for consulting engineers Liebenberg and Stander on Cape Town's foreshore which is being financed by National Mutual.

AP STEEL

AMS

Metals (Pty) Ltd

SATURDAYS

reet, Germiston  
(kins Steel)

7720, 325-2307

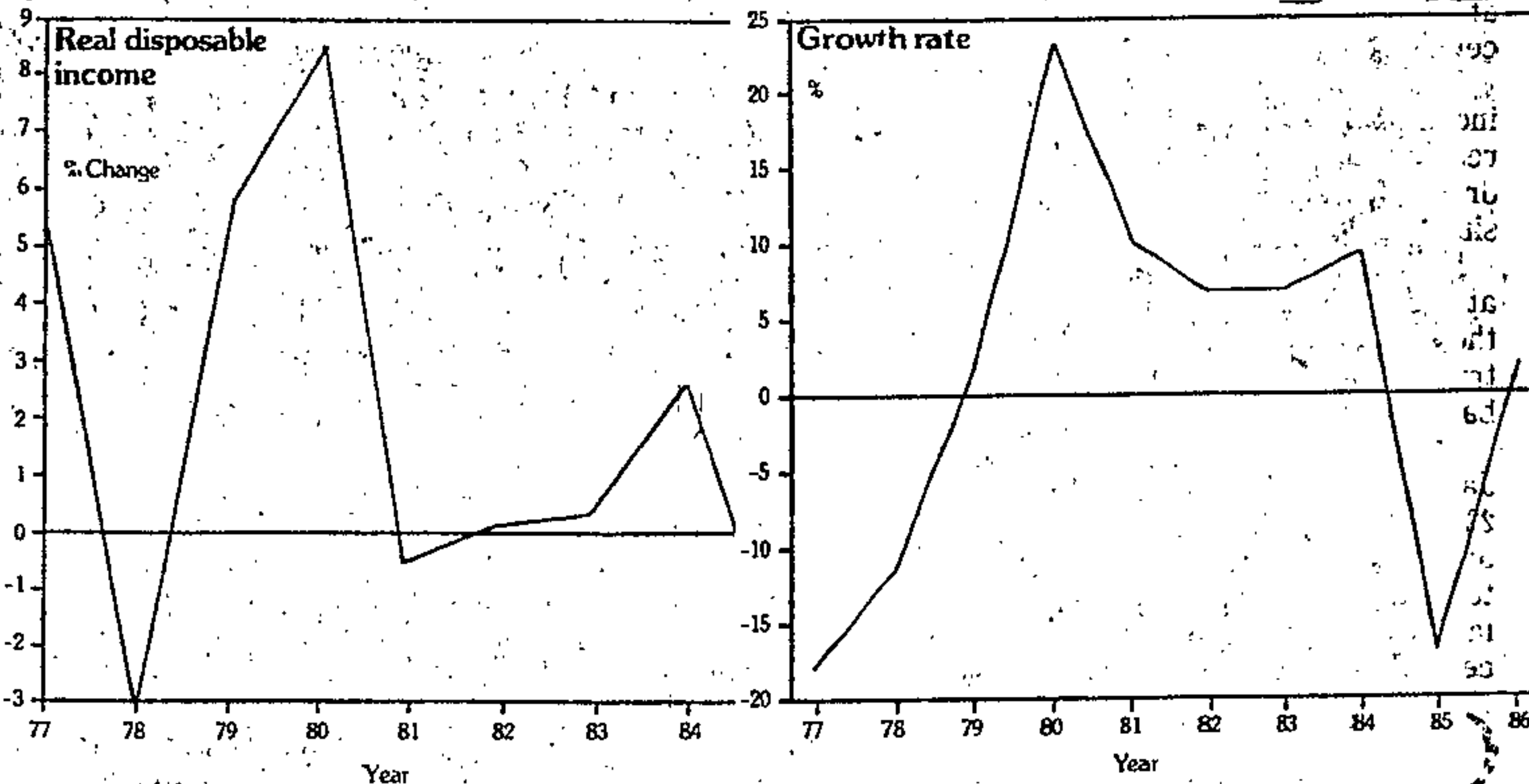
0212125

N30/D669572



# Demand for new houses not likely to strengthen this year

(123) STAR 2/10/85



The continuing decline in real disposable income throughout 1985 will ensure that there is further negative growth in investment in the South African private residential market through the first two quarters of 1986 before turning around midyear giving a net about two percent positive growth for the year as whole.

By Frank Jeans

There is unlikely to be strong demand for new houses until the second half of next year, even though bond rates are in a downward trend.

And when the housing market does respond to economic recovery, the buying public are certain to face sharp price rises as builders, battling against low profit margins and shortage of work, continue to find themselves weakened by high costs and rising wages.

This is the message which comes through clearly from the Building Industries Federation as South Africa's building leaders prepare to meet for their annual congress in George at the end of this month.

The Bifsa annual report says that with salary increases at modest levels this year and with inflation accelerating rapidly, a decline in real personal disposable income of about 2 percent for 1985 is foreseen.

The fact that personal finances will remain under pressure during the year and in the first half of 1986, will continue to have a detrimental effect on the demand for housing in the private sector.

## PARLOUS STATE

And in his accompanying statement, Bifsa executive director, Mr Lou Davis, says:

"The parlous state of personal finances, coupled with the maintenance of a relatively high mortgage rate in real terms, are the prime factors preventing the housing market from showing any short-term improvement, regardless of the fact that credit finance is once again freely available."

Referring to the recession which had "taken its toll in the industry by way of insolvencies, liquidations and bitter recrimination", Mr Davis says many companies whose liquidity was locked into marginal property developments, were forced out of the market because of a lack of working capital.

"Clearly to borrow capital at interest rates of 26 percent plus, must put paid to any rational building enterprise when tender prices are cut to almost negative margins," he says.

Apart from homebuilders hungry for more work and better margins, Mr Davis sees eventual increasing demand by an expanding population forcing up prices of existing stock "regardless of age and condition".

On building material costs, the Bifsa director says that under conditions of controlled expansion, it should be possible to contain the rate of increase to an area related to inflation but warns that in the event of the building public over-reacting

during the economic recovery period, it is highly possible that rises in building costs could once again reach unacceptable levels in excess of 20 percent a year.

Mr Davis says it is also gratifying to see that, in spite of extremely adverse exchange rates, at least one progressive overseas entrepreneur tried to continue to import limited quantities of cement to serve as "an instant lifeline" for the time when demand outstrips the supply of cement.

"The competitive spirit eventually exhibited by local cement producers in reducing retail prices to very low levels in certain areas also served by their overseas competitors, raises some perplexing questions in the minds of local consumers," says Mr Davis.

"While Bifsa regards such action as an honest attempt to establish local cement prices at a realistically competitive level rather than as an attempt to drive out any form of outside competition, it is with profound regret that we have to record that the importing company was forced to cease its operations in South Africa.

"Ultimately, whatever the intentions of this important sector of the building material supply industry, it is the general public at large that will benefit or suffer."

**R360 000**

123 for 18/9/85  
**coloured**  
*Mercury*  
**housing**

**Mercury Reporter**

THE House of Representatives has earmarked R360 000 for coloured housing in Stanger following a decision by the local town council to apply for the de-proclamation of a white group area into a coloured area.

Stanger's Town Clerk, Mr Bill Byrne, said yesterday that the town did not have a designated coloured area and the one which was initially set aside for them had now been earmarked as a black area.

The planned coloured area near the black township of Shakaville was being left vacant so that it could be extended when the need arose.

Mr Byrne said an application had been made to the Group Areas Board to de-proclaim a section of a white group area for coloured housing.

Dr Chota Bhorat, vice-chairman of the Stanger Indian Local Affairs Committee, said the leader of the town's coloured community, Mr Walter Rankin, had confirmed that R360 000 was available for coloured housing.



# Blacks have right to seek own housing solutions

14/10/85

123

DISPATCH

283

A striking paradox is building up on the South African political scene. On the constitutional front the government has great problems in finding any common ground between it and the mass of the black population. The formulas and structures the government are contemplating for African participation in government are so inadequate and devoid of political realities that they are hardly worth discussion.

It is with good reason that Dr Anton Rupert recently exhorted the government in Zwingli's memorable words: "For God's sake, do something brave!"

In contrast, the government appears to be much more realistic in trying to cure or eradicate some of the major distortions apartheid helped to produce. Handled correctly, the President's Council recommendation to abolish influx control could be a major breakthrough in alleviating some of the active poverty and unemployment in the country.

Influx control is without any doubt the single policy which has caused the greatest distortion of our system. It is due to influx control that South Africa is under-urbanised by about 10 per cent (2 to 3 million people), and that more than half of the black population of close to 30 million live in the homelands covering only 13 per cent of South Africa's land mass. Influx control has limited the consumer market, and it has curbed the mobility of labour, thereby causing serious bottle necks

in production. It has had a cancerous effect on an economy increasingly dependent on manufacturing.

There have also been other costs. There is the bitter toll of more than 17 million arrests of Africans for pass laws offences over the past seven decades. Together with the lack of political rights the pass laws have been most responsible for making Africans feel like pariahs in their own land.

In June or July this year the cabinet decided that influx control should be modified substantially. Word was sent to the Nationalist members of the President's Council which in its pathbreaking report of August 25 recommended the abolition of the reference book system as a means of applying influx control. It is also recommended that measures designed to order urbanisation should not discriminate on the basis of race or colour.

Acceptance of these recommendations clearly does not mean that the government is now at one with liberal bodies like the Black Sash on the issue of influx control. There are important voices in cabinet and the bureaucracy who want to retain a considerable degree of control over the urbanisation of Africans. It is up to the reformist section in cabinet — above all Mr Heunis and Dr Viljoen — to handle the new policy of "orderly urbanisation" in such a way that it does not become a new instrument for preventing Africans from moving to the cities.



**By DR HERMANN GILIOME, professor of political studies, University of Cape Town.**

At present there are three controls regulating African influx. The first is the law circumscribing the presence of Africans in cities. At present only Africans with Section 10 "rights" and migrants with a contract are allowed in the city. The only way in which this can be policed is through mass arrests of Africans whose reference book are not in order. Indications are that this will be terminated. The cabinet supports the President Council's slightly paradoxical recommendation that in future all people will have to carry an identity document (uniform for all South Africans) on them, but that they cannot be arrested when they do not have it on them.

So far so good. But what about the second control, the law which

prohibits employers to take on anyone who has not gone through the proper labour bureaux and imposes a fine of R5 000 for a second offence? This law nowadays applies especially to migrants who have moved to the city directly in search of work. Curiously the President's Council does not suggest any amendments to the laws regulating migrants (particularly Section 10) and the labour bureaux.

Yet so high are the expectations about the possible abolition of influx control that the government would be foolhardy to impose on employers the task of keeping "illegal" migrants away from a job. Already there are people in the business world advocating open civil disobedience if business is compelled to be agents of influx control. It is a hopeful sign that in some cities the prosecutions of employers have been stopped pending the government's response to the President's Council report.

That leaves the third control; that over housing. In the past the administration boards and black local authorities have applied influx control through providing houses only to those Africans who have a right to be in the city. As Prof Willie Esterhuyze of the University of Stellenbosch has rightly remarked in his testimony to the President's Council: That has had a seriously destabilising effect on the acceptability of these authorities.

The explosive nature

of most of the current controls has prompted government to seek some generally acceptable form of control to clamp down on "too rapid urbanisation" of which some officials mutter dire warnings. The PC report suggests a formula, the application of which could have major implications for our future.

It recommends a substantial shift away from the present policy in which the state provides formal brick housing to one in which the state will mostly provide rudimentary services and structures, leaving it to Africans and their employers to upgrade the structures. However, the report recommends that such informal settlement only be allowed on approved sites — that is, sites specifically set aside by the authorities for such purposes.

This brings us to the crunch of the matter. If the government wants two or three years before it makes sites available, and then makes only limited sites available, all the suspicions will surface that we simply have influx control in a new guise. And state action against "illegal squatting" will destroy all hope of a genuine new deal in African urbanisation.

For a government wanting to establish a proper climate for negotiation there can only be one road: promptly making sufficient land and proper infrastructure available, and allowing Africans to seek their own housing solutions. As citizens that is their political right.



# THE UNITED BUILDING SOCIETY

THE United Building Society has financed more than 50% of all home loans to black families by financial institutions to date.

27/10/85

This amounts to loans totalling more than R140-million to more than 7 000 families. Of these, 1 140 loans, valued at R31 million, were granted in the four months since

*(Handwritten initials)*

*C. P. van*

April - 90% for new homes. The UBS has R60-million earmarked for a joint I.T.A Construction and Comiat program for 50 000 new homes for middle-income earners, mostly black.

At Katlehong on the East Rand it has financed 1 000 stands and granted 525 loans, totalling R6-million.



# Bonds, loans cheaper

ARGUS  
29/10/85

123

DEREK TOMMEY, Finance Editor

LOANS for homes and businesses are to become cheaper as a result of a reduction in lending rates by the major banks and building societies.

Barclays, Volkskas and Trust are to reduce their prime overdraft rates from 18,5 percent to 17,5 percent.

This brings them in line with the Standard Bank, which cut its prime rate last week after the Reserve Bank had dropped its bank rate and rediscount rate by one percent.

Two building societies, United and the SA Perm, are to reduce their mortgage rates immediately for new borrowers and from January for current borrowers.

Other building societies are expected to follow suit shortly.

This is the third time in two months the societies have announced reductions in their mortgage rates.

The cuts are substantial, ranging from 0,25 percent on bonds of R20 000 or less to 1,5 percent on bonds of R60 000 and above.

Altogether, this year's cuts in mortgage rates will save home-owners about R300-million a year in interest payments.

## Pensioners

However, the societies have also announced reductions in the rate of interest paid on shares and fixed deposits, which could affect the incomes of savers and pensioners.

Although only two societies have announced reduced mortgage rates, the others are expected to make similar announcements in the next day or so.

The UBS and Perm have also reduced the number of categories of home loans from four to two.

From January the rate of interest on bonds of R40 000 or less will be 17,75 percent and on bonds above R40 000 it will be 18,25 percent.

The new rates, with the previous ones in brackets, are:  
Home Loans: R0 to R20 000, 17,75 percent (18 percent);  
R20 000 to R40 000, 17,75 percent (18,5 percent);  
R40 000 to R60 000, 18,25 percent (19 percent);  
R60 000 and above, 18,25 percent (19,75 percent).

## Repayment

The rate of interest on mortgage bonds above R60 000 has now been cut by 3,25 percentage points since August, reducing the repayment on a R60 000 bond by more than R160 a month.

On a R20 000 bond the mortgage rate has dropped by 1,75 percent, reducing the repayment by about R29 a month.

The rate of interest on commercial properties will also be reduced.

(Turn to Page 3, col 8)

# Societies cut <sup>Actual</sup> bond rates <sup>29/10/55</sup>

(Cont from Page 1) 125 (18)

A spokesman for the SA Perm said the society was concerned at the Government's intention to force down interest rates and was even more concerned as to whether this could be sustained in the long run.

All the building societies have reduced the rate of interest on their indefinite period paid-up shares from 16 percent to 14,5 percent, and have reduced the rate on all fixed deposits to 14 percent.

Earlier this year societies were paying 20 percent on 12 months' fixed deposits.



# Steyn warns of decline in state role in black housing

123  
STAR  
29/10/85

By Frank Jeans

GEORGE — The provision of housing by the state has steadily decreased over the past few years, dropping to only 4 000 homes built by administration boards in 1983 compared with 10 000 the previous year.

And this situation must be seen against a backdrop of overcrowded townships and mushrooming backyard

shacks. This was the message Mr Jan Steyn, executive chairman of the Urban Foundation, gave the Building Industries Federation (Bifsa) congress in George.

"Fundamental changes in the methods of building and selling homes had to be undertaken," said Mr Steyn. "These include: less formal housing solutions such as slum improvement and squatter upgrading; provision of



**BIFSA**

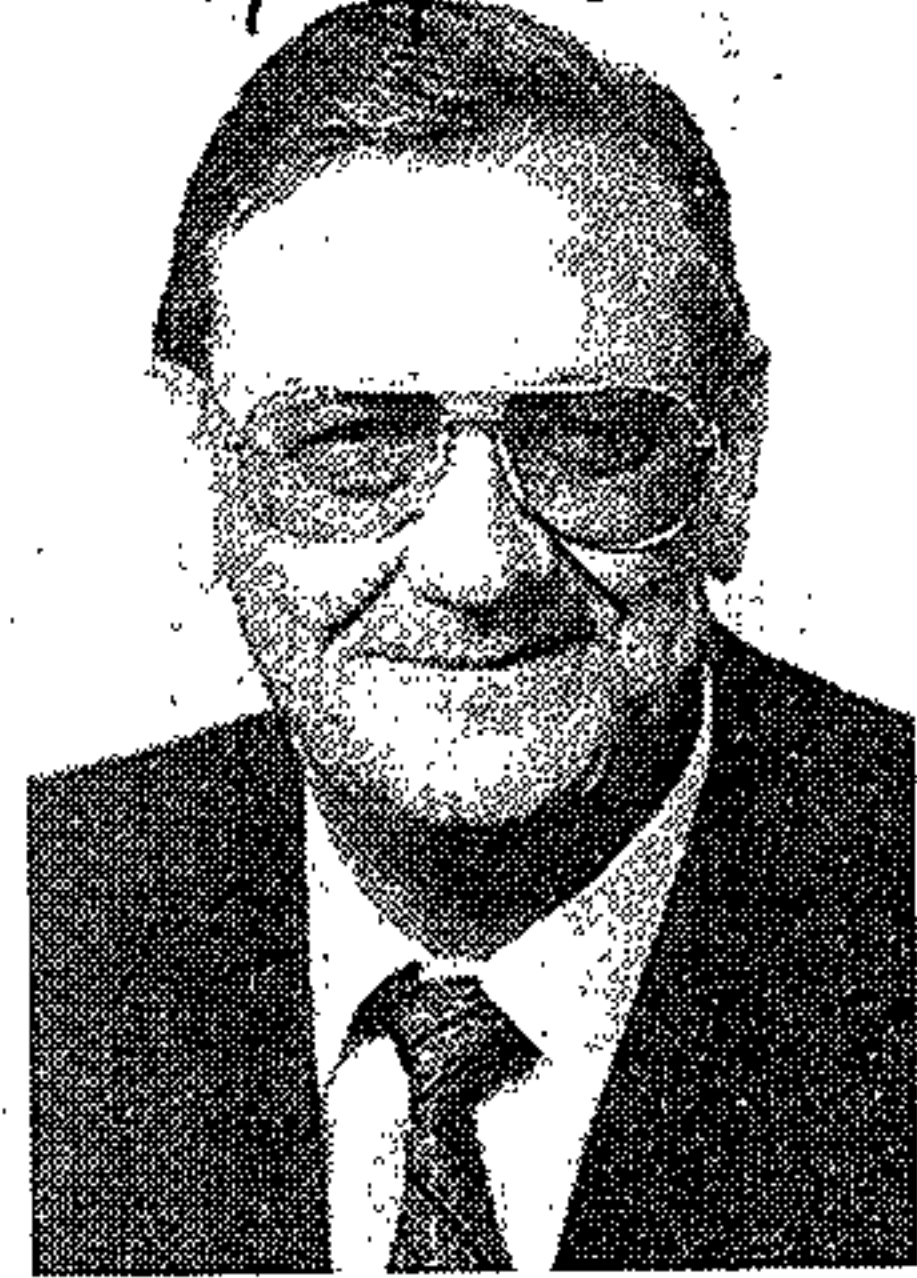
Outgoing Bifsa president Mr Andrew Stewart said building and construction work worth about R940 million was being kept from private contracting companies because of inroads of government departmental construction units.

Mr Stewart said that "huge empires have been built up across the country which need a lot of work to justify their existence".

Vast sums of money were being spent on imported plant and equipment by these departments, while private contractors were exporting their machinery because of the shortage of work.

"Attractive prices are being paid on overseas markets and contractors cannot allow their machinery to lie idle without work," Mr Stewart said.

He added that construction equipment was leaving the country by the shipload provided serviced sites for self-help housing schemes; revision of the tax and subsidy systems; moderni-



Jan Steyn

sation of the public and private institutional framework for housing finance; and a reduction of administrative bottlenecks. ing Americans with quality machinery at bargain prices.

"Our contracting companies simply do not have enough work to cover the financing costs of this heavy plant," he said.

rt

**CLASSIC** FACTORY AND INDUSTRIAL IMPROVEMENTS  
SECTIONAL TITLE PREMISES AND FLATS REMODELLED

**CLASSIC** CONSTRUCTION 51 8701

*CAG Times 29/10/88*

# The Perm and UBS reduce bond rates

JOHANNESBURG. — The Perm announced yesterday that it is reducing bond rates to 17,75 percent for all loans of R40 000 and less and 18,25 percent for all other housing loans.

Loans on flats and commercial properties will be reduced to 19,25 percent.

All new loans granted on or after October 29, will bear interest at the new rates and all existing loans will be reduced to the new rates in January.

The new reductions will follow on the reductions already announced for November and December.

• The United Building Society has announced a further reduction in its mortgage bond rates.

The reductions — the third to be announced by the UBS within the last two months — apply to home loans, home improvement loans and commercial properties and flats.

The new rates are effective immediately on new loans and on December 1 on existing loans.

The new rates are (previous in brackets):

Home loans: R0 to R20 000, 17,75 percent (18,0).

R20 000 to R40 000, 17,75 per cent (18,5).

R40 000 to R60 000, 18,25 percent (19,0).

R60 000 and over, 18,25 percent (19,75).

Home improvement loans: 18,25 percent (19,75).

Commercial properties and flats: 18,25 percent (19,75). — Sapa

**E.B. SHELVING**

**FOR ALL YOUR STEEL SHELVING & RACKING**

**PHONE 592 2081**

**For a free quotation**

**ALUMINIUM AT WAREHOUSE PRICES**

**D.I.Y. & TRADE PRODUCTS**

S

Geld return which 2 mo

"I d if doi

"Th rust his t can "wou o tl eut

Ba. gre. the. aro. the. reve lead. case perie

CAPE

• CAL  
• TRE



ARGUS 30/10/85 (123)

# State provision of housing on the decline — Urban Foundation chief

Argus Correspondent

GEORGE. — The provision of housing by the State has steadily decreased over the past few years, dropping to only 4 000 homes built by administration boards during 1983 compared to 10 000 the previous year and this situation must be seen against a backdrop of overcrowded townships and mushrooming backyard shacks.

This was the message from Mr Jan Steyn, executive chairman of the Urban Foundation, to the Building Industries Federation congress here.

Fundamental changes in the methods of building and selling homes had to be undertaken, said Mr Steyn. These included:

- Less formal housing solutions such as slum improvement and squatter upgrading;
- Provision of serviced sites for self-help housing schemes;

- Revision of the tax and subsidy systems;

- Modernisation of the public and private institutional framework for housing finance; and

- A reduction of administrative bottlenecks.

Mr Steyn said that while the State had a new policy towards housing at a national level, the application of this was the responsibility of many Government, regional and local bodies.

"There are many parts of the country where the new policy simply does not apply and, in addition, this entire complex process is in major transition because of the new constitutional arrangements.

"The net result is an extremely uneven application of the new policy."

Mr Steyn said the lack of credibility of many black local au-

thorities undermined their role and contribution in meeting the housing challenge.

"Black local authorities are a critical component of the housing scene in respect of the urban management which they are required to supply.

"In the absence of firm, progressive urban management it is extremely difficult for the private sector to launch housing projects of any description.

"A compounding factor of township unrest has been the lethargic response by centralised authority to the legitimacy of grievances among township residents and an imperfect perception of the gravity of deprivation endured by these people.

"The residents are frustrated by their inability to break out of the cycle of poverty and despair or to influence decisions which affect their lives."

ARGUS 7/11/85

~~SECRET~~  
123

CITY/NATIONAL

# Black urbanisation: Govt tells of plans

Argus Correspondent

JOHANNESBURG. — In its drive to step up urbanisation of blacks the Government plans to expand existing towns and create site and service areas for properly organised housing, the Deputy-Minister of Constitutional Development and Planning, Mr P J Badenhorst, said here today.

It is likely too, that coming legislation will open the way for the development of new towns on private land.

Speaking at a seminar on black home-ownership, co-ordinated by the American Chamber of Commerce and the South African Institute for Housing, Mr Badenhorst said: "The State is looking at the question of uncontrolled squatting on a national basis and it is obvious that decisions in this regard must now be taken."

## Influx control, squatters

"The questions of influx control, citizenship and the relocation of squatter communities are being addressed by the Government so that urbanisation can take place.

"Answers to these problems can be expected soon."

Referring to the urbanisation of blacks as the "most significant social phenomenon facing South Africa up to the year 2000", the Deputy-Minister said city populations would double within 15 to 20 years and that about 86 percent or 16 million would be black people.

Calling for greater involvement by the private sector in housing, he said financial institutions, pension funds and insurance houses would have to become more actively involved.

## Informal private sector

"The informal private sector must be stimulated so as to provide housing and building materials to individual families," he said.

"Work is already under way to formulate proposals for the deregulation of, among other things, informal sector activities."

The United States Ambassador, Mr Hermar Nickel, told delegates that US companies fully supported the effort by South African business to speed the abolition of influx control, which had been as "iniquitous as it has been impractical."

## "Abolish Group Areas Act"

Committing US business to the abolition of the Group Areas Act, the ambassador said enjoying the rewards of the free-enterprise system also meant the right to live where one's means permitted.

The ambassador said that while there was no let-up in the American platform which advocated disengagement and disinvestment in South Africa, a counter-movement "has begun to be heard".

"There is clear and encouraging evidence of a trend in the US to convert emotional energy on the issue into positive involvement," he said.



## BUILDING SOCIETIES

# Great strides made in black housing

BLACK, Coloured and Indian housing has been under the spotlight since the early-Eighties.

Forecasters have urged developers to climb in since September 1982, moralists have lauded the virtues of creating social stability and building societies have viewed with each other as to who is doing the most to finance and/or develop black housing.

And, indeed, great strides have been made in this sector, over the full spectrum of housing requirements, from middle (the R25 000 to R50 000 bracket), the sale of existing township housing under the 99-year leasehold system, the finance and construction of self-help dwellings and down to sub-economic units.

A leader in this field is the Urban Foundation, through its Family Housing Association (FHA). Acting as a catalyst between employers, administration boards and other authorities, and the building societies, finance and assistance in all forms has flowed into the black areas.

From the building society point of view, this has represented a field of tremendous activity. For instance, the largest current development is that of Protea North in Soweto where all 2 500 stands have been sold by leasehold, 600 to private families and the balance to developers.

## Assistance

Finance for every house lands up at a building society, many with employer assistance or with State guarantees.

Servicing began in November 1984, and so far 166 houses have been completed in the bracket R25 000 to R55 000 including land, and between 230m<sup>2</sup> and 350m<sup>2</sup>.

The most active societies in this scheme are the Perm, UBS and NBS.

Currently the FHA is also involved in Mamelodi with 1 300 sites, developed also by Schachat Cullum, Gough Cooper, SATS, Bonaero Park and Samcor. Other developments include Daveyton, Tembisa, Khatlehong, Vosloosrus, Atteridgeville, Sebokeng, Dobsonville, Deep Meadow, Soweto, Alexandra, among others.

On the other side of the coin is unconventional housing, or supported self-help, such as that at Khatlehong, also with building society finance.

HOWARD THOMAS

Nell also believes there are three aspects where the societies could loosen up, to the benefit of both themselves and the homeowners.

The first is in terms of the cover the demand for finance, ie 20% down, a mortgage on the house, life insurance and a credit assessment.

Replies the Perm's Van Honschooten: "We can only, by law, lend on registerable title, the property must have an Agreement Certificate, and any lender of money will conduct a credit assessment on the potential borrower."

Other societies agree that their requirements are not unreasonable and point out that life insurance is an option for the protection of the borrower's family.

Secondly, Nell feels they should relax their method of assessing household income to include not just the formal income of the husband and wife, but also informal income such as that from children and relative and income from rent of rooms.

Van Honschooten agrees that societies have to establish criteria to meet South African social conditions, and Kemmey rules that every case is treated on its own merits.

The Allied's Tindall says informal income is counted in if it can be proved to be regular and reliable.

Thirdly, building society inspectors must loosen up on the building standards they demand. The dwellings may be structurally sound, but are often penalised on aesthetic grounds, such as unacceptable plastering.

Societies greet this with mixed reaction. Some say they are protecting the value of the property in the interests of both the society and the homeowner. Others maintain that their standards are continually being reviewed in the light of regulation changes by local authorities.

## Reluctant

Finally the FHA feels that societies should consider incremental housing. This is where the owner buys the plot and builds until he runs out of money. He then saves up, perhaps for a year or two, and then adds a bit more. Thus cumulative financing is needed over a long period of time.

There is also a problem regarding loans to black women, who have no legal rights. However the Perm has advanced money to women and so far no complications have resulted.

NBS's Terry Bradshaw says his society was one of the pioneers in black housing and remain fully committed to it. He says the NBS will not exclude high risk professions such as policemen and administration board officials whose homes could become targets during unrest.

He says that in general on freehold land loans are granted individual to the homeowner, but on leasehold they find it more expedient to operate through a partnership with a developer and provide the finance as this cuts out any third parties and reduces costs. He estimates their involvement to range from the R28 000 to R60 000 level.

He finds the default rate acceptable, plenty of finance available, but too few applicants, and the leasehold system cumbersome, but no real problem. However, to developers who want to go into black housing, he issues a warning, "Before you commit yourself, go on an intensive 'Know Your Red Tape' course."

The Perm's Brian Kemmey, however, says that the Perm has no minimum price against which they will advance a loan. "All cases are treated on merit, not only on the basis of the present security, but also on the borrower's willingness and determination to upgrade his home, often quite rudimentary dwellings.

## Collateral

"He adds that the society is quite willing to advance a 100% loan provided collateral security is provided, which it often is by the employer. In matters of income assessment, building standards and general conditions in the black housing market, he says one cannot apply First World standards to Third World conditions, so criteria have to be adaptable and flexible.

Allied's Alan Tindall says his society has lent across the board from new developments in Sebokeng and Soweto in the R25 000 to R30 000 bracket down to finance to administration boards for self-help schemes, as well as on existing dwellings in terms of the "500 000 houses sale".

expect 500 000

4 up overnight



8/11/1985

123

with outside toilet and shower. The R7 000 includes the land but excludes the labour.

Potential home builder/owners are given access to the building plans, bulk purchase of materials, technical assistance in foundations and plumbing and technical supervision and advice throughout the construction process. A three bedroomed house with bathroom, kitchen and livingroom, totalling 80m<sup>2</sup> will go for R15 000.

FHA's general manager, Matthew Nell says: "The potential units are unlimited. 650 are started, 750-odd in the pre-construction process. We handle about 350 a year, and would double it but for the shortage of stands. There is plenty of raw land not yet allocated."

Nell believes that the societies' development corporations could go into self-help housing and make a profit, but all say they are not geared to

being relevant to 70% of the urban population. They say they are not geared up to carry the administration. Some maintain it falls into the definition of sub-economic housing, which is the responsibility of the State.

However the FHA maintains that the housing problem in SA needs imaginative solutions, which need imaginative financing.

Van Honschooten points out that the societies late start in the black market was not their fault, but due to legal and political constraints imposed by government. Since 1980 when registerable title was brought in, inroads have been rapid, despite the complications.

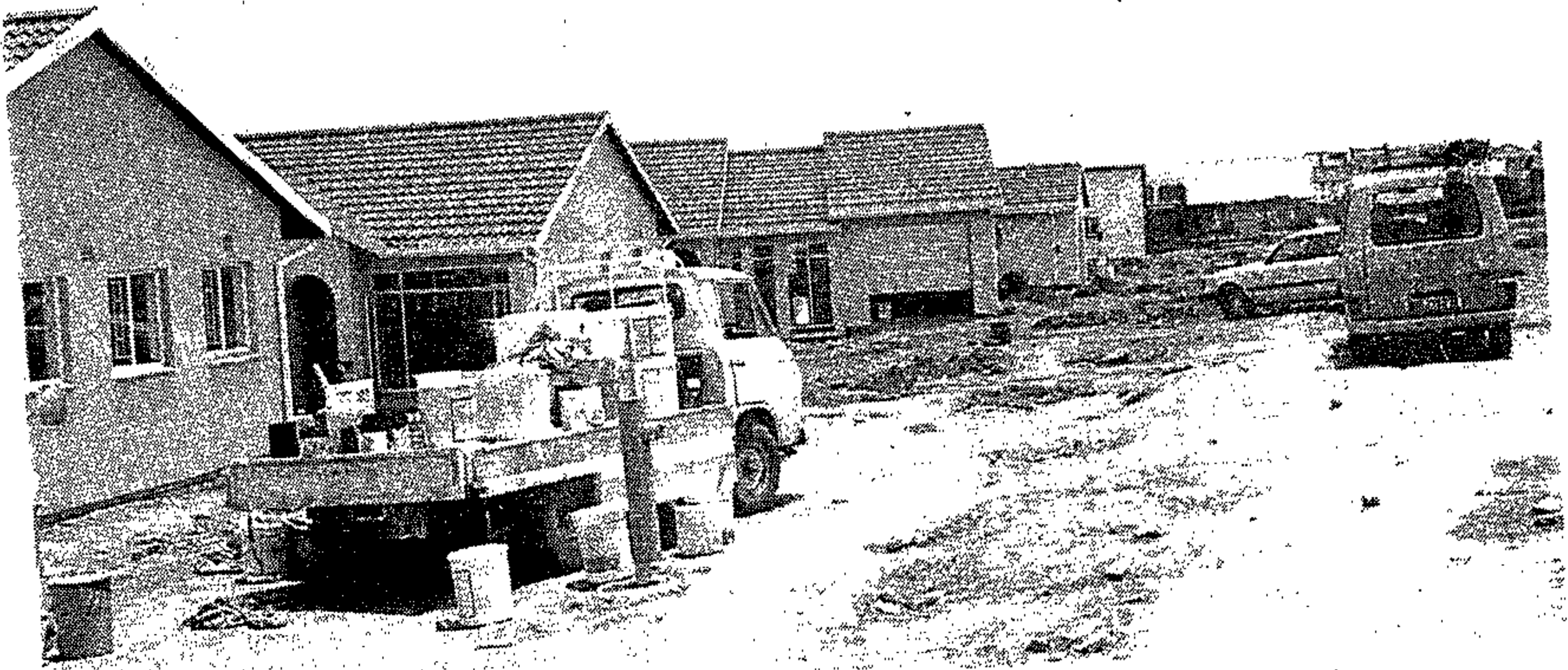
There is a high risk attached to loans in the homelands, as there is no guarantee that mortgages will remain in force after political changes have been made.

when there is no market? A market does not solely consist of a buyer and a seller. It needs ancillary services. There are no black estate agents, no black conveyancers — consequently, no black marketplace. Any place then for a black building society?

"No", says Tindall, "existing societies must gear themselves up to be totally staffed by blacks wher there are only black customers."

To illustrate this the UBS has granted 1 650 loans in the seven months since April this year to blacks amounting to R48m, of which only 10% were for existing homes.

The society's total loan commitment on black housing to date is more than R163m to over 7 700 families. Some 30% of all lending in the Cape Peninsula by the society since April has been on coloured housing (R30m), and 34% over this period in the Durban area on Indian housing.



● HOUSING DEVELOPMENT ... for blacks at Emakathini near Kempton Park — a Perm project.

# All the facilities available

WITH the wide range of services and sophistication offered by the banks, who would want to invest in a building society? With R21bn in the coffers, plenty of people it seems.

The "little old ladies' banks" don't scoff at this source of deposits. As one cynical manager puts it: "They have all their late husbands' insurance policies to spend, and we have to see that they invest wisely."

On the basis that if it is good enough for the little old ladies, it's good enough for a broad spectrum who are looking for their investments and needs to be serviced in a particular way.

The building societies offer:

- A clear record for security and stability. Far from being in the business of creating money like the banks, investments in a building society are backed by mortgages on private homes, plus a prudent reserve;

An extensive branch and agency network. The agencies, traditionally the domain of estate agents, put one or other society agency within walking distance of many people. Most are now linked to the home branch by on-line computer;

The Building Societies Data Bureau (BDB) enables companies to pay salaries directly into savings or transmission accounts at any branch of any society. BDB also automatically debits transmission accounts with insurance premiums, store accounts, lights and water etc by arrangement with the creditors; and

A comprehensive range of investment opportunities.

What then is the profile of a typical building society client? He or she must possess one or more of the following characteristics:

- He fears that banks, because of their complexity and because they

sometimes dabble in risk, have the potential to get rocky;

He finds banks over-awesome — there is always someone in the queue transacting more money than he has ever possessed;

He believes cheque accounts are riddled with hidden bank charges;

Bank accounts seem to require large minimum balances;

He never needs more than five cheques a month and that, together with his ATM card and transmission account, meet his every need; and

Service is convenient and friendly — the manager is there only to smile at him, not to snarl because he is overdrawn.

As one building society executive puts it: "The territorial domains of the banks and building societies overlap in the minority of cases — for the rest, they were established through tradition."





Mr HERMAN NISKEL

# Houses on the cards for blacks

IN its drive to step up urbanisation of blacks, the Government plans to expand existing towns and create site and service areas for properly organised housing, the Deputy Minister of Constitutional Development and Planning, Mr P W Badenhorst said yesterday.

It is likely too, that forthcoming legislation will open the way for the

development of new towns on private land

Speaking at a seminar on black home ownership co-ordinated by the American Chamber of Commerce and the SA Institute for Housing, Mr Badenhorst said: "The State is looking at the question of uncontrolled squatting on a national basis and it is obvious that decisions in this regard

must now be taken.

"The question of influx control, citizenship and the relocation of squatter communities are being addressed by the Government so that urbanisation can take place.

SOWETAN

"Answers to these problems can be expected soon."

8/11/85

Referring to the urbanisation of blacks as the "most significant social phenomenon facing South Africa up to the year 2 000," the Deputy Minister said city populations would double within 15 to 20 years and that about 80 percent of 16 million of the increase would be blacks.

Calling for greater involvement by the private sector in housing, Mr Badenhorst said financial institutions, pension funds and insurance houses would have to become more actively involved in the field.

"The informal private sector must be stimulated so as to provide housing and building materials to individuals, families," he said — SOWETAN Correspondent.

Occupation, ownership still divorced — Heunis

# Freehold rights for some blacks

BUS DAY  
5/12/85

123

BLACK South Africans who qualify under the 99-year leasehold scheme are to receive freehold property rights in black residential areas, Minister of Constitutional Development Chris Heunis announced yesterday.

He was speaking after a tour of greater Soweto which included discussions with a number of black leaders.

He also announced that, from July next year, all South African citizens would carry one identity document.

At a Press conference, Heunis explained the implications of the announcement.

"I believe that this would have very serious implications for home ownership of these communities. I believe, because of this decision, more people will now be prepared to acquire their own homes and more financial institutions will be prepared to advance loans to potential buyers of these houses," Heunis said.

In reply to a question about the effects

SOPHIE TEMA and Sapa

of Section 10 rights on property owners, Heunis said: "In those areas where the 99-year leasehold rights have been approved, people will now be able to acquire freehold rights.

"The occupation and the ownership, naturally, are divorced. But I have also said that people who are South African citizens — or if they are not, but they are legally present in terms of certificates issued by the Department of Internal Affairs — will also be able to occupy the houses," Heunis added.

While PFP leader Frederik van Zyl Slabbert welcomed the move, he questioned its effectiveness as it applied only to people who qualified for 99-year leasehold.

He said there were many questions left unanswered by the announcement. "Who qualifies for 99-year-leasehold? There

has been some debate in the Cape about this issue. Does the government intend to draw a distinction between urban and rural blacks?

"It's all very well to welcome this reform but why have we waited through 37 years of National Party rule for the change to be made?"

Heunis held private talks with mayor of Soweto Edward Kunene, mayor of Diepmeadow Joseph Mahuhushi and mayor of Dobsonville Steve Nkatlo, before making the announcement.

While on his tour of the townships the Minister made a courtesy call to the home of the Bishop of Johannesburg, the Rt Rev Desmond Tutu.

Tutu is in Harare attending a special meeting of the World Council of Churches to discuss the South African crisis.

The Minister also drove past the Orlando West home of Winnie Mandela.

BUS DAY

322,15	892,38	915	0,3600	0,2985	2,5180	0,2422	13,40	1 153,8	1 130,7	1 290,8
--------	--------	-----	--------	--------	--------	--------	-------	---------	---------	---------

I  
j  
A  
ne  
—  
US  
US  
ing  
/  
ap  
ca  
wh  
par  
Ma  
gro



**We're also depositors, chief tells building society**

# Concern over lack of black housing loans

19/11/85

Mercury

103

103

103

**ULUNDI**—Although big business had taken a bold political stance there was insufficient evidence of its placing the problem of black poverty at the top of the national agenda, Chief Mangosuthu Buthelezi, said here yesterday.

At a meeting with top executives of the S A Perm, the Kwazulu Chief Minister and Inkatha president warned that continued poverty and the Government's trepidation over bringing about fundamental reform would combine to prolong South Africa's present crisis.

He told the company's managing director, Mr Bob Tucker, and its Natal chairman, Mr Bill Hamilton, that he was deeply concerned by the fact that building societies were

reluctant to lend blacks money for home building.

They would know the extent to which whites' homes were being financed through funds placed with building societies by blacks. He understood that there had been technical problems, but he would have thought these could long since have been attended to.

### Self-help

Chief Buthelezi pointed out that the stabilisation of black communities and their vertical social mobility rested heavily on the incentive of home ownership. He hoped that the discussions would lead to renewed attempts to solve problems in this regard.

He said his Inkatha and Kwazulu leadership positions enabled him to say

that big business had not even begun to work seriously in partnership with black South Africa.

There was, for instance, virtually no support for what Inkatha was doing in self-help development. 'I grapple with poverty all around me,' he said, 'and I do not even receive support for a viable, achievement-orientated Inkatha Development Office.'

Big business and Inkatha had not come together on the level and magnitude demanded by the urgency of the times, but there was a need for such partnership to salvage the country from the violence which now realises seriously threatens our future.

Chief Buthelezi said he could genuinely praise big business for having taken a bold step into the

political arena. But if the roughly 1 400 000 black South Africans living in shanties in greater Durban's squatter areas were asked what big business's new commitment meant to their lives, they would have nothing to say.

### Backlogs

He saw the value of the Urban Foundation's efforts, but unless big business threw its weight behind the kind of recommendations made recently by Mr Louis Rive (head of the Nata/Kwazulu Planning Council, who called for a R107 million development programme), the foundation could not achieve what it wanted for the poorest of the poor.

'Unless we can do more than we are now even

dreaming of doing for the vast squatter areas, where people live in desperate poverty and inhuman circumstances, the forces of violence will continue gathering momentum,' he said.

Even if the country started on a dramatic economic recovery tomorrow there would not be enough capital to wipe out the backlogs of deprivation.

For the whole of the present generation — and perhaps into the next generation as well — the only hope lay in fostering a spirit of self-help.

It was against this background, Chief Buthelezi said, that he was deeply concerned about building societies being reluctant to lend money to black people for home building. — (Sapa)

ARGUS 5/12/85 12B

# Blacks granted property rights in townships

Political Staff

JOHANNESBURG. — The Government had decided to grant unconditional property rights to blacks in black residential areas, the Minister of Constitutional Development and Planning, Mr Chris Heunis, has announced.

Speaking after a tour of Greater Soweto yesterday Mr Heunis said that all black South African citizens and legally qualified immigrants would now be able to buy property on freehold in those areas where 99-year leasehold rights had been approved.

"People who are South African citizens — or if they are not but are legally present in terms of certificates issued by the Department of Internal Affairs — will also be able to occupy the houses," he added.

Mr Heunis said Section 10 rights would no longer be a prerequisite for blacks to own property.

He said the new deal had nothing to do with the Group Areas Act and that the dispen-

sation would be implemented in terms of the country's laws.

"Blacks, like all other population groups, have certain areas to which they have been designated. These people will now have the right to own property on freehold in these areas," he said.

"I believe that because of this decision more black people will be prepared to acquire their own homes. I believe this will also reassure financial institutions and they will be prepared to advance loans to prospective home owners."

He explained that blacks who belonged to national states which were not independent would automatically qualify under the scheme, as would those who belonged to independent homelands but were living outside those national states.

Blacks who belonged to independent homelands and lived in those homelands would be required to arrange with their respective governments for a change of citizenship if they

wished to buy property in South Africa.

Mrs Sheena Duncan, president of the Black Sash, said last night that, like the repeal of the Mixed Marriages Act, the move had great ideological significance to white people.

"But it will not seem to blacks to be a significant move towards the dismantling of apartheid.

## "Real significance"

"The Group Areas Act continues to exist. To have real significance the Group Areas Act and the Land Act would also have to be repealed to allow blacks to buy land on the same basis as whites," she said.

Mrs Duncan added that the Government's decision would merely redraw the lines of influx control on a financial basis.

"Influx control will become a question of wealthier people becoming insiders in urban areas and the less wealthy remaining on the outside."



**JOHANNESBURG**—Black South Africans and those with permission to live here would be granted freehold rights next year, it was revealed yesterday.

The Minister of Constitutional Development and Planning, Mr Chris Heunis, made the announcement during a goodwill visit to Soweto and a number of local authorities yesterday.

Mr Heunis said he hoped the Government would announce the granting of freehold rights to all South African residents and those with permission to live in the country by early next year.

### **All citizens**

Furthermore, he revealed, all citizens would carry one identity document as a first move in phasing out the present pass book carried by blacks.

Speaking at a Press conference at the Florida Lake Hotel, near Roodepoort, after the tour, Mr Heunis said all South African citizens would carry the new identity document from July next year.

The phasing out of the pass book is believed to be one of a series of constitutional options drawn up by the Government to be implemented as part of a reform programme.

Mr Heunis said the Government had decided two days ago that in all areas where communities qualified for 99-year leasehold titles, freehold rights would automatically be implemented.

Property rights would also be accorded to all who had lost their citizenship to independent homelands and lived outside them but were legal occupants of South Africa.

The cases of those who did not qualify in these categories would be discussed further.

Mr Heunis said: "This move is being taken because I believe we can co-exist in South Africa and all can contribute towards the development and welfare of this country."

He held private talks with the Mayor of Soweto, Mr Mphahlele, the Mayor of Diepsmead, Mr Joseph Mankwishi, and the Mayor of Dobsonville, Mr Steve Nkomo.

### **Bishop**

The minister also made a courtesy call at the home of Bishop Tutu, in Beverley Hills, near Orlando West, but was told the bishop was in Zimbabwe.

His wife, Leah, was not home either and a young relative of the family answered the door to the minister.

He also drove past the Orlando West home of Mrs Winnie Mandela, but did not go into the house.

Sapa yesterday reported that a handgrenade exploded in Soweto when the minister's motorcade was driving through the townships. No one was hurt and no damage was caused.

A spokesman for the minister said in his opinion the blast had had nothing to do with Mr Heunis's visit.

Mercury Correspondent

# BLACKS WILL GET FREEHOLD RIGHTS NEXT YEAR

Mercury 5/12/85

(123)

(123)



## NEWS ANALYSIS

BUS DAY 123  
6/12/85Freehold plan will not  
bring end to pass lawsPAUL BELL  
Political Correspondent

GOVERNMENT's patchwork quilt of socio-economic reform has gained a few more stitches in the freehold decision but, for blacks, the design is likely to remain badly flawed in at least one major respect — the pass laws.

The freehold package incorporates one major leg of the Riekert commission's original recommendation that a home and a job should be the chief criteria for a black person's presence in urban areas.

If this is to underpin government's strategy for "orderly urbanisation", then recommendations that the pass laws simply be abolished would not appear to be on the cards.

Two more threads in government's thinking were pulled a bit tighter by Constitutional Development and Planning Minister Chris Heunis.

One is black citizenship — an issue which has been resolved in principle. But the question of which political rights government will attach to it beyond, for

*In 1979, the Riekert Commission recommended that a home and a job should be the chief criteria for a black person's presence in urban areas. Six years later, Constitutional Development and Planning Minister Chris Heunis says government is implementing this policy.*

example, the socio-economic right of freehold, has still to be determined.

The other is "orderly urbanisation" — government's term for whatever its intentions may be regarding the scrapping of influx control and the availability of land for settlement by urban blacks.

The freehold decision is a major step forward in some senses:

□ Urban blacks had reservations about leasehold. They were uncertain as to the rights it accorded them in terms of their status as urban residents. Freehold, for those who can buy it, will underscore their permanence.

□ Freehold implies an easing of influx control regulations. But for those without urban residence rights, the conditions of entry will depend on their ability to buy their way in.

Freehold is still subject to racial restrictions under the Group Areas Act.

Furthermore, while government is obviously investigating the availability of

land there are fears that President's Council recommendations on the scrapping of influx control and the purchase of large tracts of land to accommodate black urbanisation, will not be accepted.

Heunis has avoided promises to make large tracts available, and his planned freehold legislation is based on Riekert. The freehold decision indicates government's plans for "orderly urbanisation" do not include scrapping the pass laws.

Heunis said yesterday government had already accepted in principle the recommendations of the Riekert commission "in terms of which the availability of a home and a job was to constitute the basis of a policy of orderly urbanization".

Related matters, such as encouraging urbanization outside metropolitan areas, would form part of the strategy.

Next year's legislation, giving effect to the freehold decision, would provide for a choice between 99-year leasehold and the slightly more expensive option of freehold.

Heunis said: "Until now, one of the chief problems with the acquisition of a house by a black family in terms of the 99-year leasehold system had been the requirement that legal presence in the area concerned first had to be proved.

This often led to considerable delays and to accusations of red tape and also to reservations on the part of financial institutions concerning the financing of home acquisitions by black people.

Great progress had been made, however, with the surveying of plots and the sale of houses. By the end of September, 273 000 plots had already been approved by the Surveyor-General, and 174 000 more were awaiting finalisation.

"As far as the sale of houses and plots is concerned, it must be pointed out that 38 000 existing houses have already been sold under leasehold and that 43 000 plots have been sold and built on, or are being built on, by the owner himself.

"To this must still be added 90 000 houses which had been sold under the old "house ownership scheme" in terms of which a person could become owner of the building but not of the land on which the building stands.

"The abovementioned plots form part of the approximately 360 000 plots or houses which, according to calculations, are available for sale," Heunis said.





# Black urban rights Grand Plan

By BRIAN POTTINGER

A RADICAL new policy on black urban rights has been revealed.

The first strand — untrammelled freehold rights for black South Africans in prescribed urban areas — was unveiled this week.

And early next year a complete package of "positive urbanisation" measures will be implemented — including extraordinary new Presidential powers to cut red tape.

The four elements in the policy are:

- Drastic new powers for President Botha to dump measures which hamper the functioning of the free-enterprise system — especially in the black community.

- Immediate steps to allow freehold rights to all South African blacks who can afford either sites or houses in proclaimed black areas where 99-year leasehold is operational.

- Amendments to the citizenship and immigration laws to facilitate black qualifications for freehold rights.

- An as yet undefined recasting of the influx control laws to make acquisition of property in urban areas easier, and eventually phase out the "control" functions of the influx policy.

The steps — taken together — will profoundly affect traditional Government policy towards black South Africans and unleash an explosion of economic and, inevitably, political activity in the country's vast black townships.

8/12/85 S. Times

123

## Crucial

Crucial to the scheme will be new temporary powers to be invested in the President until 1989, allowing him to scrap measures restricting free enterprise among blacks — thus giving a massive boost to the informal economic sector and making acquisition of land much easier for thousands of blacks.

The Government will establish a de-regulation committee to advise on restrictive measures that should be chopped. The move is in line with a pledge President Botha made on August 15, and recommendations of the President's Council.

The second leg of the scheme is the effective throwing open of urban land for purchase by all South African blacks, whether they possess the existing Section-10 rights or not.

Minister Chris Heunis's statement on freehold rights on Thursday was originally intended to be announced by the President in his opening address to Parliament when the necessary legislation was at hand.

The final proposals were, however, apparently approved by the Cabinet this week, and Minister of Con-

To Page 2

# NEW BLACK PLAN

From Page 1

stitutional Development Minister Heunis surprised even his own staffers when he suddenly announced the Government's intentions after a tour of Soweto on Thursday.

Objections to the scheme which have been raised focus mostly on the lack of land and the cost of dwellings for blacks. Constitutional Development sources emphasised this week that freehold rights would also be extended to plots of land on which newcomers could build their shanties.

The third leg of the plan involves the dramatic rewriting of the citizenship and immigration laws. Citizenship, as already indicated, will be returned to all black South Africans living outside the indepen-

dent TBVC countries, and associative citizenship extended to those within.

Scrapping of racially-discriminatory clauses in the Immigration Act will also theoretically put all South Africans on an equal footing regarding access to property.

All these steps in themselves require a complete rewrite of the legislation which presently governs black rights of residence and permanence in urban areas.

But the fourth leg, apparently still being wrestled with in Government quarters, is how to rewrite the "control" functions of the existing influx laws.

Constitutional Development sources indicated this week that further amendments to the influx control laws will be presented early next year.



# Freehold isn't for everyone

(123)  
C. P. K. W.  
8/12/85

## CP Correspondent

THE GOVERNMENT has given more details of its decision to give black people freehold rights, after a wave of confusion over what it actually means.

According to a "clarifying statement" issued by Constitutional Planning Minister Chris Heunis late yesterday, black South African citizens or "legal immigrants" can now own land in any proclaimed township without having to prove their legal presence.

"We aim to get legislation to this effect through Parliament in the first half of the 1986 Parliamentary session," Mr Heunis said.

The new law will replace the old 99-year-old leasehold system with freehold rights.

"Any black person who is a South African citizen or a legal immigrant will be able to acquire property in all townships where the 99-year-leasehold

system applies," Mr Heunis said.

In the past, 99-year-leasehold rights were only granted to black people who qualified under the provisions of Section 10 of the Consolidation Act. Section 10 only applied to property buyers in an urban area or to residents there for 15 years.

Mr Heunis used three examples to explain the implications of freehold:

- Someone who at present lives in Soweto and is able to buy a house will now be able to occupy that house legally.

- A Lebowa resident who is able to afford to buy a plot or house in Tembisa can do so.

- An illegal immigrant from Mozambique - who is not a South African citizen - will not acquire any rights in terms of the announcement.

Mr Heunis did not deal specifically with the position of citizens of the

"independent" homelands of Transkei, Ciskei, Bophuthatswana and Venda.

Confusion and a "wait-and-see attitude" greeted Mr Heunis' initial announcement that the Government intends to grant freehold rights.

- Nafcoc challenged the Government to allow blacks freehold rights outside the so-called scheduled areas.

In effect the black businessman's challenge means the Government must move faster and open the country's so-called white areas to black people.

"The Government must go further than what Mr Heunis said by changing the Land Act itself," said Nafcoc publicity spokesman Molefe Mokgoko.

- SA Institute of Race relations assistant director Sylvia Gon said:

"We regret that it seems a few blacks will qualify. And it looks as if this qualification is linked to influx control."

- General and Allied Workers' Union general secretary Sydney Mafumadi said: "The majority of our people envisage a single and undivided South Africa. Any solution not premised on those lines is not a solution."

- SA Allied Workers' Union organiser Tshini Mulondo said: "From the workers' point of view, Mr Heunis doesn't change what we want ..."

"Mr Heunis' announcement is window-dressing. What he said will not change the workers' stance."

- The US Chamber of Commerce, on the other hand - which has few, if any, members directly affected by the regulations on black housing - warned to the Government's latest move.

"This is something we have been promoting to various Government Ministers over a long time," it said.

★ See Page 2

# Union leader warns of rent boycott

QUEENSTOWN—Mr Elijah Barayi, the leader of Cosatu, the new super federation of South African trade unions, has warned that blacks might refuse to pay taxes and rents if the Government failed to meet popular demands.

Addressing more than 20,000 people at a mass funeral of 11 unrest victims in Queenstown, Mr Barayi called on President Botha to resign, saying he had failed to steer the country clear of turmoil.

Jailed ANC leader Nelson Mandela was better qualified to lead South Africa, he said.

The unionist also reiterated pronouncements made at the Cosatu launch in Durban last weekend that passes would be burned if the pass laws were not abolished within six months and that the new federation would engage itself actively in community issues.

'If the political order in this country does not change soon we will

refuse to pay taxes and rent.

'This is the land of our forefathers anyway,' he said.

Eleven victims of police action on November 17 were buried in Mlungisi township on Saturday after an hour-long service in the local soccer stadium.

Meanwhile the Residents' Committee says it has taken custody of only 12 bodies.

These include an influential community leader, Mr Lizo Ngcana, 71, who was intimately involved in the Residents' Committee and the Queenstown Chamber of Commerce on the consumer boycott.

Addressing mourners, the UDF's Eastern Cape secretary, Mr Stone Sizani, said the Boycott Committee had another 'secret weapon'. — (Sapa)

9/12/85

MCC







UCASA president, Steve Kgame.

# Ucasa welcomes freehold

THE Urban Councils Association of South Africa (Ucasa) has welcomed the announcement by the Government to grant blacks freehold rights.

The Minister of Constitutional Development and Planning, Mr Chris Heunis, announced last week that he hoped to have the legislation passed when Parliament resumed next year.

In a statement released by the organisation yesterday, Ucasa said the move to grant blacks freehold rights was welcomed as "the right step".

The statement added: "We are also aware that this move will have far reaching implications for home ownership as more people would be in a position to own homes through their own efforts, through institutions, the private sector as well as assistance from the Government".

Ucasa said it was not in favour of the restriction that only persons who qualify for 99-year leasehold rights should be the only people who will automatically qualify for the rights.

"To make this exercise worthwhile, the Government should provide enough land for black areas."

SOUWETAN 09/12/88

123

*BUS DAY*

## Mixed reactions to black freehold rights

*12/12/85* SIPHO NGCOBO *123*

THE issue of freehold rights for blacks has been greeted with mixed feelings by the black community.

Some people interviewed by *Business Day* received the news with jubilation while many others, especially "migrant labourers", described the announcement as "senseless."

Mshiyeni Thwala from Kranskop, Natal, who lives at the Jabulani Hostel, did not know about government's freehold plan. He is employed as a cleaner with a Johannesburg company and renews his work contract annually.

He was disappointed on hearing the news, shook his head and said:

"The government is being impossible. Why must one have a lot of money to qualify for urban rights?"

"The government knows well that we cleaners earn too little to be able to buy stands."

Soweto housewife Rebecca Tsotetsi described the plan as one of "those senseless government changes".

She added: "We need meaningful changes and not only freehold rights."

Others took a different stance. "We are happy that government has finally realised that we deserve full ownership of our houses and the land they occupy," said bank clerk Gordon Sibanyoni.

James Khuluse, who leases a house in the prestigious Dobsonville Extension under the 99-year leasehold scheme, was jubilant: "This is good news! We will be paying for something we know belongs to us."



# Freehold unlikely to boost bond market

BUS DAY 12/12/85

JANE STRACHAN

THE number of home loans being granted to blacks is not likely to increase dramatically as a result of government's freehold plan.

While building societies have welcomed the move, there is some doubt as to the effect it will have on the market. Building societies stress that they have had no official notification of the announcement.

Institution executives say blacks who seek home ownership would just as soon choose 99-year leasehold, as amended to permit a fresh 99-year term with each new owner.

Building societies deal with the upper end of the market — the more expensive private developments — whereas development boards sell the cheaper township "box" houses.

Either way, the new route is likely to be more expensive.

Looking at government box-style houses, there is a strong likelihood that, on freehold, sale prices will be set at market value.

A senior West Rand Development Board source says he has as yet received no official word, but thinks this will be the case.

The current average cost of these houses on 99-year leasehold is about R1 200, payable over five years. This amount will be considerably higher if prices become market-related. Thus board source believes most buyers could well still opt for leasehold.

However, building societies' clients are those buying into privately developed, more expensive schemes, such as at Protea North (R35 000 to R40 000) and Katlehong (R20 000 to R25 000).

Even here there are additional costs. The majority of loans to blacks are building loans. If a client wants, for example, a R48 000 100% loan to cover both the purchase of land for R7 600 and contract price of R40 400 to build a house, up-front money has to be found to cover transfer fees and bond costs.

Under leasehold, the total cost on this example is R400. Under freehold it rises to R780.

For a completed property further down the range, costing R20 000, regis-

tration fees rise from R420 on leasehold to R890 on freehold.

Most black building-society borrowers are civil servants eligible for 100% loans or employees whose companies guarantee amounts up to 100%.

Trevor Olivier, assistant GM at NBS, says there has been no real market development in black areas while the leasehold option has been available, which leads him to believe the new system is unlikely to prompt huge demand.

He thinks the new system will be more readily accepted, but says home ownership will have to be promoted further among blacks before there is a rush to buy. Removal of influx control restrictions could prompt substantially bigger demand, he says.

Interpretation of Minister Chris Heunis' statement varies and organisations involved are anxious to see the enabling legislation.

"We'd like to see in print what the government intends bringing out," says UBS deputy GM Piet Kruger, whose organisation does more than half the R10m-a-month black loans business.

In theory, the institutions do not see much wrong with the concept of 99-year leasehold, but realise it is perceived by many blacks as a second-class, politically unacceptable system.

A recent count established that only 38 000 houses had been sold under 99-year leasehold since mass sale was introduced by government in 1982.

□ The Urban Foundation views the pending change as a positive step towards normalising property rights for blacks. However, it is concerned that this relaxation should not be seen as a substitute for the establishment of a positive urbanisation strategy.

It also sees it as essential that the same approach — that Section 10 qualifications should not be required — be applied to the acquisition of 99-year leasehold rights.

BUS DAY 9/12/85

# We might refuse to pay rent — Barayi

THE leader of the new super union, the Congress of South African Trade Unions (Cosatu), Elijah Barayi has warned that blacks might refuse to pay taxes and rents if government failed to meet popular demands.

Addressing more than 20 000 people at a mass funeral of 11 unrest victims, in Queenstown on Saturday, he called on President P W Botha to resign, saying he had failed to steer the country clear of turmoil.

Jailed ANC leader Nelson Mandela was better qualified to lead SA, he said.

Barayi also reiterated pronouncements, made at the Cosatu launch in Durban recently, that passes would be burnt if the

pass laws were not abolished within six months and that the new federation would engage actively in community issues.

"If the political order in this country does not change soon we will refuse to pay taxes and rent. This is the land of our forefathers," he said.

Eleven victims of police action on November 17 were buried in Mlungisi township on Saturday after an hour-long service in the local soccer stadium.

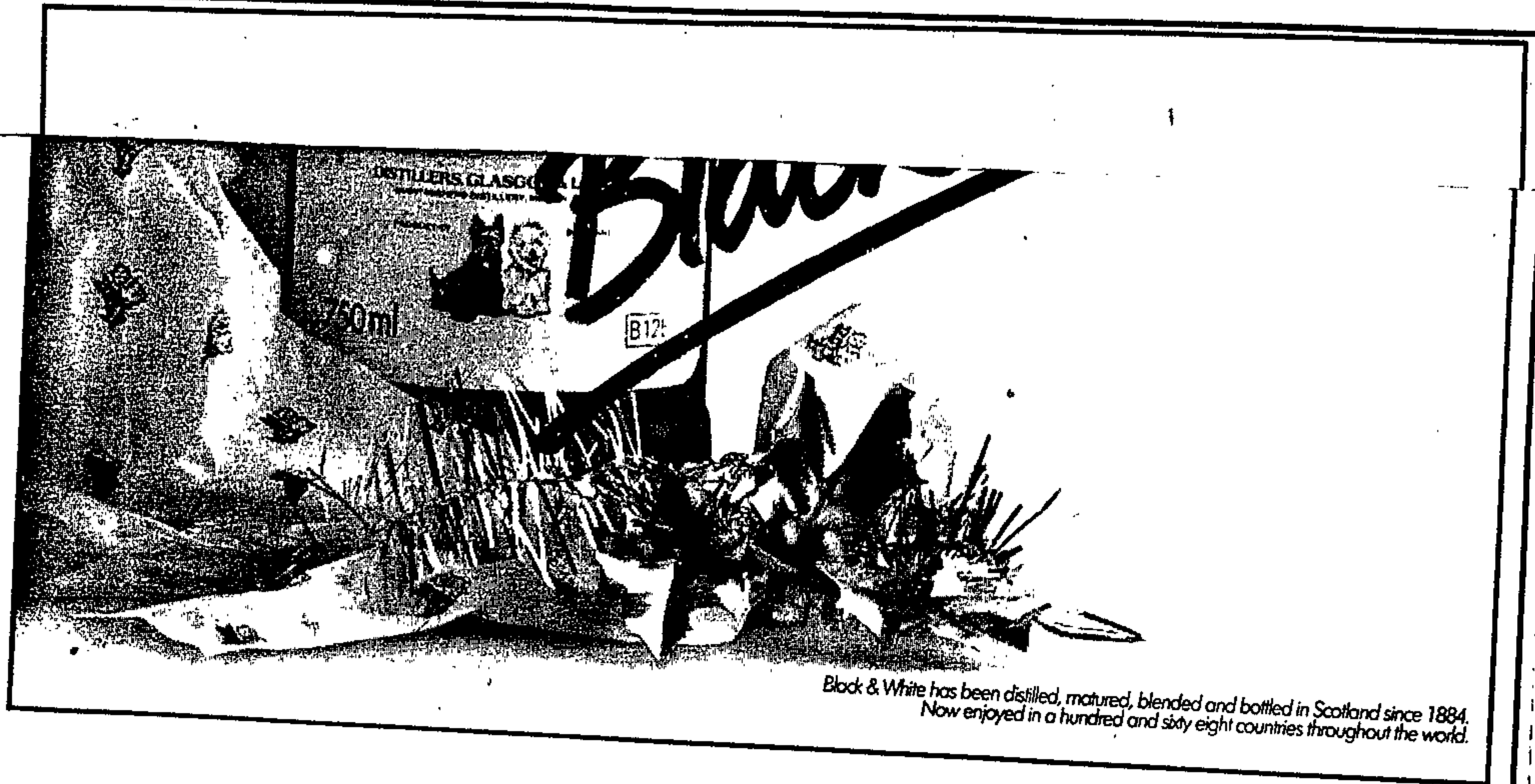
These included community leader Lizo Ngcana, 71, who was intimately involved in the Residents Committee and the Queenstown Chamber of Commerce on the consumer boycott.

(123)

The ages of the other 10 victims ranged from 15 to 54 years.

Addressing mourners, United Democratic Front's Eastern Cape secretary Stone Sizani said the Boycott Committee, which had organised a five-month boycott which crippled scores of white businesses in Port Elizabeth had another "secret weapon".

The boycott in Port Elizabeth has been suspended for five months but its organisers have threatened to launch a national effort for April, to coincide with threatened Commonwealth sanctions, if its long-term demands were not met by then. — Sapa.



Black & White has been distilled, matured, blended and bottled in Scotland since 1884.  
Now enjoyed in a hundred and sixty eight countries throughout the world.