

HOUSING AND HOSTELS — TRANSVAAL
1988

JANUARY — APRIL .

Owners are angry with builders

By DAN DHLAMINI

NEW home owners in the Western Transvaal are up in arms against building contractors they allege have exploited them

Owners in Klerksdorp and Potchefstroom who were granted loans by building societies have threatened to take legal action against building contractors because they claim their homes are incomplete

In Ikageng, luxury site owners have complained of cracks in their newly-built houses and of leaking roofs

The recent record rainfall has led to Potchefstroom residents discovering that their homes leaked

More than 112mm of rain has fallen in Potchefstroom this month. Some houses are electrified but the current is not on

"We have to contend with candle light as well as the water that causes damage to our expensive carpets and ceilings. The contractors must complete their jobs or we will take them to court because we are deep in debt at various building societies and banks," said angry residents

Some owners complained that building societies from whom they borrowed money did not send inspectors or evaluators to check if their dwellings were up to standard

Western Transvaal

branch manager of the Allied Building Society in Klerksdorp, a Mr Du Preez, told *City Press* he was not prepared to comment on the question of sending inspectors to check whether the houses were without faults before the occupants moved in

The branch manager of Permanent Building Society, S Botha, whose society runs an advice office in Klerksdorp, said it was difficult to spot inherent faults in new houses, because the evaluators were not on site daily when building was in progress

He said that when final payment was made to contractors a certificate was issued and signed by the occupant if he was satisfied with his new home

Attempts to contact some of the contractors named by angry Western Transvaal home owners failed as most have closed for the festive season

This worried home owners, who are not sure whether their contractors would still be in business next year

Meanwhile, in Jouberton, the council has halted new developments and resolved not to allow contractors to continue building houses before tarring the roads and installing street lamps as per contract

Ikageng's new mayor, Richard Sepotokele, said property developers and

Richard Sepotokele

building contractors had exploited residents and the council would see to it that everything was rectified in the New Year

"These people took advantage of the excitement of the residents who, after many years, have now qualified to get loans from building societies. They must rectify their faults before they come to us for more sites and we will see to it that no building contractor hands over the keys before thorough inspection is done," said Sepotokele

He added that one property developer in Ikageng had promised to plant trees, instal street lamps and tar the roads before the actual building of houses started, but this had not been done

He said there were documents which would serve as evidence should contractors fail to keep their promises

C/P 3/1/88

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COUNCIL MOVES 3 FAMILIES, THREATENS 250

Evictions continue

By ALI MPHAKI

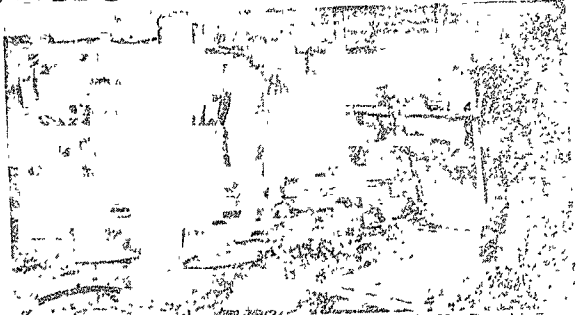
THE curtain fell for the people of MacDonald's Farm (Mochaeng) in Soweto yesterday when three families had their tin shacks demolished and 250 others given an ultimatum to vacate the farm by next week Wednesday.

The three families and their belongings were transported by Soweto City Council trucks to an emergency camp in Dlamini where they had to erect fresh shacks. By late last night the families were still out in the open, with none of their three shacks completed.

Farm

Soweto's director of housing, Mrs Estelle Bester, who later visited the farm, said the removal was necessitated by developments earmarked for the area.

She said residents had been informed since last year July about the move, and there was no need for a further postponement of the



A SOWETO council employee pulls down a shack at the MacDonalds Farm yesterday

removal

"It is the first time in the history of the Soweto City Council that we provided transport for the squatters. We want the people to move with limited pain to a place where there are ablution facilities and water. They will not pay rent, only for services," she said.

Promise

Residents claim that Soweto mayor Mf Nelson Botile promised them that they would have to leave the area

around mid-January.

This was denied by Mrs Bester, who added that she was merely carrying out a council resolution.

Mr Botile could not be reached for comment as he was said to be on leave.

Of the 200 other families, only those with Soweto permits will be allowed to go to the emergency camp. Those without permits will be taken to Rietvlei, a few kilometres from Kagiso in the West Rand.

Some of the residents

have been staying in the area for more than 10 years and the removal was met with mixed emotions.

Dr Abu Asvat, head of Azapo's health secretary, who also has a surgery at the farm, said the move was again showing the insensitivity of the Soweto Council towards the plight of squatters.

A contingent of Soweto council police was present at the farm but no incidents were reported.

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SEQUEL TO DEATHS OF 12 IN PTA

AN INQUEST into the deaths of 12 people, including pensioners, who were shot dead in Mamelodi, Pretoria, during a rent protest march three years ago, will be held at the Pretoria North Magistrate's Court on Monday.

Lawyers representing the families of some of the victims, confirmed yesterday that the inquest would be held on Monday.

The 12 people were buried in a mass funeral on December 3.

Representatives from the British, Dutch, Italian, French, United States, West German, Australian and Canadian Embassies attended the

By MONK NKOMO

funeral

Others included Father Smangalis Mkhathshwa, secretary general of the South African Catholic Bishops Conference, Mrs Helen Suzman, Mrs Winnie Mandela, Father Simeon Nkoane, Dr Nico Smith of the Pretoria Council of Churches and the Reverend Peter Storey.

The following people were buried Mrs

Magdeline Matengu (67), Mrs Mirriam Ntombana Mello (65), Mrs Sarah Raesibe Tefo (60), Mr Sam Nkonyane (56), Mrs Salome Nongdi Mabena (50), Mrs Elizabeth Baphelile Msiza (41), Ms Beauty Thoko Malaza (24), Mr Jacob Fuludi Masanabo (22), Mr Shikwane Jerry Ngwatle (17), Mr Jacob Dipuo Songo (17), Mr Paulos Mavimbela (age unknown) and Trocia Ndlovu (two months)

Court restores house to locked-out tenant

SUSAN RUSSELL

A LANDLORD, who locked Weekly Mail journalist Sefako Nyako out of his Judiths Paarl home and took possession of goods in the house, was ordered yesterday by the Rand Supreme Court to immediately restore to him the property and confiscated items.

The order was granted by Mr Justice Flemming after Nyako brought an urgent application against his landlord, Adriano Ferreira Pereira.

In terms of the order, if Pereira does not restore the property within four hours of being served with the court order, the deputy sheriff has been authorised to seize the house and goods and hand them over to Nyako.

The application was also postponed until February 2 for final determination.

Agreement

Nyako said in an affidavit that he had entered into an agreement last February with Quejo Travel and Estate Agents, who were acting as agents for Pereira.

He said on November 26, Pereira had started legal action in the magistrate's court for his ejection, because his occupation was unlawful in terms of the Group Areas Act.

Nyako said he had instructed his attorney to defend the action.

He said subsequent to the institution of the action, Pereira arrived at his house with three policemen to eject him.

The police said they were from John Vorster Square, but declined to identify themselves.

Grill welded

Nyako said he informed them he had rented the property from estate agents and if they wanted to eject him, it should be done lawfully and on proper notice.

He said he went on holiday on December 21.

When he returned on January 5, he found the front gate of the yard had been padlocked and chained.

The grill of the door had been welded, Nyako said, and he could see the curtains had been changed.

Nyako said he had no other place to live and Pereira's unlawful actions had rendered him homeless.

He said his four children lived with him.

They were due to return home on Sunday, to start school the following Tuesday.

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THE eviction notices of 47 families near Louis Trichardt to Venda had been withdrawn, Transvaal Rural Action Committee field worker Alan Morris said

Eviction notices are withdrawn

8/11/82

DOMINIQUE GILBERT

The families, who live in the Tshikota township, were last November issued with notices ordering they be evicted to Venda by January 5 this year

Morris, who visited the area this week, yesterday said the area was quiet and there appeared to be no government activity.

He said the notices had been "totally illegal" as they were issued on the basis that the families had homes elsewhere

Lawyers for the families had threatened to take the matter to court, but authorities withdrew the notices before

that was necessary

However, Morris said 6 000 people had been "illegally" removed from the area between 1982 and 1985 "If they had had any knowledge of their legal rights they would not have moved"

He blamed "political thuggery" and "pure intimidation" for the evictions which had already taken place in the area and now appeared to be illegal

At time of going to Press, it was not possible to obtain comment from officials involved with the eviction notices.

RENT WARNING

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Graham

Diepkloof residents told to pay up

BY NKOPANE
MAKOBANE

THE Diepkloof Town Council has sent out notices to residents warning them to settle their accounts within seven days or face strong action.

Mr Noel Gaum, the town clerk, confirmed yesterday that council policemen have been going from house to house since Tuesday issuing notices to householders to pay their house rent, water and electricity bills.

The latest notices by the Council have led to fears among the residents that evictions are looming in the area. Despite the ongoing rent boycott in the township, there has not been any evictions in the Diepkloof area.

Some residents have said that they were worried that the notices came a day after Mr David Thebehal, former mayor of Soweto, had taken over as the administrator of Diepkloof. He took office on Monday.

He was appointed administrator last month after the Government dissolved the local council. It was earlier reported that the councillors were removed from office because the council had failed to recover outstanding rents and service

charges. It had also failed to put all its financial records in order.

Part of the notices read that the township manager is authorised to cancel a residential permit if the holder neglects or fails to comply with any of the conditions under which the permit was granted.

"You are hereby notified that you owe the Diepkloof Council the amount stated and if you have not paid this amount or made satisfactory arrangement at this office, do so within seven days or strong measures will be taken against you," the notices read.

Mr Gaum dismissed claims that Mr Thebehal was behind the issuing of the notices. He said this might be a gossip from certain people who wanted to create problems.

"The delivery of notices is a normal procedure of resident's monthly accounts. We have done this regularly and will continue doing it.

"We shall take any action against those who do not pay within the said days. We shall follow the normal procedure which is done throughout the world, just as in London and America," said Mr Gaum.

19 FAMILIES EVICTED

Occupied 'empty' houses since June 1986

NINETEEN Bekkersdal, Westonaria, families were yesterday evicted from their homes because they have allegedly occupied them without permission since June, 1986.

By MZIKAYISE EDMON

The evictions, which started at 2am, were carried out by white officials of the Bekkersdal Town Council who were accompanied by armed council policemen.

The families' belongings were dumped on the pavement.

Mr David "Sonny" Modimoeng, the township's administrator, yesterday refused to discuss the evictions.

"You can write whatever those people told you. I am not prepared to discuss the matter with you. All I can tell you is that we took the right decision by evicting them," Mr Modimoeng said.

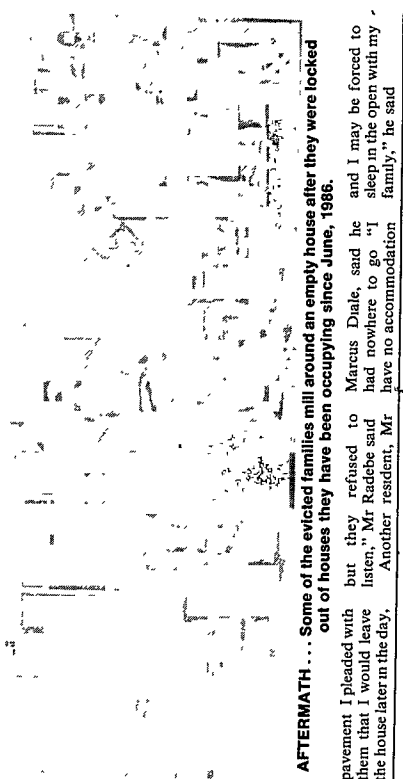
The families told the *Sowetan* that they alternative accommo-

dated the houses, which were empty then, on June 13, 1986.

"We were desperate for accommodation. We had been pleading with the council for accommodation but nothing was done to provide us with housing. We decided to occupy the houses which had been standing empty for more than six months," they said.

The families said the council did not warn them to vacate the houses. They said they were not paying rent because the council had refused to accept their money.

Most said they have no alternative accommo-



AFTERMATH . . . Some of the evicted families mill around an empty house after they were locked out of houses they have been occupying since June, 1986.

I pleaded with them that I would leave the house later in the day, but they refused to listen," Mr Radebe said. Another resident, Mr. Marcus Diale, said he and I may be forced to sleep in the open with my family," he said.

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STPML

Families' lawyers granted more time

Mamelodi inquest delayed for months

By McKeed Kotlolo,
Pretoria Bureau

The inquest into the deaths of at least 14 people who were killed in Mamelodi after security forces opened fire during a mass rent protest, has been postponed to June 20 this year.

The postponement follows an application by lawyers representing the families of the dead

TESTS SHOWED NO TRACES OF ALCOHOL

Advocate Dikgang Moseneke told the Pretoria North Magistrate's Court yesterday that notices were served on the offices of the attorneys during the December recess. He asked that they be allowed more time to study the documents.

Mrs A van Tonder, for the State, read out the names of the 12 victims who died during the shooting

on November 21 1985 and said blood tests made on all the bodies showed no traces of alcohol. They had all died of bullet wounds, she said.

Mrs van Tonder said 11 victims were certified dead on arrival by doctors at the HF Verwoerd Hospital. Another victim was later identified at the hospital as Mr Jacob Masanabo of Mamelodi West.

The names of the 12 victims are included in court documents. Lawyers representing the various families said that they intend to submit more names.

Before postponing the case, Magistrate J N Pretorius, called in 14 policemen, including Colonel A Calitz (then district commander of the Pretoria North police) and Colonel Simon Lekganyane (station commander at Mamelodi), and warned them to appear.

PROTEST MARCH TO COUNCIL CHAMBERS

The mayor of Mamelodi, Mr Z B Ndlazi, and kwa-Ndebele's Commissioner of Police, Brigadier H Lerm, are among those who have been subpoenaed.

Mr Louis Khumalo, former president of the now defunct Mamelodi Parents' Association (MPA) which organised the march to the council chambers to protest against high rentals, attended the hearing.

Those killed included Mr Sam Nkonyane (51) of 15916 Mamelodi East, Miss Elizabeth Thoko Malaza (28) of 1197 D, Mrs Salome Mabena (50) of 2233 G, Mrs Sarah Tefu (66) of 4363 M, Mrs Mirriam Mello (65) of 618 B, Mr Moses Motsei (21) of 594 B, Mr Jerry Ngwatile (19) of 5259 P, Mr Jacob-Songo (24) 2098 G, Mrs Elizabeth Msiza (41) of 2688 J, Mr Thabo Makola (16), Mr Jacob Masanabo (32) and Mr Freddie Mavimbela (67).

(627) Holiday 12/11/88

Police evict 19 families

THEO RAWANA

NINETEEN families, who were illegally occupying houses in the West Rand township of Bekkersdal, were evicted by council policemen in an early-morning swoop yesterday.

The families, who were left homeless yesterday, claimed they had been allowed to occupy the houses 18 months ago. They said after they had moved into the newly built houses the Bekkersdal town council would not allow them to pay rentals.

They said relative and friends were now taking care of their belongings.

The Bekkersdal Town Committee obtained a Supreme Court order on October 20 directing the people to vacate the houses by December 11, failing which the Deputy Sheriff would evict them.

The attorney for the 19 families said he had reached agreement with the town committee that the people vacate the houses and negotiate for a return after that.

"They had moved into the houses illegally. Even when I advised them to move out to make negotiations for a return easy, they chose not to take my advice. They would have got houses if they had accepted the court order," the families' attorney said.

The Deputy Sheriff's office in Westonaria declined to comment.

Intervention halts squatters' eviction

By Montshiwa Moroke

The intervention of priests, church workers and volunteers yesterday prevented Soweto Council officials from forcibly removing squatters from the Levine and McDonald's Farms.

Eighty-four families had been given until Wednesday to leave the area because it has been earmarked for the development of a new residential area.

Priests, nuns, church workers and volunteers were called to McDonald's Farm after Soweto Council officials and police and trucks hired to remove families arrived early yesterday.

The council officials included Mr T.J. Afrika, assistant director of housing, and Captain D Hall.

The acting co-ordinator of the Witwatersrand Council of Churches' network for the homeless, Mr Ishmael Mkhabela, said the authorities agreed to withdraw after they had intervened.

It was also agreed that the squatter families would move out on their own in the next few days.

Maintenance defaulters traced

By Janine Simon

In September 1979 the Johannesburg Magistrate's Court became South Africa's first and only court to appoint to its administrative staff a "tracker", whose specific task was to trace defaulters on maintenance payments.

Such defaulters, according to a recent Human Sciences Research Council report, account for by far the majority of the estimated 150 000 single-parent, divorced or abandoned families who receive inadequate or no child support from the father.

Most of the men sim-

ply disappear, providing infrequent maintenance or no financial support. Many hid behind the law, which puts the onus of proving they are capable of providing maintenance on the courts, the report said.

According to Johannesburg's chief magistrate, Mr O H de Meyer, the city's courts have on record between 5 000 and 6 000 maintenance cases.

In many of these cases payments were made regularly, but most matters referred to the court tracker involved maintenance for children or for a former wife, he said.

The authorities have

declined to reveal the tracker's identity.

Mr de Meyer said the tracker — a retired policeman — had been doing well. In one instance he managed to trace a man police had been seeking for six years.

BIG SUCCESS

In 1987, 419 cases were referred to him, and he subsequently traced 339 of the defaulters — an 80 percent success rate. He was unsuccessful in 81 of the cases and had 25 matters still outstanding, Mr de Meyer said.

The tracker dealt only with matters which originated in the Johannes-

burg magisterial district and then, only once police notified the maintenance department of their failure to locate a defaulter to serve a summons or warrant of arrest.

"Our employee has certain advantages over the police: he concentrates solely on the tracking and is more mobile than police. In that if the trail leads to Roodepoort, he will go there and does not have to refer it to the local police," Mr de Meyer said.

However the tracker could only follow the trail to within a day's drive of Johannesburg. "It would not be worthwhile for him to spend

days in another city tracing one defaulter when he could locate three or four in that time if he stayed here," Mr de Meyer added.

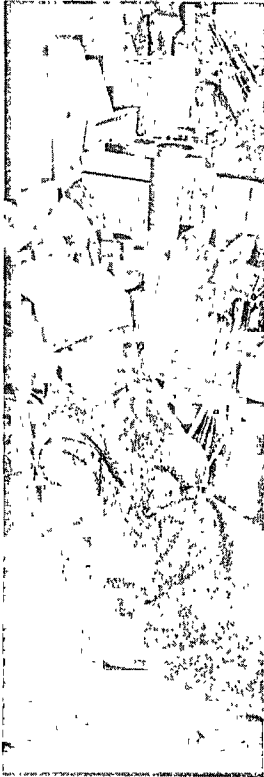
If the errant spouse was found he was told of the pending legal action and usually chose to accompany the tracker to the court rather than risk a night in jail, Mr de Meyer said. Otherwise the correct address was simply forwarded to the court for action.

Although the Maintenance Act is currently under review by the Department of Justice, it is not clear whether similar positions will be created in other centres.

157/151/88
SF

Committee fails to prevent Joubert Park evictions

Arrears paid late: 60 families on the street



At least 60 families had to pile their belongings on the pavement after they were evicted from their Joubert Park flats yesterday.

Picture: Robert Botha

AT LEAST 60 families — about 300 people — were evicted from their flats in Joubert Park yesterday after they paid rent arrears late.

After months of battles between the owners and the tenants over rent, the Rent Board and Hillcrest Property Management reached an agreement on the amount to charge the tenants, Cassim Coovardia of the Action Committee to Stop Evictions (Actstop) said yesterday.

A condition set down by Hillcrest was that the tenants would pay any arrears on rent. The tenants agreed to comply with this condition.

Subsequently in an order of court on December 17 last year, Hillcrest demanded that tenants had to pay all arrears by December 24 or they would get evicted.

As some of the tenants concerned were on holiday, and others said the full arrears were not readily at hand, they could not pay within seven days. They said they would be able to pay by the beginning of January this year, said Coovardia.

He said a cheque for R7 400 was sent by lawyer Krish Naidoo covering the amount of the arrears, including January's payment for lights and water.

It was not accepted by Hillcrest and

ROBIN TAYLOR

they sent the cheque back stating they were going to go forward with evictions.

The letter only arrived at the lawyer's offices after the eviction process had already begun.

Tenants were told yesterday at 7:30am to move their belongings out onto the street. They were given no notice in order to look for alternative accommodation.

Allegations that police aided in the eviction process and slapped one of the tenants were denied by a police spokesman. He said that police maintained a presence to ensure law and order was not threatened, but there was no way that police would get involved either personally or physically.

The flats from which people were evicted were Brankome Towers and Protea in Wanderers Street, and Claridge Court in Leyds Street.

The Wits Council of Churches is organising alternative accommodation for as many of the tenants as possible in case Actstop could not get the tenants back into their flats, said Coovardia.

Hillcrest could not be reached for comment at the time of going to press.

Paper challenges emergency

AN URGENT application was served on Minister of Home Affairs Stoffel Botha and President P W Botha on Wednesday to interdict them from suspending the weekly newspaper, New Nation, in terms of the emergency a front page article in the paper said yesterday.

The newspaper, funded by the Southern African Catholic Bishops Conference, has also applied for an order declaring the media restrictions imposed on August 28 last year are invalid and are of no force in law.

New Nation's editor, Zwelakhe Sisulu, has been in detention for 399 days and Stoffel Botha has issued two warnings to

the newspaper, one in the Government Gazette of November 27.

On December 7, Botha said he was considering taking further action which could mean a three month banning of the publication or the appointment of a government censor to read copy in the newspaper's offices.

Four issues of New Nation have been banned, but the banning of three issues were overturned on appeal and an appeal on the fourth is underway.

The New Nation has alternatively asked the court to declare the warning notices invalid — Sapa

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Hillcrest tenants evicted *(177)*

JOHANNESBURG — At least 60 families — about 300 people — were evicted from flats in Joubert Park yesterday after they paid rent arrears late

After months of battles between the owners and the tenants over rent, the Rent Board and Hillcrest Property Management reached an agreement on the amount to charge the tenants

Subsequently in an order of court on December 17 last year, Hillcrest demanded that tenants had to pay all arrears by December 24 or they would get evicted

As some of the tenants concerned were on holiday, a cheque for R7 400 was sent by lawyer Mr Krish Naidoo covering the amount of the arrears

It was not accepted by Hillcrest and they sent the cheque back stating they were going to go forward with evictions

Time (12) Housing aims for R90m

Business Times Reporter

TREBLING its turnover in the Transvaal this year is the target of Time Housing, 60% of whose work is building in black townships in many parts of SA. This would mean adding R60-million to the R30-million it notched up last year.

Two offices have been set up at Witbank and Klerksdorp.

"As the hub of the SA economy, we find that the Reef is often the trend setter when it comes to housing," says managing director Mike Graham.

Other offices have been set up in Pinetown and Cape Town.

A subsidiary of listed Time Holdings, Time Housing is involved in more than R800-million worth of projects, including a R700-million, 33 000 house project at Thabong, Welkom, a R100-million, 1 400-house project near Lenasia, and the development of 300 stands at Vosloorus, a black residential area near Alberton.

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Husband must get permit to live with family, say township rulers

By BOETI ESHAK

A DREAM came true for Joseph and Blondie Motladile when at last their local housing committee promised them the home they'd been waiting for.

But their dream was shattered when the coloured township management committee suddenly reversed its decision — because Joseph was black and didn't have a permit. His wife is coloured.

Now the heartbroken couple will continue living with 12 others in Blondie's parents' home in Promosa, a Potchefstroom township — even though Joseph legally requires a permit to live there.

The couple, who have two children, had been on the housing list for over a year.

When they heard they'd got a house, they went out and bought new furniture.

Their happiness was complete.

The Motladiles' problems started when it was discovered that Joseph, 32, was black and had to obtain a Group Areas permit to live legally in Promosa.

Blondie, 31, a furniture saleslady, said "When I applied for a house in Promosa in November 1986, I was put on the waiting list and was told accommodation would be provided when new homes were ready."

"The application was made in my maiden name as I was not legally married then."

Allocations

"The application was renewed in March last year, soon after we married. This time it was under my married name."

"But when housing allocations were made, our names were not on the list."

"The house we'd longed for just wasn't there."

Blondie said she was shunted between the chairman of the Promosa Management Committee (PMC), Mr Dolf Willemse, and the House of Representatives MP for the area, Mr Sam Louw.

It seemed the PMC had reversed its earlier decision after someone had complained that her husband was black.

"Eventually, I was told by Mr Willemse to get a permit for Joseph to live in Promosa."

"I was subjected to racial slurs by some PMC members and was told I had forfeited my coloured status when I married a black man."

The desperate couple applied for a permit this week so that they could live in their own home in Promosa.

Taxi driver Joseph said he wanted to live in Promosa with his wife and children and not in the black township of Ikageng.

"The people of Promosa have accepted me," he said.

Mr Willemse, who is a member of the Labour Party, said the permit application would be supported, as Blondie and her family were residents of Promosa.

"The Group Areas Act is a fact, and we have to abide by it until it is removed from the statute books."

Complaints

"We would be committing an offence by going against it," he said.

"If there had been no complaints against the couple, they would have been housed already."

The MP for Ruster Vaal, Mr Louw, who is assisting the Motladiles in obtaining a permit, said that, while the race laws would have to go, they had to abide by the laws of the land.

"She wants to live here with her husband and I will support her application," Mr Louw said.

The South African Council of Churches is investigating the plight of the family and will assist them, said division of justice and reconciliation's regional representative Mr John Kgari.

Injustice

"It is an injustice that must be addressed as soon as possible," he said.

"This is also a challenge to the Rev Allan Hendrickse."

"It comes at the height of his calling for the scrapping of the Group Areas Act, while his followers are enforcing it."

"If the Labour Party-controlled PMC and the local Labour MP cannot resolve this problem, we will liaise directly with Mr Hendrickse."

Cont.

Blondie is coloured. Joseph is black. So the promise of a roof over their heads in Promosa has caved in

HOMELESS... Joseph Mottadile and his wife, Blondie, comfort their children Achilles and Sharon-Anne



127 18/1/88

Evicted flat families are moving back

Most of the families evicted from their flats in Wanderers Street, Johannesburg, late last week, have moved back in.

But it is understood that a settlement has not yet been reached between the tenants and owners of the building, Hillcrest Property Management.

The tenants claim Hillcrest violated a verbal agreement to give them three months to pay their rent arrears.

The evicted tenants from Branksome Towers, Protea Mansions and Claridge Court spent most of Thursday night on the street.

Verbal agreement

On Friday a further 30 families from Claridge Court were evicted. They said they had reached a verbal agreement with their landlord, Mr Dave Malan, a director of Hillcrest Property Management, on December 23.

A spokesman for Actstop, an anti-Group Areas Act organisation, said Hillcrest offices were closed on Friday

and Mr Malan was unavailable.

Actstop met the tenants on Friday and said several had a case against Mr Malan. One said he had moved in on January 9 and had paid both the deposit and the rent and had receipts.

Other tenants said they had gone to Mr Malan's office to pay their arrears but he had refused to accept them, telling them to come back and sign a new lease once they had been evicted.

Tenants said this was an attempt by Mr Malan to charge more than the Rent Board stipulated rate of R156.

The affected buildings are part of a group of flats where tenants reached an out-of-court settlement with Hillcrest in December. It was agreed that rents should not exceed the Rent Board figure of R156 and the tenants should have seven days to make up arrears.

Before the agreement most residents had refused to pay rents which were much higher than the Rent Board determination.

The Star could not locate Mr Malan at the time of going to press.

Pensioners are given the boot

127
Soweto

18/1/88

SIX families, including pensioners, were evicted from their Tshiawelo, Soweto, homes last Friday for owing rent.

The evictions, which started at 7am, were carried out by officials of the Soweto City Council who were accompanied by armed council policemen.

A spokesman for the

Soweto City Council confirmed on Friday that the families were evicted for being overdue on their rent.

Damaged

The families also claim that their furniture was damaged during the evictions, and that their belongings were dumped in the yards.

A pensioner who

walks with the aid of crutches, Mrs Dorah Moloto, said she was evicted from her house at about 8am.

"My furniture was thrown outside in the yard. I am not working and I am sick. I pleaded with the officials not to evict me, but I was told that I owed R700 rent. Where will I get this money to pay my rent arrears?", she asked

COMMENT

Beyond Hillbrow

JOHANNESBURG has come face to face in Hillbrow with a problem which is really SA's problem: how to house the country's rapidly growing multi-racial population.

In the centre-city flatland there are already dangers that services like sanitation and water supplies will break down. They were not designed to cope with a population which has been estimated at 128 per hectare — perhaps the highest in the southern hemisphere, and more than three times that in Rio de Janeiro.

The city council has begun a survey into the overcrowding. This will confirm what is already obvious: thousands of black, coloured and Indian people have flooded into the high-rise area because they have nowhere else to live. In some cases, apartments designed for perhaps four people are accommodating as many families. Landlords and estate agents, unable to find white tenants, may be exploiting the situation, but more often than not it will be found that people are cramming in for economic reasons — this is the only way they can afford to live.

In seeking solutions — even in Hillbrow — the answer is not in a "quick fix" via the Group Areas Act, either through ruthlessly enforcing the law or scrapping it entirely.

It is too late now to impose racial segregation in an area which even Nationalist MP for Hillbrow Leon de Beer regards as an established nonracial society. Amending the Act to allow more

"grey" areas would take some of the pressure off the central city, but create similar problems in the limited number of new mixed suburbs. Scrapping the Act altogether, on the other hand, would open up residential areas — posh or poor — to everyone, so that people could find their level in society, irrespective of race.

This would be the moral thing to do, and for that reason the Act will eventually have to go, but such bold action today would have serious consequences for the Nationalists in white politics. Given their embattled position, they can hardly have the stomach for a scenario in which the security forces are deployed against right-wing vigilantes chasing would-be black residents out of their suburbs.

When it took the historic step of scrapping the pass laws, government promised "orderly" urbanisation. This cannot be achieved through a crumbling Group Areas Act, and it will be a pipedream unless far greater resources are thrown into meeting the country's housing needs. Decisions on how this is going to be done — through self-help housing, controlled squatting, the creation of new Sowetos (or Norwetos) or massive apartment blocks in black areas — cannot be made in isolation. Commitments have to be made now to economic and social policies, based on free enterprise and freedom of choice, in which ordinary people of whatever race are given a fair chance of making a go of their lives.

Offer to help evicted granny

Sowetan

SOWETAN Reporter

A READER of the *Sowetan* was so touched by yesterday's front-page picture of a Soweto pensioner who was kicked out of her home for rent arrears that he has pledged to pay R700 to the Soweto Council so that she can occupy her house again.



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Mr Syborn Baloyi, a security guard for a city-recording company said he felt very sad to read about helpless old ladies, being shunted about by authorities for things that are not of their making.

19/1/88

The pensioner who was evicted is Mrs Dorah Moloto of Tshawelo township who was raided last Friday together with six other families for non-payment of rent. She is believed to have spent the night in the open.

Mr Baloyi said "This is disgraceful. I think people like her should be spared the humiliation of being evicted from their homes."

Mrs Moloto is sickly and walks with the aid of crutches. Her belongings were taken out of her house despite her pleas to the authorities that she was unemployed and could not meet the huge bill.

• The six Tshawelo, Soweto, families — including pensioners — who were evicted from their homes last week Friday for owing rent, will be allowed back to their houses, the mayor of Soweto, Mr Nelson Botile, said last night.

He said it was a "mistake" that the families were evicted. He appealed to the families to contact council officials so that they could get their houses back.

...holders before assessment, the spokesman said.

Council urges tenants to pay rent in January

East Rand Bureau

The administrator of Tembisa, Mr Gert Muller, says he expects many residents to start paying their rentals at the end of January when the suspension of evictions ends.

He says that as a gesture of goodwill during the

festive period, the council had decided that all evictions for non-payment of rentals would be suspended during December 1987 and January 1988.

This was on condition that the rent boycott was stopped and that there was considerable improvement in rent payments by January 31.

Another concession is that pensioners who cannot afford to pay their rentals may apply to the council for exemption.

"They will however, not be exempted from paying for water and electricity, although every case will be treated on merit and with sympathy

"I must remind residents that they owe the council a total of R17 million, which I urge them to try to repay very soon

Cuts back for 1988

Mr Mansfield said they "reflected a maturing of the Indaba strategy".

Last year, the Indaba had been "involved in a highly intensive and successful communications campaign, involving more than 100 meetings a month as well as the distribution of millions of pamphlets outlining the Indaba proposals".

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(127) 5800 21/1/88

Landlords and tenants warned of crackdown

By Shirley Woodgate,
Municipal Reporter

Johannesburg City Council has warned that it plans to launch a major crackdown on Hillbrow landlords and tenants if present checks on the quantity of water being used show a marked increase in consumption in the area.

Management committee chairman Mr Francois Oberholzer said consumption in Hillbrow was being monitored by the relevant department after blockages had occurred in the system.

"It appears that the cause is overcrowding and the situation is so serious

that the services are being taxed beyond their capacity.

"Our information is that families are doubling up in single flats and the position is serious," he said.

Depending on the result of the water report, the council would examine what redress it had regarding densities in relation to the city's by-laws.

"If we have no control over densities we will act immediately to change the by-laws," he said.

"The stage has now been reached where I am told that whites are leaving the suburb in droves as blacks are being bussed in from the homelands.

Hillbrow rent sharks given 'open licence'

By Shirley Woodgate,
Municipal Reporter

It is only a matter of time before another Cham Wainer surfaces among Hillbrow's slum landlords, says Mr Mohammed Dangor, spokesman for the Action Committee to Halt Evictions (Actstop).

His warning comes after the announcement by management committee chairman, Mr Francois Oberholzer, that the Johannesburg City Council plans to crack down on landlords and tenants if a current check on water consumption shows a significant increase in Hillbrow.

OPEN LICENCE

Mr Dangor said the authorities — the Government and the city council — had handed Hillbrow landlords an open licence to exploit their tenants with the council refusing to enforce its own by-laws in the area.

"Lifts don't work, the buildings are not maintained properly, and

there are fire and health hazards, yet the council turns a blind eye and fails to prosecute the guilty landlords."

● Mr Cham "Collie" Wainer fled South Africa in 1976 after making a fortune from rent-controlled blocks of flats.

His technique was to spend a little money renovating buildings and then apply for rent increases on the strength of the improvements.

HARASSMENT

Tenants claimed at Rent Board hearings that he used harassment to get them to move out so that his workmen could renovate their flats.

When sectional title legislation was introduced he became one of the biggest operators in the market.

He used harassment and refusals of rent payments followed by eviction orders to move out tenants who did not wish to buy.

Mr Wainer pointed out that no court had ever found him guilty of these practises.

"The management committee is meeting the Hillbrow Traders' Association later this month to discuss a memorandum which the HTA has submitted on the problems of overloading of services and the general unsatisfactory situation developing in Hillbrow," Mr Oberholzer said.

It appears that the council could be ready to swing into action at fairly short notice.

No new staff would have to be employed to check the situation in blocks of flats with unusually high water readings.

"We will simply divert the inspectorate from the licensing department," Mr Oberholzer said.

Tabs found at airport

DURBAN — Mandrax tablets worth R200 000, which were found at Durban's Louis Botha Airport on January 15, have been seized by the Durban drug and liquor squad.

Police said 20 000 mandrax tablets were found in the International Arrivals Hall — Sapa

(27) Smeets 22/1/88

Four Soweto families evicted

ABOUT four Soweto families were evicted from their homes yesterday as the Soweto City Council continued to be tough with rent defaulters

Two of the families say they have been paying rent, and were perturbed at being evicted

Asked to comment about the two families, Soweto Housing director Miss Estelle Bester said it was possible that the families were evicted

She said the families were cases long since reported to the council lawyers, who in turn had received a court order to evict them for rent default

She added however, that she was sorry that it had happened to them and advised them to contact the council lawyers, or to visit her at the Council chambers in Jabulani

A member of one of the families said when the council police arrived at her home she showed them the rent receipts, but they chose to ignore her

Evictions were also carried out yesterday in Klipspruit, Naledi and Tshiawelo

(127) B/day 22/1/88

NEWS FOCUS

Hillbrow's street blues

ON THE front wall of the building, written in big letters, is "LUXURY APARTMENTS COMPLETE WITH STOVE, FRIDGE AND BATHROOM FULLY SERVICED R20 PER DAY, R100 PER WEEK SPECIAL MONTHLY RATES"

I managed to persuade a resident, Angie, to let me see their small apartment, a single room fit for one person. In a corner of the room on the bed slept two women in their mid 20's. Both looked very tired.

A third woman, about 28 years old, was smoking, and a fourth, aged about 25, was cooking.

Angie rents the room for R300, and all five live there.

Angie, 21, is originally from Tzaneen in the Northern Transvaal. She came to Johannesburg about a year ago to look for a job. She is employed as a waitress.

For a few months she lived in Soweto in a "tiny shack" as a sub-tenant. But conditions were unbearable and she came to Hillbrow.

"There is a lot of suffering in the townships. I could not bear living in a shack. The three months I spent in Soweto were hell. The shack was hot in summer. There was no bathroom, no electricity."

'Good deal'

How did she come to settle in Hillbrow?

Angie giggled. "A friend told me about this place. I thought this was a good deal. Owners of the flat wanted a deposit of R200, plus R300 rent. I had the money and decided to move in."

"This place is wonderful. I walk to and from my place of employment. There is no need for me to travel by trains or buses every day. This place is home."

Although Angie admitted she was living with his four friends in her single-roomed apartment, she declined to discuss just how difficult it was.

"Never mind that. We are coping just fine. Now listen. There

Johannesburg's inner city areas of Joubert Park and Hillbrow have experienced a population explosion as thousands of blacks take advantage of the suburbs' unofficial "grey area" status. SIPHO NGCOBO interviews some of the new residents

is one thing I want to make you aware of. I'll never live in Soweto again. Those shacks are difficult places to live in.

"Apart from that, the only available housing is middle class houses and they are very expensive. I cannot afford R50 000 for a house."

In Hillbrow a notice in the foyer of a building proclaims: "VISITORS MUST PAY R2 DEPOSIT BEFORE ENTRY. CHILDREN ARE ALSO REGARDED AS VISITORS. VISITORS STAYING FOR OVER FOUR HOURS OR AFTER MIDNIGHT WILL PAY R2 PER PERSON. TENANTS WILL BE HELD RESPONSIBLE FOR THEIR VISITORS' FEES."

One of the tenants, a nurse, agreed to talk to me provided she was not identified.

The nurse is a divorcee from Watville township near Benoni. She lives with her boyfriend and her 11-year-old daughter in a single-roomed flat. There is no bathroom and no toilet. About 10 families use one bathroom and the same toilet.

"It is very difficult. I do not even use these communal toilets and bathrooms because some of the people here are very untidy. They mess up the toilets and just leave them."

"I pay R185 a month for such an untidy, lousy place. There is no privacy. Sometimes there is so

much noise it is difficult to sleep. There is also this crazy payment of R2 every time one has a visitor. It's unfair."

My next stop was a block on Joubert Park's Leid Street, where a man who introduced himself as Sam lives.

The place looked clean. Sam, who comes from Soweto, has a wife and two sons. He seemed quite happy about his apartment. He pays R200 a month for a lounge, kitchen, bedroom and bathroom.

Waiting list

"I would not mind going back to Soweto if those councillors could provide me with a house. Soweto is my home. I was born and brought up there."

"But that does not help because I am still on the housing waiting list. I have been since 1979. That is what brought me here. I am happy here, brother, but I still like Soweto."

Many people expressed the same feelings as Sam. They complained of the long housing waiting list in Soweto and other black townships, the expense of middle class housing, the overcrowding, living conditions, transport problems and a lot more.

I could not help but agree with them. Life is difficult in Soweto.

S. 69
Black 22/1/82

Rate of house sales to blacks picks up

GERALD REILLY

PRETORIA — The tempo of house sales to blacks is increasing with growing awareness of the bargains involved, Transvaal Provincial Administration assistant housing director Alex Weiss said yesterday.

Since the scheme was launched in 1983, 52 179 houses (21,65%) of the 240 965 available in the Transvaal had been sold.

Prices of houses varied between R800 and R2 500, Weiss said.

Blacks buying houses at faster rate — claim

PRETORIA — The tempo of the sale of houses to blacks is increasing against a background of a growing awareness of the bargains involved, the Provincial Administrations assistant Housing Director, Mr Alex Wess, said

Of the 240 965 houses

available for sale in the Transvaal when the mass selling scheme was first launched in 1983, 21,65 per cent or 52 179 had been sold

In Soweto, 33 per cent of the 53 694 houses available had been sold

In December alone, 439 houses had been

sold in Pretoria townships, 21,8 in Sebokeng and Vanderbijlpark, and 129 on the West Rand

Mr Weiss said the prices of houses varied between R800 and R2 500 on an average stand of 300 square metres — DDC



Several blocks of flats in the Joubert Park, Johannesburg, area are run down. This picture was taken at Clardge Court.

Tenants kick up a stink over rents

By Sally Sealey

Tenants living in flats in Joubert Park and the Johannesburg city centre have refused to pay "luxury rents for slum flats"

In Branksome Towers, Joubert Park, tenants claim they have been without flushing toilets since September

In most of the flats paint was peeling off the walls and residents complained about the dampness which caused the wooden floors to lift.

In one bathroom in Branksome Towers, wires connecting the light fitting to the ceiling were exposed, they said.

Most tenants said they had not had hot water

since the day they moved in.

Faced with these conditions and high rents, tenants in several buildings in the Joubert Park area decided to pay only Rent Board rates, which in many cases were R100 to R200 cheaper than the rents charged by landlords

A two-bedroomed flat in Argyle Court costs R450, but the Rent Board determined rental is fixed at R115. Residents had in the past paid R335 more.

In Branksome Towers the monthly rental for a one-bedroomed flat is R230, the determined rental is R96,72.

Situation on 'Brow subject of top-level meeting

127
SMV 25/1/88

Municipal Reporter

The deteriorating situation in Hillbrow is to be thrashed out next month at a top-level meeting between Johannesburg's management committee, local MP, Mr Leon de Beer, and the Hillbrow Traders Association (HTA).

This follows an HTA appeal to the council for safeguards to protect the interests of traders, residents and property owners if the suburb is declared an "open" area.

And the Hillbrow Residents' Association has sent telegrams to two Cabinet Ministers urging them to visit the suburb, to provide answers to the rapidly deteriorating socio-economic and crime situation.

LAST DITCH ATTEMPT

Chairman Mr Simon Chilchik, said this was a last ditch attempt to get Mr Chris Heunis, Minister of Constitutional Development and Planning, and Mr

Adriaan Vlok, Minister of Law and Order, to address a public meeting.

"Failing this the HRA will take steps to petition the State President, Mr P W Botha, to use his influence to bring about a normal and healthy situation in Hillbrow," he said.

The HTA claimed the conditions were caused by overcrowding, as tenants doubled up to afford the rents. The local traders were feeling the pinch due to the lack of disposable income among the large population.

ACCOMMODATION LIMITED

The HTA recommended that.

- Accommodation should be limited to a specified number of people per bathroom
- Property owners should be held responsible for implementing council regulations on overcrowding, washing on balconies and other practises.
- Severe penalties should be imposed on property owners who failed to act on complaints

The Johannesburg City Council has been urged to take a leading role during Hillbrow's transitional period to stop the area turning into a slum.

Mr Leon de Beer said Mr Vlok had agreed late last year to meet the HTA to discuss problems associated with the area.

But HTA chairman, Mr Peter Rose, said Mr Pret Badenhorst, Deputy Minister of Constitutional Development and Planning, had declined his invitation.

Eviction notices to 8 families are withdrawn

The silent plight of the evicted farmworkers

(15108)
S.P.W.
25/1/83

By Jo-Anne Collinge

Farmworkers, more than any other group of people, have been forced off the land of "white" South Africa and put away in the homelands.

It is a process which carries on piecemeal, virtually unremittently and silently. It is a process which accounts, for instance, for the dramatic growth of Botshabelo near Bloemfontein and the mushrooming of the endless shanty towns of kwaNdebele.

When the mammoth study known as the Surplus People's Project was published in 1983, it was estimated that 1.13 million farmworkers had been removed in the past two decades.

They constituted the largest single category of known forced removals, a full 33 percent of the total.

Until a few days ago, a handful of families from the lush forest area round Lothair in the eastern Transvaal were to join this human flood, leaving quietly as those before them had done.

Eviction notices had been issued to eight families on the farm Tweeboom and summonses served. It looked as if their fate would be life in kaNgwane, where the availability of arable land averages just half a hectare per family — no more than is available in the rural shackland of kwaNdebele.

Suddenly, the company which owned the land, HLIH Forest Products (part of Hunt, Leuchars and Hepburn), halted the legal process toward eviction. It had all summonses withdrawn and undertook to begin discussions with the workers.

A company spokesman said new information had come to light about the circumstances of the families who had been designated squatters and HLIH was prepared to meet representatives of its worker/tenants and to discuss the backgrounds of those under threat of eviction.

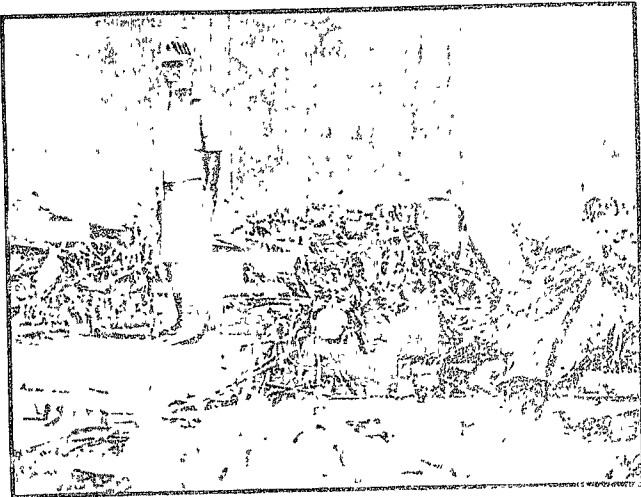
"We are withdrawing all eviction notices because new information has come to hand. We will investigate each case on its own merits and ensure that each family is handled fairly."

There is no guarantee that some of the affected families will not be evicted at the end of this process. But the company, which employs about 2 000 people in the region, has undertaken to talk about its rules and to play by those rules.

In the south-eastern Transvaal, most forest workers have been clustered into settlements in the last year and are no longer free to settle randomly.

There seem to be two major considerations in the streamlining of labour and the eviction of "surplus" workers or squatters: more productive and capital intensive use of the land, and security.

Researchers observe that farm evictions frequent-



Forest workers in the south-eastern Transvaal hours of labour tenancy
© Picture by Herbert M a b o z o

ly take place under conditions where

- There is increased mechanisation
- Ownership of land becomes more concentrated and previously separate farms are joined under single management units with a consequent saving on staff
- Extension of the amount of land under cultivation occurs

The security preoccupation of "verswaiking" of the platteland has long been a facet of farm labour policy, researchers argue.

In 1980, loans exceeding R20 million were paid to farmers setting up in the border areas. In 1984, further incentives to keep whites in sensitive border areas were offered when the Promotion of the Density of Population in Designated Areas Amendment Act was passed.

The Ngotshe Co-operation Agreement reached between farmers in northern Natal near the Swazi border and Inkatha 18 months ago has among its fundamental objectives guaranteeing security for all in an area which is known as an African National Congress route into South Africa.

Researchers Mr Gerry Mare and Ms Georgina Hamilton claim that security considerations extend beyond containing the ANC to include such matters as:

- Stock theft
- Banditry in which commercial vehicles are attacked and looted
- Arson, which has been directly related to labour disputes on several Natal farms.

Report erred on rent Bill

Business Day Reporter

As a result of a misunderstanding by its Cape Town correspondent, Business Day reported incorrectly on Monday that the government had launched a renewed and refined attempt to force employers to act as rent collection agents on behalf of local authorities.

The report was entirely misleading and Business Day apologises for it.

There have, in fact, been no new developments regarding this Bill since June last year. The error arose when the reporter mistakenly believed he had learnt that the Bill before the standing committee contained new provisions, and had been tabled late last year.

In order to erase any confusion caused by the incorrect report, Business Day publishes the following recapitulation of events:

The Promotion of Local Government Affairs Amendment Bill was introduced to Parliament in June 1987. It followed the Black Local Authorities Amendment Bill, published in 1986, which would have forced employers to pay to the authorities the unpaid rents owing by their employees.

This Bill aroused widespread resistance, and was withdrawn.

The June 1987 Bill, which is still under consideration by the standing committee, would empower a local authority to file with the clerk of a magistrate's court a statement setting forth the amount payable plus interest.

The employer would be obliged to deduct from the offending employee's wages the amount the employee is in default with rent and service charges.

Call to resist the 'rent collector' Bill

By THEMBA MOLEFE

THE National Council of Trade Unions has called on employers to publicly reject and refuse to implement the provisions of the Promotion of Local Government Affairs Amendment Bill if it were to be passed by Parliament in 1988.

The Bill, presented to Parliament by the Minister of Constitutional Affairs and Planning, Mr Chris Heunis, last year, would effectively force employers to act as rent collectors on behalf of local authorities.

It provides that local authorities should attach the liquid assets of an

individual owing rent. This would include amounts owed to that individual by an employer.

There would be stiff penalties on employees and employers who failed to comply with the attachment order.

Nactu's call to employers followed its central committee decision on Wednesday.

The federation said all employee and employer organisations should reject the Bill, refuse to implement its provisions

and pay the heavy penalties if necessary, or face the wrath of organised workers.

Nactu said that these actions should be publicly confirmed by the employers.

It has also demanded the scrapping of the Group Areas Act and the abolishment of the 99-year leasehold system, and that the present rent debts owed by township residents be written off.

All families that have lived in the same house for at least 10 years should be given title

deeds without delay and without any financial costs, Nactu said.

The organisation said the Government should pay all new township development charges for laying services, and that they should not be added to the purchase price of the house.

"All building societies should pronounce themselves immediately on these minimum demands and petition the Government before we advise our members to make bond payments or pay rates and levies to local authorities," said Nactu.



8/1/78
M. Bester

SAFE TO STAY IN SOWETO

The South African Defence Force (SADF) and the South African Police (SAP) are the only security forces in the country. The SADF is the largest and most powerful of the two. The SAP is the largest police force in the world. The SADF and the SAP are the only security forces in the country. The SADF is the largest and most powerful of the two. The SAP is the largest police force in the world.

The SADF and the SAP are the only security forces in the country. The SADF is the largest and most powerful of the two. The SAP is the largest police force in the world. The SADF and the SAP are the only security forces in the country. The SADF is the largest and most powerful of the two. The SAP is the largest police force in the world.



MISS Estelle Bester

'Not true' says EB

THE Soweto City Council's housing director, Miss Estelle Bester, has denied that the council uses the South African Defence Force to warn or evict residents in arrears.

She was reacting to a story in the *Sowetan* in which she was quoted saying the council would continue to deploy the SADF and South African Police in house-to-house raids.

"I did not say these things and wish to stress that when we make friendly visits on people in arrears to remind them of their arrears we have our own people doing this. The army and police are also doing their job, which has

nothing to do with us, and not instigated by us.

"I also deny that these calls are at 2 am. Our staff starts at 3 am and the first house would obviously be visited at 3.30 am or later. I wonder why your reporter persists in saying they happen at 2 am and calls them raids," she said

Miss Bester said this abnormal situation, waking people up in the early hours of the morning to remind them of their rents, was caused by the abnormality of people not paying their rents. The council was forced into this situation:

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More rent defaulters are evicted in Soweto

By Montshiwa Moroke

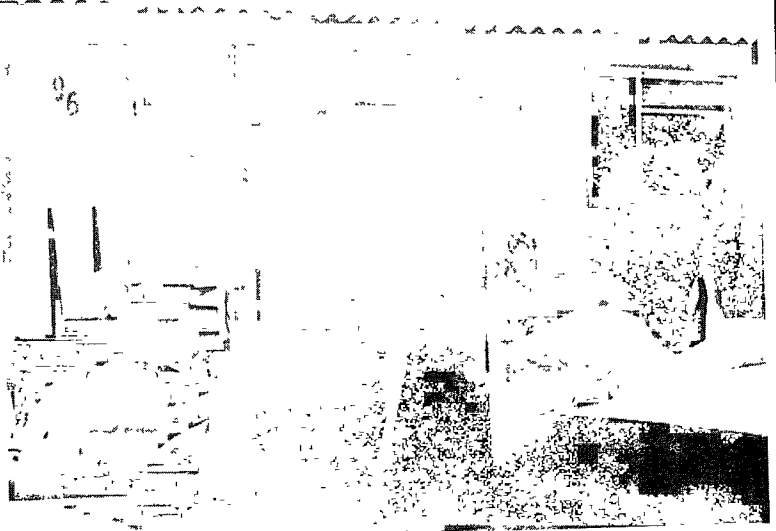
At least 25 families were evicted from their homes in Chiawelo Extension 3, Soweto, yesterday for owing rent, Soweto Council housing director Miss Estelle Bester said.

Many householders also had thousands of rands worth of furniture confiscated by the messenger of the court, who carried out the evictions while Soweto Council police, the SAP and members of the Defence Force stood by.

The electricity supply to some houses was cut off.

Miss Bester said those evicted had been "seriously" in arrears. The council did not allow the messenger of the court to evict those who had been paying instalments to cover arrears, she said.

Some of the houses were forced open while the tenants were at work. Items loaded on a huge municipal truck included TV and hi-fi sets, lounge suites, refrigerators,



Belongings lie strewn outside a Chiawelo, Soweto home yesterday after the occupants were evicted for not paying rent.

stoves and lawnmowers.

Furniture, clothes, blankets, utensils and other belongings were thrown out of houses and strewn over the ground.

At the home of Mr Ben Motshweneng — who was at work at the time — a car engine, a TV and a lounge suite were taken away.

Neighbours of Mr An-

drew Matsoane said they saw labourers and Soweto Council police drinking beer found in the house. They also took away food from the house.

Bottles of beer, allegedly drunk by municipal police and labourers, were found by reporters at the doorstep of the house.

The evictions in the

area took place while residents were still in the process of negotiating a reduction in their rental.

Residents in the area started refusing to pay rent in February 1987, saying the R145,20c monthly rental was too high. Some of the residents are in arrears of up to R4 000.

Reacting to the allega-

tion that council policemen were seen drinking beer and carrying food parcels from the Mr Matsoane's house, Miss Bester promised to investigate the matter.

She confirmed that the matter relating to the reduction of rent in the area was receiving attention from the National Housing Commission.

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Councillors 'failed to explain rent increase'

29/11/85
Pretoria Correspondent (132)

Residents of a Vaal Triangle township waited in vain for an hour for their town councillors to arrive at a meeting and explain to them the reasons for a R5,90 rent increase.

This was said in evidence yesterday in the Preoria Supreme Court by Miss Veronica Mcetywa (31), a member of the Ned Geref Kerk, who presently works for one of the church's service organisations.

Miss Mcetywa is a defence witness in the trial of 19 high-ranking members of the United Democratic Front (UDF) and other community organisations.

The 19 accused have pleaded not guilty to the main charge of high treason, and to alternative charges ranging from terrorism and subversion to murder.

The trial concerns the events preceding the eruption of violence in the Vaal Triangle townships on September 3 1984 during which councillors were murdered and property worth millions of rand was damaged.

Miss Mcetywa said a meeting was held in the township of Bophelong on August 26 1984.

At this gathering it was decided to invite the area's town councillors to another meeting to be held on August 28 at which the councillors would have to explain a R5,90 rent increase to the community.

The audience waited for about an hour, but the councillors failed to ar-

rive at the meeting.

Miss Mcetywa said that when the people left they looked like "people who were fooled".

Earlier Miss Mcetywa told how, in 1984, 14 people lived in her home.

Her father, a municipal policeman, earned not more than R300 a month, her mother R45,50 a month as a domestic servant, and herself R24 a week in a temporary post.

The remaining people in the house attended school.

The rent was not fixed, but was an average of about R70 a month. In July 1984 it was announced that children above the age of 21 had to pay an additional R10 for a lodger's permit.

That, added together with the rent, meant R100 had to be paid.

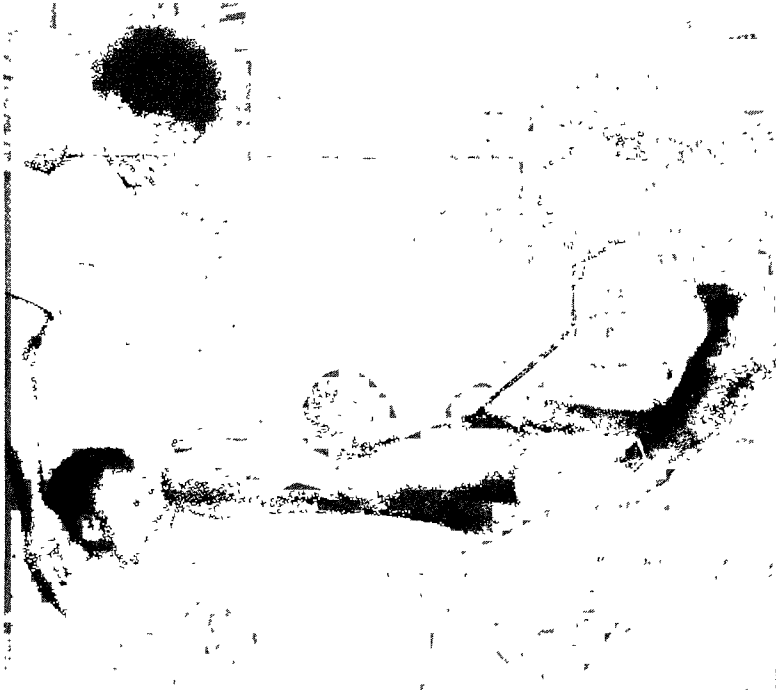
In August 1984 they received notice of a R5,90 rent increase.

When asked if it would have been easy for the family to pay, Miss Mcetywa said "No, it wasn't easy."

Earlier, Mr George Bizos, SC, counsel for the defence, told Mr Justice van Dijkhorst the State's contention was that the unrest which broke out in the township on August 29 1984 had been as a result of a conspiracy.

The defence case, however, was that as a result of rent increases, the lodgers' permit fee and a decision that although electricity had been installed years before, residents had to pay an installation fee, may have been causes other than a conspiracy.

The case continues.



Dr Asvat's surgery is likely to be demolished along with the Levin's Farm shacks

While walls crumble, the doctor works on

By MONO BADELA

THE battered old surgery of Dr Abu-Baker Asvat was yesterday left standing defiantly amid the destruction of shacks in Levin's Farm, Soweto

But that does not mean Asvat's rooms are there to stay — it is just a matter of time before the walls are brought tumbling down by Soweto Town Council's bulldozers

"Yesterday was the last day given to 200 small traders to demolish their structures. They had promised that the bulldozers would arrive today and ram down the place," Asvat said

"I am not prepared to raze this structure. I have been operating here since 1973, helping to heal the poor people here. I don't want to move out of this place. I'm not going to do the dirty work for them"

Asvat, who lives in Lenasia, opened the surgery in 1973. In 1983 the then West Rand Administration Board declared him a *persona non grata* and refused his rent.

"For some time they accepted my electricity payments. Now they have been refusing these. There is no power in the surgery now"

About 90 percent of about 300 families living on the farm have been removed from the area over the past four weeks. They have moved to Diamini Extension and to the Chawelo emergency camp.

"It is a frightening silence now, with most people gone. We had all known one another," Asvat said.

Mrs Albertina Sisulu, a retired nursing sister, works at the surgery.

At 5.30am yesterday Soweto Town Council officials woke up families who had been resisting removal to Rietvlei last week, she said.

Rietvlei is a forsaken place on the way to Kagiso on the West Rand. Twenty-six families are living there. It is a site-and-service scheme with only hand-pump water outlets and no schools, no transport for workers and no shops.

Officials backed up by armed municipal police yesterday forcibly brought down Levin's Farm structures.

It was the second time their shanty homes were demolished in a space of two days. On Wednesday their homes were broken down.

The Red Cross arranged transport to Chawelo emergency camp and donated 15 tents to the families, Asvat told the *Weekly Mail*.

"We are prepared to move but not to Rietvlei," said 56-year-old Daniel Nxumalo. He and his wife, Gertie Hlophe, have been living in the area since November 1968.

Twice this week his shack was

brought down by the municipal men.

Twice he reconstructed his home.

Yesterday morning, after they had demolished it for the third, he said

"This time I am giving up. I shall be moving but I do not know where, I have been squatting for 20 years"

The homeless people said they received notices from the council that they would have to be out of their homes by yesterday so that a residential area, with houses costing about R40 000, could be developed.

No alternative accommodation has been provided for them, besides Rietvlei. Other families, many of whom qualified to reside in Johannesburg, said they were not prepared to trek to Rietvlei

Picture: ANNA ZIEMINSKI, Afrapix

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29/11-4/2/88

W/Mail

Death sentence has set legal precedents

CMT King 29/1/88

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By STEPHEN ROBINSON

of the Daily Telegraph

WHEN Theresa Ramashamola, a 24-year-old former waitress, drops from the gallows at Pretoria, Central Prison later this year, she will become one of South Africa's unlikeliest political martyrs.

Until her arrest and conviction for the murder of a black township councillor in 1984, Ramashamola shared a one-bedroomed house with her mother in the squalid and over-crowded township of Sharpeville, commuting each day to Vereehiging for her work.

She is a practising Catholic and used to attend mass regularly at her local church Father Patrick Nonan, an Irish priest who has lived and served in Sharpeville for the past four years; describes her as an unsophisticated woman with no understanding of politics. She passes her days on death row reading religious pamphlets

The gruesome ritual

On September 3, 1984, a large, unruly crowd protesting at township rent increases gathered outside the home of Sharpeville's deputy mayor, Khuzwayo Dlamini.

Stones were thrown, Dlamini pulled a gun and fired into the crowd. As he tried to escape over his garden fence, he was pulled down by three

Unlikely martyr

is sitting out

her last days

in Pretoria

jail's Death Row

unknown assailants and disarmed of his pistol. More stones were thrown at him, until Dlamini was dragged unconscious onto the street and set alight.

It was the sort of gruesome, ritualistic murder which occurred with sickening regularity in South Africa's black townships in 1984-85. Dlamini, a councillor working within an unpopular government-sponsored system, was murdered by a baying mob demanding "people's power".

Theresa Ramashamola was part of that crowd. She and five

others were arrested, charged and found guilty of murder, even though the court acknowledged there was no direct evidence to suggest the conduct of any of them had contributed directly to Dlamini's murder.

The "Sharpeville Six" are to hang because the court found them to have "common purpose" with the crowd whose intention was to murder Dlamini.

One person's evidence

Ramashamola was convicted on the evidence of a single State witness, who claimed to

hear her shout "He (Dlamini) is shooting at us, let's kill him" — a charge she denied. She also allegedly slapped a woman who had remonstrated with the crowd not to burn Dlamini. But no evidence was led to suggest she was guilty of physically killing him.

"There are two deeply disquieting things about this judgment," says Edwin Cameron of the Wits Law Department.

"It applied the doctrine of common purpose in a way that could implicate a crowd of thousands and render them liable to the death sentence.

"It also established, for the first time in South African criminal law, that conduct not proved to contribute causally to a death can nonetheless lead to conviction for murder."

Most ominous of all, Cameron believes, is that "the Appeal Court has widened the doctrines of criminal liability in response to evidence of township revolt".

A petition for clemency

Lawyers acting for the six have played their last card, and delivered petitions for clemency to President P.W. Botha, the only man who can save them now.

Sharpeville residents believe the six will hang as an example to others that government will not tolerate a assault on its system of black local administration.

It will be turning six unpolarized blacks into political martyrs.

Council flattens Levine Farm homes 'without official notice'

127 By HAPPY ZONDI

LEVINE Farm residents in Soweto this week became the latest victims of forced removals when a group of council policemen demolished their shacks, allegedly without notice from the Soweto City Council.

The police allegedly arrived at the homes in trucks, destroyed the shacks and ordered residents to load their belongings into the trucks which were to take them to Rietlei, near Krugersdorp.

Residents, however, refused to load their belongings which were sprawled around the area where their homes once stood. They said they feared defying a social worker who had instructed them not to leave the farm.

A spokesman for the squatters said "The children are at school now. If we decide to leave, what will they do if they come back to this?"

"Where are we going to get work there? What about transport to go to work? Does it mean the children have to look for new schools at this stage? We do not have money to buy new uniforms."

According to the spokesman, residents were told to buy sites at Chinwelo where they would have to pay R25 for a 5m by 12m site.

Others who did not have money arrived a few days later to discover that all sites were sold - not only to people from MacDonald and Levine farms, but also to people from other parts of Soweto.

A local doctor, Abu Asvat, told *City Press* that he would accommodate the families in his surgery as a challenge to the council.

He said he could not understand why the people were evicted without notice.

'Black jacks' go on a spree

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By HAPPY ZONDI

SOWETO Council police yesterday allegedly helped themselves to food and drinks during the rent evictions staged at six Chiawelo homes

The council's director of housing, Estelle Bester, said those evicted were the "stubborn residents" who had failed to make arrangements with their township managers concerning rent payments

She said she knew nothing about "hungry cops" who ransacked fridges

According to residents, police vehicles loaded with armed "black jacks" unlocked some houses when owners were at work and took some of their valuable furniture

A spokesman for the residents said the council police had started visiting them at dawn since the beginning of the week, demanding money for rent

She said that a day later some residents were evicted from their homes

Residents complain about the ill-mannered "black jacks" who helped themselves to some of the food in the homes of people who were not present when their houses were raided



Stranded on the pavement with nowhere to go... some of the Hillbrow flatland dwellers who have been summarily evicted for rent arrears and also the contravention of the Group Areas Act.

See
 the
 jacks out
 with the
 TOP
 - Back Page

Blacks must sign leases or be evicted

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ster 1/21/88

By Sally Sealey and
Martin Challenor

Black people living in a Joubert Park block of flats could be evicted this week unless they sign a new lease drawn up by the agents which would severely curb tenants' ability to organise themselves.

A three-month notice period served on Argyle Court residents expired yesterday, and Mr Dave Malan, a director of Hillcrest Property Management, said people in some of the 61 flats "could be in trouble" as they would not sign the lease.

Tenants living illegally in "whites-only" buildings feel they need to meet regularly to discuss their common problems and possible future threats.

RENT BOARD

This fight dates back to July when Hillcrest took over five buildings from Group C Ventures. Tenants in about 180 of the 225 flats in Argyle Court, Branksome Towers, Clardige Court, Margate Court and Protea Mansions began a rent protest in August. They paid the Rent Board-determined rents rather than what the agents asked for.

Hillcrest then had Argyle Court removed from the Rent Board's control and tenants were given three months to leave. This period expired yesterday.

Hillcrest eventually accepted the Rent Board rents but said the rents the tenants were paying had been overtaken by later determinations.

A settlement between tenants of the four buildings, excluding Argyle Court, and Hillcrest, was made, an order of the Supreme Court in December. Ten-

ants undertook to make up the difference between the old and the new Rent Board determinations within seven days.

But many did not pay their arrears and on January 14 people in 43 flats were evicted from Branksome Towers, Clardige Court, Protea Mansions and Margate Court.

Some tenants moved back into the buildings — into different flats to avoid being charged with contempt of court but they possibly face the charge of trespass.

Subsequently Mr Malan and tenants' representatives from all five buildings met four times. Tenants agreed to pay an extra R45 "service fee" on the Rent Board rates plus on a two-month trial basis to finance upgrading, such as fixing the lifts and security.

NOT PROTECTED

In return Mr Malan would withdraw eviction notices at Argyle Court and reduce these rents to between R120 and R250.

Mr Malan also asked tenants to sign new leases and pay new deposits. In the lease they would have to agree not to hold flat meetings and accept that they were not protected by the Rent Board.

Mr Malan said "a few tenants" in Argyle Court have not agreed to the "no meetings" clause. These tenants could be evicted this week, Mr Malan said.

Anger at Alex hostel

ALEXANDRA hostel dwellers are up in arms following a decision by the Alexandra Town Council to increase hostel rents and service charges by more than 45 percent.

The increases, which will be implemented in three phases, come into effect immediately.

The acting town clerk of Alexandra, Mr P. J. Gené, said in a notice sent to the hostel inmates that the council was "deeply saddened by the decision."

He said because escalating costs of rendering services at the hostel had been increased on three occasions since 1982, the council had no option but to implement the increases.

Angry hostel dwellers said although the notices informing them of the increases were dated January 7, they were only delivered to their burgalows last Thursday night.

"The reason for the delay is pretty obvious. The council did not want to give us a chance to voice our objections," a spokesman for the inmates who asked not to be named, said at the weekend.

He said conditions at the hostel were becoming more and more unbearable as maintenance of facilities had drastically deteriorated over the years.

The first phase of the rent hike comes into effect immediately, second on April 1 and third in July.

Rents and service charges have, in some instances, been increased from R25.19, R34.50

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SOWETAN, Tuesday, February 2, 1988

Forestry workers may stay

Forestry workers who were threatened with eviction from land in the southeastern Transvaal have been guaranteed a permanent home on company property.

The dispute between the lumber producers Hunt Leuchar and Hepburn and people living on the company's land in the Lothair district has been resolved.

The company withdrew eviction notices and court summonses and met af-

ected residents last week. About 15 extended families had faced eviction and relocation to kaNgwane.

The outcome of the talks was an agreement that all workers who had lived on the land before HL&H bought it and all others who had settled there more recently with the permission of company managers could remain, a spokesman for the Transvaal Rural Action Committee said.

Tshabalala hit by strike

SCORES of workers employed by former Soweto mayor Mr Ephraim Tshabalala downed tools this week demanding the reinstatement of a dismissed colleague, writes LEN MASEKO.

The strikers are members of the Commercial Catering and Allied Workers' Union of South Africa (Ccaawusa).

Ccaawusa official Mr Oscar Malgas said

Tshabalala Enterprises employees were demanding the reinstatement of a colleague, Ms Lungile Shange, who was dismissed two months ago.

The businesses affected by the strike include a cinema and bottle stores. The industrial council had failed to convene a meeting to resolve the dispute, Mr Malgas said.

The strikers also demand recognition of the union and shop stewards.

3/2/88
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A spokesperson for Tshabalala Enterprises confirmed that the company's employees had gone on strike, saying this action has allegedly been sparked by an "unfair dismissal" of a worker. The company disputed this allegation.

"Tshabalala Enterprises contends that this strike is illegal for two reasons: no dispute was declared and reconciliation procedures required by the Industrial Relations Act had not been followed," she said.

She said the company was doing "everything in its power" to resolve the matter. "We would like to emphasise that the company is in no way against unionisation," she said.

KENNISGEWING

Dorpskomitee van Ratanda TUSSEN VERKIESING: WYK 3

Ingevolge die bepaling van Goewermmentskennisgewing nommer R1750 gedateer 12 Augustus 1983, word nominasies gevra vir kandidate vir 'n tussen verkiesing tot lid van die Dorpskomitee, vir Wyk 3

Skriftelike nominasies op die voorgeskrewe vorm, verkrygbaar by die Hoof-Uitvoerende Beampte, Ratanda, moet ingedien word by die Verkiessingsbeampte p/a die Hoof-Uitvoerende Beampte, Ratanda, tot en met 12h00 (12nm) op Woensdag 2 Maart 1988 en moet gestaaf word deur die handtekeninge van minstens 10 geregistreerde kiesers in

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Daveyton matrics 'furious'

Scores of matriculants in Daveyton, near Benoni, are furious that they have been unable to get accommodation at the new local college of education

Many who phoned the *Sowetan* claimed they had been refused admission in preference to outsiders from as far as Maritzburg, Messina, Bushbuckridge, Witbank and Soweto

One unsuccessful applicant said they found it strange that most local scholars could not get placements at the college. She said they had thought the college was built with the primary aim to cater for the needs of Daveyton schoolchildren

Selection

In reply Mr Edgar Posselt, the public relations officer of the DET in Pretoria, said the complainants must understand there was a selection process for prospective students at all colleges of education

He said after a selection process was completed, a number of students are found to be suitable to be trained as teachers. He said from those identified, colleges can only take a certain number. The rest, unfortunately, have to be turned away

"The students who were eventually accommodated at the new college went through a stiff selection process. I want to point out that in the case of Daveyton College, those who were not admitted, it was due to the fact that there was no longer any room left," he said.

No evictions at Diepmeadow — Thebehali

Diepmeadow's administrator, Mr David Thebehali, today assured residents that there would be no rent evictions in Diepmeadow because of a "satisfactory" response in paying rent.

He said he was pleased that Diepmeadow residents had paid a total of R1 million during the month of January.

He added that the majority of residents were paying rent and that some of those who could not pay had made arrangements with his office on a repayment plan of weekly and monthly instalments.

"I have just taken over, and my priority is to speak to the people and learn about their problems," he said.

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(127)

Lights off in Soweto as break-the-boycott campaign heats up

By MONO BADELA

CIVIC bodies are considering new ways of intensifying the rent boycott, with new tactics under discussion at joint meetings in townships along the Reef.

At the same time, councils are intensifying their own campaigns to break the boycott and recover the millions of rands it has cost them.

This week, Soweto municipal workers disconnected electrical sub-stations in Mzimphitope, leaving scores of houses without power. The workers, backed by municipal police, were still dismantling sub-stations yesterday.

Residents now fear that their water will also be cut off as part of the council's bid to break the boycott.

In Soweto, 80 percent of the tenants are still not paying rent, according to United Democratic Front co-president, Albertina Sisulu. She told *Weekly Mail* the two-year-old boycott was still very strong.

Mamelodi council to repay what it owes

By THAMI MKHWANAZI

RESIDENTS of Pretoria's Mamelodi township may sigh with relief at the council's willingness to repay residents' tariff increases ruled unlawful by the court.

But they have no legal leverage to circumvent the council's decision, as the old ones were definitively struck down.

At a press conference, the council promised accounts of about R18 000 permit holders would be credited with the amount owed to residents.

The announcement came nearly a year after a court decision ruled a 1984 rent increase that sparked a township rent boycott and more than two months af-

...to deploy personnel of the SA Police Force and the SA Police to house raids on rent defaulters in a bid to break the boycott in the township.

Bester said this was the best way to make residents pay their rent, and so far, she claimed, the system was paying dividends.

"Since we started on this campaign our income is improving."

Since Soweto residents were "not acting normally", she said, her council was in turn not acting normally in finding ways to make residents pay rent.

Last week Tshwanelo residents claimed they were woken by security forces as early as 2 am and ordered to pay their rent. Residents said they were given a deadline of Thursday to settle their rent or face evictions.

Twenty-five families were evicted but some have managed to move back in. The "comrades" monitoring the evictions simply put back the furniture not impounded by the court.

Fearing the cost of the boycott might spiral out of control, tenants waited the end of last year authorities renewed efforts to break it. In Soweto the council evicted tenants and cut off electricity supplies to parts of the township, with almost all of Orlando West without electric power. Among the homes affected were those of Winnie Mandela and Albertina Sisulu.

Soweto Council treasurer, James Veldsman announced in November last year that the council was deeply in the red.

Meanwhile, one of the items on the agenda as parliament reconvenes today is the controversial "rent bill" which would require employers to deduct rental arrears from wages and salaries. The bill has been strongly opposed by worker and business organisations.

creasing rent every year."

Malan admitted last week the rent boycott in Soweto was still on, but set the figure of boycotters at 50 percent. "About R127-million is still owed by tenants in the form of arrears rentals. But we still believe eventually we will recover it," he said.

The bulk of the deficit represents electricity, water and other services. Rent arrears amount to R30-million to the owners. Really, the homes belong to them. They must stop in-

this week residents' accounts would be credited with 38 months' worth of unlawfully implemented increases.

The council, Mashumi said, would credit residents' accounts with the lump sum owed to them "as soon as possible" but the crediting would merely be a book entry.

Moreover, the credits would be applied to arrears rentals — a proposal which the council representative implied, would probably use it up.

A spokesman for the Mamelodi Civic Association said the council's attempts to appeal against the Maredi decision had been delaying tactics to enable it to promulgate the new tariff increases.



ASVAT TOLD TO GET OUT

THE Soweto City Council yesterday told a doctor to immediately vacate his Levine farm practice in Rockville, writes **JOSHUA RABOROKO**.

Dr A B Asvat said he received the order from the council ordering him to vacate his business premises.

The notice reads, "You are hereby given

notice to vacate premises on Thursday, February 4." The notice was signed by the Moroka/labavu township manager.

The notice comes after scores of traders operating in the area were ordered to leave the area to make way for a housing and industrial development project.

Dr Asvat, who started his business in the area in 1972, said he was never informed of the intended move.

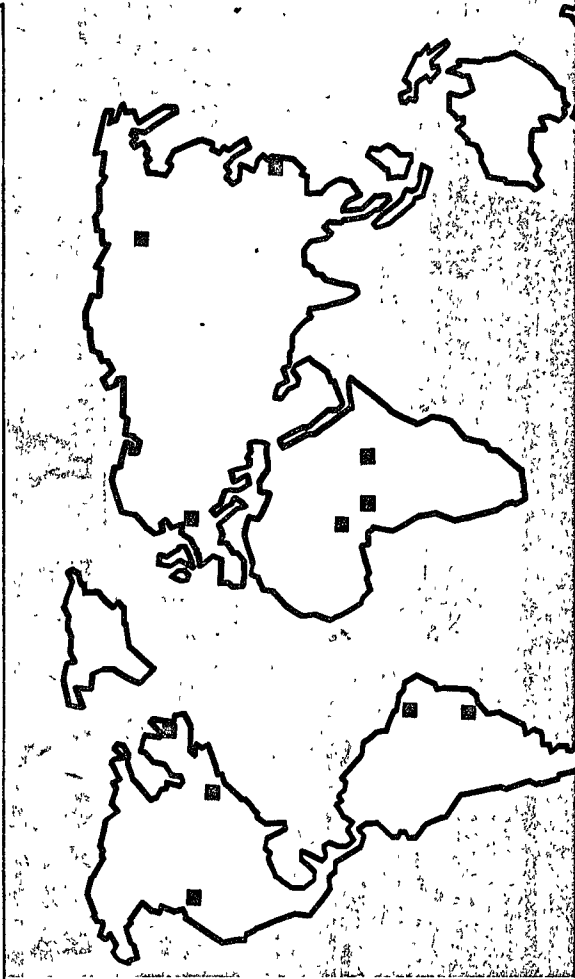
He was aware that many traders were to be moved from the area, but for him to be given a one-day ultimatum was "extremely disturbing" because he did not have alternative premises.

Dr Asvat said he has referred the matter to his lawyers.

The Soweto City Council could not be reached for comment.



DR ASVAT



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5/2/88. Smeton

'Rent rise could hit kids'

EDUCATION was one of the things which were likely to be put into jeopardy by rent increases in the Vaal Triangle, a Sharpeville mother said in the Pretoria Supreme Court yesterday.

Mrs Maria Mokati, who is testifying for the defence in the Vaal Triangle treason trial, told Mr Justice van Dijkhorst and an assessor that fears were expressed that the R5,90 rent increase would cause problems for parents and their children.

This was at a meeting in Sharpeville.

She said a speaker at the meeting urged residents to discuss the increased rent with local councillors. The speaker pointed out that the increases would mean the end of schooling for some children in the area.

Vote

"It was further suggested that the councillors should be asked to keep the rent low, failing which the people who voted them in power would have to remove them from office," she said.

Asked by Mr George Bizos, for the defence, if the killing of councillors and the destruction of their property were discussed at the meeting, Mrs Mokati said they were not.

Nineteen officials of the United Democratic Front, Azanian People's Organisation, Vaal Civic Association and Azanian National Youth Unity are appearing on a charge of treason and alternative charges of terrorism, subversion, and murder. They have pleaded not guilty.

(Proceeding)

Alex women's hostel residents angered by rent increase plans

CP Reporter

RESIDENTS at the Alexandra women's hostel are angry and feel that they are being exploited by the Alexandra Town Council after it announced that rents were to go up three times this year.

The first increase of about R5 was implemented at the beginning of this month. The residents are supposed to have paid their rent before February 7. The second stage of rent increases will be in May and the third in July.

At the end of the year the rent will have been increased from R12 to R32.

A spokesperson for the residents said: "We do not think the increase is fair. The town council is taking advantage, they know that we have no alternative because we come from far-away places.

"Most of the residents are domestic workers who do not even earn enough money to maintain their families at home.

"We have been told that if we do not pay by February 7, we will be raided at night and be kicked out of the hostel."

Alexandra's acting town clerk, Piet Genis, said that the rent had to be increased to improve the conditions at the hostel.

When *City Press* went to examine the hostel, conditions were not very impressive.

Residents also complained that the electricity was usually switched off without any prior notice.



2 000 people share 2 toilets

Staff Reporters 8/2/88

More than 2 000 people are trapped in squalid conditions — sharing two taps and two toilets — in Thala squatter camp near kwaGuqa township, Witbank.

The camp is on Witbank Town Council property, but town secretary Mr Pieter Rorich says no facilities can be provided. "We are taking this matter to council for a formal decision soon. It will be dealt with by all the relevant authorities to try to find a solution," he said.

The mayor of kwaGuqa, Mr John Skosana, expressed fears that the council might kick out the squatters, especially if "too much attention is drawn

to the conditions in the camp".

"The (Thala) council has started to build accommodation for the residents. We are trying to speed up construction so that people can be moved in," he added.

People who move into the houses and flats have to pay a minimum rental of R35 a month. But many squatters say they cannot afford even that.

Mr Skosana said: "The problem with us, too, is money . . . We (the council) do not get much help from the Government, so we have to depend on loans, rent and taxes from residents."

A doctor has said that disease could break out if the camp's sanitary conditions are not improved.



SUNNY

THE WEATHER

Court order against Wilgespruit worker

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A RAND Supreme Court interdict barring labour expert, Mr Mandla Seleokane — fired by the Wilgespruit Fellowship Centre recently — from entering the property was granted last Friday.

The Reverend Dale White, a curator of the centre, yesterday said that a further order was issued against Mr Seleokane to return a car belonging to the centre — “a thing he had refused to date.”

8/2/88

Lawyers representing Mr Seleokane had agreed to hand over the vehicle today, Mr White said.

Mr Seleokane was dismissed a fortnight ago after he reportedly

refused to explain his travel expenditure claim for 1987 as requested by management. Scores of his colleagues employed by the centre went on strike in protest a week ago

Mr Seleokane has appealed against his dismissal. A strike by Wilgespruit employees was called off last week

Mr White said yesterday that a staff meeting held at the centre last Thursday had addressed various issues, including Mr Seleokane's dismissal. The meeting had recommended that a board of inquiry be set up to look into “the events surrounding this incident.”

The centre is owned by the Anglican Church.

(127) Soweto 2/2/88

TSHABALALA STRIKE IS NOW OVER

By LEN MASEKO

THE strike by members of the Commercial Catering and Allied Workers' Union of South Africa employed by Tshabalala Enterprises is over, a union spokesman said yesterday.

Ccawusa official, Mr Oscar Malgas, said the two parties reached agreement at the weekend.

He said in terms of the agreement, six workers dismissed by the company would be reinstated and "paid all money owed to them". The six are Miss Lungile Shange, Miss Xoliswa Tshomela, Mr Boshoff Mabaso, Mr Simon Mopeli, Mr Bongani Nxumalo and Mr Alex Tshabalala.

Ccawusa members at Tshabalala Enterprises went on strike last week, demanding — among other things — reinstatement of the six, overtime pay and recognition of the union.

Mr Malgas said union members would report for duty today at Tshabalala Enterprises operations

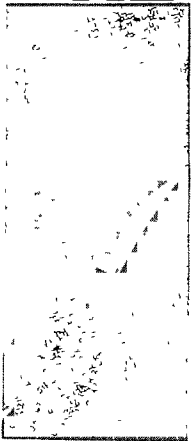
which include a cinema, dry cleaning depots and a butchery. The company is owned by former mayor, Mr Ephraim Tshabalala.

"We want to refute an allegation by Tshabalala Enterprises' official, Miss Elizabeth Tshabalala, that we have a personal vendetta against the company," Mr Malgas of Ccawusa said.

He said the matter could have long been resolved had the company agreed to a meeting with the union two months ago.

Ccawusa and the company are due to meet tomorrow for further talks.

The South African Youth Congress (Sayco), has expressed its "unreserved support" for the Ccawusa members employed by the Soweto company.



MR E Tshabalala

Black tenants face eviction in Joubert Park

Black tenants living in flats in Johannesburg's Hillbrow-Joubert Park area are "termites who destroy everything systematically", landlord Mr Karel Suba has said.

"Coloureds and Indians are welcome," he said, but blacks "are all too political. All they think about is the UDF and Actstop. These are my flats and surely I can choose what tenants I want to have in them."

Mr Suba has clashed with the anti-Group Areas Act organisation Actstop twice on evictions.

First, Mr Suba was named in a successful Supreme Court application brought by 74 families on November 11, after they had been evicted from Worcester Court, Joubert Park. The tenants were evicted because Mr Suba, who had leased the building, had allegedly not paid rent to the owners The National Trust, the Eiel Trust and Mr Joseph Furman.

Now, Mr Suba has given Joseph and Moses Mashieni notice to leave their flats in Kilkenny, on the corner of De Villiers and Banket Streets, Joubert Park. They had to get out by last Thursday "because they were illegal occupants" but have flatly refused to move.

INVALID EVICTION NOTICE

The brothers say they have nowhere else to live. Actstop advised them that the eviction notice was not valid as the notice period was too short.

Approached by The Star Mr Suba said he had nothing to do with the issuing of the notice and said it was done by the letting company JH Isaacs.

"I'm a decent person. I would have at least given them notice of a month. Why don't they come and talk to me?"

The Mashieni brothers moved into the building about five months ago. Mr Joseph Mashieni said the caretaker told them to get white nominees to sign their lease forms, and they should just carry on paying the rent.

This they did. But last week they received a letter addressed to "the occupant" which said because they were illegally occupying the flats, they had to leave by noon on Thursday.

Mr Suba was to meet with JH Isaacs yesterday. A JH Isaacs spokesman said the brothers were being evicted "because they do not have the authority to be there".

He said: "I am not being political. They are illegal occupants. They have not made an application for that flat."

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9/2/88

'Rent rises burning issue'

MEETINGS which were held in Sharpeville shortly before the start of the unrest in the Vaal Triangle were not organised by any of the political organisations, a witness in the Vaal Triangle treason trial said in the Pretoria Supreme Court yesterday.

"Mrs Mana Mokati, a Sharpeville resident giving evidence for the defence, also told Mr Justice van Dykhorst and an assessor that such meetings were organised by local residents to discuss the R5,90 rent increase.

The increases, she said, were "a burning issue" and residents wanted to discuss them with the councillors. No political organisation was responsible for the move, she said.

The court further heard that an accused in the trial, the Rev Tebogo Moselane, had at one of the meetings moved that legal action be taken against the Lekoa Town Council. The legality of the council's decision needed to be challenged, she said.

Petition

"Reverend Moselane also explained to us that those who were unhappy about increased rent would have to sign a petition. As a resident in Sharpeville and having had grievances, I signed out of my own will," Mrs Mokati said.

The petition was to be circulated in the township after the election of area committees. This petition was to be submitted to the town council after signatures were collected, she said.

The case involves 19 high ranking officials of the United Democratic Front, Azanian People's Organisation, Vaal Civic Association and Azanian National Youth Unity.

The accused have pleaded not guilty to treason and alternative charges, of terrorism, subversion and murder.

(Proceeding)

(87) Soweto 10/2/88

Sickly pensioner, wife evicted from home

SOWETAN Reporter

A SICKLY Soweto pensioner and his wife were evicted from their Tshawelo Extension 2 home and the house was bolted by Soweto Council policemen despite paying part of their rent arrears.

The pensioner, who asked not to be named, said that a messenger of the court accompanied by heavily armed council policemen arrived at his house last Thursday and demanded that he pay the R901 he owed.

Although he showed the officials three receipts of recent rent payments of more than R330 the officials said they were not impressed and demanded that he pay the rest of the money immediately. He said the officials then removed his lounge suite and a hi-fi set and told him he would get

them when he paid the rest of the money.

The pensioner said, "I went to see the township manager the next day and tried to explain that I get my pension once every two months and that I was prepared to meet my arrears but he said 'pensioner or no pensioner the arrears must be paid now' and told me to leave his office. His attitude was extremely harsh and he was not prepared to listen".

Soweto's mayor, Mr Nelson Botile, said yesterday he was going to send social workers to the pensioner to investigate. He said the council remitted rents of pensioners who were unable to pay. He advised pensioners to discuss their problems with township managers.

Mr NELSON Botile...
mayor.

Judgment reserved
over Gencor

11/12/88
Stur
127

Judgment has been reserved in a civil claim brought by two Pretoria businessmen against Gencor (General Mining Corporation) in the Rand Supreme Court

Mr Stanley Shiller and Mr Raymond Katzeff claim that Gencor sold them stands in a township development scheme without telling them the property was on shifting clay. They have claimed more than R46 000.

The court heard they had each bought two stands in 1983 in Theresa Part, Extension 2. When they found out about the shifting clay they wanted to cancel the deed of sale but Gencor refused

DEPOSIT CLAIMS

They are now claiming the return of their deposits and payments they have made made, saying that Gencor should have told them of the soil problem. Mr Shiller is claiming R22 535 and Mr Katzeff R24 192.

Gencor has admitted that they knew the soil was shifting.

The court was told yesterday that Gencor did not try to conceal the defects and that "everybody knew there were soil defects in the area".

Mr Justice M Kuper yesterday reserved judgment.

(127) Soweto 11/18/88

A big no

THE Soweto Civic Association has given the thumbs down to a Soweto City Council survey on incomes of residents of Tshiawelo.

According to the council, the survey is aimed at the possibility of reducing rent for the area. The council has announced that it will start with the survey soon

The association has urged the council to broaden the scope of the survey to include the whole of Soweto.

A spokesman for the association said the survey should also concentrate on how many people have houses in Soweto and for how long had they paid rent for those houses and on how many demanded that those houses be given to them

Meanwhile, the SCA has commended the Baragwanath doctors who made public statements about the conditions at the hospital.

Landlord is unscrupulous parasite, says Actstop

Actstop has hit back at a landlord for his comments about black tenants living in his buildings in Hillbrow and Joubert Park.

Two brothers, Joseph and Moses Mashimane — are in the centre of the row involving Actstop, the landlord Mr Karel Smba, and the agents J H Isaacs — and are still living in their flat.

Initially they were given 24 hours to vacate the flats in Kilkenny, at the corner of Banket and De Villiers streets, Joubert Park. On Wednesday the brothers were again issued with a notice to vacate, and were told to go by Feb-

ruary 29.

The brothers are contesting the latest eviction notice. Actstop is taking legal advice on whether the notices are valid or not.

Actstop, the Land Group Areas Act organisation, reacted strongly to a statement made by Mr Smba, who is reported to black tenants as "terminates with strategy everything systematical-ly".

A spokesman for Actstop said: "We consider it ironic that Mr Smba, who is a parasite living off the fat of black tenants in the Hillbrow and Joubert Park areas, refers to these tenants as

'terminates'.

Mr Smba has been exposed as a rascal and unscrupulous landlord who exploits black tenants because he is able to take advantage of their position vis-a-vis the Group Areas Act."

Mr Smba has clashed with Actstop twice on evictions.

First, Mr Smba was named in a successful Supreme Court application brought by 74 families on November 11, after they had been evicted from Worcester Court, Joubert Park. The tenants were evicted because Mr Smba, who had leased the building, had allegedly not paid rent

to the owners The National Trust, the Eiel Trust and Mr Joseph Putman.

Actstop helped the tenants fight to stay and companies connected to them to take an unequivocal stand on the Group Areas Act and to "desist hiding under its evil mantle".

A spokesman for J H Isaacs offered a brief "no comment" in response to the challenge. Actstop also expressed surprise at the attitude of J H Isaacs "a supposedly liberal company for using the Group Areas Act to harass and intimidate black tenants".

curity forces have remained in the telex enquiries to the Department of

Hidden 'rent' in house prices

By THAMI MKHWANAZI

BUILDING societies may be unwittingly — helping the state recoup some of the money it has lost through the rent boycott.

In an interview with Soweto Housing Director, Estelle Bester, it emerged that rent arrears were being built into house prices. The sale documents did not reflect the fact that part of the price was for rent owed.

Thus, the loans given by building societies to help people buy houses included an amount for rent arrears — without the building society knowing it.

"This method no doubt enabled us to collect the much-needed rent owed to us," Bester said.

She denied there was anything sinister in not reflecting the arrear rent component in the selling price of the house.

The assistant general manager (marketing) of the Perm, Peter van Broemsen, said yesterday his company was not aware that part of loans granted to blacks in Soweto and elsewhere constituted rent arrears.

Van Broemsen, who is also personal secretary to the president of the Association of Building Societies of South Africa, Bob Tucker, added that "we are not a government agency" and played no part in dealing with the rent boycott.

He said his company, believed to be the biggest source of loans for black

housing, "can't tell a borrower how she or he should spend the loan".

There are a total of 78 418 houses in Soweto. These houses constitute the "original stock" government houses, as well as those constructed and sold by private developers.

According to Bester, a total of 45 846 "original stock" houses were put up for sale. Of these, 31 507 have been sold since 1978.

They have been sold at erection cost plus the leasehold cost of R1, 50 per square metre.

According to Bester, four-roomed houses range from R330 in Chiawelo 2 to four-roomed dwellings at R468 in Dube. With Orlando being the oldest township in Soweto, the price of houses in the township varies from R153 for two-roomed houses to R219 and R230 for different schemes of three-roomed houses.

She said there were also housing schemes in Klipspruit, Mapetla Extension, Senaoane and zones 3, 4, 5, 6 and 19 Pimville ranging from R1 051 to R3 250 per house.

Most of the private sector has vehemently opposed government attempts to compel them to collect rent owed by blacks since the beginning of the boycott in 1984 in the Vaal.

A Soweto rethink on boycott: Pay for services, but not rents

WEEKLY MAIL 12-18/88

BY MONO BADELA

THE Soweto Civic Association has decided that township residents should start paying service charges. But, says the civic, the service charge for electricity and water must be determined by the residents — not by the state.

The SCA is surveying service charges throughout the Witwatersrand — including white, "coloured" and Indian suburbs — and says this study will define how much Soweto residents should pay.

This new development, decided at the recent annual SCA meeting and announced by the civic this week, is part of the campaign to step up the rent boycott.

A representative for the SCA said issues such as the rent boycott, service charges, the education crisis and the vigilantes phenomenon were discussed at the meeting.

The rent boycott has been in force in Soweto for 18 months and has left the Soweto Town Council in the red to the tune of R127-million. The SCA representative said there was no intention of ending the boycott.

The bulk of the deficit represents electricity, water and other services.

In an interview with the *Weekly Mail*, the SCA's acting publicity secretary said that during the 18 period killed in August 1986 when they resisted council police evictions. A few

months later more residents were shot dead in Orlando West during another attempt to evict them.

The evictions continued in most townships in Soweto resulting in injuries, damage to tenants' property and the arrest and detention of civic and youth leaders, students and parents. The acting publicity secretary said vigilantes were also deployed in an attempt to smash the rent boycott.

The meeting resolved that people had long paid for their houses and that they should be handed over to residents in the following manner:

- A tenant who has occupied a house and paid rent for 15 years should be given the house. The excess amount accrued through rent payment should be used for costs such as transfer and registration fees.
- A tenant who has occupied a house for less than 15 years should be allowed to buy the property and the amount of rent paid should be

taken into consideration in determining the value of the house.

The meeting also decided that rent arrears should not be paid "in so far as the service charges are concerned it was resolved to investigate service charges in white, 'coloured' and Indian suburbs and compare these to Soweto rates and the quality of services provided in each case, and this investigation should not take more than a month to complete," the representative said.

"But central to the understanding of this resolution is people agree that service charges have to be paid for, but at reasonable rates taking into account the crucial factors like the high unemployment rate in Soweto."

He said the SCA was open to negotiations with Soweto town clerk Nico Malan "but talk with the councillors is completely out. Nobody wanted these men and only a meagre five percent voted them in 1983."

Meanwhile, political observers have told *Weekly Mail* that there was reliable evidence that State President PW Botha was "taking a personal interest in the whole matter of rent boycott."

Mark Swilling, a political scientist at Wits University, said the Standing Committee on Constitutional Affairs was again contemplating pushing the Rent Bill through parliament. The council has acknowledged that it uses the security forces in its bid to break the boycott.

The Development Bank is also reviewing the whole financial structure of Soweto. The Soweto rent boycott is a major priority for the government. They want to find a solution. Until now they have rejected all approaches by the civic body to find a negotiated solution.

"But if this (negotiation) does not succeed this could result in the application of new strategies and tactics by the government. It could turn Soweto into another Pietermaritzburg."

He believes the SCA's decision to pay for services was a good one to gain if they put forward proposals and call for negotiation once again.

Swilling said the boycott was probably one of the most successful community struggles since the establishment of Soweto.

PHOTO: G. M. ...

Mothers took part in March

127
12/2/88
D. J. M. M.

TWO Tumahole, Parys mothers who gave evidence for the defence in the Vaal Triangle treason trial yesterday, told a Pretoria Supreme Court judge that they joined a protest march to the local administrative offices because they were unhappy about the R37 rent increase in the area.

Mrs Welheminah Chabaku and Mrs Elizabeth Cholota told Mr Justice van Dijkhorst and an assessor that they joined the march of their own will. This they said they did after they had seen people going past their houses carrying placards.

The witnesses said the placards read: "We don't fight, we talk" and "We are asking for rent to be decreased"

Peaceful

"According to Mrs Chabaku, the march was peaceful and did not instil fear in her as all the participants were well behaved. She said the march took place on July 15, 1984, following an announcement that rents were going up by R37.

"From what was written on the placards I concluded that the people were marching to the administrative offices to discuss the rent issue with councillors. This made me realise that I was alone in my being dissatisfied with the increase," Mrs Chabaku said.

Mrs Cholota said the increase was going to make it difficult for her to cope as she had been having problems with the rent that she was paying at that time. Joining the march was something she hoped would resolve the problems she was faced with.

The trial involves 19 high-ranking officials of the United Democratic Front, Azanian People's Organisation, Vaal Civic Association and Azanian National Youth Unity. They are facing a charge of treason and alternative charges of terrorism, subversion and murder.

All the accused have pleaded not guilty.

(Proceeding)

Black homes drive fails to take off

CAPE TOWN 17/2/88

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Own Correspondent

JOHANNESBURG. — Four out of every five blacks who occupy council housing still rent their homes in spite of the government's major house-selling drive.

By January this year the National Housing Commission (NHC), which is conducting the sale, had sold only 20% of the total number of available units. Eighty percent had still not bought their houses.

Last year the government offered massive reductions on the prices of houses put on sale by the NHC.

The NHC's sales co-ordinator, Mr Alex Weiss, yesterday said 80% of occupants were still registered tenants and had not become home-owners.

He said that in the Transvaal 21.94% of the houses on sale had been sold by January this year. Of the 266 239 for sale in the Transvaal only 58 411 had been sold, leaving a balance of 207 000 houses. The NHC owns 53 694 houses in Soweto.

Commenting on the slow response from residents to buy their houses, Mr Weiss said. "The black community did not respond as expected despite the government having done everything possible to streamline the sale of houses."

Mr Weiss said the reason the community had not taken advantage of the opportunity to buy their houses could be that most of them did not understand the concept of home-ownership.

He said the Transvaal Provincial Administration had repeatedly asked employers in industry and commerce to explain to their black employees the advantages and financial details of home-ownership in terms of the government's "big sale".

The NHC had also launched various programmes in the townships to boost the government's campaign to sell houses and to teach prospective home buyers the concept of freehold rights.

Mr Weiss said the discount sale of houses would continue till every house had been sold.

Court told of boycott

A TUMAHOLE Civic Association member, Mr Matthews Thekiso (35), yesterday told a Pretoria Supreme Court judge that the current rent boycott in Tumahole, Parys, started after residents had demanded that rent be reduced to R18,50 a month. (127)

He was testifying for the defence in the Vaal

Triangle treason trial involving 19 officials of the United Democratic Front, Azanian People's Organisation, Vaal Civic Association and Azanian National Youth Unity

They have pleaded not guilty to treason and alternative charges of terrorism, subversion and murder

Mr Thekiso said the

civic association was formed in 1985. Its responsibilities were to look into residents' grievances and take them up with the relevant authorities, he said.

"After we had assumed office, residents resolved at a meeting that the R26,50 monthly rent they were paying at the time, would have to be reduced to R18,50

Meeting

"This suggestion would have to be put forward to the authorities by the Civic Association as the people's representative body," the witness said.

Mr Thekiso told the court that the local authority's representative, a Mr Ganz, said the subject would be better off discussed at a public meeting. The witness said Mr Ganz felt that residents should discuss the matter with him and not through their representatives.

"The payment of rent stopped there. We did not pay as from that time," he said.

(Proceeding)

Soweto evictions cause work boycott

HUNDREDS of residents in White City Jabavu, Soweto, stayed away from work yesterday in protest against renewed security force evictions of families who have not been paying rent

At least 25 families were evicted in the area when a combined force of SAP and Soweto Council police moved into the area on Tuesday and yesterday morning and raided the homes of the families

The evictions were the first

187/188
SOPHIE TEMA

major action against rent boycotters in White City Jabavu since August 1986 when about 21 people were killed in clashes with security forces

Yesterday riot police used tear-gas and sjamboks to disperse a group of youths who threw stones while the evictions were being carried out

The police also ordered two

gatherings at the White City administration offices to disperse after warning residents the meetings were illegal

Soweto town clerk Nico Malan, this week said residents owed the council R200m in rent arrears

He warned residents to make arrangements with their local administration offices or the Soweto Council to pay off their rent arrears to avoid "unpleasant experiences"

DD 18/2/88
Residents stay (127)
away from work
after evictions

JOHANNESBURG — Hundreds of residents in White City Jabavu, Soweto, stayed away from work yesterday in protest against renewed evictions of families who have not been paying rent.

At least 25 families were evicted in the area.

The evictions were the first major action against "rent boycotters" in White City Jabavu since August 1986 when about 21 people were killed in clashes with security forces.

Residents said they were woken by council police demanding payment of arrears and evicting those who allegedly owed large amounts.

Soweto's town clerk, Mr Nico Malan, said this week residents owed R200 million in arrears.

He warned residents to make arrangements with their local administration or the Soweto Council to pay off their arrears to avoid "unpleasant experiences".

Evicted residents yes-

terday claimed some of their household goods had been loaded on to trucks and driven away by police and only goods of less value were left.

They claimed TV sets, refrigerators, radios, lounge suites and kitchen units — most bought under hire purchase contracts — had been taken.

A spokesman for a law firm said yesterday it was illegal to confiscate goods bought under HP contracts if they had not been paid off.

The United Democratic Front, condemned the evictions and said they would not solve the country's housing shortage — DDC

Forces disperse crowd

SECURITY forces took action early yesterday to disperse a crowd of about 1 000 White City, Soweto, residents who had gathered outside the local administration offices to protest against evictions. Several evictions had

been carried out in White City on Tuesday

Yesterday, residents stood in groups in the street and watched helplessly as items of furniture and television sets were removed from several homes

The goods were then carted away in a Soweto Council truck

Some classes at several schools were disrupted as scores of pupils left to witness what was taking place in the township

The situation in White

City was very tense yesterday as troops and members of the SAP in personnel carriers patrolled the streets

Some other SADF members patrolled the

To Page 2

18/2/88

(127)

Soweto

Evictions condemned

From Page 1

streets on motorbikes. Yesterday Soweto officials also raided Pimville, Zone 5, rent defaulters. Two families are known to have had their furniture removed during the raid.

About 30 White City Jabavu residents were shot and others injured by the police in 1986 when residents took to the streets and confronted police over the rent issue

Yesterday, the Soweto Civic Association released a strongly-

worded statement condemning evictions and the impounding of residents' goods by the authorities in an attempt to get people to pay rent

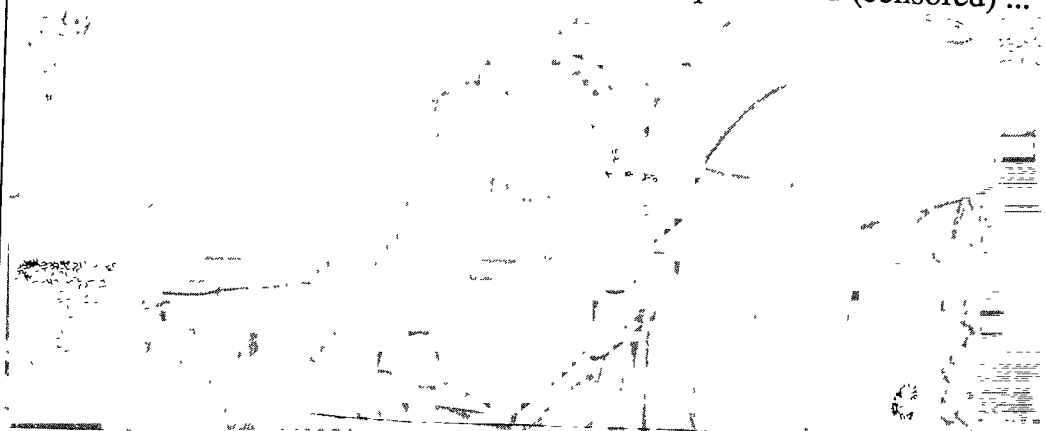
The SCA's statement said in part "We have reliable information that people have been woken up in the early hours of the morning and told to pay rent"

The UDF said in a statement the Government had created the current crisis through its policy of apartheid and laws such as the Group Areas Act

(127)

19-25/2/88 (127)

A crowd protests at the rent office. A policeman panics and (censored) ...



Othenia Mohapi weeps after Security Forces confiscated household goods from her home, in the background Pictures. WENDY SCHWEGMANN, P...

THE alleged shooting and wounding of three people in White City-Jabavu, Soweto, this week seems set to plunge the rent crisis into an even deeper abyss.

According to eyewitnesses, the shootings happened when a Soweto municipal policeman and an unidentified white man apparently panicked and opened fire on a crowd returning from a protest at the local rent office.

The crowd, who had gathered at the rent office to protest evictions earlier that day, had apparently converged on a truck guarded by the shooters, who had opened fire.

Weekly Mail spoke to nurses and doctors who treated three people wounded in the incident. They were treated for gunshot wounds to the chest, skull, back and abdomen at the local clinic and referred to hospital for x-rays and further treatment.

However, police have said they opened fire with three rounds of birdshot at stone-throwers. No reports of injuries were received, according to the official unrest report.

Earlier, police replied to *Weekly Mail* inquiries about the incident by saying in a telex that it was not policy to issue interim unrest reports unless the seriousness of the incident warranted it.

Residents in the township have been boycotting rent since 1985 — one year longer than the rest of Soweto's rent boycotters. The boycott, which reached national proportions in protest against rent increases, has resulted in millions of rand in lost revenue to local authorities.

Residents' resistance culminated in about 30 people being fatally shot by security forces in White City in August 1986.

This week's incident began early on Wednesday morning when hundreds of residents gathered outside the local municipal office to protest against the evictions of about 30 rent defaulters during the previous two days.

They were summoned earlier by sharp whistles — a method used by "comrades" to summon people in case of trouble.

A street committee had distributed a circular letter the previous night urging people not to pay rent following the evictions. Residents were also urged not to go to work, but to address the rent problem with the authorities.

Written in Zulu, the letter said rent benefitted the "oppressor and councillors" at the expense of the oppressed.

The crowd had converged on the rent office to challenge a local councillor, who they named only as "Mokoena".

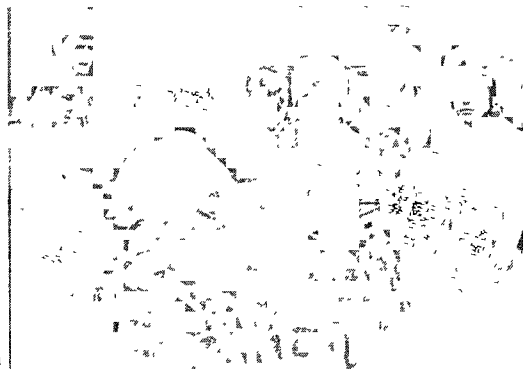
He is said to have given television audiences the impression his council would deal sympathetically with the plight of White City residents and had allegedly told residents that unlike the situation in other townships, the rent problem in White City was "unique" and he would announce rent reductions.

At the beginning of the township's rent boycott, families were paying rent of R49 a month.

Residents told the *Weekly Mail* the authorities at the rent office had said they were only prepared to speak to four representatives. The four, how-

Panic in White City ... and rents crisis flares

THAMI MKHWANAZI on the flare-up after a protest at the rents office. Parts of this report have been censored under Emergency regulations which prohibit details of security force action. These cuts have been indicated



Security Forces and residents during this week's rent raid

ever, were told by the "authorities" the rent problem would not be discussed until residents had settled their arrears.

While this was happening, a number of families were being evicted by council police and messengers of the court who confiscated valuables such as television sets, lounge suites and refrigerators in lieu of rent owed.

A contingent of members of the police and defence force moved around the township protecting the municipal police.

According to Captain R Crewe of the SAP public liaison division, security forces were rendering protection during the operation.

Witnesses said after the four representatives returned to the people with the "bad news", police fired teargas to disperse the crowd. As they fled, they were allegedly lashed with sjamboks.

The retreating crowd surged in the direction of a milk delivery truck outside a nearby shopping centre, according to an eyewitness, Jabu Mazibuko. A black municipal policeman sitting in the passenger seat opened fire and allegedly shot a 30-year-old man, Morake Modisenyane.

Modisenyane's mother, Annah Modisenyane, confirmed that her son had been shot twice.

She said: "Morake came home bleeding from the forehead and his back, below the shoulder".

The same policeman (censored) He heard about (censored).

A nursing sister at the nearby clinic said she saw the municipal policeman (censored) from the truck.

Another eyewitness, Cignoria

outside the yard.

Defiant victims, assisted by "comrades" and neighbours, had moved the furniture and other belongings back into the house. "Comrades" also reconnected electricity that had been cut off by the eviction enforcers.

At house number 1244, the court messenger attached "1 X National TV set", which he valued at R150. According to the house permit holder, Julius Ohayiso, he was told at the rent office he owed R1 149, 15.

According to documents left by his evictors, a summons issued by a Johannesburg firm of attorneys showed the judgement debt against him totalled R497,35.

The family was away when the eviction took place. A family member said the house was broken into to gain entry. A bedroom door was also broken for entry.

Soweto housing director, Estelle Bester, said the actual eviction process was not the responsibility of her department but that of court messengers authorised to effect such evictions.

The United Democratic Front and the Soweto Civic Association have condemned the White City events.

The UDF said evictions and "murders" would not solve the countrywide housing shortage.

The SCA said people could not be expected to pay for services that are "not there". It said since residents had paid off the houses over the years, they should be handed over to them.

It urged the authorities to negotiate with "the people's leaders" over the issue.

Captain R Crewe of the SAP said according to police records so far, no person was shot by security forces in White City on Wednesday.

The police overnight unrest report said "quirts and tearsmoke were used to disperse two illegal gatherings held in White City to protest the eviction of rent defaulters."

"The police fired three rounds of birdshot at stone-throwers who attacked them. No reports of injuries were received."



would go under. The first phase of the metropolitan area
neath the R100-million Blue Downs town centre, 20ha town centre devel-
still to be built. opment should be com-
A station will be con- pleted by the end of this
year.

Site 1005 1972/88 (10) (10) 127

Police sjambok, teargas crowd

PRETORIA. — Police used quirts and teargas to disperse two illegal gatherings in White City, Soweto, yesterday, the Police Public Relations Division said in its unrest report here yesterday.

The gatherings were held to protest at the eviction of White City residents for rent arrears.

In other parts of the country, three men were arrested at Kraaifontein after they had allegedly hurled stones at pupils of a local primary school, and at KwaThema near Springs, extensive damage was caused to two vehicles when petrol bombs were hurled at them. — Sapa

(S)

(127)

Sanctum 19/2/88

THE Soweto Civic Association has urged Soweto residents not to panic when raided for rent defaults, especially in cases where pressure was applied that they sign documents on the spot.

The SCA said it was aware that during some dawn raids residents were woken from sleep and made to sign documents with an undertaking they would pay rent.

In many cases, the SCA said, residents who signed such statements hardly understood what they were letting themselves in for.

The SCA said in some cases residents were forced to pay "ridiculously small amounts" which could range from R10 to R50. This was

Don't panic during raids - SCA

By NAT DISEKO

illegal, said the SCA. The SCA said: "Residents must be fully aware of their rights within the law and should not be forced to sign anything they do

not understand. They have a right to seek legal advice before signing any legal documents."

The association said that on being threatened with eviction, residents should immediately seek legal advice.

It said it must be remembered that almost all eviction orders in the past few months had been successfully challenged in court and subsequently rescinded, resulting in residents getting back their impounded property.

The statements said: "We urge the authorities to avoid the path of confrontation. They should instead negotiate with the people's leaders."

"We condemn the latest evictions in White City Jabavu."

Group denies Sowetans have started paying rent

A Soweto Civic Association spokesman this week disputed claims made by the town council that 75 percent of Soweto's registered tenants had paid their rent in January.

The spokesman, who spoke on condition of anonymity, disputed Press reports quoting town clerk Nico Malan as having made this claim.

He said SCA structures had reported back that residents "were still feeling strongly about the rent boycott".

"It is just part of the tactics to coerce people to pay rent."

The rent boycott in Soweto began with the imposition of the state of emergency in June 1986.

Commenting on recent reports that the SCA advocated that residents start paying service charges, the spokesman said this had not yet been decided.

"We are reasonable people and in any normal society people pay service charges," he said. However, these charges should be determined by the residents and not the State.

Many Sowetans were unemployed, which should not mean they were denied access to services.

"People should pay what they can,"

Christine epikons, which were a regular occurrence in Soweto, the spokesman said. "The authorities should choose a path of negotiation and not confrontation."

"They should speak to the 'the people's leaders', - Sage

Extra troops deployed as youths get restless

Tension-filled Soweto evictions



White City Jabavu residents and their belongings are dumped on the pavements once more.

THE tension which gripped Soweto's White City Jabavu two years ago, ultimately resulting in the death of about 30 residents, reared its head again this week when Soweto council policemen evicted residents.

About 25 families in the sprawling township, have been ratted since the beginning of the week and valuable household items such as television sets, hi-fis, have been confiscated.

The raids were carried out between 8am, after pupils had gone to their various schools, and midnight when they returned for lunch.

On Wednesday morning, tension gripped the township as pupils on their way to school, their schools stripped and watched council police and labourers evict residents.

Members of the SAP and SADF kept a low profile and patrolled streets in

the area where evictions were taking place.

A report of a clash in August 1986, which resulted in the deaths of about 30 residents, appeared imminent as groups of youths gathered at street corners and blew whistles.

In the process, more security force units were called in. Earlier, there had been only black SADF

members, but soon after the youths gathered at street corners, white SADF members were seen being deployed in the area.

At house number 827B White City Jabavu, a television set, hi-fi set and a wall unit were confiscated. The tenant, Frans Maasthi, was at work at the time.

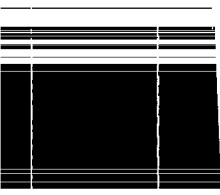
His daughter showed City Press a document stating that the family owed R793.

Lawrence Sogweya, of 930A, said his refrigerator was confiscated and a refrigerator were confiscated at house number 833B.

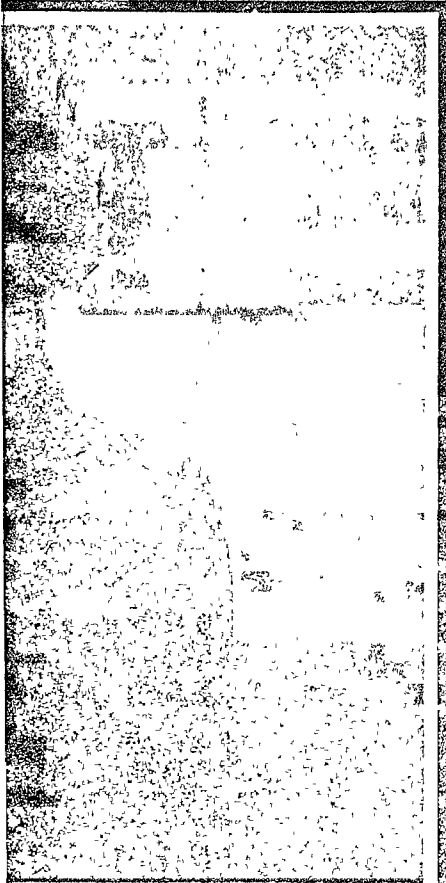
Soweto Town Clerk Nico Malan and Housing Director Estelle Besterman were reported to be attending a meeting and no comment was available by the time of going to Press.

By SELLO SERIPE

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127



Family houses replace hostels

By BOL MORLATHE

MEN'S hostels in Mamelodi will be phased out to make way for family housing units.

This was announced by the Mamelodi City Council this week.

The relocation of the hostels, which presently houses 18 000 men, is part of the council's plan to provide houses for the increasing Mamelodi population.

The men, most of whom live at the hostels without their families, will have two options.

They will either agree to be resettled elsewhere or housed at the earmarked dwelling units.

The units will be simplexes, duplexes and ordinary houses.

According to Mamelodi Mayor, Bennet Ndlazi, the council has contacted architects to study the area and about 119 units will be built in the first phase of the project expected to be completed at the end of the year.

19, of Gaborone in Botswana, gave she was caught in the act of nude again shows that although we are we do get around and bring you the files available.

Pic: BP SETUKE.

127
2/2/88

Soweto council goes for blackout

SOPHIE TEMA

WITH a total debt of about R140m — of which R80m is for water and electricity — the Soweto council has reached the end of its tether.

To recover the arrears, the council this week said it had decided to cut off electricity supplies and to physically remove meter boxes and substations unless "illegal" users started paying their accounts.

Soweto electrical engineer Rene du Toit said the debt situation had become intolerable and the provincial authorities were no longer prepared to carry the burden.

Du Toit said his department was expected to recover 120% — 90% on arrears and 30% on monthly payments — on the normal income on water and electricity by June this year.

In the meantime, his department was collecting only between 40% and 50% every month of what it should be getting.

He said the increasing vandalism to the R250m worth of electrical equipment caused the council to live on debt to repair damaged equipment and to pay its monthly Eskom bill.

Damaged

Du Toit said most boxes were damaged at the time of the unrest when some residents realised they could reconnect themselves after their supply had been cut off "and within six months there were 45 000 illegal electricity users".

The council would switch to a system whereby individual users could be disconnected, instead of entire blocks being switched off.

Substations carrying 11 000 volts — many of which had been demolished by people stealing corrugated iron, door frames and copper wire — cost about R40 000 each.

The 7 000 meter boxes, serving 10 to 12 households each, cost about R3 000 each.

Du Toit said "In the past, we battled to repair this equipment as soon as possible never really winning the battle. But we are now having a serious rethink on the situation.

"We have a total budgeted income for this financial year of R74m, of which R50m goes to Eskom. Because residents are not paying, we run at a loss of R20m."

Some 33 000 out of 75 000 electricity users in Soweto paid their monthly accounts. "Council would rather settle for a customer base of 33 000 than to keep 75 000 power points going at a loss."

BUSINESS DAY, MONDAY, February 28 1988

Ampros will now sign direct leases with blacks

Group Areas Act to be defied

ANGLO AMERICAN Properties will in future disregard the Group Areas Act by signing leases directly with black tenants.

Ampros leasing director, Graham Lindop, said "We are no longer prepared to put up with the Hillbrow sham."

He said Ampros would no longer enter into lease agreements with nominee tenants who allow blacks accommodation in flats. Lindop said his group had decided to

ROPHIE TEMA

sign leases directly with tenants to protect them against exploitation, from landlords who charge exorbitant rents. Temas of two Johannesburg flat agents, said he and Dr. Eric High Point, in Hillbrow — would no longer have to lease their flats through nominees.

In the past, the building owners would let to a group or company which would

in turn sub-let to whom they chose. The Group Areas Act has meant that a large number of flats are occupied by disqualified tenants who are being exploited by unscrupulous landlords charging exorbitant rents.

Ampros said tenants who occupied flats through nominees would lose their dignity and "we believe our approach will restore that dignity and encourage them to maintain what for most is their first real home."

Actstop's Mohammed Dangor hailed the announcement by Lindop and said he decided to do the same. He said Ampros has directly with the tenants and will enter into lease agreements with owners who control flat buildings in Johannesburg.

Two more on ban list

GOVERNMENT has limited further the number of senior ANC spokesmen who may be quoted in SA newspapers. In a recent listing, Pello Jordan, a close adviser of ANC leader Oliver Tambo, and the Rev Samuel Fumamela, the acting head of religious affairs, and anti-apartheid activists, were both named.

The two were added to the list of persons who may not be quoted in a Government Gazette of February 19 1987. Jordan became a member of the ANC in the early sixties and worked with the ANC in Lesotho. He left to join the ANC in exile in 1985.

ROGER SMITH

He was prominent at the Dakar talks last year, expressed the ANC's opposition to a predominantly Africaner delegation from SA.

Most recently, he was involved in an exchange of open correspondence with the ANC and the ANC's spokesman on the Dakar talks published in the latest issue of Die Suid-Afrikaan.

Jordan became a member of the ANC in the early sixties and worked with the ANC in Lesotho. He left to join the ANC in exile in 1985.



HOLDINGS LIMITED
Incorporated in South Africa
Registration number 200305310P

"MYNKAR"

ANNOUNCEMENT

Shareholders are referred to the acquisition announcement published on 17 February 1988 and to the Interim Results for the six months ended 31 December 1987 published today and are advised that the effect of the acquisition on Mynkar will be

R8m offer for Soweto flats

PATRICK BULGER

amounts of rent, services, electricity and water payments outstanding. The harassment has now been ceased."

She said the offer of more than R8m "is to the money owed."

The offer all, we cannot lose out on the deal," she said, adding that a meeting had been held in the council chambers last week to discuss the offer.

She said the offer of more than R8m "is to the money owed." The offer all, we cannot lose out on the deal," she said, adding that a meeting had been held in the council chambers last week to discuss the offer.

He said the council had been asked as long ago as May to read electricity meters, but this had not been done and residents continued to receive "estimated" bills for electricity accounts.

He said Soweto City Council had given an undertaking there would be no further interference until the deal was finalised. He refused, however, to put this in writing.

ATTEMPTS by a group of Soweto residents to negotiate an end to the rent boycott are being blocked by rent tape and municipal police harassment.

Negotiations between the Jabulani Flats Residents' Committee (JFRC) and the Soweto Council are going ahead but the rent boycott are being blocked by rent tape and municipal police harassment.

The Soweto Housing Commission (SHC) remain unswayed. Soweto Housing director Estelle Bester said things went more slowly in the past but she said the offer of more than R8m made their offer of more than R8m for the flats in November. But as recently as last week, the SHC was advising the municipal police in a letter "that all flats indicated in the list of (rent defaulters) must be visited and registered tenants be picked up."

Mr. H Els of your department has done, even if he has to start at 2000 tonight. The chairman also gave permission that the doors may be forced open if people are reluctant to open.

Residents, having found out about the harassment, urged the Soweto Council to end the rent boycott as soon as possible. Bester said residents "have been harassed by our police on the instruction of the council, because of their large

Cuba offers to leave!

Rent boycott: court clash looms in E Tvl

Jo-Anne Collinge

Township residents in the small Eastern Transvaal community of Amsterdam appear to be headed for a showdown in court over a rent boycott which has lasted 32 months

The local authority has instituted legal action against more than 120 householders. The vast majority will defend the action.

But the cost of a full-out legal battle may prove quite disproportionate to what is at stake. Lawyers for the community estimate that legal costs are running at R40 000 — far more than what the residents owe in service charge arrears.

As legal preparations go ahead, residents of kwaThandeka and the Transvaal Provincial Administration are still hoping for a negotiated settlement.

Talks between the Amsterdam Home Committee and TPA officials broke down last month, but Mr John Griffiths MEC said he was reviewing the case of kwaThandeka and he favoured talks over court proceedings.

Lawyers for the Amsterdam Home Committee, in a memorandum to the authorities, argue that the boycott in kwaThandeka is not primarily political but a response to "an unfortunate history of administrative error on the part of officials".

REFUSED TO PAY MORE RENT

The boycott started in 1985 when residents refused to pay an increased rental of R12,12 and tendered the old amount of R10,50. Officials refused to take the lesser amount and so a pattern of non-payment set in, the document points out.

Residents argued that the rent increase was unlawful and the province conceded in October last year that the lower amount appeared to be correct. Residents had been turned away when they tendered this amount due to a "misunderstanding".

The remaining bone of contention is the question of repaying arrears. "The manner of repayment is negotiable — but there is no writing off of arrears," says Mr Griffiths.

Residents argue that the arrears should be written off because "the debt would not have arisen had the officials accepted the lawful rent which they tendered on no less than three occasions".

They also argue that many of the services which should be covered by service charges do not even exist in kwaThandeka. — items such as storm water drainage, street lights, paved streets. The supply of the few services which they do enjoy — tapped water, and refuse removal — has been frequently interrupted, they state.

DOBSON

So what
2/21/88

IS HIT BY EVICTIIONS

127

AT LEAST 22 Dobson-ville residents — including a hair salon owner — were yesterday evicted by the town council for non-payment of rent.

The evictions, which took many residents by surprise, were the first in the area since a call to boycott rent in Greater Soweto in June 1986.

Mr Alex Coom, town clerk, confirmed yesterday that 22 residents were evicted. He said the council had obtained a court order to eject 21 people — both residents and business owners.

He said the evictions were carried out by a messenger from the court who had sought in his

BY NKOPANE MAKOBANE

own labourers. The council had only provided them with transport while members of the police and the South African Defence Force had been there in a supportive role.

Notices

Residents told the *Sowetan* that they were surprised by the evictions because they never received any notices. Some claimed they had been evicted despite having paid part of their outstanding rent last month.

Miss Mmapule Maseko, situated at the Dobsonville shopping complex,

Drive, said they had been told they owed R1 700. She said last month her family paid R200.

Items confiscated from her home include a refrigerator, a kitchen unit, a sideboard, an electric stove and a table. "I do not know where my family — which includes a disabled girl — is going to do. The officials told us not to dare sleep in the house tonight (yesterday), because they were going to post council police to guard it. They have also ordered our sub-tenants to demolish their shacks."

The hair salon owner is Mr Reuben Gumede of Centre Hair Salon

Mr Coom said they had to take this strong action because "the non-payment of rent was holding up the provision of services. For a long time, he said, the council had bent over backwards, but it had now decided to take action in order to recover service charges and rent."

MR Stephen Gumede, standing outside his father's hair salon at the Dobsonville Shopping Centre yesterday. The business was among those that the local council has obtained a court order against for non-payment of rent.



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TOWN

4 more families evicted

Southern 8/3/88 (127)
FOUR more Dobsonville families were evicted from their homes yesterday for being in arrears with their house rent.

The ejection of the four families brings to 41 the total number of people evicted in terms of a court order obtained by the council against rent defaulters.

Dobsonville's town clerk Mr Alex Conn, yesterday said that two families which the council had evicted on

Tuesday, were evicted for the second time yesterday. The two families, he said, had moved back into the houses in contempt of a court order.

He warned that more court orders were on the way and the council would not hesitate to act in order to recover money owed for rent and service charges. He said once a court order had been issued out, the council was forced to abide by its decision.

Family's fight for house

A new part of the township. They said this would be done to make way for the white, community living in the adjoining town of Koster.

The councillor said white residents complained about the noise which came from the township," said Mr. Aubrey Tsele in an affidavit.

The case was postponed to April 19 to give the respondents time to prepare their replies.

the authorities had announced that there was no alternative accommodation available for his family.

Whites

In supporting affidavits, other Reagle residents said they were told at a meeting of local councillors that they were to be moved to the

demolished. He said that the town committee had instructed him to do so failing which he would forfeit the money he was supposed to receive as compensation for the house," Mr. Phisane said in papers.

He said that attempts to get a house in the new section of the township had been unsuccessful as

Money

"He ordered me to move out of the house and said it was to be

As an occupant, he holds a permit which was issued by the Western Transvaal Development Board on August 8, 1986. He has also been paying rent to the authorities

Mr. Justice van Niekerk made the order following an urgent application by Mr. Nkomo Phisane against the Reagle Town Committee and Mr. William

An interim order restraining a Western Transvaal local authority from demolishing a house presently occupied by a family of eight in the Reagle township, near Koster, was issued in the Pretoria Supreme Court yesterday.

Mr. Maimane occupied the house Mr. Phisane is living in before he moved to newly built houses early last year.

Source: *Law 3/788*

Shortage of homes leads to rent rise

Starts 12188

127

The residential rental market, in line with the present residential property boom, has taken off with the growing shortage pushing rents to unprecedented levels.

Houses in the cheaper areas of Johannesburg North, Parkhurst, Orange Grove, Highlands North and Melville, are now commanding rents of R600 a month, while at the other end of the accommodation scale, Sandhurst homes, near to Sandton City, can be secured for leases as high as R5 000.

"A tremendous shortage has developed in the residential rental market," says Ms Jane de Broglio, of the Handburg division of Camdun's Realty.

"On top of this, there is a great demand and we are now meeting people literally with numbers to go."

The average increase in three-bedroom house rents over the past six months is estimated at R100 to R200 and the diminishing rental stock has put property owners "in the pound seats".

MAGNUS HEYSTEK

"I recently let a brand new three-bedroom house in Parkmore — no pool, no servants quarters — for R1 450 a month," says Mrs de Broglio. "And in many cases there are waiting lists, so that owners are not only getting the top rents but they are in a position to choose their tenants."

In other northern suburbs, such as Northcliff and Linden, rents are now at levels of "R200 and up".

While there remains a vacancy factor in Hillbrow flat accommodation, the market is picking up in Berea and Yeoville.

A spokesman for I Kuper reports that a one-bedroom flat in Berea-Yeoville is fetching a rent of between R275 and R300, while a two bedroom unit goes for about R400 and a three bedroom at R500 to R550.

In areas north of the city, rents for three-bedroom units are R350, R350 and R650.

"There are virtually no vacancies on our books for northern suburbs flats," says the spokesman.

"Larger flats in Berea and Yeoville are easier to let because of people sharing accommodation."

On the commercial property scene, lettings are not as buoyant. Mr Peter King, of Baker Street Associates of Rosebank reports renewed company confidence, which is being translated into office expansion.

Rosebank is particularly strong and although the vacancy factor at about 10 per cent is virtually unchanged from October last year, this should be seen in the light of new developments also coming on stream, such as the Sanlam Arena.

Parktown has a surplus of about 5 700 sq m (six per cent), with only about 1 000 sq m more coming on to the market this year.

Sandton, however, remains the "darling of the property industry", with its vacancy factor down to 0.5 per cent, although there will be an additional 29 000 sq m of space coming to the market this year.

More property news in The Star Property Guide.



DON'T DESPAIR — after years of falling disposable income, pay rate rises are looking healthier for 1988

Good news in wage markets

Wage and salary increases will reach their highest levels since 1982. This emerges from a nationwide survey of 461 companies undertaken by P E Hume, a division of P E Corporate Services.

"Increases in salaries this year will average 15 per cent compared with 14 per cent in 1987 and 11.6 per cent in both 1986 and 1985," says Nomal Brem, manager of P-E Remuneration Services.

According to his Brem a number of factors affect salary increases. Among these are the Consumer Price Index (CPI), the state of the general economy, coupled with each company's ability to pay.

The State President's call for restraint in salary increases most probably came too late as more than 60 per cent of the companies surveyed had already announced wage and salary increases at the time of the President's call.

The highest percentage increases are projected for the mining industry (16.2 per cent) and for financial institutions (16 per cent) while the lowest projected increases are in the construction industry (11.9 per cent) and in non profit organisations (12.8 per cent) which are both suffering from a lack of available funds.

People working in Johannesburg will receive the highest projected increases at about 15 per cent while the QP's/Northern Free State and Eastern Province can expect the lowest projected increases at 14.4 per cent and 14.6 per cent respectively.

Hourly paid black and data personnel staff can expect to receive the highest increases in 1988. Their staff — 16.3 per cent and 14.6 per cent respectively.

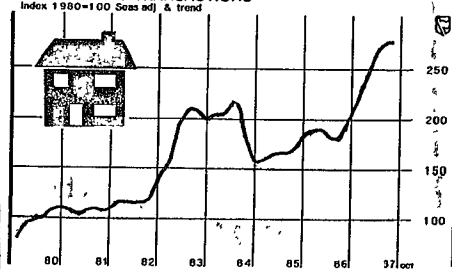
This is a reflection of the need to close the wage gap and to improve minimum wage levels. The activities of trade unions also contributed to further improvements in this field," says Ms Brem.

This is particularly evident in the mining industry and in process industries where increases of approximately 18 per cent are forecast.

The increase in salaries for data personnel are a function of the supply/demand situation and the increasing awareness among all organisations, but particularly financial institutions, of the strategic importance of skilled personnel.

Ms Brem stated it was becoming increasingly clear that companies are employing remuneration policies as part of their strategic initiatives to improve competitiveness and productivity.

REAL ESTATE TRANSACTIONS



Insider trading rife on stock markets

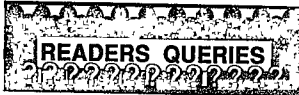
Mr Russell of Delmenville writes: A brief announcement in Business Day last week has left me puzzled and annoyed.

It stated that a share featured on Diagonal Street "before the release of good results". The price firmest. How can a share improve before the release of good results and who is able to obtain this information ahead of the release? I must be very naive but I am a large holder of shares and am constantly looking for good investments on the Stock Exchange.

Can you advise me how to become one of the favoured few and hear of a share which is going to "feature" before the release of good results?

ANSWER: Will you be referring to the commonly known as insider trading, i.e. trading with confidential information which should only be known to a few senior executives of a particular listed company. The JSE rules on insider trading are vague, to say the least.

As far as I can ascertain nobody has ever been found guilty of insider trading on the JSE, despite it being a criminal punishable offence. Many



cases of alleged insider trading have been forwarded to the police, but without any success.

Repeated calls have been made to the JSE to introduce a governing body similar to the Security and Exchange Commission on Wall Street. The JSE has had some success in stamping out insider trading on the American stock exchange.

Insider trading is rife on the JSE, as on any other stock exchanges around the globe.

However, some sources in the Far East do not consider insider trading either illegal or unethical, but see it as part of the overall workings of the free market.

To return to your question, it is quite common to hear brokers saying "Company ABC is coming out with excellent results next week," or something

to this effect. This doesn't necessarily mean that someone has leaked privileged information, although this does happen quite often. It could also mean that analysts have made a careful study of the company, analysed the balance sheet and the annual report and evaluated the likely performance of the company against the background of the market. It operates in Taking all this information together it can be fairly accurately predicted that a certain company is bound to produce good or bad results. — Magnus Heystek.

Mr A Botha of Wadeville, Germiston, writes: I regularly receive through the post promotional material from various "investment newsletters", and institutions selling so-called investments. Could you

please advise which newsletters are good and what are your comments on their track record.

ANSWER: The proprietors of these newsletters and investment schemes purchase your name and address from various organisations that have it on record.

There are a number of local investment newsletters. Few are worthwhile, most of them are rubbish and are written and published by "fly by night" operators who know dangerously little about the stock market and investment fields. Even the little ones failed to warn their readers about the possibility of the JSE reversing its 12-year bull run. The September issue of one local newsletter (which lays claim to being one of the world's two best and most advisory newsletters) had the following to say about the prospects of the JSE: "Fundamentals remain positive. We believe subscribers should remain fully invested in the share market till we run out of time."

There's nothing wrong with making predictions and being wrong. But what I find mis-

leading is that promotional material for this particular newsletter ignores all their mistakes and very selectively reprints articles that happen to be correct. This is misleading.

There are a number of other newsletters on the market that offer readers some or other investment schemes, be it commodity, or farming or bloodstock schemes.

Readers should be aware of extravagant claims made in these newsletters about huge profits. I have a cupboard full of similar schemes and most, if not all, never materialised.

In my opinion, you will remain fully informed on most matters relating to the investment world by reading one or more of the major daily newspapers and one of the two major financial weekly magazines — Magnus Heystek.

Letters on personal financial matters should be addressed to MONNEY MATTERS, PO Box 1014, Johannesburg 9000.

be giving everyone a taste of their Kaapse Klopse music in the evening.

AWB member accused of spraying taxi with teargas

A 34-year-old Mamelodi taxi driver says he suffered minor burns and his passengers, including small children, were choked by fumes when a member of the Afrikaner Weerstandsbeweging (AWB) sprayed teargas inside his taxi last week.

An angry Mr Klaas Makola of 5215 Section P Mamelodi West said the incident occurred last Saturday about 2 pm along Schoeman Street while he was driving to Mamelodi.

Mr Makola, who suffered head and shoulder burns, said he was approaching Betrix Street when he noticed a long convoy with flags on the cars. "The majority of the occupants had khaki clothes on.

"I pulled to the side of the road to give them room to pass. As we were waiting, one of the occupants of the

cars alighted and came straight to us with a canister in his hand and sprayed it at me and the fumes spread inside the car.

"Everybody rushed out and the three children aged about three had difficulty in breathing. We rushed to the nearby buildings where we were helped by domestic servants who gave us water to drink and wash the affected parts of our bodies," said Mr Makola.

He showed scars behind his right ear and shoulder. He said the matter was not reported to the police.

A press liaison officer for the AWB, Mr P W Bingle, said he had "no knowledge of the incident".

Star. 5/3/88
McKEED KOTLOLO
PRETORIA BUREAU

CP threatens Anglo over leases

The Conservative Party has warned Anglo American Property Services it will take action if the property giant flaunts the law by entering into direct leases with black tenants in Hillbrow.

A statement by the Johannesburg Regional Council warns Anglo the move is a direct contravention of the Group Areas Act, and the CP "will not and cannot stand by while

Star. 5/3/88
SHIRLEY WOODGATE (127)
Municipal Reporter

anybody shows such flagrant disregard for the law.

The failure of the National Party to implement the Act left the CP with no alternative but to use the only legal avenues open to them to stop landlords and estate agents from showing contempt for the law.

"We intend asking the Estate Agents Board to investigate possible contravention by Anglo.

"Letting flats to 'blacks' in an area such as Hillbrow only adds to the misery of the white tenants," said the statement.

● Anglo announced recently it would no longer accept the "Hillbrow sham".

● See Page 4.

Mamelodi council repays residents

By SOL MORATHI

THE Mamelodi town council has finally agreed to repay residents their R6 rent increases, retrospective from August 1984.

Residents would not get cash, but their accounts would be credited for R6 a month, from the time they started paying increased rentals.

In accordance with a Supreme Court ruling last year, residents who have paid rent since the increase, would have their accounts credited by about R295.

The court nullified the R6 rent increase the council had implemented four years ago.

This was a sequel to a case by a local resident, Marcus Maredi that the rent increase be declared null and void, because the council had failed to comply with certain by-law requirements.

Late last year, the Appeal Court dismissed with costs, the council's appeal against the ruling.

Those people who occupied their houses after August 1984, would get less credit, depending on the number of months their accounts had been overcharged.

The R6 rent increases caused much discontent and dissatisfaction among the local residents, resulting in a protest march in November, 1985.

Residents marched to the council chambers to protest against high rentals and the presence of the security forces in the township.

The residents, who demanded to see mayor Bennet Ndhlazi, were met by heavily armed security force members, who apparently ordered them to disperse.

However, the protesters insisted that the mayor address them first.

Shortly afterwards, shots were fired and many people killed and were wounded.

Others were overcome by teargas fumes. The number of the dead was unofficially put at 19, while the official figure was given as 13.

Those killed included Sam Knonyane, 56, Mirriam Mello, 56, Salome Mabena, 50, Magdelne Mlabo, 67, Elizabeth Msiza, 41, and Jacob Masanabo, 32.

The Pretoria Council of Churches called for an independent commission of inquiry into the circumstances and incidents surrounding the shooting.

6/3/86
127

Residents booted out

AP/19
12/1
12/1

BY BONGANI HLATSHWAYO

THE Dobsosville town council this week evicted 49 families and 10 shopkeepers after they failed to heed court orders issued to them in January to pay their rent arrears.

A messenger of the court, accompanied by armed council policemen, conducted the evictions in the township.

Goods ranging from groceries to furniture were confiscated by the council until money owed where we were. They resorted to smashing the front door and confiscated furniture.

Pauline Mpshe said: "We were sitting next door when they (council police) arrived but they never bothered to ask us for anything to carry out our job. These people ran away when they saw us coming into their yard. Surmiseses were issued to them in January but they never responded to them."

He added that all articles confiscated from the residents would be sold after six weeks if they did not pay up.

The Mpshe family owes the council a total of R2 998 for rent, water and electricity.

Obad Mgema, resident of house number 4168 said he owed the council R1 284.

He said the residents concerned hadn't paid for the last two years.

He said when he went to the office to inquire about it, he was told to consult his lawyers. A room divider, fridge, six chairs and a cupboard were taken from his house.

"We can't provide essential services to the residents because we are in debt. We've been charging after them for the past 12 months. We switched off electricity, only for it to be reconnected by a piece of wire by the residents."

A shop owner, Arthur Mthembu, who owns Ntabatzeve Fresh Produce, said he owed the council R2 000, but he had arranged to pay by instalment last year.

"Evictions will carry on, but on a legal basis," said Com.

Said Mthembu: "I had been paying them R100 a month until I encountered financial problems in January and hadn't been paying since then. They took two fridges, mangle meal and some groceries including the till and the cash inside which amounted to about R250."

He said: "We used to receive exorbitant bills. When we went to query them, we were told that their computers had made errors but that was never rectified."

"I'll be consulting my lawyers soon," said Mthembu.

The town clerk of Dobsosville, Alex Com, said: "These people have deliberately refused to pay up their debts. We had to take legal action against them in order to recover the money owed to us."



Members of a Dobsosville family watch helplessly as their furniture is taken away.

Most of the evicted residents denied ever having received orders in January.

The 'Advices' Centre said it would take up residential cases with the Legal Resources Centre.

Late in the afternoon she came with the R200 but was "thrust away" at the office and was told the council did not know of the arrangement she had made with them.

The 'Advices' Centre said it would take up residential cases with the Legal Resources Centre.

Owners take sub-tenants for a ride

By DAN DEKAMEN

THE acute shortage of houses in black metropolitan areas has placed sub-tenants at the mercy of greedy landlords and town councils.

Landlords and councils, especially in the West Rand and Western Transvaal, are being accused of mass exploitation.

They are said to be sitting at the way to the banks while the sub-tenants complain in silence because they have nowhere to air their grievances.

Sub-tenants, mainly blacks, are said to be paying registered tenants of the coloured townships of Tseke-mamula, near Randfontein, and Promosa, near Klerksdorp, rent as high as R100 a month.

Registered tenants at Tseke-mamula were recently up in arms against management committee chairman Ale Otto who said blacks should be kicked out from the area.

City Press tenants told *City Press* they were being forced to take in sub-tenants so could meet their high rents of R165 a month. But some registered tenants take up to three families in their backyards. The collective profit of R300 leaves R135 profit for the owner.

At Potchefstroom, Siffonain, Klerksdorp, Centonville and Orkney, landlords, shack dwellers are also required to pay the council.

In Klerksdorp, townships Siffonain, normal monthly rent is R20,50. Shack dwellers' rents range between R60 and R100. At Klerksdorp, Potchefstroom, house owners pay the local council R19,50 while they earn anything from R30 to



Sub-tenants claim to be paying R100 or more a month for these shacks at Tseke-mamula coloured township.

R100 monthly from the shacks. Indeed, but are migrant workers, who have chosen to stay in the township with their families.

Jannie Mosidi, a priest of the African Bantu Republic Church owns a serpyard in the township which is occupied by more than 40 families who live in small one-roomed shacks at R45 each person a month.

This means that, if there are five people in the shack they pay a total of R225 a month, while Mosidi pays only R59 to the council.

Mosidi said there was nothing wrong in giving accommodation to people because the council had failed to provide them with accommodation.

At Springside, near Butterfontein Mines, Siffonain, shack dwellers told *City Press* they were paying a minimum of R100 a month for a one-roomed shack without electricity. Those who lived in shacks or structures with electricity said they were paying between R300 and R350.

Homeless in kwaThema act

Handwritten: 773188 (27) ~~127~~
Homeless people in kwaThema, near Springs, met the town clerk, Mr S Muller, on Friday to voice their grievances about the lack of housing.

About 100 people later gathered on an open veld on the outskirts of kwaThema where a shack had been erected.

A woman told the group she had been on the waiting-list for housing since 1969. Another said the council had promised her a house by last December.

Mr Muller said in a letter, which was read to the crowd, that the council will hold a special meeting today to discuss the problem. ~~(27)~~

27

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Friday 8/3/88

TPA LOOKS INTO FREE HOUSING ANNOUNCEMENT

THE Transvaal Provincial Administration (TPA) is investigating an announcement by Diepmeadow administrator David Thebehall that more than 20 000 houses are to be given free to Diepkloof and Meadowlands residents.

A spokesman for the National Housing Commission, which owns the houses, has not been able to confirm the offer. He says the MEC for the TPA John Mavuso is investigating the announcement.

Thebehall had been reported on TV and in a Sunday newspaper as saying his council would give

SOPHIE TEMA

away 20 108 houses in the areas under his jurisdiction from April 1 and that residents would be required to pay only a flat rate of between R38 and R40 for service charges.

Thebehall said registered tenants in the two townships would first have to obtain documents proving they were the rightful occupants from their local township managers. Once these had been processed they would be issued with 99-year leasehold certificates free of charge.

He said he had made arrangements with the SA Housing Trust to lend people with leasehold certificates loans up to R25 000 to improve their houses. The 99-year leasehold certificates could serve as security, he said.

Rent defaulters would also be given up to five years to repay their rent arrears and rent defaulters would not be raided.

Thebehall said the move was the start of the removal of most of the red tape people had to deal with to acquire houses.

Thebehall was not available for comment yesterday.

against the dismissal of his applica-
[some computer manufacturer]

Home plan 'won't work in Soweto

By Michael Tissong

The scheme to give houses to registered tenants in Diepmeadow in exchange for a flat rate for electricity and services would not work in Soweto, the mayor Mr Nelson Botile, has said.

Diepmeadow administrator Mr David Thebali announced at the weekend that 20 180 houses would be given to registered tenants who would have to pay monthly rates of about R40 for services and about R80 for electricity.

Mr Botile said the Soweto council borrowed money to build houses and still had outstanding debts.

TPA SURPRISED

Thebehali free houses offer

THE recent announcement by Mr David Thebehali, administrator of Diepmeadow, that more than 20 000 houses would be given away to the registered tenants in the area, has surprised many high-ranking officials in the Transvaal Provincial Administration.

The *Sowetan* learnt yesterday that Mr John Mavuso, an executive member of the TPA, had written a letter to Mr Thebehali seeking an explanation on the decision

following the dissolution of the council, said at the weekend that more than 20 000 houses would be given away free of charge to registered tenants in the area.

He said the tenants would be given 99-year leasehold certificates to enable them to acquire loans for improvements. He added that residents would be expected to pay a flat rate of R40 a month for services

He was also reported as saying arrears for electricity would be written off

But it was clear yesterday that Mr Thebehali took the decision plans succeeding.

without the knowledge of either the TPA or the National Housing Commission

Contacted for comment yesterday, Mr Thebehali said the announcement he made at the weekend "still stands". He said he saw no reason why the TPA should have been informed.

Miss Estelle Bester, Soweto Council's director of housing, said she had written to the TPA for clarification on the issue as "what happens in Diepmeadow also affects us".

Miss Bester said, however, that she did not see Mr Thebehali's plans succeeding.



DAVID THEBEHALI . . . administrator.

Howard

Howard

The MINISTER OF HOUSING

- (1) No
- (a) Falls away
- (b) Falls away
- (c) Falls away
- (d) Falls away
- (e) (i) Falls away
- (ii) Falls away
- (2) Falls away
- (a) Falls away
- (b) Falls away
- (c) Falls away

Lotus Park housing units constructed with State funds

Mr Y MOOLLA asked the Minister of Housing

- (1) Whether his Department has subsidized and/or written off any amounts in respect of the capital cost of any housing units constructed with State funds at Lotus Park, if so (a) why and (b) what was the average (i) original and (ii) amended selling price of these housing units
- (2) whether he will make a statement on the matter?

The MINISTER OF HOUSING

- (1) No
- (a) Falls away
- (b) (i) Falls away
- (ii) Falls away
- (2) No

For written reply

127

Own Affairs

Lenasia South houses on residential sites by utility companies

Mr M RAJAB asked the Minister of Housing

- (1) Whether with reference to his reply to Question No 2 on 3 September 1987 any utility companies to which residential sites were allocated in Lenasia South for deve-

lopment have not (a) commenced or (b) finished building houses on these sites, if so, (i) (aa) what are the names and (bb) who are the directors of these companies, (ii) how many such sites (aa) had been allocated to and (bb) remained to be developed by each of these companies as at the latest specified date for which information is available and (iii) at what price was the land sold to these companies,

- (2) how many houses (a) had been completed and (b) were being built by these companies on the above-mentioned sites as at the latest specified date for which information is available?

The MINISTER OF HOUSING

- (1) (a) No
- (i) (aa) Falls away
- (bb) Falls away
- (ii) (aa) Falls away
- (bb) Falls away
- (iii) Falls away
- (b) Yes
- (i) (aa) Bazara Housing Unity Company
- (bb) Mr Aboobaker Ismail
- Mr Dawood Ismail
- Mr Yunus Dawood Ismail
- Mr Yusuf Ebrahim Ismail
- Mr Abdul Kader Aboobaker
- Mr Abdool Kader Noor
- Mohamed Tarmahomted
- Mr Habib Ismail
- Mr Mahomed Farouk Ismail
- Mr Anthony Federeck Erasmus (Ministerial Representative)

(ii) (aa) 100

(bb) 12

As at 26 February 1988

(iii) R18 00 per square metre

(2) (a) 68

(b) 20

As at 26 February 1988

Cato Manor: applications for residential sites

Mr M RAJAB asked the Minister of Housing

(a) How many applications for residential sites in Cato Manor have been received from displaced former (i) occupiers and (ii) owners of houses in Cato Manor, (b) (i) how many such applications have been granted and (ii) what are the names of the successful applicants and (c) in respect of what date is this information furnished?

The MINISTER OF HOUSING

- (a) (i) 1 310
- (ii) 48
- (b) (i) 5
- (ii) (aa) Mr N Chetty
- (bb) Mr J Naudo
- (cc) Mr M Singh
- (dd) Mr P Padayachee
- (ee) Mr M Natcher
- (c) 2 March 1988

Oriental Plaza, Johannesburg, agreed purchase price

Mr M RAJAB asked the Minister of Housing

(1) With reference to his reply to Question No 80 on 14 September 1987, (a) what amount of the agreed purchase price of R21.4 million for the Oriental Plaza in Johannesburg was in respect of (i) cost, (ii) interest, (iii) administrative charges and (iv) rentals received and (b) in respect of what date is this information furnished,

(2) whether his Department has information on the tenants of this plaza, if not, why not, if so, how many of the present tenants are (a) original and (b) not original tenants?

The MINISTER OF HOUSING

- (1) (a) (i) R25.1 million
- (ii) & (iii) R9.7 million
- (iv) R13.4 million
- (b) 2 March 1988
- (2) Yes
- (a) 271
- (b) 25

The overdraft facilities were guaranteed as wisely as it could have been

Riot police turn back protesters

CAPE TOWN — Several hundred university students were turned back by riot police when they attempted to march to Parliament yesterday to protest against a state crackdown on black dissent.

The students, waving placards and chanting freedom songs, were confronted by 30 policemen in full riot gear at the exit from the university.

They turned round and marched back to the university after a police officer gave them four minutes to disperse — Sapa. **10/3/88**

CAPE TOWN — The financial burden on the Treasury of funding social pensions — currently R937m, or 3% of the Budget — could be expected to escalate dramatically to well over R3,5bn in 12 years' time, says the President's Council report on the aged, tabled in Parliament yesterday.

Financing this "onerous burden" would increasingly become beyond the capacity of the taxpayer, and the individual would have to retain the primary obligation to provide for his old age.

The committee's social affairs committee recorded that on the basis of the average rise in old age pensions over the past five years, and assuming that parity in pensions for all population groups

Pension costs to soar

CHRIS CAIRCROSS

was introduced, the Treasury's funding responsibility in respect of social pensions in the year 2000 would be R5,8bn — covering the basic needs of only 1.3-million pensioners.

The committee concluded urgent attention should be given to the development and implementation of a national contributory pension scheme for all South Africans.

Initial reaction from the pensions industry to the proposals was that the principles were supported **10/3/88**

See Page 4

Margo White Paper out on Budget day

CHRIS CAIRCROSS

CAPE TOWN — Government's White Paper response to the Margo Commission's report on taxation will be released on Budget day next Wednesday, the Finance Ministry confirmed yesterday.

It is understood the Budget is substantially framed around government's response to the commission's recommendations.

THE declining commercial rand has focused investor interest on rand-hedge stocks again

Rand-hedge stock boom

LIZ ROUSE

Part of De Beers' current attraction, besides expectations of a bonanza for shareholders in its year-end results, is that it is a rand-hedge stock.

De Beers surged 100c to R28.75 on a turnover of R2,3m yesterday. London-based Con Gold and Luxembourg-based Minorco both gained 100c.

Liberty group shares have risen this week partly because the group has strong off-shore assets and the shares are now rand hedges.

The Rembrandt group's international spread drew attention to the shares. Sasol has been in demand because of the weakening currency factor.

Expectations of further decline in the currency helped lift some JSE sectors yesterday, but gains in the gold, platinum and mining financial indices were mostly attributed to a technical recovery of an oversold market, said brokers.

Thebehal stands by his free housing offer

157 **SOPHIE TEMA 10/3/88**

DIEPMEADOW administrator David Thebehal said yesterday he stood by his offer to give away 20 108 houses to Diepkloof and Meadowlands residents from April 1.

"The announcement I made still stands and I see no reason why the Transvaal Provincial Administration had to be informed," the controversial former Soweto mayor said yesterday.

His offer is causing confusion among

housing authorities such as the National Housing Commission (NHC) and the TPA, which appointed Thebehal to the post late last year.

TPA housing MEC John Mavuso has written a letter to Johannesburg's regional director seeking an explanation of the offer.

The Soweto City Council has also

asked the TPA to explain why the offer was made to Diepmeadow residents only.

NHC house sales co-ordinator Alex Weiss was non-committal about the offer yesterday. He would only say "Thebehal was appointed administrator of Diepmeadow by the TPA and he is running the affairs of the council."

"It is possible that Thebehal has the powers to give away houses for free but I cannot say that with certainty."

Instant homeowners

(127)
Blacow
11/3/88

DAVID THEBEHALI has lost no time in asserting his authority as administrator of Diepmeadow, where he was appointed to run the show when the Transvaal Provincial Administration dissolved the local council. He has decided to give away 20 108 houses to the residents.

This is Thebehali's novel solution to the rent crisis. Present the houses to the tenants free of charge and the boycott ends automatically.

Given Thebehali's reputation when he was Soweto's "6% mayor", this was not quite the way people expected him to act. They thought he would wield the big stick in attempting to force payment of rent arrears running to R35-million in his township alone.

The National Housing Commission, which has had limited success in selling houses even at rock-bottom prices, has been caught off-guard by Thebehali's move, and it will be interesting to see whether it tries to stop him.

We hope it doesn't. Some will say handouts are never appreciated, but in the case of black housing there is such a shameful history of neglect that there is much sense in creating instant homeowners. If the operation is properly handled and understood, with precise contracts and conditions about future service charges, this could be the start of an era of widespread homeownership — with all the responsibilities that implies — in the black townships.

(127)

BLOOM
15/3/88

Political Staff

CAPE TOWN — Whites, a small residential area owned by the Henneman Municipality, could become the first declared Indian township in the Free State

Indians eye Whites as OFS area

Chairman of the Ministers' Council in the House of Delegates Amichand Rajbansi said yesterday the matter would be considered in the next two weeks.

He and a group of parliamentarians visited the area last week "to identify land for Indian housing on an urgent basis"

"About 40 Indian families are already employed in the Goldfields area and I have received representations from them for urgent housing," he said.

Three areas in the Goldfields had been inspected.

"The township of Whites is strongly recommended by the Henneman Municipality and the Goldfields Asian Association," he said

It had originally been built by a cement company called Whites for its white employees. It was fully serviced, had its own railway station and covered about 33ha with its central park.

Rajbansi said there were about 53 dwellings in the township and another 70 could be built.

(12) Star 18/3/88

Upmarket homes for blacks to be shown

One of South Africa's biggest and first black home shows — The Star Homes Festival at SpruitView on the East Rand — opens on May 6. Fifteen houses will be exhibited until May 15.

SpruitView is South Africa's first black "garden suburb" and the idea for the establishment of an upmarket area was initiated by Johannesburg property developer and attorney, Mr Joel Melamed.

A festival spokesman, said developers and building companies have been clamouring to participate in the festival.

"The number of show houses has grown from the initial eight to 15 superb homes," the spokesman said.

Furniture and appliance companies will display their merchandise giving the public an opportunity to view the products in the exhibition area as well as in a show home.

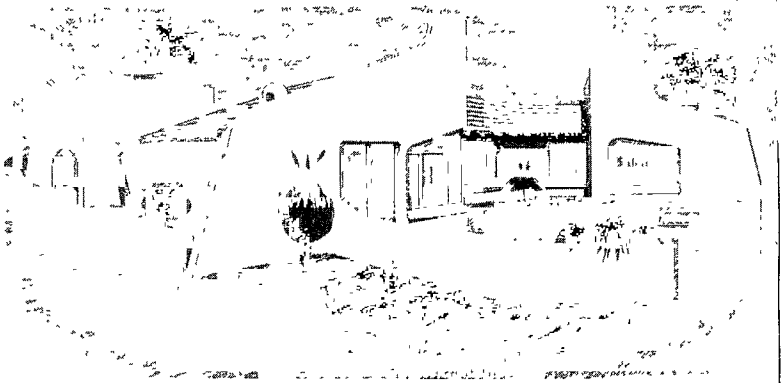
Exhibitors will be at the show to give advice and options to aspiring home-builders.

There will be 1 800 houses at SpruitView when development is completed in 1989. Twenty houses have already been erected, 40 are under construction and 170 will be finished in the next few months. Of a total of 800 stands 600 have been sold.

Housing packages — a stand and house — range from R50 000 to R250 000. Houses already sold in SpruitView range from R70 000 to R80 000.

The spokesman said the prices of show houses complete with finishings will be between R60 000 and R100 000.

For further information please phone Johannesburg 789-3110.



This Sardinian styled home is one of 15 show houses to be exhibited at the Star Homes Festival in SpruitView from May 6 to 15. Built by I and H Developments CC, the house has been designed for the upwardly mobile young executive.

SOWETO HOUSING

Giveaway prices

Diepmeadow administrator David Thebehali may have a point in wanting to give away houses to the residents of Diepkloof and Meadowlands. But he's on a collision course with the authorities.

Thebehali's announcement that he intends to give away some 20 000 houses from April 1 flies in the face of policy determined by the three ministers responsible for housing, says John Mavuso, Transvaal provincial member of the executive committee with responsibility for housing. According to a joint statement made by the ministers, free houses are unacceptable.

Further, adds Mavuso "Assets of local authorities, such as houses, cannot be disposed of unless in consultation with, and approval by, the administrator of the Transvaal."

Where this leaves Thebehali, no one knows. But he remains adamant that he intends to go ahead. The Diepmeadow local authority was dissolved in December last year because of mismanagement, Thebehali was appointed administrator in January by the province.

The idea of giving away houses as a method of solving the rent boycott has been in the air for some time. But even if Thebehali does succeed in his scheme, it's a moot point whether it will solve the problem — less than 15% of the monthly payment is for house rental. The bulk is for services which must still be paid for.

Thebehali sees the scheme as a way around the boycott impasse. According to him, only registered tenants would qualify and would have to agree to pay off any arrears. Thereafter, residents would only be liable for current service charges.

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FM 18/3/88



**Thebehali ... reason
is political one**

He is unequivocal about the purpose of his mission and says locals are excited. He points out that the council is picking up an annual maintenance and insurance bill of over R200 000, which could be set off against any potential income raised from selling the houses — reduced to R193-R660. Even at these low prices, people are still not buying fast enough for Thebehali. The reason, he believes, is a political one which could be diffused by giving away the houses.

It's understandable, however, that the Own Affairs authorities would not want to set such a precedent, particularly in the case of a potential white conservative backlash by people angered by the perception that they are being hard done by having to pay for their homes while blacks get theirs free.

The FM is no longer in a position to get comment from the Soweto Civic Association. It is one of the 17 organisations silenced in February.

Tenants, estate agent in heated row over rents

By Sally Sealey and Shehnaaz Bulbulia

A Hillbrow estate agent allegedly called his tenants "pigs and dogs" when a delegation went to his office to express their dissatisfaction with the maintenance of the buildings.

Mr J Faber of Hillbrow Estate Agency denied calling the tenants names. He said he had never met with the tenants.

"This is a dirty lie, I have never seen these tenants. If they don't want to pay the increase they must move out," he said.

Tenants of Waldorf Heights, Claridges, and Fabian Heights, all of Hillbrow, said they had been notified of a 10 percent rent increase by the landlord, Mr Faber. The rent increase was for high maintenance costs.

Mr Faber, however, denied this saying that the increase would hardly cover the maintenance of the lift.

Tenants refused to pay the rent increase because they believed it was invalid and that Mr Faber had not given them a month's notice. The tenants said the reason for the increase was not legitimate since there had been no evidence of even basic maintenance.

Tenants complained that rubbish was not collected regularly and was often left to stand in passages and on staircases. The buildings were left in darkness as light bulbs were never replaced and lifts were often out of order for several days at a time.

DENIED GETTING LETTERS

Mr Faber, however, said that if the tenants were happy with conditions, they could always leave.

The residents said they had sent letters to Mr Faber requesting that he meet with them to discuss their problems. He returned the letters to their attorneys.

The attorneys then sent the letters by registered post, and again Mr Faber returned them.

On the final occasion the attorneys themselves delivered the letter which was accepted.

Mr Faber denied ever receiving a letter from the tenants in the buildings he administers.

The tenants also sent a letter to the Community Health Department in Johannesburg requesting it to inspect the buildings as they believed there was a health hazard.

Professor H Hurwitz, the Medical Officer of Health for Johannesburg, said his department had already investigated two of the buildings, Waldorf Heights and Claridges.

"In one of the cases we have served a statutory notice requiring the owner to take action regarding health hazards in the building."

On February 26, Mr Faber issued new notices informing the tenants of rent increase.

Some sectional title tenants 'worse off'

By Sally Sealey

Some sectional title owners have come under fire from Actstop as "being no different from the slumlords who exploit black tenants in Hillbrow and Joubert Park".

"Tenants renting flats under sectional title are worse off in the long run, in that each owner is different and can demand a different rent," said a spokesman for Actstop, the anti-Group Areas organisation fighting evictions and other tenant problems in the Johannesburg area.

MAINTENANCE

In Koch Mansions in Peterson Street, Hillbrow, the rents range from R275 to R315 for a bachelor apartment.

The body corporate, Davey Prentis and Associates, is responsible only for the maintenance of the common area which includes the entrance, stairwells and lifts.

They say tenants should address all com-

plaints about flats to the individual owners.

Several of the owners contacted said they had bought the flats years ago and had left the caretaker Mr Gordon van Riet to deal with maintenance.

But tenants complain of leaking toilets, no locks on doors, cockroaches and a security system "not often in operation".

"There is a big sign downstairs saying "No children and dogs allowed," said the tenants, who also allege that the caretaker said if they called on Actstop, he would have them evicted.

Mr Van Riet said "The reason the rents are high is because the body corporate were trying to get capital to rejuvenate the building, installing a new lift system etc."

He said the intercom security system was turned off because tenants abused it. "Let them sweat a bit then I'll switch it back on," he said.

HOUSE OF DELEGATES

Indicates translated version

For written reply

Own Affairs

Disability grants cancelled

10 Mr M RAJAB asked the Minister of Health Services and Welfare

- (1) Whether any disability grants administered by his Department in respect of physically disabled, mentally retarded and aged persons were cancelled in (a) 1986 and (b) 1987, if so, (i) how many, and (ii) why, in each case.
- (2) whether any such grants have been reinstated since then, if so, (a) how many, and (b) why, in each case?

THE MINISTER OF HEALTH SERVICES AND WELFARE

- (1) (a) Yes
(b) Yes
- (i) 983 in 1986 and 420 in 1987
- (ii) The beneficiaries had been assessed medically and not found to be disabled
- (2) (a) 225 in 1986 and 103 in 1987
(b) Additional medical evidence submitted justified the reinstatement of these disability pensions

Sites in Lanana South construction of houses not yet completed by developers

13 Mr M RAJAB asked the Minister of Housing

- (1) Whether, with reference to his replies to Question No 2 on 3 September 1987 and Question No 91 on 24 September 1987, certain developers have not yet completed constructing homes on the sites allocated to them in Lanana South, if so, (a) (i) how many and (ii) what are their names and (b) (i) at what price was each of these plots allocated to each such developer and (ii) how many plots were allocated to each,
- (2) whether his Department intends instituting claims for damages against any of

HOUSE OF DELEGATES

these developers, if not, why not, if so against which developers,

- (3) whether any properties in other areas have been allocated to these developers, if so, (a) where and (b) how many plots were allocated to each developer,
- (4) whether any of these developers will again be considered by his Department when allocating sites for development, if so, why?

THE MINISTER OF HOUSING

- (1) Yes
- (a) (i) 2
(ii) Dushanya Residential Development, Bazana Housing Utility Company
- (b) (i) R18,00 per square metre
(ii) Dushanya Residential Development 90
- (iii) Bazana Housing Utility Company 100
- (2) This will depend on an acceptable explanation being advanced as to why the contract could not be completed within the stipulated period and whether it is decided to take steps against such defaulting developers or not
- (3) No
- (a) Falls away
(b) Falls away
- (4) See (2) above

Transfer of assets of former Department of Community Development

14 Mr M RAJAB asked the Minister of Housing

- (1) Whether any assets of the former Department of Community Development in the form of (a) land, (b) buildings and (c) cash have been transferred to his Department, if so,
- (2) (a) on what date or dates, (b) what is the (i) location and (ii) book value of the (aa) land and (bb) buildings and (c) what amount in cash was so transferred?

THE MINISTER OF HOUSING

- (1) (a) No

(b) No

(c) No

(2) (a) Falls away

(b) (i) Falls away

(ii) (aa) Falls away

(bb) Falls away

(c) Falls away

Construction of schools in Phoenix: criteria for assessing tenders

16 Mr M RAJAB asked the Minister of Housing

- Whether, with reference to the reply of the Minister of Local Government, Housing and Agriculture to Question No 13 on 25 April 1986, the criteria for assessing tenders for the

construction of schools in Phoenix still apply, if so, to what extent, if not, why not?

THE MINISTER OF HOUSING

Yes Fully

State housing sale campaign: houses sold

24 Mr K CHETTY asked the Minister of Housing

How many houses were sold by his Department in each province under the State housing sale campaign during the latest specified period of 12 months for which figures are available?

THE MINISTER OF HOUSING

Natal 13
Transvaal 27
Cape Province 0
From 1 February 1987 to 31 January 1988

HOUSE OF DELEGATES

Remove-a-door plan to beat rent boycott

SOWETO Council police yesterday removed the doors of the home of a rent defaulter, claiming they had devised a new method to break the two-year-old rent boycott.

The council passed a resolution recently ordering that the doors of the homes of evicted tenants be removed to prevent tenants moving back into their houses.

Police yesterday afternoon removed the back and front teak doors of the

SOPHIE TEMA

home of Gladys Mkhize, after she, her 70-year-old mother and her three children moved back into the Mofolo South home from which they had been evicted the day before.

Soweto Housing Director Estelle Bester confirmed that the "remove-a-door" strategy had been introduced to dissuade rent defaulters from moving back

24/3/88
into their homes

Previously council police confiscated furniture to make up for unpaid arrears.

"If we do not remove the doors, people move back and we find that it is easier to prevent people from moving back into the houses than having to carry out a second eviction," Bester said.

A confused Mkhize said yesterday she did not know what she would do to get her doors back. According to the council she owes R1 144 in rent arrears.

Residents 'will fight on'

Sowetan
7/3/88
(127)
GREATER Soweto residents will continue challenging "dummy institutions" despite the on-going rent evictions in the township, a spokesman for the newly formed Azanian Co-ordinating Committee said last week.

The spokesman said the eviction of more than 20 families by the Dobsonville Town Council last week was a slap in the face. He said people had now seen through the Dobsonville council.

"People will continue to challenge and reject these dummy institutions," the spokesman said.

50 Families Evicted, 150 Other's Face Prosecution

VVAVAL RENT BLITZ

THE Lekoa Town Council yesterday evicted about 50 Sebokeng families for not paying rent and service charges since September 3, 1984.

Town secretary Mr Ben Scott confirmed the evictions and said the council still had to execute 150 more court orders against defaulters.

Municipal police accompanied town council officials and Messengers of the Court who carried out the evictions.

Hundreds of other families in Vaal Triangle townships have been served with notices to pay their arrears of face eviction, Mr Scott warned.

Most Vaal residents have not paid rent and service charges since September 3, 1984 — the outbreak of rent protests in the area.

Families owe the council amounts ranging

BY JOSHUA RABOROKO

between R2 000 and R4 000.

A pensioner, Mrs Selinah Motokeng (70), whose furniture and clothing were scattered outside her Zone 13 house, said she owed R2 100. She could not afford to pay because her monthly rent was too high.

"I have no means of paying such a large sum, she said, "and it is a heavy burden on us."

Her comments were echoed by Mrs Ruth

REPORTS, pictures and comment in this edition may be censored in terms of the Government's state of emergency

Sowetan 24/3/88

127

REPORTS, pictures and comment in this edition may be censored in terms of the Government's state of emergency

COST CRACKDOWN! No 3

TO YANKEE CLIPPERS

HARDLY anyone has enough cash savings to be able to buy a house without borrowing money. Many people have already bought things like furniture, televisions, cars, etc on hire purchase.

Let us look at how you can arrange to borrow money to buy your own home

We need to understand a few words that will be used during the time you are arranging to buy your house

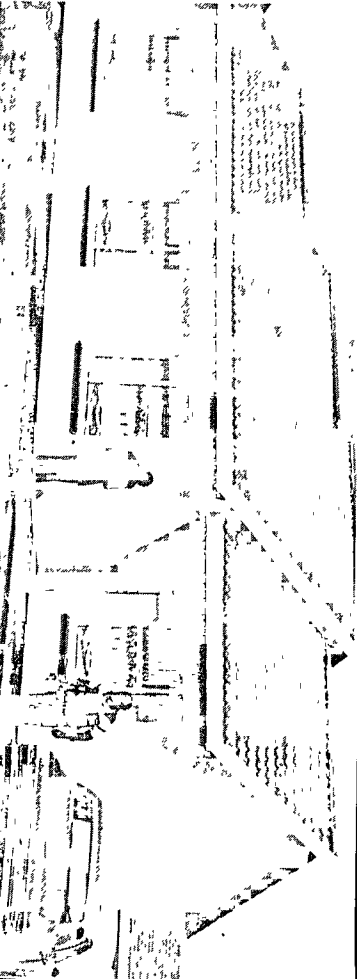
- 1 **MORTGAGE BOND** This is a loan granted to you by a building society or a bank for the purpose of buying a house
- 2 **HOME LOAN** Same thing as a mortgage bond

3 **THE TERM OF THE BOND** The number of years over which you repay the loan. Usually this is over 20 years but sometimes it can be over 25 or 30 years

4 **BOND APPLICATION** This is when you ask a bank or building society to lend you a particular sum of money. Normally you have to fill in an application form which is sent for approval at the Bank or Building Society where they make certain that your monthly wages are enough to allow you to repay the bond every month

5. **MONTHLY REPAYMENTS** Once you have been granted a loan and

HOUSING remains a major problem in the community. A housing contractor, Goldstein Homes, has prepared a number of articles on this issue. In this article a look is taken at steps to be followed when one wants to buy a new house.



WHAT to do when buying a house like this one.

BUYING YOUR HOUSE

have taken possession of your house the bond will be registered in your name

This is a simple legal process. As soon as the bond is registered you must begin to repay the loan every month. Normally you will repay the minimum amount required which you will be informed of by the bank or building society. If you are lucky enough to be able to repay more than this you can do so.

6 **FIRST TIME HOME OWNERS SUBSIDY** To help people who are buying their first home the Government will help for the first five years by subsidising the monthly repayments on your bond.

They repay approximately one third of your monthly repayments which means you only pay the two thirds balance. This subsidy is paid direct to the bank or building society and in no way affects your ownership of your house.

7. **JOINT INCOME** This means the wages of you and your wife — if you are married — added together. You should add your wages figures before deductions to get your joint income.

8. **AFFORDABILITY** This is how much money you can afford to repay each month. Usually, the building society or bank will only allow you to

repay an amount equal to one quarter of your joint income. The amount you can repay each month sets the total amount that you can borrow.

9 **DEPOSIT** Building Societies will usually lend you either 80 percent or 90 percent of the cost of a house. The difference between the 80 percent and 90 percent loan and the total price of the house is the deposit amount which you must pay. Banks sometimes lend 100 percent but this depends on the bank and on your income.

10. **COMPANY-LEASING SCHEME:** Many companies have schemes where they can assist employees. Some give a loan to you which you can use for a house.

loan to be used for a deposit. Others have a scheme with a bank or building society which usually makes it guaranteed that you will get a bond to find out about the type of housing assistance scheme your employer operates check with the personnel department.

Now we have understood these special descriptions we can look into how to get a bond.

If you are going to buy a house from a company there are several things you should know. You have trained staff who will sit down with you, calculate how much you can afford and fill in the loan application form with you. These trained sales

consultants are working at show centres which you can visit on any day of the week including weekends.

If you are having a house built for you by a builder you may have to complete the forms and take them to the bank or building society yourself although some builders can also help you with the application forms.

When this form is taken to the offices of the building society or bank it will be put through an examination. Once they are sure that you can afford the repayments and are a good credit risk they will approve your loan and you can proceed to the next stage of buying your house.

Remember that at all times you can ask for advice from the organisation that is giving you the loan.

The process of obtaining a mortgage bond may appear difficult at first but if you are dealing with a professional organisation it will be a relatively simple and speedy exercise.

In the next article we will look at how to go about choosing your house. Cut out and keep this article. By the end of the next six articles you will have collected a helpful series that will make it easier to understand how to go about buying your own home.

(127)

Howard

Telephone section: technical assistants/technicians employed

489 Mr C J DERRY-LEWIS asked the Minister of Communications

(a) How many (1) technical assistants and (2) technicians were employed in the telephone section of his Department in each

(a) (1)	1983	1985	1987
(a) (2)	5 270	5 306	5 232
(b) (1)	5 079	5 452	6 151
(b) (2)	3 852	3 985	3 822
(aa)	387	402	402
(bb)	210	228	210
(cc)	210	177	178
(dd)	821	849	871
(ii)	4 863	5 099	5 551
(aa)	80	102	138
(bb)	99	139	251
(cc)	99	128	189
(dd)	37	80	160

of the latest specified five financial years for which information is available and (b) how many of these (1) technical assistants and (2) technicians were (aa) White, (bb) Coloured, (cc) Indian and (dd) Black?

The MINISTER OF COMMUNICATIONS

Notes (1) The above-mentioned figures reflect the position as at 31 March each year. (2) As the rank "technical assistant" is not used in the Post Office, the figures reflected against items (a)(1) and (b)(1) are in respect of officials occupying the rank of "telcom assistant". The figures do not include "telcom electricians" and "telcom mechanics".

Eastern Cape: applications to purchase houses

553 Mr D J NALCOMESS asked the Minister of Constitutional Development and Planning

(a) How many persons in each specified Black township in the Eastern Cape lodged applications to purchase houses in 1987; (b) how many of these applications had been granted as at the latest specified date for which figures are available and (c) (1) what total number of houses had been purchased in each of these townships and (ii) in respect of what date is this information furnished?

The MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

(a)	(b)	(c)	(ii)
Alwal North	62	62	62
Cathcart	62	12 87	62
Fort	13	13	13
Beaufort	20	20	20
King Wil-	10	10	10
iam's Town	10	10	10
Komga	10	10	10

Howard

(b) 1982 - 9
1983 - 19
1984 - 57
1985 - 47
1986 - 21
1987 - 53

Alexandra Township: rental payments in arrears

582 Mr D J DALLING asked the Minister of Constitutional Development and Planning

(1) Whether any families living in Alexandra Township, Johannesburg, are in arrears with rental payments; if so, (a) how many families are (i) in arrears and (ii) up to date with their rental payments and (b) what is the extent of the arrears in rental payments in this township.

(2) In respect of what date is this information furnished?

The MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

(a) (1) 15 000
(ii) 250

(b) R2 734 099

(c) 31 December 1987

Sandton applications by non-Whites to occupy/own residential property

583 Mr D J DALLING asked the Minister of Constitutional Development and Planning

(1) How many applications were received during the period 1 June 1987 to the latest specified date for which information is available, from (a) Coloured, (b) Indian and (c) Black persons to (i) occupy and (ii) own residential property in areas proclaimed for occupation by White persons in Sandton.

(2) How many such applications (a) had been (i) granted and (ii) refused and (b) were pending as at the above date?

The MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

Period 1 June 1987 to 31 December 1987

(1) (a) Coloured
(b) Indians

(c) Blacks

(1) None

(ii) Acquisition coloureds

Indians

Blacks

(2) (a) (i) None

(ii) Refused coloureds

Indians

Blacks

(b) None

Christmas cards sent out

598 Mr P G SOAL asked the Minister of Communications

(1) Whether (a) he and/or (b) his Department sent out Christmas cards in 1987; if so, (i) what total number of cards was printed, (ii) to whom were they sent, (iii) what was the total cost of producing and distributing these cards, and (iv) who was responsible for printing them, in each case.

(2) whether postage stamps were used to send out these Christmas cards, if not, how were they distributed?

The MINISTER OF COMMUNICATIONS

(1) (a) and (b) Yes.

(i) 44 940

(ii) The large majority to selected investors in the Post Office Savings Bank as part of our endeavours to promote the corporate image of the Department and the rest as a reciprocal gesture mainly to politicians, senior officials of the Post Office and other Government Departments, editors of newspapers, banks, large users of the Post Office, suppliers of telecommunication equipment, private consultants and prominent persons in the private sector.

(iii) R2 734,88 (cost of printing and envelopes)

(iv) Departmental printing works

(2) No, they were distributed as official mail

overseas visits in 1987, if so, (a) which countries were visited and (b) what the purpose of each visit.

- (2) whether he or these Deputy Ministers were accompanied by any representatives of the media on these visits, if so, (a) what were the names of the journalists involved, (b) which newspapers or radio or television networks did they represent, (c) to which countries did each of these persons accompany him or these Deputy Ministers and (d) why.
- (3) whether any costs were incurred by his Department as a result, if so, what total amount in that year?

THE MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

- (1) No
(2) and (3) Fall away

Moved couples: applications for permits
585 MR M BURROWS asked the Minister of Constitutional Development and Planning

- (1) Whether his Department has received any applications from couples who entered into mixed marriages for the issue of permits in terms of section 26(3) of the Group Areas Act, No 36 of 1966, to reside permanently in White areas and to be exempt from the provisions of the said Act, if so, how many (a) in 1987 and/or (b) as at the latest specified date for which figures are available,
- (2) whether any of these applications have been granted, if not, why not, if so, how many (a) in 1987 and/or (b) at the above-mentioned date.
- (3) whether any of these applications have been refused, if so, why in each case?

THE MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

No

Soweto proper/Dobsonville/Diepenmeadow: applications for 99-year lease/freehold title

588 Mrs H SUZMAN asked the Minister of Constitutional Development and Planning

- (a) How many persons in Soweto proper, Dobsonville and Diepenmeadow, respectively

HOUSE OF ASSEMBLY

applied in 1987 for (i) 99-year leases and (ii) leave to purchase property under freehold title and (b) how many such applications had been granted in each case as at the latest specified date for which figures are available?

THE MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

As at 31 December 1987

(a)	(i) Soweto	3 949
	Diepenmeadow	604
	Dobsonville	310
		4 863
(b)	(i) Soweto	3 949
	Diepenmeadow	291
	Dobsonville	310
		4 550
	(ii) Soweto	1
	Diepenmeadow	1
	Dobsonville	1
		1

99-year leasehold scheme: plots surveyed

590 Mrs H SUZMAN asked the Minister of Constitutional Development and Planning
How many plots were surveyed in each province of the Republic in 1987 with a view to the 99-year leasehold scheme?

THE MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

TRANSVAAL

361 678 plots were registered with the Deeds Office

ORANGE FREE STATE

1 566 plots

CAPE PROVINCE

59 739 plots

NATAL

5 690 plots

Greater Soweto: population
591 Mrs H SUZMAN asked the Minister of Constitutional Development and Planning
What was the population of Greater Soweto as at 31 December 1987?

THE MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

1 542 100 estimated

Christmas cards sent out

606 MR P G SOAL asked the Minister of Justice

- (1) Whether (a) he, (b) the Department of Justice and/or (c) the Prisons Service sent out Christmas cards in 1987, if so, (i) what total number of cards was printed, (ii) to whom were they sent, (iii) what was the total cost of producing and distributing these cards, and (iv) who was responsible for printing them, in each case.
- (2) whether postage stamps were used to send out these Christmas cards, if not, how were they distributed?

THE MINISTER OF JUSTICE

- (1) (a) Yes
(i) No cards were printed in 1987
(ii) Approximately ten cards were sent to colleagues and friends
- (ii) None Existing stocks were used
- (iv) The Government Printer
- (b) Yes
(i) 1 000
- (ii) The Director-General in his official capacity sent out cards to approximately 800 people comprising public office-bearers, heads of state departments, retired heads of the Department, heads of sub-offices in the Directorate of Justice, heads of prison commands and prisons and retired officials in the Directorate of Justice

- (iii) R436,43
(iv) The Government Printer
(c) Yes
(iv) Yes

(i) 3 000
(ii) 575 were sent out to instances and persons with whom the SA Prisons Service has official connections and also in return of seasonal greetings to the Commissioner of Prisons and the personnel corps of the SA Prisons Service received from individuals, instances and Members of Parliament

(iii) R684,32 for the supply of 3 000

(iv) The Government Printer

(v) Yes However, the cards mailed by the Director-General and the Commissioner of Prisons in their official capacities were dispatched as official mail

THE MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

Nursing diploma course at H F Verwoerd hospital in Pretoria

- (1) (a) How many (i) enquires about, and (ii) applications for admission to, the nursing diploma course at the H F Verwoerd Hospital in Pretoria were received in 1985, 1986 and 1987, respectively, and (b) how many persons were admitted to the course in each of these years.
- (2) whether there is a shortage of nursing staff at present at (a) Transvaal provincial hospitals in general and (b) the H F Verwoerd Hospital in particular, if so, what (i) is the extent of and (ii) are the reasons for this shortage, in each case?

THE MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

- (1) (a) (i) 1985 — 340
1986 — 634
1987 — 668
- (ii) 1985 — 205
1986 — 232
1987 — 210
- (b) 1985 — 152
1986 — 147
1987 — 181
- (2) (a) Yes
(b) Yes

- (1) The extent of shortage with regard to (a) and (b) is 15%.
- (ii) The reasons for shortage with regard to (a) and (b) are the lack of funds and unavailability of manpower.

Soweto family housing units built by State/private owners

615 Mrs H SUZMAN asked the Minister of Constitutional Development and Planning

- (1) How many family housing units were built in Soweto by (a) the State and (b) private owners in 1987.

(2) (a) how many such units were being built at present by (i) the State and (ii) private owners and (b) in respect of what date is this information furnished?

The MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

- (1) (a) None
(b) 1 775
- (2) (a) (i) None
(ii) 3 759
(b) 29 February 1988

Soweto housing schemes developed at present by State/private sector

616 Mrs H SUZMAN asked the Minister of Constitutional Development and Planning

(1) How many housing schemes are at present being developed in Soweto by the (a) State and (b) private sector.

- (2) (a) when (i) were such schemes initiated and (ii) is it envisaged that they will be completed and (b) how many housing units are involved in each case.

(3) whether any housing schemes for lower-income groups are under construction in Soweto, is so: (a) (i) how many and (ii) how many units are involved in each case and (b) in respect of what date is this information furnished?

The MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

- (1) (a) 0
(b) 6

- (1) and (ii) (bb) The right to hold freehold title to land has not yet been approved for urban townships in Natal, and legislative amendments are awaited.

TRANSVAAL

- (1) (a) No. As certain policies and procedures are still being implemented and the scheme is apparently not well received by inhabitants of certain towns.
- (b) Yes

(1) and (ii) (aa) Applies to all back towns

(1) and (ii) (bb) Fall away

(2) 31 December 1987

CAPE PROVINCE

- (1) (a) Yes
- (b) Freehold is applicable to townships that have been declared approved townships in respect of the township establishment regulations No 1897 of 12 September 1986. Certain towns have already been declared while majority are still in the process to be declared.

(1) and (ii) (aa) and (bb) Fall away

(2) 29 February 1988

Hospitals: posts established

613 Dr M S BARNARD asked the Minister of Constitutional Development and Planning

(1) How many posts had been established as at 31 December 1987 for (a) nurses, (b) paramedics, (c) medical staff, (d) administrative staff and (e) other staff at the (i) Baragwanath Hospital, (ii) Coronation Hospital, (iii) H F Verwoerd Hospital, (iv) Johannesburg Hospital, (v) KwaZulu Hospital and (vi) Paul Kruger Memorial Hospital in Rustenburg.

- (2) whether any posts at these hospitals were frozen as at 31 January 1988, if so how many in each category in respect of each hospital
- (3) (a) how many applications were made from each of these hospitals in each category for

the refurbishing and fitting of posts during the period 1 January to 31 December 1987 and (b) how many applications were (i) granted and (ii) refused in each case?

The MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

(1) (i) Baragwanath Hospital

- (a) nurses 4 105
(b) paramedics 491
(c) medical staff 524
(d) administrative staff 515
(e) other staff 1 989

(ii) Coronation Hospital

- (a) nurses 763
(b) paramedics 88
(c) medical staff 166
(d) administrative staff 108
(e) other staff 405

(iii) H F Verwoerd Hospital

- (a) nurses 2 124
(b) paramedics 572
(c) medical staff 889
(d) administrative staff 550
(e) other staff 1 345

(iv) Johannesburg Hospital

- (a) nurses 1 932
(b) paramedics 539
(c) medical staff 681
(d) administrative staff 684
(e) other staff 2 011

(v) KwaZulu Hospital

- (a) nurses 1 578
(b) paramedics 157
(c) medical staff 308
(d) administrative staff 273
(e) other staff 742

(vi) Paul Kruger Memorial Hospital

- (a) nurses 399
(b) paramedics 17
(c) medical staff 64
(d) administrative staff 36
(e) other staff 235

3000⁽¹²⁷⁾ homes for the Vaal



EVATON mayor Mr Sam Rabotapi.

THE Evaton Town Council is to build more than 3 000 homes for hundreds of families squatting on farms.

The mayor, Mr Sam Rabotapi, yesterday said the project, including infrastructure would cost the council more than R23-million

He said the first phase, which includes the construction of roads, the laying of sewerage pipes and electricity cables, starts on April 1

Mr Rabotapi said the new area, to be built north of Evaton, would bring relief to the families, some of whom

By JOSHUA RABOROKO

have been on the waiting list for many years.

The homes would be sold under the 99-year leasehold scheme although the council would at a later stage apply for freehold rights for the families

He said: "The prices for the houses will range between R6 000 and R42 000 depending on the type of structures individuals will choose."

Areas for squatter housing considered

By Shirley Woodgate,
Municipal Reporter

Vast tracts of land south of Johannesburg are being investigated as possible areas for housing hundreds of thousands of squatters who have descended on the city, management committee chairman Mr Francois Oberholzer said last night.

Speaking at the city council meeting, he identified 3 000 ha in the Cyferfontein, Zuurbekom and Waterpan regions which were suggested for site and service use many years ago, but postponed because of problems.

The land was needed to provide site and service but if it was heavily populated it would create pollution problems affecting the water pumped at the Zuurbekom station which supplied three quarters of Johannesburg's supply, Mr Oberholzer said.

He said a special committee had been appointed to liaise with the mining companies which controlled large areas in the south to release some of the land.

The requests were understandably refused by the Mining Commissioner as large tracts were needed to dump soil after gold extraction if mines were reopened.

"We say, 'Research what the reserves are, but it is difficult to say how much land is required,'" he said.

● See Page 9.

(27)
393.08

Pay rent and avoid eviction

By Anna Louw
East Rand Bureau

Alberton's acting town clerk, Mr W M C Meyer, said yesterday, "People who pay their rent are never evicted."

He was commenting on the 23 Eden Park families who had been served eviction orders.

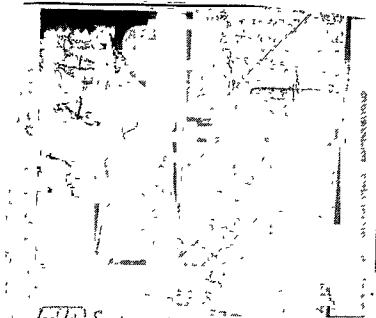
Mr G T van Rensburg, chief of the Alberton Town Council's community service, said of the 23 eviction notices served, nine people had settled their rent which enabled them to remain in their municipal houses.

He said not only were rentals in arrears, but also water and electricity bills as well as payments for other services.

Mr van Rensburg said his department had been "most accommodating".

"We have arranged for some people to pay off the rent in instalments."

Mr van Rensburg said once the court had served an eviction order, his department still gave sufficient warning that a messenger of the court would be arriving at their homes at a given date.



MRS Buthelezi borrowed door.

DOORS PULLED OFF

A SOWETO pensioner wants the Soweto City Council to put back doors which were wrenched off and seized by council officials when they raided her for non-payment of rent last week. (127)

The front, back and interleading doors of Mrs Regina Buthelezi's Orlando East house were taken away on Thursday last week because she owed the council R900. The doors have since been returned.

Mrs Buthelezi (60),

^{sowetan} who has several sub-tenants living in shacks in her backyard said about two weeks ago council officials arrived and removed doors of all the shackdwellers in her yard and warned that they would return them only if the registered tenant of the house paid her rent.

Her lawyer, Mr Krish Naidoo said yesterday the council was acting illegally in removing doors of houses where tenants were in arrears with their rent. He was in

^{30/3/88} the process of applying for an urgent court order when the council returned Mrs Buthelezi's doors, he said.

A council official in Orlando East said several families who were in arrears with their rent have had their doors taken away.

Notice

Before removing doors of shackdweller's houses, the council often sends out a notice saying that shacks were in contravention of Section 3A of the Prevention of Illegal Squatting Act of 1951, he said.

The notice adds. "We are aware you are paying rent to the owner of the house but he/she is owing. We are going to demolish all shacks if the registered tenant does not pay within seven days hereafter."

Slow start to housing sale

Weekly Mail Reporter

THE government's great housing sale to black people in urban areas has had a somewhat unenthusiastic beginning: just 2 556 plots, all in the Transvaal, have been sold under freehold title.

But a further 61 234 have been sold under the 99-year lease scheme, 54 813 of them in the Transvaal.

Details about the great housing sale were revealed in parliament when the Progressive Federal Party MP for Johannesburg North, Peter Soal, questioned Constitutional Development and Planning Minister Chris Heunis about them.

In spite of the slow start, the government has surveyed and made available 492 999 plots under the 99-year lease scheme.

Heunis also told Helen Suzman, the FFP MP for Houghton, that the right to freehold title had not yet been registered in Natal, where legislative amendments were awaited, and the

He also said the estimated population of Greater Soweto was 1 542 000.

Free State

(127) W. Mail
3/13-7/4/88

DOORS WARS

Hours after a Soweto family are evicted and the doors taken away, the family and their furniture are back inside with new doors front and back

3/13 - 7/14/88
w/1/1/88

AFTER a Soweto eviction, the council rips the front and back doors off the house to prevent the tenants from moving back in. But within hours, the families are back in their houses with their furniture re-installed — all courtesy of the local "comrades".

The door strategy is not the only one a desperate Soweto council has adopted to break the two year old rent boycott.

The local authority has been loading street committee members into vans and driving them to the rent offices for "negotiations" to end the boycott.

But so far, street committee members have refused to negotiate.

The first in Mofolo went to experience life without doors are the families of Wilson Mahlwane and Gladys Mkhize.

Both families were evicted last Tuesday, the doors to their houses were removed by municipal police.

Their furniture and other belongings were thrown outside in the yard after the court messenger had attached part of the furniture, for which a receipt was issued.

At the Mahlwane household plainclothes black men accompanying the messengers broke into the house when family members were not home, while at the Mkhizes only a schoolgirl was present when they arrived.

In both families, members claimed cash, wristwatches and other valuables were missing after the evictions had locked the houses. No receipt for these goods was left.

Municipal police allegedly returned to the Mahlwanes the next day and with the use of heavy hammers and crowbars pulled down the front and back doors.

They returned three days later to the Mkhizes and did the same thing, marked the doors — which had been bought and fitted by the family — and took them along for storage, leaving no receipts. They threatened to return for interior doors.

Within minutes of the evictions, both families were back in their houses. Furniture and other belongings had been carried back into the houses by "comrades".

Weekly Mail found each family had spent daylight hours without doors, but at sunset "comrades" had

The Soweto council tries some new strategies to outwit the rent boycotters and finds these outplayed instead. THAMI MKHWANAZI reports

fitted replacements taken from a supply of discarded doors donated by residents.

It was not the first time the "comrades" had been active in Mofolo South. In 1986, for example, the Soweto Council cut off electricity to the 1 000 houses in the area, but within 24 hours the township was lit again.

Youths at a Soweto Youth Congress meeting resolved to reconnect the electricity collected money to buy additional copper wire and asked residents to keep their yards unlocked to facilitate the re-electricification.

The council's housing director, Estelle Bestler, confirmed the council's new strategy this week.

She said every reasonable method would be employed by her department to break the boycott which, she believed, was being buttressed by "comrades".

"Unless we counter their methods", she said, the boycott would continue unabated and the loss in revenue would increase.

She said no receipt would be issued for doors removed by council police as they were the property of the council and not the tenants.

And if it came to a push, she added, the council could remove not only doors but also windows — and walls.

The Mofolo South Residents' Association, composed of street committee members, resolved at a meeting this week to pull down all doors belonging to the council and dump them at the rent office, in protest and solidarity with those families whose doors had been removed.

According to an area committee member, residents will act when it is deemed "opportune".

According to residents, the evictions were carried out in the presence of a contingent of *kisikonstabels* (special constables), also known by residents as "bloemers".



Revolving doors — youths replace doors ripped off by the council in an effort to make houses of rent defaulters uninhabitable. Picture ANHA ZEMINSKI, Alrapix

'Mail' man held ...but not held

POLICE yesterday denied holding David Malepane, a Weekly Mail staffer — even though he has been visited in detention.

Malepane, 24, a Weekly Mail part-time driver, was detained in Johannesburg on March 17.

He was held when police raided the offices of Graphic Equaliser, where he also worked as a camera operator.

According to Malepane's colleagues, police who arrived at the office asked him where "his boss" was. When Malepane said the owners of the office were not in, the police insisted he go around the office with them.

"They held a T-shirt against him

Weekly Mail Reporter

and took a photograph of him," the source said.

Also held in the same raid were members of the South African Youth Congress (Sayco), though it is known that Malepane had no affiliation with them.

Malepane is believed to be held under Emergency regulations and has been visited in John Vorster Square.

However, SAP representatives in Pretoria yesterday said in a telex to the Weekly Mail that he was not in custody. This was later confirmed by telephone.

3/13 - 7/14/88

w/1/1/88

How you go to South



HOW ABOUT R12 111

Isn't that a small price to pay for a more realistic perspective on South Africa? Especially since The Weekly Mail is an independent South African newspaper that reports on the way things really are in Robben Island to Government. Average. Big business to trade unions. (It takes more than the State of Emergency to silence The Weekly Mail.)

Section	Pages	Price
Home	1-10	R12
Business	11-15	R12
World	16-20	R12
Arts & Culture	21-25	R12
Science & Technology	26-30	R12
Health	31-35	R12
Education	36-40	R12
Environment	41-45	R12
Travel	46-50	R12
Special	51-55	R12
Index	56-60	R12



PART of the crowd which attended yesterday's meeting of Diepmeadow residents called by Administrator, Mr David Thebehali.

5 YEARS TO PAY

- THEBEHALI



MR David Thebehali "rent can't be abolished."

DIEPMEADOW residents have up to five years to settle the R35 million debt owed to the council for rent arrears during which period applications could also be made to own the houses they have been occupying.

This was said by the administrator of Diep-

meadow, Mr David Thebehali, at a meeting attended by close to 3 000 residents held outside the Diepkloof hall yesterday

Mr Thebehali told the meeting that as from Monday, residents could

By ALI MPHAKI

visit their council offices where terms which they can afford for the payment of the outstanding rent can be arranged

He also said that residents wishing to arrange for the ownership of their houses must follow the same proce-

Five years to pay

• From page 1

dure. ¹²⁷
He urged residents to pay their rent adding that he also was paying rent. "There is no way in which rent can be abolished. If rent is abolished . . . many will lose their jobs," he said.

"Take the little money you have and go to the office and commit yourself to pay a certain amount of money until your account with the council has been settled," he said amid jeers and boos from the residents.

The meeting, which was started with a prayer by Mr Thebehali himself, gradually deteriorated towards the end, with a speaker from the floor asking who gave Mr Thebehali the mandate to call the meeting.

Another resident, Mr Muntu Myeza, told the cheering crowds that Mr Thebehali should not rush residents about his proposals.

"He should go back to the people who gave him permission to hold this meeting and tell them that the people need to be given a chance to hold meetings in their respective zones about his speech and they (residents) will give him a report back after two months," Mr Myeza said.

At a Press conference after the meeting, Mr Thebehali said he did not request for permission to hold the meeting but his door was always open to residents who have problems

• To Page 2

Conditions put on 'free houses' offer

Blday

7/4/88

A MEETING between Diepmeadow administrator David Thebehali and Diepkloof residents ended in disarray yesterday

when Thebehali said he would not give away 20 108 free houses unless residents paid their outstanding rent arrears.

A crowd of about 3 000 howled and jeered at the meeting when Thebehali said he stood by his offer to give away houses "but only on condition" residents paid their outstanding house rentals which stem from the 18-month rent boycott

Thebehali's free-for-all housing offer was to be effective from April 1.

Thebehali said the Diepmeadow Council is owed R35m in rent arrears by what he estimates to be 20% of the council's residents, who still refuse to pay rent. Thebehali urged residents to give

(128)

SIPHO NGCOBO Blday

written undertakings at their local council offices to pay outstanding arrears over five years.

"Go to to your local township manager's office and pay the little bit that you have. Anyone who does so will be given the documents proving you are the rightful owner of your home," Thebehali said.

Once the documents had been processed, residents would be issued with 99-year leasehold certificates, he said.

He said once residents had signed undertakings to pay their arrears, they would have to pay only service charges after that.

Court test of eviction over race

B/d
12/4/88

DOMINIQUE GILBERT

(127)

THREE Johannesburg tenants who have been threatened with Group Areas Act evictions are to go to court in a major test case which they hope will result in their being protected in terms of the Rent Act.

If successful, their case could have major implications for hundreds of other illegal tenants in so-called white areas.

Actstop, an organisation opposed to the Group Areas Act (GAA), has long claimed landlords have overcharged tenants on rentals believing the tenants had no protection in terms of the Rent Act.

The three tenants — R W Jacobs, M M Rajuli and J T Dlamini — recently received summonses for their eviction in terms of the GAA from their premises in Export House, Bree Street.

They will oppose the summonses in the Johannesburg magistrate's court tomorrow and lodge a counter-claim against their landlord, M Papas, for allegedly having overcharged them on rent.

Their lawyer says Export House is subject to control in terms of the Rent Act. In one case, the lawyer said, rent of R375 was paid while the Rent Board determination was R53,65.

The lawyer said Jacobs's counter-claim alone amounts to about R2 500.

The three claim Papas's eviction summonses did not comply with terms of the Rent Act, which stipulates the grounds on which landlords are able to evict tenants.

The application is for a summary judgment. The court will decide on whether consent will be given for the case to be defended.

Homes for the rich ^{17/4/88}

A R22-million development in Lonehill, Sandton, was opened this week. It consists of 128 Cape-Dutch-style houses.

R25M
The scheme is called Lanzerac after the Cape estate. Lanzerac has been devel-

oped by Habitech, part of the Stocks & Stocks group. Director Theo du Toit says: "The homes all have slate roofs, and wood-frame windows. There is a five-year guarantee. The units are expected to sell for between R145,000 and R250,000."

Answer

THE MINISTER OF LOCAL GOVERNMENT AND HOUSING

Mr. C J DERBY-LEWIS: Mr. Speaker, ansing from the reply of the hon the Minister, may I ask him whether he will explain to us why pupils in the Transvaal are compelled to study either Northern Sotho, Tswana or Zulu?

THE MINISTER: Mr Speaker, the question asked deals with the Cape Province. If the hon member wants an answer to his question, he must put it on the Question Paper.

Study of Zulu languages: not compulsory for pupils in Natal

*2 Mr C J DERBY-LEWIS asked the Minister of Education and Culture

(1) Whether the study of the Zulu language is compulsory for pupils in Standards 6 and 7 at schools falling under the Natal Education Department, if not, why not,

(2) whether he intends taking any steps in this regard, if not, why not, if so, (a) what steps and (b) when?

THE MINISTER OF EDUCATION AND CULTURE

(1) No, since in Natal a third language is an optional orationation subject in the junior secondary school phase. Schools can, however, offer Zulu if a suitably qualified teacher is available.

(2) no. see (1).

(a) and (b) fall away

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Amount paid to Pretoria Region Housing Utility Company

*3 Mr D J N MALCOMESS asked the Minister of Local Government and Housing

(1) Whether his Department paid an amount of approximately R2 million in 1987 to a certain company, the name of which has been furnished to the Minister's Department for the purpose of his reply, if so, (a) when, (b) what were the circumstances that led to this payment being made and (c) what is the name of the company concerned,

(2) whether his Department had previously suspended loans to this company, if so, (a) when and (b) why?

New head-office for Administration: House of Assembly in Pretoria

*4 Mr D J N MALCOMESS asked the Minister of the Budget and Works

(1) Whether it is the intention to provide a

new head-office for the Administration House of Assembly in Pretoria, if so,

(2) whether a certain firm, the name of which has been furnished to the Minister's Department for the purpose of his reply, was a member of the consortium of firms originally invited to submit proposals for this project, if not,

(3) whether this firm was subsequently appointed as a member of this consortium, if so, (a) what is the name of this firm, (b) if when, (c) if how and (d) on what grounds was it so appointed, (e) what were the circumstances surrounding its appointment and (d) what are the names of the firms (i) originally invited to submit proposals and (ii) appointed as members of the consortium.

(4) whether it has been decided to instruct the consortium to go ahead with the planning and preparation in respect of this project, if so, (a) on what date was Treasury approval obtained, (b) how does this decision tally with the policy of curtailing State expenditure and (c) (i) what total amount has been paid over by his Department to this consortium and (ii) for what purpose, (5) whether he will make a statement on the matter?

THE MINISTER OF THE BUDGET AND WORKS

(1) Yes,

(2) Yes,

(3) Falls away,

(4) Yes, in order to consider the consortium's proposals in relation to the norms prescribed by the Treasury Committee re Building Norms and Cost Limits. This planning stage has been completed and the consortium was requested to stop further planning pending the finalization of all further approvals,

(a) Is awaited,

(b) It is financially more economical for the Administration House of Assembly to erect its own office com-

plex than to rent accommodation. The relevant Departments are at present accommodated in different buildings all over Pretoria. The rent which is at present being paid by the Administration for office accommodation amounts to R9 million per annum, which escalates at 8% per annum,

(c) (i) R405 000,

(ii) Professional fees according to the table of fees for architects for work done

(5) No

Mr C C C Reynecke/Mr P de Bie: overseas journeys undertaken

*5 Mr D J N MALCOMESS asked the Minister of Local Government and Housing

(1) Whether any senior officials of his Department undertook journeys overseas in 1987, if so, (a) who were they, (b) what was the purpose of these journeys and (c) who (i) paid for their expenses and fares and (ii) gave approval for these journeys,

(2) whether any of these officials were accompanied by their wives, if so, who paid for the hotel expenses and fares of such wives,

(3) whether a director of a certain company, the name of which has been furnished to the Minister's Department for the purpose of his reply, accompanied any of the above officials on any of these journeys, if so, (a) what is the name of (i) this director and (ii) the company concerned, (b) if why did he accompany these officials and (c) on what grounds was he invited to accompany them and (d) who paid for his travel and accommodation expenses?

THE MINISTER OF LOCAL GOVERNMENT AND HOUSING

(1) Yes,

(a) Mr C C C Reynecke and Mr P de Bie,

(b) Mr Reynecke undertook a study tour on housing to the Far East as a member of a group and attended an international Housing Conference in Sur-



**BUSINESSMAN Mr
Phillip Phathang.**

Traders act on crisis

So on for
20/2/02

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A GROUP of Vaal Triangle businessmen has decided to invite two Cabinet Ministers to a meeting in an attempt to resolve the four-year-old rent boycott in the townships.

The leader of the group, Mr Phillip Phathang, said they wished to invite the leader of the National Party in the Transvaal, Mr F W de Klerk, and the Minister of Education and Development Aid, Dr Gerrit Viljoen.

The Ministers, whose constituencies are Vereeniging and Vanderbijlpark respectively, might resolve the residents' problems, according to Mr Phathang.

He said they have held meetings with the local councils in an attempt to resolve the problem, but with no success.

HOUSING BOOST

THE first phase of a R150 million housing project, aimed at alleviating the "chronic shortage" of housing for the black community, was launched in Marmba Gardens, Vosloorus, yesterday.

The Family Housing Association, with 13 property developers, stands to be completed by October 1988. At least 600 have already been completed

In his opening address, who vote us into power

By MATSHUBE MFOLOE

stand to benefit". The general manager of the Family Housing Association, Mr Matshube Mfoloe, said the development of houses in Marmba Gardens was symbolic of the private sector drive to respond to housing needs

Precedent

Marmba Gardens "sets a precedent for much of the extensive private sector develop-

ment that is to follow in Vosloorus," he said.

Mr Nell said he believed that Vosloorus represented a model for other local authorities to follow providing housing.

The development of Marmba Gardens has been conceived and implemented with a view to providing a high quality residential environment at affordable prices," Mr Nell said.

Mr Victor Tyahmpa,

industrial leasing officer of the African Bank said "house ownership generates a sense of pride" in the black man. Mr Tyahmpa said it is the policy of the African Bank to "capture and mobilise black savings" at Marmba Gardens at the east of Vosloorus. About 20 houses are on show. When the whole project is completed, Marmba Gardens will have all the facilities, including a hotel, filling station, schools and places of recreation.

MR Lucky Mahlangu
...mayor of Vosloorus.

THE first ever black Homes Show in South Africa is here.

And it's all happening thanks to the *Sowetan* and our sister newspaper the *Star* at the Star Homes Festival 88 which starts on Friday, May 6. This historic event will be held at the elite black suburb of Spruitview.

Sowetan readers will be able to view 14 superb homes and 70 exhibition stands that are bound to interest everyone — from the serious home buyer to the average housewife and handyman.

What's more, organisers have laid on a spectacular entertainment package for the whole family. Spruitview is in many ways a leader in black housing.

It is South Africa's first black garden suburb, the first black area outside a township. And it is also the first area where blacks have been able to purchase property freehold.

It is the ideal area for the up-and-coming black middle class.

The festival has attracted phenomenal interest from the building industry, with builders queuing up and begging to participate.

THE FIRST BLACK HOMES FESTIVAL

On display will be 14 homes of various styles and finishes — from the classic through to the modern and mediterranean — with prices ranging from a bargain R40 000 to a luxurious R100 000.

Even if you are not thinking of buying a house, the exhibition stands will give you some great ideas for your home.

The stands will feature the very best and most modern lifestyle ideas — from bathroom tiles to hi-fis, furniture and even home finance plans.

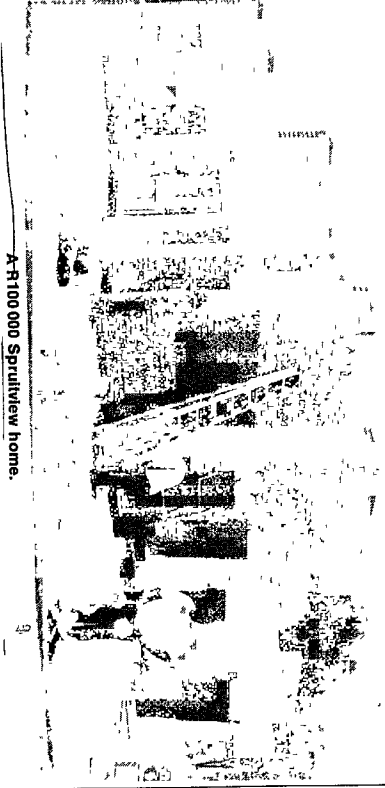
The line-up of fun and games at the Festival will also make it a great family outing. For adults there is the beer garden and the Club

Capenhorn — venue for exciting fashion shows, competitions and night discos.

The festival runs through to Sunday, May 15. It will be open all day on weekends and public holidays, as well as on

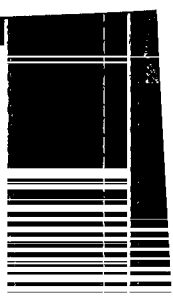
Friday, May 13. On working days it is open from 4pm-9pm. Plenty of parking is available.

Entrance to the festival is R3 for adults and R1 for children. Refreshments will be available.



A-R100 000 Spruitview home.

Sowetan
24/4/82
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New Vaal party holds indaba

Sowetan 2/14/88

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SOWETAN REPORTER

A VAAL Triangle party formed to challenge the Lekoa Town Council is to hold a public meeting at the Sharpeville Communal Hall on Sunday at 7am.

The Lekoa Residents Representative Party has been formed by three councillors who were suspended for protesting against the manner in which the council is handling the rent issue during a council meeting last week. They are Mr S Kodisang, Mr P Mofokeng and Mr S Motsoahole.

The leader of the party, Mr Kodisang, said they have permission to hold the meeting. Among issues to be discussed will be

- The four-year-old rent boycott,
- The sale of homes in the townships, and
- The October council elections

Mr Kodisang said. "We are prepared to see that residents' demands are met. We have tried to resolve the matter with the council but we have been unsuccessful. As a result of our protracted efforts we have been suspended."

He said many residents were in danger of being evicted from their homes for being in arrears with rent payments, while others have received warnings to pay or face prosecution. "Time is ripe that the rent issue be resolved once and for all," Mr Kodisang said.

Lekoa's mayor, Mr Esau Mahlatsi, was not available for comment.

Standard

when, (b) where, (c) what is the name of the administrator concerned and (d) what is the estimated value of the houses involved,

(2) whether the Minister authorized this plan; if so, (a) when and (b) why, if not, (i) by whom was it authorized and (ii) what action has been or is to be taken in this regard?

THE MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

(1) Yes

(a) 6 March 1988

(i) Mr Thebatahi was not authorized by the state or the Provincial Administration by Mr J S A Mavuso, MEC, Transvaal Provincial Administration, whereafter a press release was issued on the matter.

In respect of each of the latest specified five financial years for which information is available, (a) how many Blacks applied for social pensions, (b) how many applications were refused, (c) what were the reasons for these refusals and (d) how many pensions were cancelled for reasons other than death?

THE MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

The administration of social pensions was taken over by the different Provincial Administrations during 1987. It was previously administered by various departments on an agency basis and therefore it is not possible to supply figures earlier than 1987.

CAPE PROVINCE

(a) 11 546

(b) 1 380

TRANSVAAL

(a) 34 372

(b) 3 809

ORANGE FREE STATE

(a) 4 277

(b) 156

NATAL

(a) 6 958

(b) 870

(c) Reasons for refusal were

— had not reached qualifying age

— income was in excess of the qualifying amount

— medically fit for employment

(d) Records of this particular issue are not kept

Diepkloof/Meadowlands, provision of 20 000 houses free of charge

964 Mr C J DERBY-LEWIS asked the Minister of Constitutional Development and Planning

(1) Whether the administrator of Diepkloof recently announced a plan to the effect that approximately 20 000 houses were to be provided free of charge to residents of the Diepkloof and Meadowlands residential areas, if so, (a)

(3) Yes

(a) On a continuous basis

(b) Under-utilized equipment is shared with other departments or transferred to other institutions if it can be used there

Printing contracts awarded to two companies

834 Mr D J DALLING asked the Minister of Water Affairs

(1) Whether his Department awarded any printing contracts in 1987 to two companies, the names of which have been furnished to the Commission for Administration for the purpose of the Minister's reply, or to their associated companies and printing operations, if so, (a) in respect of what publications or printed matter, (b) how many copies of each publication or item were ordered from each company and (c) what are the names of the companies concerned,

(2) whether these contracts were put out to tender, if not, (a) why not and (b) what was the total amount paid by his Department in respect of each of these contracts, if so, what was the (i) tender price originally accepted, and (ii) total amount paid out, in respect of each contract,

(3) whether his Department subsidizes any publications published by the above companies, if so, (a) which publications and (b)(i) why, and (ii) what is the amount of the subsidy, in each case,

(4) what total amount was spent by his Department in 1987 on printing and publishing involving (a) the above companies and (b) any other specified companies?

THE MINISTER OF WATER AFFAIRS

(1) No

(2) Falls away

(3) No

(4) Falls away

Applications for social pensions

848 Mr J J WALSH asked the Minister of Constitutional Development and Planning

HOUSE OF ASSEMBLY

17

Dawn Lindberg supports evicted

Star 22/4/88

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By Shirley Woodgate, Municipal Reporter

Well-known stage and theatre personality Dawn Lindberg has come out in support of the Indian and coloured tenants evicted from a Soper Road, Berea, block of flats yesterday

Mrs Lindberg, who owns one of the flats in the block Lyndain, which she is renting to a coloured nursing sister, said the root of the trouble was the Group Areas Act which should be scrapped in its entirety

"My tenant is impeccable, and I am prepared to go to court to protect her," she said

"No walls have crumbled when people of different races have shared their premises, and Lyndain is a symbol that this outdated Act must go"

Mrs Lindberg said her lawyers entered a plea of defence immediately they were informed that seven "black" tenants — including her own — had

been served with eviction orders for occupying the premises illegally

So far, Miss Sheren Kieser has escaped having her furniture put on the pavement along with the other tenants

By last night most tenants had moved back in and Actstop's Mr Mohammed Dangor was confident that their action would be backed up by a court interdict which Actstop was seeking on an alleged legal irregularity

Mr Dangor said that "black" people were being evicted while there were 22 000 vacant homes for whites and a shortage of 100 000 homes for blacks in South Africa

He said it appeared that the Conservative Party had influenced the latest evictions, ahead of the visit to Hillbrow next week of Deputy Minister of Constitutional Development and Planning Mr Roelf Meyer

Owners evict 'illegal' tenants without board's authorisation

Star 22/4/88

127

Municipal Reporter

Evictions from a block of flats in Berea yesterday revealed a new variation on the theme that has been played out in the greater Hillbrow area over the past few years

In this case there was no white landlord exploiting black tenants living in over-crowded rent-controlled flats.

Instead, it appears that a handful of white owners acted unilaterally and had the tenants evicted without consulting the body corporate or the elected board of trustees

The latest incident saw seven Indian and coloured tenants who had been renting flats from individual white owners in the sectional title block, Lyndain, in Soper Road evicted and their furniture, as well as the belongings of several owners, thrown on to the pavement

Chairman of the board of trustees, Mr Dave Watson, argued that members of the five-

man committee had acted irregularly because they had not been authorised by the board

Mr Watson said that the eviction went against most of the owners' wishes and he was planning an urgent meeting to discuss the developments

In response to a circular he had sent out two years ago, 98 percent of owners of the 50 flats had agreed to allow the block to become racially mixed, Mr Watson said.

With one or two exceptions, the flats were still owned and let for about R200 a month by the same people, mainly investors, who had had bought units for between R16 000 and R20 000 in 1983.

Neither the caretaker, Mrs Marie Unsworth, who is one of the alleged owners responsible for having the tenants removed, nor the attorney acting on the owners' behalf, Mr Louis Fourie, was prepared to comment on the matter

● See Page 6.

Busting the boycott using broken marriages

(127)

By THAMI MKHWANAZI

A fresh rumble grows over a new Bara letter

By JO-ANN BEKKER

BARAGWANATH doctors are still waiting to receive the letters of reprimand which Constitutional Development Minister Chris Heunis announced last week would be sent to 31 doctors who refused to apologise for criticising conditions at the hospital.

Several newspapers have interpreted Heunis' announcement as a backdown from earlier threats of dismissal. But the doctors are waiting to study the reprimands before they pass judgement. Meanwhile controversy continues over conditions at the Soweto hospital, which prompted 101 doctors to write to the *South African Medical Journal* last year protesting "distressing and deplorable" conditions, overcrowding and authorities' "indifference and callous disregard".

A row has erupted over a letter in the journal's latest issue — this time concerning an apology by 49 of the 101 signatories.

The latest letter — with one important change — is a copy of a statement which the Transvaal Provincial Administration demanded junior staff sign if they did not wish to be dismissed or forfeit promotion.

It apologises for the first letter to the SAMJ, admits there were "inaccuracies" and blames senior staff who circulated the "pre-prepared" letter for abusing their trust. The letter withdraws "derogatory" remarks and acknowledges "developments and improvements at Baragwanath".

But the last paragraph of the TPA letter, which stated that each doctor would write to the journal clarifying these points, was omitted. Instead the official letter appeared as if it had been penned by its signatories.

One doctor whose name appeared on the "apology" said he was hurried to see it published. "We were told to sign or leave, so we signed the authors' apology but none of us read



Chris Heunis

or agreed with what he said. "We definitely did not give permission for it to be printed in the journal."

The April issue of the medical journal also included a letter signed by the Executive Committee of the Board of the Witwatersrand's Faculty of Medicine. The committee said during April last year 2 439 patients were admitted to Baragwanath. On average there were 780 patients a day for 470 beds.

The committee acknowledged the TPA was trying to run a hospital system in the face of impossible financial restraints, but Baragwanath medical staff and Wits had "real difficulties" with authorities about the seriousness of the problem.

The executive committee said there was an urgent need to upgrade existing facilities and increase substantially the number of hospital beds.

The letter asked why half the eventual number of beds at Pretoria's new HF Verwoerd Hospital would be allocated for black patients, while the white Johannesburg and newburg Hospital had an unused capacity of over 1 000 beds.

The executive committee said it demanded TPA representations for government funds for a second Soweto hospital.

But it deplored the authorities' "unreasonable and punitive acts" in demanding apologies from 101 signatories for a letter "written in the interests of their patients and in a mood of frustration and despair, by concerned and committed doctors who have reached breaking point".

THE Soweto Town Council may have found another weapon to fight the rent boycott: the eviction of divorced spouses and their families.

In at least one case in Mofolo South, the council has sent a notice to cancel the residential permit of a man whose divorced wife and children occupy a house registered in his name.

The wife, Agnes Mboweni, told *Weekly Mail* this week when she went to the council offices to have the registration transferred to her name, "I was told first to pay the arrear rental of R1 000".

The council's housing director, Estelle Bester, said it was not opportune to comment on the case, as the matter could be on appeal — a procedure provided for in the notice.

Mboweni said she had taken legal advice.

In the notice served on her husband, Richard Mboweni, on April 11, the council stated it would cancel his residential permit because "you have divorced your wife and changed from her and do not reside with her together with your dependants".

The notice stated that Mboweni could appeal against this decision within seven days provided he had "reasonable grounds for doing so". In the absence of an appeal, the family would be evicted on May 11.

Agnes Mboweni said the couple were divorced in 1981 after a 16-year marriage, after which she was called by the council to explain the reasons for the divorce.

When the council learned she had

NOTICE TO VACATE:
In terms of section 7(4) R/V Sec 15(2) Chapter II Government Notice 40/85 dated 14 June 1988 as amended, you are hereby notified that to be of assistance to cancel your residential permit within 30 days from the date hereof in terms of section 7(4) (b) of the said regulation you must in the form of a letter to the following address: THE APPLICANT'S ADDRESS HEREIN AND CANCELLED PERMIT MUST BE SENT TO THE TOWN COUNCIL
This further serves to give notice that your residential permit will be cancelled on 11 MAY 1988 if you do not comply with the above conditions.

After the divorce decree, the eviction notice served this month in Mofolo South

was awarded custody of their three children, she said, her husband was told to vacate the house within 30 days. He failed to leave and made several appeals to the council, arguing the house had been leased to his grandmother.

According to his wife, he was twice compelled to leave the common home, first in 1984 and finally in 1987. After his final departure, she went to the council to have registration transferred. It was then, she said, she was asked for the arrear rentals.

A Mofolo South residents' area committee member told *WM* "many such spouses" in Soweto have already been served with notices of the council's intention to have their residential permits cancelled.

Under South African law, government-owned houses leased to blacks are let on condition of marriage. A marriage certificate must be produced

before a house can be allocated. Should the partner fail to live together continuously, their right to occupy the house may be terminated.

The township manager may, for example, cancel the residential permit of any couple that has stayed abroad for studies or other reasons. However, except in the case of a divorce, super-tenants often turn a blind eye to such cases.

Bester said each case would be treated according to its merits.

A couple remaining abroad for some time, for example, would not necessarily lose their residential permit if they notified the township manager of their plans.

The township manager could also exempt the divorced partner who remained in the house from the "family accommodation only" rule if such spouse had dependants in the house and had been awarded custody of the children upon divorce.

WE PAID 'LEGAL FEE' TO SOFASONKE

SOWETO families claim they to a member of the area street committee. The service charges have been evicted despite accepting a deal from the Sola party to act as reflected in their monthly rent statements.

More than a year ago, the families said, the party urged its members to pay service tariffs into party coffers. The party would then pay the R15 monthly (R10 for electricity, R2.50 for water and R2.50 for garbage removal) to the town council, which would issue a receipt for payment.

But despite receipts issued by the party — and, in some cases, by the town council — a majority of the 18 families evicted in Mofolo South last year were Sofasonke Party members, according

to a member of the area street committee. The service charges have been evicted despite accepting a deal from the Sola party to act as reflected in their monthly rent statements.

At least two families evicted last year say they had paid both the R15 monthly to the party and an extra R5 per month into a fund for legal defence.

Members of the Sofasonke Party are required to pay into a fund for defence in the event of an eviction or related matter.

A representative of the party's lawyers, Damant Bostock and Company, confirmed the party mayor Ephraim Tshabalala, the party would not reveal the workings of the legal scheme.

A senior member of the party said the legal fund was created in Soweto housing director, Estelle Bester, was not available for comment.

But a representative of the Phakeli family claim that despite paying R15 monthly, the R5 legal fee and, since 1978, a R5 membership fee, the family had been evicted — and had not received legal aid from the fund, although the family had reported the eviction to the party.

Their next-door neighbours, the Dubes, reported similar treatment.

In an interview with 10 members of the executive, including the party's president, former Soweto party would not reveal the workings of the legal scheme.

party would not reveal the workings of the legal scheme.

party would not reveal the workings of the legal scheme.

W/Week 2 - 28/4/88

A longer...

Neighbours' petition led to eviction of family

SATURDAY STAR REPORTERS

A row between residents of Elma Street in the Johannesburg municipal housing estate of Montclare resulted in a family being evicted yesterday, with nowhere else to live. SK 23/4/88

"The people in the street signed a petition against us," Mrs Noreen Botha (25) said yesterday afternoon as she and her husband Mrs Frans Botha (28) packed their belongings. "But what they said is all lies."

They had lived in the house for a year and five months. As they were both unemployed, they could not pay the R60 monthly rental for the past three months, they said.

A spokesman for the Johannesburg Housing Department confirmed yesterday that the couple had been given notice to leave the house.

'LONG HISTORY'

He said they had "a long history of residential problems, behavioural, financial or otherwise."

The department acted after complaints from neighbours, he said.

But the couple's eviction left their family very angry.

"Where must these people go?", demanded a relative who was helping to pack. "This (Montclare) is where the State helps people. But if the State will not help you, what do you do?"

The Bothas said their only option was to sleep in a park last night. They could not move in with other family members as they either had no space or their landlords did not allow visitors to stay over.

Mr Botha last worked in an abattoir and will soon start work as a fitter.

Judge reinstates tenants

JOE OPENSHAW

A Rand Supreme Court judge yesterday ordered that coloured and Indian tenants evicted on Thursday from Lyndain Buildings in Berea be reinstated and their furniture — dumped on the pavement by the messenger of court — be replaced by him.

He also ordered that warrants for their eviction granted by a Johannesburg magistrate no longer be carried out.

Mr Justice A M van Niekerk granted the order after an urgent application on behalf of four of the seven evicted tenants by Mr M Navsa, for the Legal Resources Centre, asking for the magistrate's eviction order to be set aside and the tenants and their belongings to be reinstated in the building.

The tenants were Mr Harrikrishen Govennder, Miss Renne Covele, Mr Brian Hendricks and Mrs Mary Louise Nardoo, who alleged Mrs Elsabe Smith, a former tenant, had initiated the eviction action and had told one of them "I've had enough of you coloureds I'm an owner. There is more of this coming."

In papers before the court it was said the four leased the flats at R200 a month on February 1 from someone who had sectional title, to them and who knew what their race was.

On April 13 the black tenants received summonses to leave their flats or within three days show why they should not be evicted.

On April 20 the black tenants came home to find the messenger of the court had pinned up a warrant for their eviction by noon the next day with a note scribbled on it "Please take your stuff and leave."

Their belongings were dumped on the pavement on Thursday afternoon and the

Magistrate's Court order overturned in Berea

keys taken from them.

Mr David Watson, chairman of the board of trustees representing the corporate body, said in an affidavit 98 percent of owners were in favour of the block of flats going multiracial.

He said he had applied to the Group Areas Division at John Vorster Square for permission in terms of the Act for the coloureds and Indians to live there.

The board had instructed its attorney to tell Mr Louis Fourie, the respondent's attorney, the eviction action had been instituted, without the necessary resolution from it.

Mr A A Smit, for the respondent, said in court yesterday he was prepared to

- Ensure the tenants were reinstated in their flats and their keys returned

- Instruct the messenger of the court to return their belongings to their flats immediately

- Agree to no longer carry out, the eviction warrants.

- Include an affidavit by Mrs Shirley Woodgate of The Star in the documents

- Reserve the granting of costs.

Mr Navsa accepted the proposals and the judge made them an order of court.

Actstop, an organisation investigating evictions, met tenants last night

Neighbours' petition led to eviction of family

SATURDAY STAR REPORTERS (2)

A row between residents of Elma Street in the Johannesburg municipal housing estate of Montclare resulted in a family being evicted yesterday, with nowhere else to live. SW 23/4/88

"The people in the street signed a petition against us," Mrs Noreen Botha (25) said yesterday afternoon as she and her husband Mrs Frans Botha (28) packed their belongings "But what they said is all lies"

They had lived in the house for a year and five months. As they were both unemployed, they could not pay the R60 monthly rental for the past three months, they said.

A spokesman for the Johannesburg Housing Department confirmed yesterday that the couple had been given notice to leave the house.

'LONG HISTORY'

He said they had "a long history of residential problems; behavioural, financial or otherwise".

The department acted after complaints from neighbours, he said.

But the couple's eviction left their family very angry.

"Where must these people go?" demanded a relative who was helping to pack. "This (Montclare) is where the State helps people. But if the State will not help you, what do you do?"

The Bothas said their only option was to sleep in a park last night. They could not move in with other family members as they either had no space or their landlords did not allow visitors to stay over.

Mr Botha last worked in an abattoir and will soon start work as a fitter.

'Turning point' for black housing

Giving a boost to the black housing sector is the opening of the Marimba Gardens project at Vosloorus in the East Rand and which is seen as "setting a precedent for much of the private sector involvement" which must follow.

Marimba, which is being put together by the Family Housing Association along with a consortium of major property developers, will have 2 400 stands served by tarred roads, water and electricity. There is already a strong demand for the sites in the first phase.

Mr Matthew Nell, chief executive of the FHA, says "This development has been conceived and implemented with a view to providing a high-quality residential environment at affordable prices."

Included in the Marimba Gardens building team are Schachat Homes, Stronghold Construction, Time Housing, Gough Cooper and Habitech.

Five sites are also being set aside for business zoning and an hotel could be included

There are also plans for schools and extensive recreational facilities

"I believe that Vosloorus represents an example for other local authorities to follow in stimulating the resources, both management and financial, of the private sector in the provision of housing," said Mr Nell at the opening of Marimba Gardens.

"At the same time, we must not forget that for the vast majority of black families in the PWV, this development is not affordable and I hope that the Vosloorus Council will prove as far-sighted and flexible to encourage the provision of lower income homes."

Mr M Mahlangu, Mayor of Vosloorus, said "Marimba Gardens to me, shows further testimony to the statement by Minister Chris Heunis that Vosloorus is one of the nerve points of growth in the East Rand.

"This is the first suburb in Vosloorus which has such a high standard of infrastructure

LEKOA COUNCIL URGED TO REDUCE RENTS

127
25/4/88
Sowetan

MORE than 5 000 Vaal residents have reiterated their call to Lekoa town council to reduce house rents to R30 a month in an

attempt to settle the four-year rent boycott in the townships.

At a public meeting in Sharpeville yesterday the residents also demanded that the councillors should stop evicting rent defaulters as legal action would be taken against them. The best option for the councillors was to heed a call by residents to resign, they added.

The convenor of the meeting, Mr Samuel Kolsang, who has been suspended as councillor, explained to the crowd how the battle to break the rent boycott has caused conflict among councillors.

He said "Residents want to settle the rent boycott by paying R30 but this has not been properly dealt with by the council. Instead we have been suspended for protesting that the rent must be reduced."

Mr Kolsang also criticised councillors for allocating themselves businesses and residential sites while failing to attend to the grievances of the masses.

The meeting resolved

to demand

- The unconditional reinstatement of the council's executive committee to a meeting to address the rent problem.
 - and to reject the new deal of sales of homes under the new system
- Mr Kolsang invited all organisations, including residents representative leaders, trade unions and

those interested; to another meeting to be held at the George Thabe stadium, Sharpeville on May 1.

Another speaker called for the release of all political detainees so that the rent boycott could be discussed with the relevant people. She also called for the committal of the death



MRS MAIMANE

Council police tear up roof

KAGISO Town Council police removed part of the roof of a house before emptying it of all its furniture and leaving it locked — in a new method of evicting rent defaulters in the area.

The police arrived at No 4833 Kagiso 11 to evict the occupants for rent arrears and when they found the house locked, removed a portion of the roof to gain entry into the house.

After taking everything out of the house, they put back the roof portion they removed and left the house locked.

Angry

An angry Mrs Yvonne Maimane, the owner of the house, said the incident was shocking to her as she had paid her rent last Tuesday. The police came on Thursday.

"They took everything out of the house and in the process broke a wardrobe and the beef that was in the house is missing," she said.

The Kagiso town clerk, Mr Mike van Rensburg, told the *Sowetan* that he did not know anything about the incident.

Controversy over flatland visit

SA 26/7/88
Opposition parties call it a publicity stunt for Hillbrow

By Esmeré van der Merwe
The first official Government visit to Hillbrow's flatland tomorrow has sparked widespread reaction from opposition political parties and organisations calling for the abolition of the Group Areas Act.

While Progressive Federal Party and Conservative Party spokesmen have stumped the visit as a National Party publicity stunt before the October municipal elections, Actstop, an organisation representing non-white tenants in "grey" areas, said yesterday that central Johannesburg's estimated 50 000 non-white residents had not been consulted about the Government's multiracial areas policy.

A NP delegation, including Mr Roelf Meyer, Deputy Minister of Constitutional Development and Planning, will meet Hillbrow residents tomorrow. At a press conference held in Johannesburg yesterday, Actstop chairman Mr Cassim Saloojee said

sole legal option to township Irving. Hillbrow would inevitably become a magnet for the homeless of many surrounding areas and another huge slum would be added to the long list already created by "Nationalist policy," he said.

However, the legalising of blacks would "strengthen tenants' defences against landlords who previously exploited their precarious legal position, allowing buildings to fall into disrepair and decay while charging outrageous rents".

Fourteen organisations, including the Five Freedoms Forum and the Black Sash, were represented at the more than 200-strong meeting. Members of Actstop's flats committees, established last year to assist tenants in disputes with landlords regarding rentals, evictions and maintenance, cited examples of black tenants' continuing struggle against exploitation.

the NP did not regard Johannesburg's non-white residents as an "interest group" on the expected rezoning of areas like Hillbrow, Joubert Park and Mayfair to other groups.

Amendments to the Group Areas Act were not a solution "Black people were driven into Hillbrow because of the immense housing pressure in the townships. Many Hillbrow flats are already overcrowded. This situation can never be relieved if Hillbrow and a portion of Mayfair are made 'grey areas'".

"Rentals would continue to be outrageous. As the

D10 26/1/88

Foundation plans more house sales

JOHANNESBURG — The Urban Foundation yesterday announced a programme that envisages the sale of 12 900 developed sites and 8 800 houses, principally for lower income communities.

The chairman of the foundation, Mr Jan Steyn, said the residential development and construction division that would run the programme, was funded by loans at conventional market rates.

It was estimated the activities would result

in R350 million being drawn from private sector institutions, to fund long term home loan finance and associated development in the year ahead.

He also said the UF and communities would explore the feasibility of establishing more community resource centres to focus on a wide range of needs identified by communities in areas such as, for example, advice concerning housing options, job training opportunities, access to finance and other resources.

Badenhorst drops out

Ministers visit Hillbrow today

Star 27/4/88

(127)

By Esmaré van der Merwe

Mr Piet Badenhorst, one of a delegation of senior National Party members to make the first official ministerial visit to Hillbrow today, has cancelled his trip to this multiracial flatland because of "other important commitments" according to a spokesman.

Mr Badenhorst, Minister of Health Services and Welfare in the House of Assembly had to attend another very important meeting, the spokesman said.

Mr Roelf Meyer, Deputy Minister of Constitutional Planning and Development, and Mr Leon Wessels, Deputy Minister

of Law and Order, will meet residents and traders today

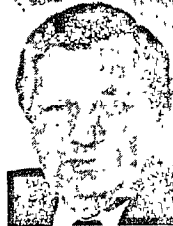
A press conference will be held at 10 pm at the Park Lane Hotel

The visit has sparked widespread reaction

The Progressive Federal Party and the Conservative Party have slammed the visit as a publicity stunt before the October elections.

Actstop, the Five Freedoms Forum, the Black Sash and 12 other organisations opposed to the Group Areas Act, organised their own tour and press conference on Monday

They strongly criticised the ministerial visit, saying central



Mr Piet Badenhorst ... other commitments.

Johannesburg's estimated 50 000 black residents have never been consulted about the Government's policy on multiracial residential areas, expected to be spelt out soon.

Sponsored by

Housing scheme takes off

THE Mayor of Mamelodi, Mr Zikhali Ndlazi, has handed over the first batch of sites to building contractors as part of the R2,3-million low-cost housing project.

Two hundred and nine sites were handed over during a ceremony at an open area east of Mamelodi Gardens. The first phase of the project will house 755 families.

Mr Ndlazi said when completed, the project would consist of 6000 housing units. Two and three-bedroomed houses will be built and will cost an average R20 000, including land.

The remaining 546 houses are to be built in four stages until the end of September this year. Provision has also been made for sewerage, water, electricity, storm-water drainage and the tarring of roads.

Hillbrow visit 'non-event'

By Esmaré van der Merwe

127
Angry and frustrated representatives of various Johannesburg interest groups last night described the widely publicised Government visit to Hillbrow as "the biggest non-event of the year".

The Deputy Minister of Constitutional Development and Planning, Mr Roelf Meyer, and the Deputy Minister of Law and Order, Mr Leon Wessels, said after their visit last night they came to listen to the problems experienced in Hillbrow and would now "have to go to the drawing board to try to find solutions to the benefit of all concerned".

Mr Cecil Bass, PFP councillor for Hillbrow, said some interest groups which had discussions with the Government delegation were "extremely disappointed" by their reception.

The chairman of the CP Johannesburg regional committee, Mr Fred Rundle, said the visit was "an exercise in futility".

Mr Meyer said topics raised included over-



The Deputy Minister of Constitutional Development and Planning, Mr Roelf Meyer (right), and Mr Hennie Bekker, MP for Jeppe, at the press conference.

crowding, health and security matters, the lack of accommodation, crime, vagrancy and the problems surrounding the Group Areas Act.

Representatives of residents' groups told The Star that Mr Wessels had left the meeting before they could address him. An NP spokesman said Mr Wessels had "other

commitments".

After the fourth ministerial visit to Hillbrow in a year the residents were still in the dark and the NP was still doing an egg dance about the future of the suburb, said Mr Simon Chilchik, chairman of Hillbrow Residents' Association and former councillor and MPC for the area.

Green light for
coloured area

28/4/88 (27) 84
Pretoria City Council has given the go-ahead for an area east of the city, excluding the Sammy Marks museum, to be recognised as a residential area for coloureds.

A management committee recommendation to this effect was approved at the monthly city council meeting at Muntoria last night

An amendment proposed by Conservative Party councillor Mr Joseph Chole that no further expansion of any non-white suburbs must take place in and around Pretoria was rejected

Another proposed amendment that the extension of Eersterus must not be proceeded with was also rejected

137

Meeting put off

22/1/88

THE newly formed Vaal Residents Representative Party has decided to indefinitely postpone its meeting to discuss the rent boycott. *Southam*

The meeting, scheduled for the George Thabe Stadium on Sunday, was postponed for undisclosed reasons, the party's leader, Mr Samuel Kolsang said.

Mr Kolsang said another meeting would be held soon to try to resolve the rent crisis which has resulted in many residents being evicted from their homes.

IDENTITY BANK

Police 'raided our office'

By Sally Sealey

The Johannesburg Central Advice Centre which offers advice and help to Johannesburg's flat tenants, was raided early last week by members of the South African Police, said a spokesman for the office yesterday.

Co-ordinator of the advice office Mr Ayub Mayet said the police gained access to the advice office in Pritchard Street while he was out.

Mr Mayet said that at least eight policeman arrived at the office last Wednesday morning and "searched it thoroughly".

He was handed a receipt from a Captain van Huyssteen detailing items removed.

A spokesman for the SAP said: "We do not comment on routine police duties. We are not prepared to make inquiries in this regard".

Mr Mayet said the advice office had close dealings with the anti-Group Areas Act organisation Actstop.

Hillbrow's problems revolve around Act, declares Actstop

Stw 2914188 (127)

By Shirley Woodgate, Municipal Reporter

The only crime in Hillbrow was the Group Areas Act and problems in the area revolved around this law, not around crime, law and order, as suggested by Mr Roelf Meyer, Deputy Minister of Constitutional Development and Planning, during his recent visit to Hillbrow, said a spokesman for Actstop.

The organisation, which helps people evicted under the Group Areas Act, contrasted Mr Meyer's "clandestine" visit with its own, and other organisations', "widely publicised" meetings where "workable solutions to the problems confronting Johannesburg and other areas devastated by the Group Areas Act had been expounded".

Mr Meyer had failed to address these problems in any way, "meeting instead behind closed doors with National Party councillors and other interest groups while ignoring the 50 000 black people of Johannesburg" who also had an interest in the problems, Actstop said.

"It is surprising that he does not address the problems in Mondeor where statistics show that crime has increased faster than in Hillbrow.

"We repeat our solution and demand the scrapping of the Act, and we insist that no solution can be found until all the city's residents, both black and white, are consulted.

'Not all in Mondeor are racists'

Municipal Reporter

A petition calling for the Group Areas Act to be enforced in Mondeor wrongly labelled the residents of the suburb as racists and bigots, callers have complained to The Star.

Reacting to a public meeting held on Wednesday night to protest against blacks moving into the area, incensed residents said the mood of the meeting did not represent the feelings of most Mondeor people.

None of the callers was prepared to have their names printed for fear of victimisation by right-wingers whom they said had called the meeting.

The petition was signed by people

from other southern suburbs including Winchester Hill and Southdale, protesters said.

One woman alleged that people who had voiced opposition to the speakers had been threatened by members of the audience. "I was told. Shut your mouth if you don't want to walk out of here with broken legs," she said.

Others were called "kafferboeties" and "white kaffirs" and it was alleged that speakers said that blacks raped, murdered and stole and destroyed the ecology.

Another woman appealed to the authorities "to take steps to prevent meetings of this kind being held in the suburb again".

Anti-apartheid campaign by FFF

The Star incorrectly stated yesterday that the End Conscription Campaign is launching a "101 Ways to End Apartheid" campaign on May 2. In fact the campaign is being launched by the Five Freedoms Forum.

The campaign will be launched at the Market Theatre at 6 pm on May 2, compered by Des and Dawn Lindberg. There will be readings by Nadine Gordimer and songs by Jennifer Ferguson.

White South wants to stay that way

Star
30/4/88

Mixed suburbs rile residents

(127)
EJB

White residents of Johannesburg's southern suburbs are vehemently opposed to their suburbs going "grey", say the organisers of a crowded residents' meeting which demanded that nine non-white families "who crept into the area almost unnoticed" be moved

Petition

A petition requesting President Botha to enforce the Group Areas Act immediately to protect the residential rights of property owners was circulated at the meeting, held in the Mondeor Civic Centre on Wednesday night, and signed by about 1200 people.

The chairman of the ad hoc residents' committee,

PAT DEVEREAUX

former city councillor Mr Ken Giese, said he was overwhelmed at the turnout of what he estimated as 2000 people.

"The petition stated that we were aware of the problems the Government faces with the Group Areas Act," said Mr Giese.

He emphasised that residents welcomed the opening of selected group areas "but we want to retain the white character of our suburbs".

Asked about the future of the nine mixed-race families occupying premises in Ridgeway, Mondeor and Kibler Park, Mr Giese said, "We are not picking on individuals

"There will be no vig-

ilante action against them. But, with the enforcement of the statutory Group Areas law, they will have to move."

Residents feared that further contraventions of the Group Areas Act would lead to their suburbs becoming irreversibly mixed as had happened in suburbs such as Hillbrow, he said.

Calls to the Saturday Star this week pointed out that the meeting and petition wrongly implied that Mondeor residents were racist.

Other callers, who did not want to be identified for fear of being labelled "kafferboeties", claimed the meeting was organised by "right-wingers".

One woman said she was threatened at the

meeting and had appealed to the authorities "to take steps to prevent further right-wing meetings of this kind".

Two Bills

But, according to the latest Government plans on group areas, the fate of the southern suburbs still rests with the Cabinet. The National Party is trying to put two Bills through Parliament — The Free Settlement Areas Bill and the Group Areas Amendment Bill.

One Bill provides for the opening of certain areas in which members of all population groups will have ownership and occupation rights. The other Bill will tighten up the Group Areas Act in segregated areas.

HOUSING & HOSTELS — ~~1988~~ TRANSVAAL

1988

~~JUNE~~

MAY

—

JUNE

VAAL RENT DEFAULTERS FACE EVICTION THREAT

Sowetan
215785
127

THE Lekoa Town Council has ordered that about 29 families in Sharpeville, Vereeniging be thrown into the streets on Wednesday for failing to pay their rent.

The town secretary, Mr Ben Scott, said failure by residents to heed the request to pay their rents has forced the council to take that drastic action.

Many more residents have been given a warning by the council to pay tariffs or face eviction, according to Mr Scott.

In another development, the council has resolved to increase water and electricity tariffs in the Vaal Triangle townships subject to the approval of the director of local government, Mr Scott announced.

The council was inviting people who wish to object to the proposed increases to lodge their protest to the town clerk by not later than May 21.

Mr Scott told the *Sowetan* that more than 30 families were during last month evicted from their homes for being in arrears with their rent in the Vaal Triangle townships.

Residents have not been paying services in the area since September 3, 1984, and this has caused the council a loss of millions of rands.

Mr Scott said. "A substantial number of

residents have shown interest to pay, although I do not have the exact figure. The council has

decided to get tough with rent defaulters."

Mr Scott said the increase in water and

electricity, to be put into effect in three months time, had nothing to do with the house rent

He encouraged residents to buy their homes under the new discount scheme

'Compensate Hillbrow flatowners'

127

By Shirley Woodgate,
Municipal Reporter

Stev 2/1/88

Hillbrow flatowners who do not want to live in a multiracial suburb should now be fully compensated by the Government, says Mr Simon Chilchik, former MPC for the area and chairman of the residents' association

"Pensioners who have lived the last 43 years with apartheid drummed into their heads cannot change their outlook at this stage of their lives

"But they also cannot sell their flats because there is no provision for blacks to buy in Hillbrow," he says.

It is clear the National Party

has abandoned the area, which once had the potential to become a model of multiracialism in South Africa, he adds

The National Party's lack of solutions simply play into the hands of right-wing politicians and the two Bills — the Free Settlement Areas Bill and the Group Areas Amendment Bill — which the Government plans to pass this session will do nothing to improve the deteriorating situation

"The Government's failure to deal with Hillbrow's deteriorating socio-economic conditions will be the downfall of Nat political domination in South Africa," Mr Chilchik says.

Millions allocated for towns' development

Stnr 3/5788 (127) (27)

The West Rand Regional Services Council's capital budget for the coming financial year was described as a realistic budget which would see to the needs of the people served by the council, when it was approved by the council at its monthly meeting last night.

An amount of R2,5 million was allocated to Kagiso, Mohlakeng and Khutsong will receive R1,7 million each; Bekkersdal R1 million; Fochville, Westonaria, Randfontein and Carletonville will receive R900 000 each, Toekomsrus, Kokosi and Munsieville will each receive R850 000, Krugersdorp R500 000, Azaadville R425 000 and Muldersdrif, Hillside and Magaliesburg will each receive R300 000 while Greenspark will receive R100 000. An amount of R800 000 was not allocated but will be used when the need arises.

In his budget speech Mr Neels de Bruyn, chairman of the WRRSC, said that income for the next financial year was estimated at R19,2 million (R1,6 million a month).

M&R and Rabie in joint venture at Alexandra

Star 3/5/88

There is strong public response to the new R40 million housing development at East Bank, Alexandra, north of Johannesburg, where more than 500 homes are being built.

127

This is one of the joint ventures being undertak-

en by Murray & Roberts and Rabie Property Developers, part of the stock exchange-bound Rabie Investment Holdings.

Rabie will build and market more than 4000 homes for black, coloured and Indian families

within the next year in the Transvaal and Natal and all the projects will be handled along with M&R, which will be responsible for civil works and construction.

Rabie will also be involved in design and marketing.

"The brisk rate of sales at East Bank has been boosted by first-time buyers, subsidies and Government legislation granting blacks the opportunity to take transfer of freehold property," says Mr John Rabie, managing director of

Rabie Property Developers

Prices are from R40 000 to R80 000 which is a fair indication of the difference in plot and house sizes available."

East Bank has access to a sports centre with Olympic-size pool and tennis courts

RENT INCREASE

THE Ateridgeville town council plans to increase service charges by almost R20 in the township.

St. John 715788

This was confirmed yesterday by Mr Matthews Mahlangu, the mayor. Although he could not say by how much rents were to be upped, he agreed that the increase was in the region of R20 per household.

Mr Mahlangu said councillors in the area had been given until May 15 to hold meetings in their respective wards to enable residents to voice their feelings about the proposed hikes.

Mr Mahlangu said that residents in urban black areas needed to be "educated" on the financial difficulties facing town councils.

By JOSHUA
RABOROKO

Lekoa *Sawatsa*
4/15/88
mayor is
challenged *(127)*

THE leader of the opposition Vaal Residents Representative Party, Mr Samuel Kolisang, has challenged the Lekoa mayor, Mr Esau Mahlatsi and his executive, to address a residents meeting at the George Thabe Stadium, Sharpeville, on May 15.

Mr Kolisang, who has been suspended from the council, said the council should heed the residents' demands for reduced rents and an end to evictions

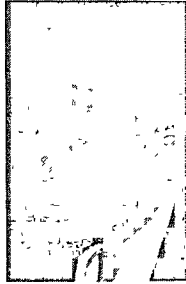
Mr Kolisang and two other councillors — Mr Sello Motshoahole and Mr Phokojo Mofokeng — were suspended during a council meeting at which they raised the plight of residents because of evictions of defaulters and discount sales of homes in the area.

He said it was now up to Mr Mahlatsi to address the residents in an attempt to break the four-year rent boycott which has cost the council millions of rands

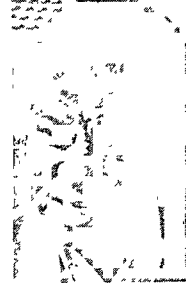
Mr Mahlatsi has rejected Mr Kolisang's claims that he was attempting to break the boycott, but accused him of trying to canvas residents to vote for him in the coming elections.

He warned the suspended councillors to stop using the council's name, adding, "as a result I will not attend any meeting arranged by them"

"Why did they have to wait to be suspended in order to arrange meetings to break the



Mr ESAU Mahlatsi . .
mayor of Lekoa.



Mr SAMUEL Kolisang

rent boycott? They are busy playing on residents' emotions

"They were party to the decision that defaulters be evicted," Mr Mahlatsi said

He said he would call a meeting of residents soon to explain the inconvenience caused by non-payment of tariffs in the townships

He declined to say whether he would heed residents' demand that rent be reduced to R30 a month

By Jo-Anne Collinge

How do you house more than 800 000 homeless families when only about 25 out of every 100 blacks are in a financial position to contribute towards the costs of housing?

This is the question posed in a joint paper by the Agency for Industrial Mission (AIM), the Black Sash (Transvaal) and the Urbanisation Working Group

The paper, "Homes for the Have-nots How?", highlights the huge gap between supply and demand in respect of land, housing and finance for housing

It points out that the National Building Research Institute's Dr DT de Vos has put the housing backlog, excluding the homelands, at 832 000 units

The paper contrasts the cost of housing with the income of the homeless

Estimates by the NBRI put the proportion of black people who could afford a building society bond of R20 000 or more at only 12 percent, it says

The majority of shack-dwellers in the PWV area, who form a large proportion of the homeless in the region, fall into the R101 to R400 household-income bracket, research by the Black Sash, AIM and the Urbanisation Working Group has shown

The South African Housing Trust, servicing sites at a cost of less than R4 000 a stand and providing a 50 sq m house on it, could offer a home at R14 000. Because the SAHT subsidises interest rates, the repayments would be about R117 a month, the authors of the paper calculate

Even if the SAHT succeeds in its quest to develop

Star 4/17/83
Housing prospect is bleak for homeless

housing units at below R5 000 each, massive problems exist in areas other than cost, it is argued

The shortage of land is one of these. Amendments to the Group Areas Act have allowed land in "buffer zones" separating "black" and "white" areas to be used for housing, if the provincial authorities approve

But, the paper points out, this provision has not been used swiftly, and, while 3 900 ha has been made available for black housing construction in the PWV in the past two years, more than 26 000 ha are still needed in that area

Limited construction capacity is another restraining factor, the authors argue. To eliminate the backlog, about 200 000 new homes are needed annually and the SAHT estimates that the building industry could cater for about 70 000 units a year outside of the homelands

Finally, the paper claims, Government policy remains a major stumbling block

Pretoria retains its policy of "deconcentration" of population — and aims to develop huge "commuter" towns to prevent the drift of workseekers to the PWV. In line with this policy, allocation of land for black housing in the PWV is restricted by laws such as the Group Areas Act and Black Communities Development Act

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Professor Marinus Wicomb
Minister of Education

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Vaal families evicted

Sowetan 3/5/88
MORE than 20 Sharpeville families were yesterday evicted from their homes following warnings by the Lekoa Town Council.

Many families, including pensioners, said their furniture and other belongings were thrown into the streets by a messenger of the court who was accompanied by security forces.

Residents in the Vaal Triangle townships have

By JOSHUA RABOROKO

not been paying rent since September 3, 1984 — the day violence broke in the area. Groups opposed to the Lekoa Town Council yesterday called on the authorities to stop the evictions and to listen to residents' demands which include the reduction of rent to R30 a month.

Mrs Sānah Nkōlo

(127) nyane (70) yesterday said that her property was thrown in the street "I have been left in the cold with my family. I do not know what to do."

A spokesman for the Sharpeville Civic Association yesterday condemned the evictions and said the authorities were provoking residents.

By late yesterday the SCA was consulting their legal advisors on the matter.

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There's a storm brewing in Hillbrow

CP Correspondent

Even before the recent first-ever official government visit to Hillbrow, tension was running high among the tens of thousands of illegal black residents in Johannesburg's "white" areas.

As expected new legislation on "grey" areas draws nearer, residents in areas like Hillbrow, Berea, Mayfair and Joubert Park are getting increasingly uneasy about the government's apparent refusal to consult them on its plans.

The "Implementation" visit by Deputy Minister of Information and Constitutional Planning Rudi Meyer, Deputy Minister of Health and Population Development and Deputy Minister of Law and Order Leon Wessels is expected to be followed with an announcement on the government's response to white residents' complaints about overcrowding and "black illegals" in the hub of the city.

Sidestepped 'grey' residents say the Group Areas Act must be scrapped

But at a Press conference organised by the Hillbrow Residents' Act organisation, Act-stoppers - two days before the government visit - said that government policy was the root cause of overcrowding and apartheid in the "grey" areas.

The conference, attended by many concerned tenants, was held in Hillbrow last night. It was organised by people with decent housing at affordable

rent. Using the right of the Act, the government had compelled blacks to live in what were referred to as overcrowded flats in first place.

One black tenant, South Magadima, who is an Actstopper, said, "As permanent tenants resulted from the Act, 'grey' areas are a direct consequence of the Act, the government is responsible for it."

He said that the government had to stop the Act to provide decent housing at affordable rents. He said that the government had to stop the Act to provide decent housing at affordable rents.



Out in the cold... Without protection from the law, black residents in "white" areas face extreme victimisation from landlords and officials.

Things are starting to hot up on the group areas front. First Group Areas Act organisation Actstop held a Press conference condemning the Act and the concept of "grey areas". Then, two days later, the government sent an official delegation on a brief visit to Hillbrow.

Fallen in living conditions conflict, she said. Nothing short of the scrapping of the Act, she said.

"Despite homes there is even greater swamping of the areas, further deterioration and unworkable conflict," she said. "A spokesman for the Five Freedoms Forum said the Act is a disgrace and should be scrapped."

and rejected continued by the government. The chairman Barbara Butman, said this only served to worsen the business community of Hillbrow to stand up for their shops and services and to lend a positive voice to the conference. She said residents, and

Butman Acting chairman Casim Salogue said his organisation had for a Johannesburg zones and governed on a non-racial basis.

He said tampering with the Act would not achieve this - the Act had to be scrapped. It clearly emerged from the conference that the Act would not live close to their homes and they contribute to the wealth of the city - Also

Sowetan 9/5/88

Evictions slated

(127) IT IS inhuman to evict people living in peace and contributing to the development of the cities in which they live.

This was said by a spokesman for Actstop, Mr Cas Coovadia, in response to a recent Government's plan to empower police to evict black people living in white areas.

Mr Coovadia said evicting thousands of black people in the white areas demonstrated the "suicidal" course set for this country by the Government.

Actstop, an anti-Group Areas Act organisation, will fight every eviction resulting from the proposed amendments to the Group Areas Act, and will fight until the Group Areas Act is "totally scrapped", Mr Coovadia said.

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Survey of Hillbrow call

Municipal Reporter

The Government has been urged to conduct a survey in Hillbrow to determine how many owners of flats wanted to move out of the multi-racial area

These people should then be suitably compensated, said Mr Simon Chilchik, chairman of Hillbrow Residents' Association

He said the Government's stated policy that areas had the right to determine for themselves whether they wanted to go multi-racial had not been applied in the greater Hillbrow area.

"Now there is an absolute obligation to pay out the people who were forced to buy when sectional title became law

"About R60 million would be required to buy up to 10 000 units in the high density flatland if everybody wanted to sell and move out

"The Government could then resell, possibly to people of other racial groups who would have to have special financial infrastructure created to allow them to buy.

"The present situation is that some financial institutions are not prepared to grant loans in Hillbrow because of uncertainty over the future of the area

"The bottom line is the Government's inability to deal with the situation and it is therefore up to the authorities to start compensating the people," Mr Chilchik said

PRESENT PRIZES AWARDED

Short story competition

SCIENCE FICTION South Africa is organising a national short story competition to encourage short story writing and help promote local talent.

This year the competition is called SFSA Short Story competition and the winner will receive the Nova Award as well as a cash prize. Two small trophies — plus cash prizes — will be awarded to the second and

third placed entries. The winning entries will be published in Probe magazine.

The closing date for entries is September 30, 1988. Anyone seeking further information should send a self-addressed envelope to: SFSA Short Story Competition, c/o Colin Miles, 32 Geranium Street, Brackenhurst Extension 2, Alberton 1450

THE Atteridgeville/Saulsville Residents Organisation has come out strongly against the proposed tariff increases in the township.

In a statement the organisation said the increases were ill-timed and too high. They were reacting to an announcement that the Atteridgeville Town Council proposed to increase service charges by almost R20

By ALINAH DUBE

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Asro said it was "very improper" for councillors to play ignorant to the fact that most people were unemployed and that implementing an increase of any figure around R20 was an indication of "high insensitivity" on their side.

Abortion case two acquitted

TWO women, one black



Power cuts hit East Rand

HUNDREDS of families in Tembisa township on the East Rand had their water and electricity supply cut after receiving 24-hour notices to pay rent arrears.

A Tembisa Town Council spokesman yesterday confirmed the action and warned that more drastic measures would be taken against defaulters in future.

The spokesman said the council had lost millions of rands through the continued non-payment of tariffs by residents, and that could no longer be tolerated.

Tembisa, is one of the many townships in South Africa, where blacks have not been paying their rent since the outbreak of violence in 1984.

Notices

Residents told the *Sowetan* yesterday that they had received 24-hour notices stating their water and electricity supply would be cut for non-payment of services.

The notices read "Although the council is under no obligation to give notice that electricity and water supply will be terminated as a result of non-payment, it is felt that you should, in all fairness, be afforded the opportunity to bring your arrears up to date."

Residents said they were also warned that tempering with meter boxes would be taken in a serious light by the authorities.

Food

"We are going to be forced to spend cold winter days without electricity in our homes.

"Food and other edibles in my refrigerator have perished. It is really sad and the authorities should consider our plight," Mrs J Moloi said.

Mrs Sinnah Maravha said. "We do not have water to wash and our toilets are in a mess. This can easily lead to an epidemic in our area."

Tenants have to buy stoves for many old flats

By June Bearzi,
Star Line

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Tenants moving into rented accommodation often have to buy stoves or cooking appliances because landlords are not compelled to supply them.

The provision of stoves, especially in rent-controlled flats over the past few years, according to a Johannesburg estate agent, prospective tenants are even prepared to spend cash to renovate bathrooms and kitchens to secure rent-controlled flats in a number of northern suburbs.

"Owners tell them if they want the rent controlled accommodation they have to pay for improvements. Many grab these opportunities when flats become vacant in certain old, but prestigious, buildings in areas like Killarney," he said.

The matter was highlighted by a complaint from Mrs M F da Silva who said she took occupation of a Daisy Street, Rosettenville flat in March and discovered there was no stove.

"What are my rights?" she asked Star Line.

MOVED OUT

"When I moved in I immediately reported this to the superintendent and recorded it on my damages list for completion by new tenants. The superintendent insisted that I was not entitled to a stove. Consultation with neighbours revealed that previous tenants had the same problem and had moved out because there was no stove."

She said approaches to the agents, Campbell and Seward, had also brought no results.

Mr Otto Musier, an official at the Johannesburg Rent Board, confirmed that owners were not obliged to provide stoves in rented premises.

A spokesman for Campbell and Seward told Star Line: "The serviced for Mrs Da Silva's flat is only R168.22 a month and it is well looked after. The building and gardens are in new buildings, but in older blocks owners are not prepared to do this as it is an uneconomical exercise. In some prestigious old buildings in Killarney tenants are not only told stoves are not available, they are told they have to renovate flats if they want to take occupation."

'Please pay rent'

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^{Sowetan}
THE Administrator of Diepmeadow, Mr David Thebehali, yesterday urged Meadowlands residents to break the rent boycott and pay their rent arrears.

13/5788
be paid over a five-year period

Mr Thebehali was addressing a meeting attended by about 800 people held in Diepkloof

He said residents owed money ranging between R2 000 and R3 000 and that his office had decided that the money

He also said it was the duty of the residents to pay for the electricity, water and the collection of the refuse

Evicted Soweto tenants move the battle to the courtroom

ATTEMPTS by the Soweto Council to break the rent boycott seem to be foundering on a new problem. The inability, in a number of cases, of messengers of the court to follow standard legal procedure

Added to the council's apparent inability to substantiate its claims of money owed by people in arrears, in cases investigated by *Weekly Mail* defence lawyers have succeeded in restoring evicted families to their homes. Property attached by court messengers after the council had obtained judgement against a number of "defaulters" has also been restored

Representatives of legal firms defending victims of evictions told the *Weekly Mail* in some cases the council had not been able to furnish "further particulars" requested by defence lawyers a breakdown of the rentals claimed by the councils. When this was not supplied, eviction actions did not proceed to court.

According to defence lawyers a number of summonses had not been properly served on the evicted families, resulting in the successful application to the courts by many families for rescission of judgement, which gives the family a chance to defend against eviction orders.

Other evictions were carried out without a court order having been issued for such eviction.

A representative of Damant, Bostock and Co, which has defended some families in these actions, said in a number of cases messengers had left a pile of summonses on a street corner "in the hope that someone would deliver them".

Summonses had also allegedly been pinned on the door when there was nobody home, said a representative of Krish Naidoo and Company, a firm which has also defended some of the families.

Once judgement was rescinded, court messengers would be required

Summonses left on street corners, requests for information ignored — THAMI MKHWANAZI reports on a new twist in the rent boycott

to restore attached property to the evicted families.

Failure by the council to furnish "further particulars", according to lawyers, had been a common feature of the rent boycott since last year, when a select number of "defaulters" had been evicted.

Two legal firms said in a few cases where council lawyers had responded to requests for further particulars, the replies had been deemed "inadequate". Defence lawyers said in virtually all the cases since 1987 where requests for further particulars had been made, no replies had arrived from the council's lawyers. This pattern, said lawyers, also applied in Tembisa and the Vaal.

In many cases, said one lawyer, the plaintiffs applied for a trial date and the matter "just ended there". The council's battle to recover arrear rent, he said, was a "no-go situation".

The Krish Naidoo representative said examples given of eviction orders set aside by the courts resembled a tiny fraction of the state of affairs. This was repeated by a representative of Priscilla Jana and Associates, who said the situation could easily fuel the rent crisis.

In Tembisa's Ethafeni Section, according to a representative of Krish Naidoo, 30 families had been evicted since last Wednesday without eviction orders from the courts.

Eviction orders in respect of a number of families in the Vaal township of Sebokeng had been set aside by the courts, said the representative.

Some cases in which the firm of Krish Naidoo had not been able to obtain a reply from lawyers repre-

senting the Soweto Council are those of Gladys Tshikose of Chawelo 1, Alfred Mashloane of Naledi, Christopher Mahlobo of Klipsruit, Susan Mkgomo of Mofolo Central and Lucia Sepamla of Moroka North.

All five families were among Soweto residents evicted this year. After a court found they had not been properly served with summonses, they successfully applied for a rescission of judgement, followed by their reinstatement in the houses and a restoration of the furniture attached by court messengers. They notified the council of their intention to defend the actions. Requests for further particulars were made but were not supplied.

In two cases where the defendants are represented by attorney Priscilla Jana and Associates, rescission of judgement was granted for Wilson Malahleka and Linah Kubheka for arrear rent of R957,38 and R1 104,82 respectively. Requests for further particulars were forwarded to Soweto Council lawyers Moodie and Robertson, but there had been no response. The families were evicted in 1987.

HF Beckenstrater, a representative of Moodie and Robertson — one of several legal firms representing the council — would not say whether his firm had replied to defendants' requests for further particulars.

He asked the *Weekly Mail* to furnish him with case numbers and the names of defendants so his firm could comment. The *Weekly Mail* complied, but at the time of going to press, the firm had not commented.

● A government ultimatum has been placed on local authorities, according to a report this week in *City Press*. The newspaper quoted informed sources as saying town councils have been given until the end of June to collect arrear rent, now estimated at R400-million countrywide, or face possible reductions in staff, salaries and maintenance services.

COUNCILS TOLD:

COLLECT RENT

CP Press
17/1/88
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OR FACE THE AXE

By SOPHIE TEMA

THE government has given the Soweto Council a final warning: "Get the people to pay rent or you get the chop!"

The do-or-die ultimatum also applies to local authorities throughout the country. They have been given until the end of June to "get their houses in order".

The councils are expected to collect every cent owed to them by next month. Realising their jobs are on the line, local authorities officials are using every conceivable method to recover the estimated R400-million debt caused by the rent boycotts which started in September 1984.

If the councils fail to meet the deadline, they face possible reductions in staff, salaries and basic maintenance services.

Informed sources, who leaked the story to *City Press* this week, said the ultimatum was issued early this year.

This move, according to sources, explains the latest drastic actions taken against rent defaulters by council authorities, particularly in Soweto, where tenants have witnessed

Government threatens to cut staff, salaries and services

● The "Deacon Action" - a method where by people in arrears can make reasonable payments on the spot when visited by the "eviction squads".

● The "remove-a-door" method - a strategy introduced to prevent evicted people from moving back into their houses

The Transvaal Provincial Administration has warned local authorities that they will no longer be granted "bridging finance". Soweto Council director of housing Estelle Bester, said: "The government told us that there will be no more bridging finance and this is why we as a local authority must start to normalise our income."

Development Bank chief executive Simon Brand, who headed a team of financial experts investigating the financial position of the local authorities, revealed in Cape Town recently that black local authorities in South Africa had a debt burden estimated

at R400-million

Brand predicted that the level of debt could increase and attributed it largely to financial mismanagement.

But local authorities have laid the blame for their financial problems on the rent boycott.

They (local authorities) have warned that there is no way in which rent could be abolished. A tough stand would be taken against residents who were in arrears. Soweto mayor Nelson Botile said as far as his council was concerned the new move would not affect Soweto in any way.

He said the council had told the government that they had undertaken to collect rent and would continue to do so

He added that they had also indicated to the government that Greater Soweto - which includes DornMeadow and Dobsonville - were still faced with the huge task of

paying off the R250-million loan that was acquired overseas in 1979 by former Soweto mayor David Thebehall. The money was to be used for the electrification of Soweto

Bester said rent payments had started to improve in March. There had, however, been a slight drop during April, probably because of huge spending by residents during the Easter holidays.

She said although it was still the beginning of May, indications were that payments were picking up.

So far, the Soweto Council is the only local authority that has taken drastic measures to get residents to pay their rent.

Bester said since evictions started in the area, about 600 families had been thrown out of their houses. Many had been re-instated after settling their arrears.

Storm brews over Zulu royal wedding

Committee feels king should be neutral



By S'BU MNGADI

A STORM is brewing in strife-torn Maritzburg over Zulu monarch King Goodwill Zwelithini kaBhekuzulu's proposed wedding to a local girl - his fourth wife.

First salvos against the wedding were fired last Thursday when one of the royalists involved in preparations for the wedding received a threatening letter.

The Edendale Landowners Association had called a meeting of its area committees to discuss how best the King could be received when he marries the Dambuza nursing sister in July.

The Ingonyama YamaZulu, who is traditionally expected to be a symbol of unity among the Zulus and stand above party politics, has become a victim of his own political outbursts against critics of Inkatha and his uncle, KwaZulu Chief Minister Mangosuthu Buthe's son, Lindson Johannes Simelane, deputy chairman of Edenburg.

Demand sets building costs soaring

JOHANNESBURG — The unleashing of black demand for housing has seen the building industry hit by soaring costs, compounded by severe shortages of labour and materials.

The driving force behind the boom has been the 1986 amendments to the Black Community Development Act, which allowed blacks freehold rights in white urban areas, and let the private sector buy land in townships for development.

A Bureau for Economic Research (BER) survey, conducted in conjunction with an independent market research company, Real Estate Surveys (RES), found that only 43 per cent of building plans passed in 1987 were for whites, compared with 67 per cent in 1985 and 87 per cent in 1983.

One of the results of the BER's study shows that 70 per cent of residential contractors reported a higher volume of work than a year ago.

AN RES director, Mr Erwin Rode, said: "Coloured and Asian housing has doubled between 1984 and 1987, while plans passed for black housing during the same period increased by a factor of 32. Over the same period white housing plans decreased by 11 per cent."

According to statistics released by the Building Industries Federation of South Africa (Bifsa), the cost of building has risen by between 21 and 25 per cent over the past year, mainly as a result of ma-

terial price increases.

But Bifsa's executive director Mr Lou Davis, said that building costs will climb further this year as a result of higher interest payments, higher prices for materials and pressure from employees for higher wages.

Bifsa's statistics show that the cost of building an average home, excluding the price of the stand, was R566 per m² last year. This has now risen to R685 (per m²) and this, combined with higher bond rates, means that many families will not be able to afford to build," Mr Davis said.

"The industry is facing pressure from employees to raise wages. Although the government has appealed for restraint, it is certain that increases will have to be paid.

"As a labour-intensive industry we are dependent on the skills of the workmen on site and it is unfortunate that with each slump we lose thousands of skilled workers who are reluctant to return later.

"The only effective method of stabilising the building industry is for institutional investors and developers to keep investing in this sector and for building material suppliers to contain costs," Mr Davis added. — DDC

Mayor ^{star} ^{14/5/68} prevented ^(star) meeting ¹²⁷

By Jo-Anne Collinge

A dissident Sharpeville councillor, who claims Lekoa mayor Nr Esau Mahlatsi used 100 municipal police to prevent him holding a public meeting at the weekend, is determined to organise another meeting later this week.

Mr Samuel Kolisang, who was suspended from the Lekoa Council last month, said he had obtained permission from local magistrate Mr H J Kihlan to hold a meeting in George Thabe Stadium.

When he and crowds of people turned up at the stadium later they found more than 100 municipal police inside the stadium, and that the locks had been changed, said Mr Kolisang.

He planned to see the chief magistrate today to ensure a replacement meeting could take place this weekend. He was determined that the people should be consulted so that rent and housing problems could be solved.

Mr Mahlatsi and Lekoa town secretary Mr Ben Scott were not available for comment at the time of going to press.

BIG RENT PROTEST AT WELLER'S FARM

(127) ✓
Somehow
17/5/88



RENT protests have reached Weller's Farm near Vereeniging where shack dwellers protested paying R35 a month.

THOUSANDS of residents at Weller's Farm, a slum area 28 km south of Johannesburg, stayed away from work to protest against the payment of rent yesterday.

A woman was arrested and a man bitten by a police dog when residents converged near the entrance of the township to ask the Meyerton town council to reduce the monthly rent of R35.

The woman, Mrs Olga Luthuli, made a brief appearance in the Vereeniging magistrate's court where she was charged with failure to pay her rent. The case was postponed to June 1. The station commander at the De Deur police station, Lieutenant Jacobs, confirmed that

By ALL MPHAKI

Mrs Luthuli was arrested and sent a man of about 26 years was bitten by a police dog. The man was rushed by ambulance to the Sebokeng hospital where his condition was described as satisfactory.

High

Weller's Farm residents claim that the R35 they are expected to pay is too high. Most of them earn between R30 and R100 a month and are employed in the neighbouring farms either as domestic workers or gardeners.

Trouble at the farm started late in February this year when residents were told to start paying R35 rent monthly. Before then there was no

payment of rent in the area.

A contingent of police stood at the entrance to the area and reporters were ordered to phone a Mr. Pansloo in Vereeniging to obtain permission to enter the area.

A police van drove around the slum and by late yesterday afternoon, there was tension with most residents standing in groups outside their houses.

Group Areas problems ignored say critics

Government 'action plan' for Hillbrow

Star 17/5/88

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By David Braun and Esmaré van der Merwe

The Government was putting together a comprehensive "action plan" for the upgrading of Hillbrow, the Deputy Minister of Constitutional Planning and Development, Mr Roelf Meyer, said today.

He said in an interview he could not give details at this stage, but it was hoped the plan could be implemented soon.

"The plan will be directed at law and order, hygiene and general problems resulting from overcrowding in Hillbrow. "We will be working on an inter-departmental basis and also involving local government," he said.

Mr Meyer said he would make public the full details once the plan had been finalised.

Under pressure

The Government has come under a lot of pressure in recent years because of overcrowding and the general deterioration in social conditions in Hillbrow.

The area, South Africa's largest flatland and reputed to be one of the most densely populated areas in the world, has been at the centre of intense controversy because of the complete breakdown of the Group Areas Act.

An estimated 30 000 people of colour have moved into the official-ly whites-only suburb, resulting in numerous cases of overcrowding and exploitation by landlords.

Parts of Hillbrow have also become crime zones, where prostitution, drug dealing and mugging take place on a significant scale. The Government's plan is certain to involve a massive, co-ordinated effort to stamp out crime and to enforce rigid by-laws.

The long-awaited plan of action is, however, against Meyer's criticism from opposition political parties and residents, and traders' associations.

The plan failed to spell out a detailed programme to counter violence, overcrowding and slum conditions and did not address the pressing issue of the Group Areas Act, they said.

Mr Meyer said the programme provided for "co-ordination by bringing together diverse interests in both central and local government, into a working structure and to act in terms of what existing legislation will allow".

Mr Meyer was severely criticised after an earlier visit to Hillbrow failed to result in any detailed strategy to improve conditions. He then said Government action, mainly dealing with law and order, would be announced soon.

The NP's assessment of the problems was correct, but unrealistic because it was short on specifics, said Mr Tony Leon, leader of the Progressive Federal Party in the Johannesburg City Council.

Uncertainty

"It fails to address the Group Areas Act, which is the greatest cause of uncertainty in the area".

Mr Daryl Swanepoel, chairman of the National Party divisional council, said Mr Meyer's statement "reflects the feeling and mood of the party".

Mr Simon Chichuk, chairman of the Hillbrow Residents' Association and former MPC, commented "I am delighted that the NP has accepted my plan for the revival of Hillbrow, because this is roughly their stance, but with three notable exceptions".

The question of compensation for flat owners, the financial infrastructure for those who wish to purchase flats and the introduction of laws prohibiting landlords from charging rents in excess of the market demands are one of the main causes of

Dobsonville project takes shape

81-115707
The Family Housing Association (FHA) has taken delivery of four showhouses in Dobsonville Triangle to publicise its contractor-built homes for low-income families

Dobsonville's biggest housing project will get under way this month with the release of the first batch of 248 serviced stands for the R60 million project. It entails the construction of 2200 houses on land bought by the FHA from Durban Roodepoort Deep mining company.

Public response to the scheme has been excellent, says Mr Ban Long-

ley, general manager, Dobsonville project

The four showhouses will enable potential buyers to assess their options before placing an order for their homes

"It is far better than having to take a decision by studying house plans," says Mr Longley. "At least you can see what you are getting for your money and no false expectations are raised in the customer's minds."

Aside from inquiries by those living in Dobsonville and Soweto, 200

(127)
workers of Durban Roodepoort Deep, who currently live in hostels, will have homes built for their families in the new development.

The land is being developed by a consortium of builders working closely with Dobsonville Council. It is the first time members of the black private sector will have participated in any significant way in the servicing of land for residential townships.

When completed the development, covering 120 ha, will increase the size of Dobsonville by 40 percent

Randburg popular choice for retired people

Randburg was selected as the area for The Board of Executors to build its Transvaal retirement villages because of its popularity.

More than 40 percent of the homes in the R9 million Sunrise Estate, the board's sixth retirement

village, have been snapped up in three months

The main reason is that it is perceived to be the area with the best growth potential for retirement-inclined people who wish to enjoy their twilight years in peaceful and secure surroundings, says Mr Carl

Scheppening, managing director, The Board of Executors Properties

"Because Randburg's population is expected to quadruple to 400 000 in the near future, its property values are likely to rise correspondingly"



MAYOR Mahlatsi

LEAVE US OUT SAY SPORTSMEN

Sowetan

18/5/88

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THE Sharpeville Football Association has dis-associated itself from the events leading to the cancellation of the meeting called to discuss the rent crisis in the Vaal Triangle last Sunday.

An SFA spokesman yesterday said they did not have any objection to residents using the stadium for a meeting on Sunday morning because their activities were scheduled for the afternoon.

The spokesman said "we are also residents who are unhappy about the rent problem. We want the rent crisis to be resolved as soon as possible. We must not be used as an excuse for the cancellation of the meeting."

Meeting

The association was reacting to a claim by the Lekoa Town Council secretary, Mr Ben Scott, that residents were not allowed to use the stadium for a meeting because it was reserved for use by the football association.

The council forced the cancellation of the meeting in spite of the fact that permission had been granted by a Vereeniging magistrate, Mr H J Kilian.

Mr Kilian confirmed that he granted permission for an open air meeting at the stadium. An SFA spokesman for the SAP's public relations division in Pretoria said according to police information, the council did not grant permission for the use of the stadium

By JOSHUA RABOROKO

for the meeting by residents at the weekend. The spokesman denied that police stopped residents from holding the meeting.

The council, represented by the mayor, Mr Esau Mahlatsi and secretary Mr Ben Scott, said the suspended councillors who called the meeting would not be allowed to use any council facility during their term of suspension.

Mr Samuel Kodisang who convened the meeting has expressed "shock and dismay" at the council decision.

Actstop says again: Stop it!

Actstop, the organisation acting for people of colour in Johannesburg's grey areas, has called on the Government to scrap the Group Areas Act because it is "the heart of the problems" in South Africa

Reacting yesterday to an announcement by Deputy Minister of Constitutional Development and Planning Roelf Meyer of an action plan to counter violence, overcrowding and crime in Johannesburg's flatland, an Actstop spokesman said the programme showed the wide divide between the Government's agenda and the aspirations of most people.

"While the Minister talks about the needs expressed by residents of Hillbrow, he ignores the needs expressed by black residents through Actstop

"The Minister talks of working within terms of existing legislation, which includes the Group Areas Act, while the people say the Act must be scrapped

"The Minister talks about stricter enforcement of law and order, while the people say crime is not peculiar to Hillbrow and not the crux of the problem. He talks of stricter and more consistent application of municipal bylaws, including overcrowding and health conditions, while the people say that overcrowding is the result of the serious lack of housing for black people"

The spokesman said any attempt to address social problems without addressing the Group Areas Act was futile and would lead to even more problems.

Row over rent hike

Sowetan 20/5/88

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By ALINAH DUBE

A ROW has erupted in the Atteridgeville Town Council following the recently announced tariff increases in the township.

On the one hand the mayor, Mr Matthews Mahlangu, says rents in the township will increase. He confirmed a story which appeared in the *Sowetan* on May 3 that the increase will be about R20

On the other hand the town clerk, Mr Solly Rammala, and the director for the council's community services, Mr D C Mouton, say no such increases have been planned.

Reacting to the *Sowetan* article, the two officials said. "The statement is absolutely not true because charges cannot be mentioned before a decision can be taken"

The *Sowetan* published the article after it was informed by residents that councillors announced at ward meetings that the council had proposed to implement hikes in the near future

The allegations were confirmed by the mayor who also stated that councillors had been given until May 15 to consult residents in their wards.

The officials, who dissociated the council from the mayor's announcement, said



ATTERIDGEVILLE mayor Mr S M Mahlangu.

meetings were held in various wards "to familiarise residents with the activities of the council and to involve them in addressing mutual problems, including the financial position of the council"

Asked why the mayor had agreed that councillors were holding meetings to inform people about the proposed hikes, Mr Mouton said he was not prepared to discuss Mr Mahlangu's statement with the *Sowetan*

He said that the mayor's statements would in future be cleared with the town clerk before being made public

Yesterday Mr Mahlangu came out strongly against what the officials said

He said: "What I told you about the council's decision remains nothing

but the truth This has been clearly stated in the council's agenda that all councillors had until last Sunday to hold meetings in this regard

"Residents were right in saying the councillors discussed the proposed hikes with them at their ward meetings I will not allow officials to shun responsibility at my expense I am the one who gets elected by the people and have the right to inform them about any decision affecting them."

Mr Mahlangu also revealed that some of the council officials and councillors threatened to vote him out of office when he disagreed with the decision to increase tariffs

He said such people were out to create an impression that he was responsible for the proposals

No objection to blacks

By NKOPANE
MAKOBANE

A MAJOR force for eroding the Group Areas Act - in some white-designated suburbs occurred because the Government found that it simply could not stop the flow of black people in need of housing to these areas.

The finding is contained in a research report published by the South African Institute of Race Relations. The research entitled, *The Greying of Johannesburg*, by Claire Pickard-Cambridge describes and analyses the erosion of residential

segregation in Johannesburg's white suburbs

According to the report, at least some white-designated areas such as Woodstock, Mayfair and Hillbrow, show that white inner-city residents generally did not object to black people settling in these suburbs

However, the report concedes that black "illegals" did encounter some white resistance,

"but this was limited and it declined as black settlement became established"

The publication says property owners and estate agents were among those members of the community who were willing to let property to black people even though this was against the law

It also says that while this spontaneous process might have proved irreversible on its own,

the strategies of several key actors also contributed to the movement of black people into white-designated areas

The research contains numerous examples of attempts by the Government to prevent the influx of black people to white-designated areas, but points out that the Government was loathe to enforce the Act

The history of Johannesburg's "grey areas" suggests that a concerted attempt by the Government to enforce the Act would almost certainly fail

"The spontaneous process which led to its neglect, the black housing shortage, and the white accommodation surplus are likely to continue. Just as previous strategies to curb black influx failed, so will similar attempts in the future," the report says

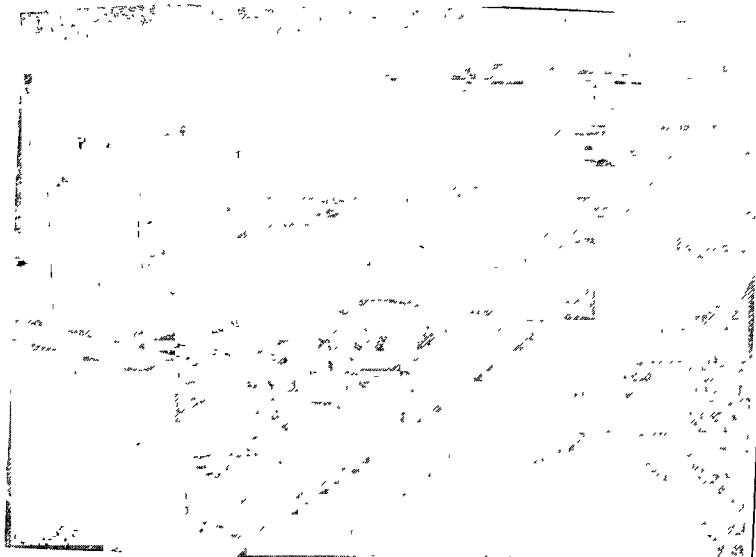
The research is available at a cost of R8.84 (cover price R7.00, GST 84 cents, postage and packing R1.00) from the Publications Department, SAIRR, PO Box 31044, 2017, Braamfontein

in town - report

Sweetan 23/5/88

(127)

EP



ALEXANDRA families have built shacks near the local cemetery.

Soewetan 24/5/88 (127)

'Council is slow'

A NUMBER of residents in Alexandra have slammed the local town council for failing to provide them with homes.

They say that since 1979 when the proposal removal of the township was stopped by the Government, many of its citizens have virtually been made squatters

More than 200 families are being charged R12 a month for services and rent while living in

shacks near the local graveyard.

The acting town clerk, Mr Piet Gens, said the families have been allowed to build shacks because there was no accommodation in the township.

Scheme

Mr Gens said the families were moved from the township because of the re-

development project which was currently underway

The families were asked to make way for a scheme that will provide homes and recreational facilities for the residents

As soon as the re-development of the township was completed, he added, the families would be accommodated in new homes in the township.

Lekoa bans meeting

(27)
~~28~~

THE Lekoa Town Council banned a residents' meeting to discuss the rent crisis on Sunday and warned defaulters to pay or face evictions in the Vaal Triangle townships.

The council, at its special meeting, decided to cancel the residents' gathering scheduled to take place at the George Thabe Stadium, Sharpeville, in spite of requests from a resident, Mr W T Molato.

The acting town clerk, Mr P A van der Westhuizen, yesterday said the mayor, Mr Esau Mahlatsi, would soon convene a meeting to discuss the crisis, but he would not give the exact date.

The leader of the Vaal Residents' Representative Party, Mr Samuel Kolisang, yesterday said the council had no right to cancel the residents' meeting because they paid for the stadium's maintenance.

"This matter needs to be challenged in a court of law and we are consulting lawyers. The residents will in future apply to use facilities in the white Vereeniging town to resolve township problems."

The council declined to comment further on the right to ban meetings and reiterated that the mayor would convene a meeting soon to discuss the crisis in the townships.

Mr van der Westhuizen said the application to hold the meeting could not be approved.

He advised residents to contact their councillors about the date of the council's meeting.

Hillbrow's blacks 'lost' — Chilchik

By Shirley Woodgate,
Municipal Reporter

ST 24-1-78
127
The 30 000 "black" residents in the greater Hillbrow area, as well as other grey areas throughout South Africa, were the "lost children" of the Houses of Representatives and Delegates, said Mr Simon Chilchik, chairman of the Hillbrow Residents' Association.

"Neither of these two Houses has taken up the plight of these people, many of them exploited by landlords which is one of the main reasons for overcrowding.

"Other than Actstop, these stepchildren are voiceless.

"The people of Hillbrow have a right to know where they stand and the political rights of so-called black people living in white areas must be spelled out before the municipal elections," he said.

Mr Amichand Rajbansi, chairman of the Ministers' Council in the House of Delegates, said both Houses had very strongly taken up the plight of the Indians and coloureds living in so-called grey areas by repeatedly calling for the repeal of the Group Areas Act.

Soweto Council probing alleged housing racket in Protea South

OFFICIALS IS DEMANDING CASH - CLAIM

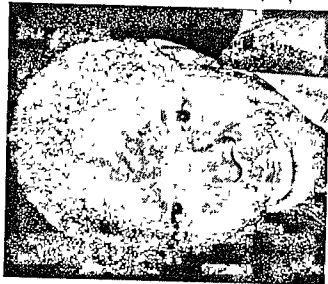
By MZIKAYISE 'EDOM

THE Soweto City Council is investigating activities of a council official who is alleged to be demanding money from families before allocating them houses in Protea South.

Protea South township has been transferred from Johannesburg to the Soweto council and as a result of the transfer, about 600 families are threatened with eviction.

The official is said to be demanding between R800 and R2,000 from the families for them to stay on.

Mr. Glen Ngwenya, chairman of the Old Protea Residents Association, said if residents fail to pay the money, they are not allocated houses done. Instead, the he said "Even some families are now of the families owning threatened with eviction houses in the area, which by the Soweto council previously belonged to. We have been informed coloured families, are that families on a being made to pay the housing waiting list, money or lose the houses which we do not know of, "We have protested will be allocated our about this official's houses," said Mr. Ngwenya to the council. Miss Estelle Bester, but nothing has been



MR NGWENYA

Soweto council's director of housing, confirmed that they were investigating the allegations against the official but declined to comment further on the matter.

She also denied that the families would be evicted from their houses. She said "We are busy -



MISS BESTER . . . denied families would be evicted.

re-developing the area and renovating the old houses. Obviously, only people with house permits will be allowed to continue occupying their houses and the others will be allocated to those people on the waiting list."

Miss Bester accused certain people in the area of misleading residents about the housing situation in the township of Ennerdale. A handful of coloured families are still staying in the area but, they too, will be moved to Ennerdale for their own benefit," she added.

Special offer made to flat-buyers

Star 25/5/88

(127)

A dozen lucky buyers of one-bedroomed flats in Yeoville will be handed a bonus by Incity Real Estate when they take over the remaining flats in the 30-apartment block.

Incity and Rand Consolidated Property Holdings have renovated the New Orleans block on the corner of Bedford Road and Raleigh Street in a R1.6 million project. They guarantee a mortgage rate of 13.5 percent until September 1989 on the sale of the remaining 12 flats.

For sale are 10 one-bedroomed flats and two smaller

units which have been given special renovation, including ceramic tile floors. Average price is R39 000.

Incity chief executive Mr Marc Warner says that with the recent increase in mortgage rates, people are understandably nervous and uncertain what to expect.

"We want to take the sting of uncertainty out of bond rate increases so we will subsidise any difference between the building society rates and 13.5 percent. Irrespective of how high interest rates go in the next 18

months, we will meet the difference in cost until September next year."

He says buyers will have a budgetary cushion with sufficient time during the subsidy period for their incomes to improve through wage increases so that when they emerge from the "rates shelter" they will be better prepared.

He says "Depending on the size of the deposit, buyers will be acquiring relatively large apartments at a purchase price that is half the replacement cost if the flats were built today."

CBD office space under pressure

Star 25/5/88



127

Office space in CBD areas around the country is coming under pressure in the wake of the uplift in the economy, says Mr Ian Watt, regional manager Witwatersrand, Old Mutual Properties.

The upturn is bringing an increase in prime office rents and real problems for organisations seeking better quality and larger premises.

"Many organisations have already missed opportunities of consolidating their operations into more convenient locations and configurations at competitive rentals."

"Most landlords report a decline in vacancies and, with rent on the up, the market is again turning in favour of the landlord."

However, he cautions that some tenants could well find themselves paying premium rents for space that far from satisfies their needs.

Alternatively, they may be well advised to negotiate their existing space with their landlords well ahead of renewal time.

A company bursting at the seams has to consider whether it is worthwhile to move to another area to complete consoli-



Mr. Ian Watt

ation or have its operations split and move to nearby buildings.

If a company felt it required more space, it could well find that by replanning the existing layout, it could reduce its requirements and occupy less space and save on the rent.

A company should also look into the cost of providing parking and consider whether a

move to another building with better access to public transport would achieve any savings.

"Long-term planning is essential," says Mr Watt. "While upgrading a company's image by moving to better quality premises might be affordable in present market conditions, what about future needs?"

"As the space market moves into an undersupply situation, rents will increase. Unless a company is able to negotiate long-term rent agreements, it could be forced to move again in three to five years, as rents escalate beyond what it can effectively pay."

He advises companies to establish the cost of moving, including hidden costs such as new furniture and equipment to suit the image of the new premises, or a new PABX to cope with an increased number of lines.

"Firms considering decentralised suburban locations should count the cost of providing mini-bus services to ferry staff to and from work and to shopping facilities or doctors, when needed."

"They should also recognise the cost of productivity loss while staff are away on such trips."

NO RENT BOYCOTT- BIG DEBT

Sowetan 26/5/88

(127)

RESIDENTS in Atteridgeville, Pretoria, are in rent arrears totalling R2 million, despite the fact that there was no rent boycott in the area, the city council announced yesterday.

In its monthly newsletter released this week the council, which recently proposed a R20-a-month rent increase in the township, said rent arrears on housing totalled R1 858 929,71.

A number of business owners were in rent arrears totalling R138 296,70, according to a financial statement tabled before the council.

According to the council a number of parents owed R42 313 in creche fees and several churches owed rent totalling R7 512,31.

City treasurer Mr T L van Strijp yesterday appealed to all those in arrears to contact the council "so that reasonable arrangements can be made to settle the outstanding amounts".

Meanwhile, the Atteridgeville / Saulsville Residents Organisation (Asro) has condemned the council's move to increase rent by R20 a month.

Residents also urged councillors at ward meetings held recently not to increase tariffs as many people were unemployed and others could not afford the present rent.

The council, in its newsletter, said: "While the council appreciates the unfavourable financial climate as well as the high unemployment rate, every resident is expected to pay for what he receives in turn and tariffs have to be adjusted from time to time in accordance with escalating prices."



ONE of the families evicted yesterday in Doornfontein sitting on a pavement.

80 families evicted

EIGHTY families were yesterday morning evicted from two houses in Doornfontein, Johannes-

burg. (123) Some of them are believed to have been arrested but Jeppe police could not confirm this.

The families have been occupying the old and dilapidated houses for the past two years and were paying a monthly rent of between R100 and R200.

One of the houses, a double-storey, has no windows.

One of the tenants, Mr Ishmael Lekganyane from Pietersburg, said a messenger of court, accompanied by SAP members, first arrived on Monday and evicted 33 people from both houses.

"The families went back into the houses Yesterday morning, we were all evicted and threatened with arrest if

we defied the eviction orders," said Mr Lekganyane.

Most of the families said they did not have any alternative accommodation. All come from areas outside Johannesburg, Sowetan 2/11/87

Police have denied any knowledge of the evictions.

A spokesman for the Johannesburg Central Advice Centre, Mr Ayub

Mayet, said his organisation, which approached the families after their eviction, will seek legal advice on the matter.

"The tenants were not told why they were evicted," he said.

The owner of the houses, a Mr Rust, could not be traced yesterday. The families said they have not seen him since they were evicted.

RENT: NOW IT'S PAY AS YOU EARN

Sowetan
2-7/1988

127

BLACK families occupying houses owned by local authorities will in future be charged rent according to their monthly income.

Addressing a Press conference in Johannesburg yesterday, Mr John Mavuso, MEC for housing and community services in the Transvaal, said the formula would bring relief to the lower-income groups

Scheme

Mr Mavuso said the scheme would be introduced "in the near future"

He said "After some time, the families will pay economic rent. The Government is also

By MZIKAYISE EDMO

working on plans to help black families to buy the houses they are presently renting.

Mr Mavuso disclosed that the Government has sold 12 659 houses in the past 10 months, bringing to 62 962 the number

sold so far in the Government's big housing "sale" in the Transvaal.

Mr Mavuso said that 91 percent of the black local authorities have been given more land in the Transvaal.



MR John Mavuso

Police release 62 evicted tenants

By Sally Sealey (127)

The 62 tenants of two Doornfontein houses who were arrested for trespassing on Wednesday have been released

A spokesman for Actstop — the organisation which investigates evictions under the Group Areas Act — said all charges against the tenants had been dropped

The residents had been paying up to R210 a month for a single room. The houses do not have electricity

ONE TAP FOR 150

The 150 tenants staying in the houses had to share a toilet and one outside tap

The tenants were arrested after they were advised by an attorney to move back into the premises from which

they were first evicted on Tuesday

They moved back as they had received no legal documentation telling them to leave

The eviction order was apparently issued against the head lessee, a Mr Dreyer who, according to tenants, lives in Olivia Street, Berea.

Attempts by The Star to contact Mr Dreyer proved unsuccessful

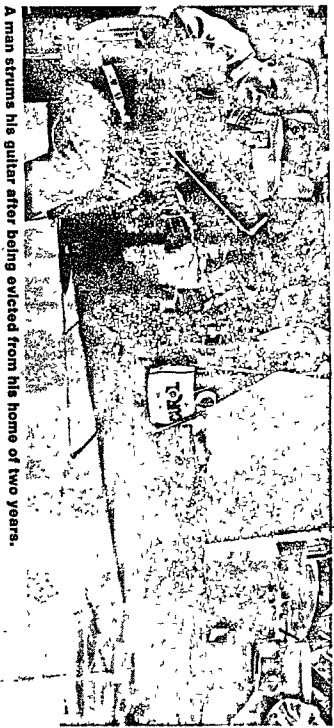
Mr Mahommed Dangor of Actstop said that since the eviction order was issued neither the owner nor Mr Dreyer could be traced

Mr Dangor said: "It is a case of the middleman making excess profit by leasing old buildings for a nominal fee from owners who no longer have an interest in the buildings"

Actstop was scheduled to meet tenants last night

30 people lose homes

Vice led to evictions, claim neighbours



A man strums his guitar after being evicted from his home of two years.

By SOPHIE TENA

PROSTITUTION prompted the eviction of about 80 people from four houses in Doornfontein and the arrest of 62 people for prostitution in a 24-hour period.

Neighbours claimed the evictions were prompted by the high number of black women soliciting in the area.

Neighbours claimed the derelict cottages in Sherwell Street were "hives of prostitution and might originate", a spokesman for Action said.

City health inspectors had condemned the houses after a recent visit during which they found conditions posed a serious health threat.

A lawyer representing the families said about 30 people had been evicted last week and that there was only one toilet among the tenants.

The 62 arrested people were held at the Jeppe Police Station before each was granted R100 bail.

The caretaker, Josephine Maaga, went into hiding soon after the tenants had been evicted and left stranded with nowhere to go.

Josephine Charlotte said the owner ran a shebeen which was frequented by white and attracted black and white patrons from the nearby area.

vice Centre - a body which helps blacks with housing and labour problems - condemned

Maaga said, although there was no record of who the landlord was, tenants were charged between R115 and R210 for a room.

Some of the evicted tenants, who have been sleeping in the streets, told City Press they knew the owner only as a white man named "Ras".

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Ciskei kids scramble for text books

OP Correspondent
MADITSAANE teachers have complained their work is suffering because pupils do not have the Ciskei Department of Education has blamed the situation on teachers who do not monitor the distribution of free books to pupils.

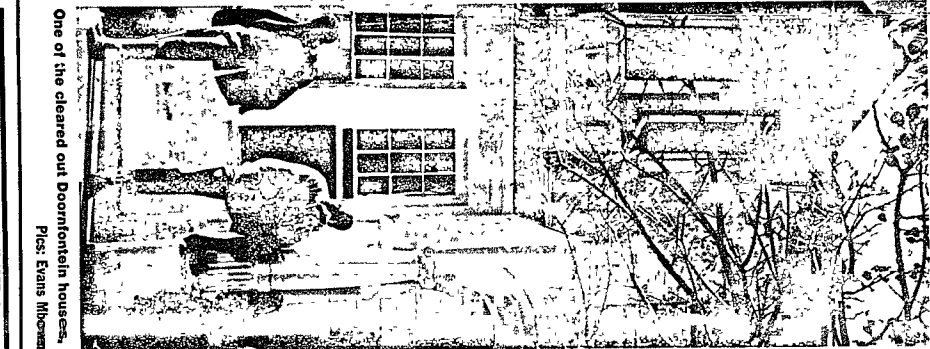
In some classes, particularly literature seminars during language periods, teachers complained the shortage of books had made it difficult for them to carry out their duties.

The director-general of the Ciskei Department of Education, KB Taba, said principals who had admitted more children than specified numbers were responsible for the shortage of books at their schools. Their failure to collect the books and readers from pupils at the end of the year was the main reason for the shortage, he said.



There's nothing as enjoyable as spending money on the things that make you happy. But there are two ways to spend and two very different kinds of people who do it. The one kind of person says "I can't save, and anyway, I enjoy spending my money." Then there's the kind of person who also wants lots of things and enjoys spending money just as much as anybody else does.

Saving our way is easier than you think.



One of the cleared out Doornfontein houses. Pic: Evans Mthembu

Decision day on rent

RESIDENTS of Diep-
meadow, in Soweto, will
take a decision tomorrow
on a call made by
Diepmeadow's adminis-
trator, Mr David
Thebehali, last month that
they end their two-year

rent boycott.

(127)
The meeting, which is
to be held at Diepkloof
Hall at 10am will be a
climax of smaller
meetings held through-
out Diepkloof and
Meadowlands to test

public response to Mr
Thebehali's five-year
plan to pay off arrears
Co-ordinator of the
meeting, Mr Muntu
Mweza, told 200 residents
at Diepkloof Hall

Sowetan 30/5/88
yesterday that a consol-
dated report of the views
of all residents in the two
townships over Mr
Thebehali's plan will be
tabled at tomorrow's
meeting

C

Record budget is kind ^(R7) to Sasolburg households

^{SLW}
^{31/5/88} Vereeniging Bureau
Sasolburg town council last night approved hikes in tariffs for refuse and sewage removal that will cost householders only R2 more per month.

A drop of about 7 percent in water tariffs was also announced, and assessment rates are to remain unchanged at 3,8c in the rand.

Presenting a record budget of just more than R42 million for the 1988/89 financial year, management committee chairman Mr Gert Meiring said increases of R1 a month for both sewage and refuse removal were unavoidable because of rising costs.

The drop in water tariffs from 65,6c to 60,9c per kilolitre would result in the average household paying R2 less a month for water, Mr Meiring added.

Residents' monthly bills will hardly be affected by the new rates. The council is budgeting for a shortage of R922,640.

The town council last night also decided to increase the electricity reconnection fee for defaulters from July 1 for people who fail to pay their monthly bills by due date. The increases will be from R15 to R30 during office hours and from R25 to R50 after hours.

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Progs neglected Hillbrow, says Nat

By Esmaré van der Merwe

While having a strong powerbase in the Johannesburg City Council, the Progressive Federal Party never addressed overcrowding and poor health standards in Hillbrow, Mr Daryl Swanepoel, chairman of the National Party's Hillbrow divisional council, said yesterday.

Now PFP "cries of artificial fury" on the NP's handling of problems in the county's largest multi-racial area were being heard.

"The Government, not knowing of the PFP-induced crisis because the PFP represented its constituency as being at peace, now knows the full position because the residents, disenchanted with the PFP's neglect, have at last been heard. And we, the NP, have listened," Mr Swanepoel said.

The PFP had held both municipal wards and the Hillbrow parliamentary seat for more than 10 years but the party was splintering.

"No amount of sweet-talk will diminish their blameworthiness over Hillbrow," he said.

Asked whether the Group Areas Act was not an obstacle to peaceful living conditions, Mr Swanepoel said health standards and overcrowding were not political issues. "Regardless of the Group Areas Act, the PFP in the area did not take a strong enough stand on overcrowding and health standards."

127
31/5/57

DRAMA AT STADIUM

Swelam 16/5/88

127

THE Lekoa Town Council yesterday forced the cancellation of a meeting called to discuss the rent crisis in the area in spite of the fact that permission had been granted by a senior Vereeniging magistrate, Mr H J Kihlan.

By JOSHUA RABOROKO

A large contingent of police, led by a senior officer arrived at the George Thabe Stadium in Sharpeville, and told residents that the meeting had been called off as the stadium would be used by the Sharpeville Football Association.

The town council, represented by the mayor, Mr Esau Mahlati, and town secretary, Mr Ben Scott opposed the meeting which was organised by suspended town councillors.

The suspended councillors want a speedy resolution of the rent issue and are asking residents for their views on how the problem should be overcome.

On the other hand Mr Scott and Mr Mahlati are determined to crush the rent boycott and insist that residents must pay rent, including arrears.

Confusion

There was confusion in Sharpeville township yesterday following two conflicting announcements made by the mayor, Mr Mahlati and Mr Samuel Koloang who is one of the suspended councillors.

Mr Mahlati announced that the meeting was off, while Mr Koloang, using a loud-hailer, told the residents that the meeting was definitely on.

To Page 2

Birds
man
flies
high



FLYING high is Swallows' centrehalf, Bernard "Shoes" Luehozi, clearly beating Wits' Rod Anley who was later sent off in an emotion-charged John Player Smooth series match at Wits yesterday Birds won

Pic ROBERT MAGWAZA



Swelam 16/5/88

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Rent drama

• From Page 1

Angry residents and convenors of the meeting converged to the stadium in large numbers where they found security forces outside and inside the stadium. They were told that they could not use the stadium following instruction from the council.

The town secretary, Mr Ben Scott, who was on the scene, said the stadium was booked by the Sharpeville Football Association for a meeting.

Mr Scott said residents as well as the suspended councillors could not use

the stadium because they had no permission from the council to do so.

"The mayor is to hold an urgent meeting in the stadium soon to discuss the rent boycott with the residents," Mr Scott said.

At a Press conference in the township, leaders of community based organisations, trade unions and some councillors resolved to

• Apply for an urgent Supreme Court order restraining the mayor from imposing a ban on future meetings to resolve the rent boycott

• Call on the Administrator of the Transvaal, Mr W Cruywagen, to immediately suspend the present Lekoa Council

Soweto "evictees" migrate to Lenasia

Star 1/15/88
By Dawn Barkhuizen

An Indian family who this week fled their home in the predominantly black shanty town of Kliptown, Soweto might be evicted from their new residence in Lenasia.

The family, which includes a 78-year-old invalid, claim they have been threatened by the local authority with a charge of breaking and entering a flat in which they sought refuge in Lenasia

They fled their Kliptown home after squatters threatened them with death, family spokesman Mr Jay Singh says

The family has been on the waiting-list for accommodation in Lenasia for 20 years and received death threats while in Soweto

Since their move, they had been visited by members of the Lenasia Management Committee and a member of the local authority who said charges might be laid

Mr Singh said they have made several appeals to the Lenasia Management Committee over the past few years and he had dealt mainly with Mr Ram Pillay.

Mr Pillay referred The Star to the South East Lenasia Management Committee who in turn referred questions to the regional director of the House of Delegates, Mr C J Grundling

Mr Grundling said no decision on their future had been taken



Limited opposition by whites to mixed areas, says survey

White residents of Johannesburg's inner areas have confounded popular expectations by offering only limited resistance to the arrival of black tenants and by eventually accepting their presence. The on-the-ground acceptance of blacks by whites is one of the points highlighted in a major study — by Ms Claire Pickard-Cambridge of the Institute of Race Relations — of processes leading to the desegregation of large parts of Johannesburg.

By Patrick Laurence

The woman who played an indirect but key role in the "greying of Johannesburg", Mrs Gladys Govender, found that initial hostility did not come from her immediate neighbours and that even negative white attitudes softened as blacks continued to live in their midst.

Mrs Govender, who lives in the white suburb of Mayfair, was the woman involved in the 1982 watershed Group Areas case in which the Supreme Court ruled that blacks could not be evicted from white areas unless alternative accommodation was available to them.

Ms Pickard-Cambridge found that where white opposition did appear, it was often orchestrated rather than spontaneous. The principal players were the National Front in the late 1970s and, from about 1984 onwards, the Conservative Party and its allies.

But even then opposition was relatively muted. As Ms Pickard-Cambridge observes "In the 1987 general election the CP campaigned against desegregation but received less than a quarter of the votes cast in the Hillbrow constituency."

Although many people reject coloured and Indian MPs as powerless collaborators, in reality they exercised an important restraining role on Government attempts to turn back the inflow of blacks.

"During 1983 and 1984 Government decision-makers feared that enforcing the Act would jeopardise attempts to persuade coloured and Indian politicians to enter the tricameral Parliament," writes Ms Pickard-Cambridge.

Coming after the 1982 Govender ruling, which opened the way for accelerated black settlement, 1983 and 1984 were

crucial to the desegregation of parts of Johannesburg.

Desegregation was, as Ms Pickard-Cambridge makes clear, a complex process involving several interacting and reinforcing factors. Central to them was the surplus of accommodation in white areas and the acute housing shortage in black areas.

The imbalance in the availability of housing emboldened blacks to move into white areas and, as important, white landlords and estate agents to let accommodation to them.

The process was further encouraged by the formation of the Action Committee to Stop Evictions (Actstop). In concert with threatened black tenants and public-interest lawyers, Actstop resisted evictions and confronted the Government with embarrassing publicity and a legal fight every time it tried to evict an "illegal" tenant.

Faced with powerful socio-economic forces, and determined and resourceful opponents, the Government blundered along, alternately accepting *de facto* desegregation of white residential areas and then threatening new and drastic action to enforce the law.

One threatened action was to confiscate the property of owners who defied the law.

But, as Ms Pickard-Cambridge shows, weakened by doubts about the practicality of rigid segregation and by the "moral reservations" of the group areas police, it did little or nothing except to bluster and refer the question to the President's Council.

● "The Greying of Johannesburg" is available from the Institute of Race Relations at R8,84.

Action plan slammed

Sowetan
19/5/88

127

THE comprehensive "action plan" by the Government to upgrade Hillbrow in Johannesburg will not solve accommodation problems in the area, the Action Committee to Stop Evictions said yesterday.



MINISTER of Law and Order... Adriaan Vlok

'Unfair' to cops

Sowetan 19/5/88

SOUTH Africa's enemies had presented an image to the public and the world of the police being unapproachable, unfriendly and even oppressors, Minister of Law and Order, Adriaan Vlok said in Parliament this week.

This had not only resulted in increasing hostility towards the police, but had also caused them to become more and more isolated from their major partner in policing — the general public.

Mr Vlok made these remarks in introduction to the first White Paper on the organisation and functions of the SAP, which was tabled as part of the 75th anniversary of the force.

He said the negative image of the SAP could not be allowed to continue.

"On that path awaits only disaster and misery for all concerned," he said.

Actstop was reacting to an announcement by the Deputy Minister of Constitutional Development and Planning, Mr Roelf Meyer, that the Government was about to implement an "action plan" directed at law and order, hygiene and general problems resulting from overcrowding in Hillbrow.

Mr Meyer said the Government could be working on an inter-departmental basis and that the local government would be involved in putting the plan into action.

Agenda

"The full details of the plan will be made public as soon as the plan has been finalised," the Minister said.

A spokesman for Actstop, Mr Cas Coovadia, said: "Mr Meyer's announcement shows the wide divide between the Government's agenda and the vast majority of our people".

He said while the Minister was talking about the needs expressed by whites, he was ignoring those expressed by black residents.

He said: "We still repeat our previous calls to the Government that they should abolish the Group Areas Act. This is the crux of the matter in Hillbrow because the overcrowding he is talking about is caused by lack of proper housing for black people."

Diepkloof rent talks

Sowetan 20/5/88

127

REPRESENTATIVES of various zones in Diepkloof will meet on Sunday to consolidate their views following a meeting called by Mr David Thebehali early last month to resolve the rent crisis.

At the meeting which was held outside the Diepkloof Hall because of a large turn-out of residents, Mr Thebehali, who is also the adminis-

By MOKGADI PELA

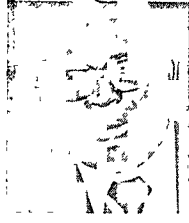
trator of Diepmeadow, called on the residents to pay the amounts they had been paying before the rent boycott

Mr Thebehali also said that the arrears could be paid off over a five-year period. The instalment would be agreed between the resident concerned

and the council, he said.

Mr Muntu Myeza, coordinator of the residents' meetings, said. "What has been happening is that the various zones in Diepkloof have held meetings to discuss proposals to the resolution of the rent dispute."

"Presently, all but one have discussed this issue. Zone 4 residents will hold theirs on Saturday," Mr Myeza said.



DAVID Thebehali

11.1.88
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POLICE comb the area for clues soon after explosive devices were hurled into a crowd of people at a Sofasonke Party meeting in Orlando West yesterday. Pic JOE MOLEFE

2 DIE AT RENT TALKS

Sowetan 23/5/88

(127)

Tshabalala
escapes
fatal blast

TWO people were killed and 30 injured — many of them seriously — when explosive devices were hurled into a crowd of people at a Sofasonke Party meeting in Orlando West, Soweto, yesterday afternoon.

Among several people who narrowly escaped death was Mr Ephraim "ET" Tshabalala, president of the Sofasonke Party and former mayor of Soweto. Mr Tshabalala was among other executive members of the party who were addressing Orlando West residents on the continuing rent boycott in Soweto when they were attacked by unknown assailants at about noon

By SY MAKARINGE

According to eye witnesses, the assailants launched their attack from behind a small building, about 200 metres from where the meeting was held

The incident was confirmed by Major Noel Hartwell, Public Relations Officer for the Soweto Police, last night. Maj Hartwell said the origin of devices used in the attack had not yet been established. Police investigations into the incident were continuing, he said

Explosion

Eye witnesses told the *Sowetan* yesterday that the meeting was abandoned immediately after the attack. Members of the South

African Police arrived shortly afterwards and started combing the area for clues

A young Orlando West woman, who did not wish to be identified, said she was listening to a speaker when she suddenly heard a deafening explosion

"Before I could realise what was going on, another device exploded near us. There was pandemonium as people started running in all directions, jostling for cover. One of the devices narrowly missed Mr Tshabalala. The assailants also attacked the people as they were running away," the woman said

She said one of the people who were attending the meeting was fatally wounded in the head. *Sowetan* reporters were prevented from speaking to Mr Tshabalala by hostile Sofasonke Party supporters when they approached him at his Motolo home yesterday afternoon

"Damele
Mr J P Brummer

The Damele Study Director sees to it that every student/other members of the Direct Advisers, and Mr M.C. ANC "To get a good job and earn the past 30 years prove that. My many years in the educ the very best in you. You see the regulations to stand in the gual antee the best teacher mean notes. It means that. In fact I am so sure of our education until you pass. F Damele is the official core numerous official and buss

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'No' to tollgate

SOUTHERN Johannesburg residents yesterday decided they would petition the State President, Mr P W Botha, to stop the building of a tollgate which would cost each motorist R100 a month, writes **JOSHUA RABOROKO**,

Motorists from Ennerdale, Lenasia south and the Vaal Triangle will be expected to pay between R2 and R3 each time they travel from or to Johannesburg.

The toll gate, being built on the N1 highway between Vereeniging and

Johannesburg, is about 250 metres from the off-ramp that leads into Ennerdale, Lenasia and the Vaal Triangle townships.

The chairman of the Ennerdale Management Committee, Mr Achmat Abadar, yesterday told a meeting in the area the toll gate would affect thousands of people who commute to work every day. It meant taxing the community that was already overtaxed, he said.

"The Government's policy of Group Areas

Act is responsible for forcing blacks to travel long distances to work, whereas whites do not."

The chairman of Tolcon company, which is building the road, Mr Ron McLennan, said no finality has been reached on the toll fee. He said the fee might be between R2 and R3, but residents in the neighbourhood might pay half the price.

He stressed that residents were not obliged to use the road because there were alternative routes. He was in touch with the community leaders regarding their grievances, he said.

An executive member of the Johannesburg-Evaton Taxi Association, Mr Joseph Buthelezi, described the road as "an added burden to the people who are already reeling under the escalating cost of living."

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Residents want
lower rent — or
protest goes on

By Montshiwa Moroke

116/88
127
Residents of Diepkloof, Soweto, decided unanimously yesterday to continue the two-year rent protest and have thrown the ball back in the court of Mr David Thebehali and the Transvaal Provincial Administration.

The two-hour meeting, attended by about 800 people at the Diepkloof hall, was monitored by the police.

The residents will recommend to Mr Thebehali, Diepmeadow's administrator, that they pay an average of R15 for site rent and R30 a month for both electricity and water consumption.

DEP

both electricity and water consumption

PF¹P rejects Nat allegations about Hillbrow

By Esmaré van der Merwe
and Shirley Woodgate

(127)

stev 11/6/88
Daryl Swanepoel's statements, which are devoid of political truth," he said

National Party allegations that the Progressive Federal Party was to blame for deteriorating living conditions in Hillbrow have been labelled "a blatant political lie" by former Hillbrow MPC and councillor, Mr Simon Chulchik

The PFP also reacted angrily to accusations by Mr Swanepoel, chairman of the NP's Hillbrow divisional council, that the PFP had not used its strong power-base in the council over the past 10 years to upgrade health standards and control overcrowding and crime in Hillbrow and surrounding areas.

"The changing situation in the area has been regularly brought to the attention of the Cabinet and council, and the NP would do well to curb some of Mr

PFP councillor for Hillbrow Mr Cecil Bass said the NP had admitted failure in Hillbrow.

RENT ARREARS MUST GO - RESIDENTS

11/6/88 Sowetan
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ABOUT 800 Diepkloof, Soweto, residents, yesterday proposed that they pay a maximum monthly rental of R15 and a flat rate of R30 for both water and electricity as a way of ending the current rent crisis.

The residents also agreed that all the arrears from June 1986 — when the rent boycott started in Soweto — should be written off.

Yesterday's meeting at the Diepkloof Hall, was a response to a call made to about 5 000 residents by the administrator of Diepmeadow, Mr David Thebehali, that they start paying rent.

Mr Thebehali had proposed a five year plan during which residents would pay off their arrears on instalments to be agreed upon with township managers. He had also suggested a monthly flat rate of R80 for electricity and that

By MOKGADI PELA

residents would be given their houses free of charge

At yesterday's meeting residents said they did not owe the Diepmeadow Town Council anything. The council, they said, was indebted to them because it had extracted money from them through "unjust" means.

The main speaker at the meeting, Mr Muntu Myeza, who is co-ordinator of the Diepmeadow Residents' Committee, accused the council of taking money from residents without providing services for them.

He said the council has failed to repair and maintain houses since the township was built in 1958. Many roads, "except those leading to the local police station" were untarred

He added that when residents took occupancy of the houses, it was agreed that they would assume ownership of the houses after 10 years

"It is now after 30 years and nothing of the sort has happened," said Mr Myeza amid a wild round of applause

He added "Electricity accounts are arbitrary because meters are not read in other areas of Diepkloof, residents do not have electricity or water meters, but they continue to receive bills for both

"Some community councillors have shown themselves to be corrupt and have mismanaged council funds. The expulsion of the Diepmeadow council was an attempt to hide the corruption that has been going on for years"

● Parts of this article have been excised to comply with state of emergency regulations



DIEPKLOOF residents at yesterday's meeting.

Black housing financiers need guarantees

By Claire Robertson
Pretoria Bureau

Government should provide banks and building societies with guarantees against the "political risks" involved in financing black housing, according to Mr Bob Tucker of the Perrin.

He also called for a direct subsidisation of the higher administrative fees incurred in granting loans to lower income groups.

Mr Tucker outlined his "tentative shopping list" needed to get financial institutions involved in financing black housing at a two-day Unisa School of Business Leadership seminar on housing in Pretoria yesterday.

Financial institutions would remain unwilling to expose themselves to risks which they were unable to assess.

Measures needed to encourage these institutions to enter the low income housing market included:

- Acceptance of the fact that loans to low income borrowers will bear a higher rate of interest because of the higher costs of mobilising funds for smaller loans, and because the institutions will be forced to become more deeply involved in the process of home creation.

- The implementation of the De Kock Commission recommendation that lower income borrowers should be directly subsidised.

Township plans split Reef community

Staff Reporters 3/16/88

The Government's decision to expand black townships on the Witwatersrand by 13 000 hectares has split Reef communities into opposing camps.

Most black community leaders criticise the Government heavily for giving apartheid a further boost, while leaders of white interest groups generally welcome the announcement as progress towards tackling the huge black housing problem.

The extra land pinpointed for black urbanisation in the Witwatersrand by the Minister of Constitutional Development and Planning, Mr Chris Heunis, in Parliament yesterday will be added to the 16 000 hectares approved in 1985.

The ground is intended to provide for the 2.2 million blacks

expected to migrate to the Witwatersrand in the next decade.

Mr Tom Boya, president of the United Municipalities of South Africa (Umsa) and mayor of Daveyton, said he was not encouraged by the plans because apartheid legislation such as the Group Areas Act still remained on the statute book.

But chairman of Johannesburg's management committee, Mr Francois Oberholzer, and the Regional Advisory Committee for the PWV, said: "The sooner the Government gets on with the plan the better for stability and peace in the area."

Mr Neels de Bruyn, chairman of the West Rand Regional Services Council, said he approved of the Government's realistic approach to solving the problem

regarding the urbanisation of the black people.

Soweto Chamber of Commerce chairman Mr Makana Tshabalala commented: "This is another avenue to open apartheid laws."

The deputy chairman of Roo-deport's management committee, Mr Wessel de Villiers, said the council learned with regret of Soweto's expansion to the west.

"We will look at the whole matter with great caution."

Among the key decisions outlined by Mr Heunis were:

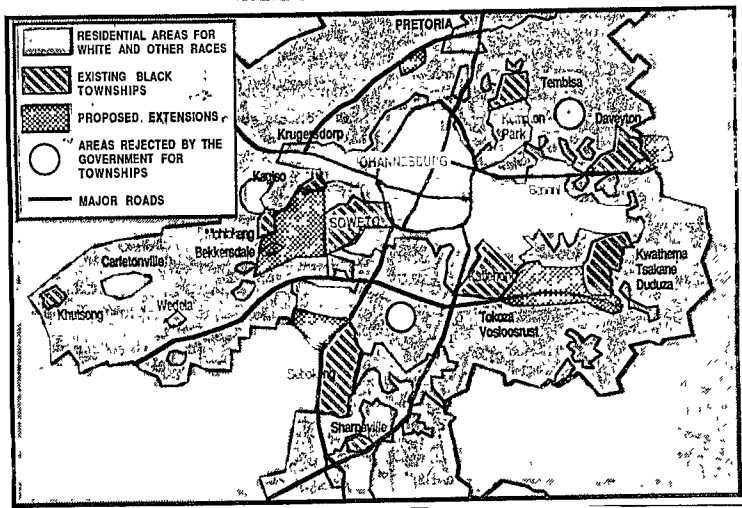
- Proposals for a giant black township north of Johannesburg (Norweto) had been scrapped, but in its place would be a "limited area" of 600 hectares to provide for higher-income black

urbanisation

- Four massive black township belts were to be created, with additional ground being added to link existing black urban areas south, west and east of Johannesburg.

In the four belts, Soweto would expand westwards, a large piece of ground would be added to Sebokeng-Evaton, a large piece of land would link Katlehong-Tokoza-Vosloorus with kwaThema-Tsakane-Duduzza, and finally there would be a major expansion for Daveyton.

- The site of the new elite township, which Mr Heunis said could be considered for development as a free settlement area, would be at Diepsloot, south of the Krugersdorp-Pretoria highway.



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COMMENT

Land for houses

THE allocation of land for black housing in the PWV area will not solve the housing problem but it is a start. At least government has jettisoned the fiction, both cynical and callous, that black people were transients in the industrial heartland of South Africa and therefore needed no homes there. The allocation of some very substantial tracts of land overcomes the first obstacle to the provision of basic shelter for the population.

That said, more problems lie ahead than behind. The question of delimiting tracts to the west of Soweto is bound to be controversial, but the issue is probably best left in abeyance until expert assessments can be made. Similarly, the questions of surveying townships and cutting through the still-formidable jungle of red tape are essentially side-issues.

The pivotal question is cost. The housing is mainly required by people too poor to pay the cost of conventional housing of minimum standards, and their plight is aggravated by the distant location of the land dictated by apartheid. About 70% of the people who need homes, according to some estimates, have no hope of meeting the cost.

The best answer, demonstrated vividly by the development of Inanda in Natal, is to provide infrastructure and basic services for site-and-service housing. Properly planned, such settlements, however unsightly they may initially be, permit the poor to erect shelters which can be upgraded in a relatively

short time — three to five years, if the Inanda example is any guide. What is required is, firstly, to overcome a bureaucratic obsession with tidiness which results in vast tracts of box-like houses, and secondly, a basic approach that encourages upgrading of shanties through self-help.

Unless there is a commitment to self-help on a significant scale, government will surely find it cannot provide even minimum shelter without subsidised financing for the very poor. As development proceeds, there is every reason to hope that an effective market will develop in higher-cost housing, so that commercial financing becomes feasible. At the lower end of the market, however, credit will prove scarce, costly and difficult to deliver, even with all the goodwill in the world.

This raises another point. The lavish housing which white South Africans have customarily enjoyed has created unrealistic standards in all communities. The idea that every family in the land is entitled to three bedrooms, plus living areas, plus separate bathrooms, all neatly separated from the neighbours by a stretch of manicured garden, is a middle-class fantasy. For most people in this country, the need is to erect small, low-cost houses in high-density suburbs which are served by good, cheap public transport.

None of the answers is necessarily obvious, none will be easy. But it all begins with the land. The country has taken a step forward.

World summer?

PRESIDENT REAGAN no longer regards the Soviet Union as "an evil empire" and Russian students in Moscow have, we are told, warmed to his humour and honesty. Huge television coverage, meanwhile, has given Americans a new view of the Russian people, and

relations. It will certainly be that if half the expectations it has created are fulfilled.

Reagan skilfully exploited Gorbachev's glasnost to convey the innate strength of Western values on human rights. His praise for the changes occurring in the Soviet

127 3/6/88

Norweto smaller, but is open to all

CHRIS CAIRNCROSS

FOLLOWING strong opposition against a "Norweto" to the north of affluent Johannesburg, government has effectively scrapped its proposed draft guide plan for creating a further large black city in the Midrand area between Johannesburg and Pretoria.

Instead, a limited area of 600ha in the north western sector of the PWV — on a site south of the Pretoria/Krugersdorp highway — is likely to be zoned for higher income black housing in the first instance and later to be opened to all population groups when legislation permitting free settlement areas is eventually approved.

Draft legislation on open areas is expected to be tabled in Parliament this month, with government intent on having it passed during the additional short session at the end of August.



CHRIS HEUNIS in keeping with policy

koza-Vosloorus, Kwathema Tsakane-Duduza and Daveyton

Spelling out government's intentions for the PWV at a briefing in Cape Town, Constitutional Development and Planning Minister Chris Heunis said the proposals were in keeping with declared policy on urbanisation spelled out in a White Paper in May 1986.

To give effect to this policy, government had accepted responsibility for identifying suitable land in the urban areas to provide land for the existing backlog in black towns and to meet anticipated growth trends.

According to Heunis, government has thus far already identified more than 40 000ha countrywide — aside from the PWV area — for rezoning to meet the existing residential needs of the black population group.

He stressed, however, that although the State is responsible for the identification of land for housing it was not the responsibility of the State to buy the land or to provide housing for every one moving to the cities.

He said "By identifying land, government accordingly does not indi-

cate that the State will acquire such land. It merely indicates that the land is earmarked for a particular purpose."

Heunis cautioned that government was fully aware that the identification of land for a particular purpose would give rise to speculation and to "exorbitant" prices.

He warned that government would curtail such action and was considering legislation which would be applied retrospectively.

Heunis said that, provided the necessary legal formalities have been complied with, any developer, a provincial authority or a local body may — once thorough investigations had been carried out — acquire such land for urban purposes and develop it in terms of Section 33 of the Development of Black Communities Act of 1984.

This is inevitably going to mean expropriation of much of the land identified by provincial and local authorities.

As far as the PWV complex is concerned, the Department of Constitutional Planning last year employed a consortium of private sector town planners to assist in identify suitable land for black residential purposes.

This consortium submitted its report during March and Heunis said most of its recommendations were accepted.

The consortium anticipated that the black population in the PWV complex would increase from 6.1-million to about 8.3-million by the year 2000.

In addition to the extra 2.2-million people for whom suitable land had to be found there were also a considerable backlog in existing



Graphic: DARY MCARD

towns which had to be addressed.

The main recommendation from the consortium accepted by government is that the existing black towns within the PWV area be expanded. With the exception of Alexandra, where no expansionary plans are proposed, it has according been decided that Soweto (area A) should expand westwards, Evaton Sebokeng (B) northwards (to the south of Enderdale), Kaithehng-Tokoza-Vosloorus (C, E) south-east and eastwards, KwaThema-Tsakane-Duduza (D) south-westwards and Daveyton (G) rounded off north eastwards.

Heunis indicated that the consortium had also recommended that two new black townships be developed in the vicinity of Banfontein and Enderdale. Both recommendations were unacceptable to government, he said, refusing to reveal the reasons for these decisions.

In view of the need for higher in-

come housing for population groups in the north western sector of the PWV, government has agreed to zone a limited area of 600ha for residential purposes in the short-term for black urbanisation on the Deeproot site south of the Pretoria/Krugersdorp highway.

Heunis said it was planned to open this area up to all population groups should legislation permitting free settlement areas be approved by Parliament.

He stressed that although these areas have all been approved for rezoning, thorough investigations into the suitability of specific sites will still have to be carried out before the exact delineation of the boundaries will be possible. Land use could, for example, be complicated by mining activities and such physical factors as dolomite and clay formations.

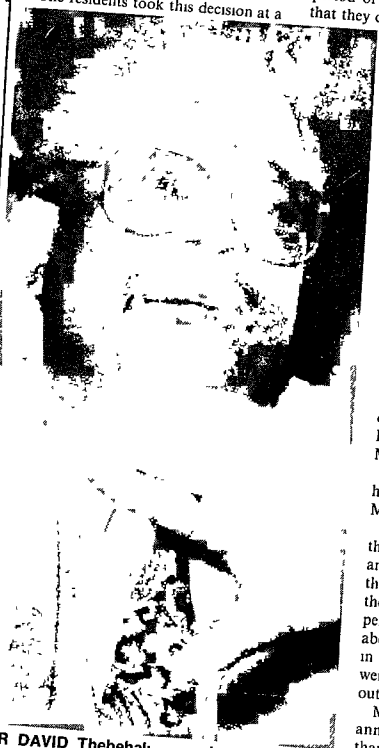
THEBEHALI REFUSAL ON RENT ARREARS

By MZIKAYISE EDOM

THE administrator of Diepmeadow, Mr David Thebehali, has rejected proposals by Diepkloof residents to resolve the rent crisis in the area.

Mr Thebehali was reacting to a recommendation by the residents that in future they should pay an average of R15 for site rent and R30 every month for both electricity and water consumption

The residents took this decision at a



MR DAVID Thebehali . . . administrator of Diepmeadow.

public meeting held in Diepkloof on Tuesday

Residents of Diepkloof and Meadowlands owe the Diepmeadow Council R37-million in arrear rent

Mr Thebehali said "The residents will have to pay the money over a period of five years. There is no way that they can pay R45 a month as they decided on Tuesday "

He said the council was presently working out details of how the money will be paid back and each family might pay an average R21 in rent arrears, excluding the current site rent, electricity and water account

He also said that the R15 site rent suggested by the residents would not even pay the 1 500 employees of the council

"We spend R24-million a year to pay our employees only and if we allow the residents to pay R15 a month, this will only amount to about R5-million a year," said Mr Thebehali

There are 29 000 houses in Diepkloof and Meadowlands

Mr Thebehali claims that since the council announced last month that residents can pay their rent arrears over a period of five years, about 80 percent of them in the two townships were now paying their outstanding rent

Mr Thebehali also announced that more than 1 000 people in the two townships have bought their houses.

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11/10

3/6/88
Sowetan

RESERVOIR BODIES

Blacks are here to stay

CAPE TOWN — The National Party would tell white voters in the coming municipal elections that black people living in and around the cities were there to stay, because they were fellow South Africans and also had rights. Mr. Albert Nohmangel (NP Innesdal) said yesterday.

Speaking in debate on the Constitutional Development and Planning vote, he said the NP was not afraid to tell people that whites' futures would be endangered if the rights of other groups were denied. — Sapa

Govt creating 'white islands'

CAPE TOWN — Government plans for black urbanisation would result in white islands in a black area in the PWV area, the leader of the Conservative Party, Dr. Andries Treurnicht, said yesterday. Dr. Treurnicht, in reaction to the announcements made on Thursday by the Minister of Constitutional Development and Planning, Mr. Chris Heunis, about urbanisation and land allocation to blacks in the PWV area, said the State President, Mr. P. W. Botha, had announced in 1985 that water supplies in the PWV area were becoming exhausted and further population development was not desirable.

The PWV area was "white heartland", Dr. Treurnicht said. "More than 50 percent of the country's whites live there. The area generates the biggest percentage of gross inland produce and more than 80 percent of land is owned by whites." The allocation of more land for blacks in the PWV area, as announced by Mr. Heunis, was "the death of white domination over the industrial heart-land of South Africa." The Norweto plan for 600 hectares at Diepfontein next to the Pretoria-Krugersdorp highway had not been abandoned and was a blow to the Government's credibility and an extremely distressing step.

Planned area unsuitable: JCI
Mining giant Johannesburg Consolidated Investments (JCI) is to protest to the Minister of Community and Planning, Chris Heunis, about the westward expansion of Soweto.
The Minister announced on Thursday night that a number of townships were to be expanded to provide sufficient residential accommodation.
JCI have said that the area is geologically unsuitable for such development. The group said doctored geological conditions and an underground lake meant that little more than a small section could be used for housing.
Mr. Peter Esterhuysen, manager of JCI's property division, said earlier that the underlying dolomite in the region meant the costs of high quality underground equipment for the provision of services — for the prevention of leaks and the consequent opening up of sinkholes — would be prohibitive.
He also said the establishment of a residential area above the underground lake, which was important to the Witwatersrand, would lead to pollution of the water. — Sapa

PAT DEVEREAUX

The Government's announcement this week that it was to scrap the controversial "Norweto" plan but expand black townships and create an elite mixed town, possibly in the Midrand area, met with cautious criticism from community leaders and interest groups yesterday.

The Minister of Constitutional Development and Planning, Mr. Chris Heunis said the additional 13,000 ha of land for black urbanisation in the PWV area was intended to provide for the 2.2 million blacks expected to migrate to the area in the next decade.

The Government move was praised for helping to ease the black housing crisis but criticised for not breaking with the policy of racially segregated group areas and was seen as "merely extending existing black townships".

Mr. Tony Leon, leader of the Progressive Federal Party in the

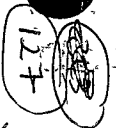
Govt's new black housing plan criticised

housing is an improvement because of the immense shortage." But, he added, this would not be enough to provide for the 200,000 housing units needed each year to eliminate the backlog. He said the Government was understating the number of blacks expected to migrate to the PWV area in the next decade and should address urgently the problem of up-grading present squatter areas.

Quoting recent statistics from the National Building Research Institute he estimated that 25 per cent of blacks were unable to contribute to housing and the private sector was unwilling to provide

Goodbye Norweto

Star 4/6/88



PRYSE
Kleinhandelpryse - sent

PRICES
Retail prices - cent

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Jaar Year	Hønder Chickens	Varkvora Pork sausage	Boorvora Bacon	Spekviold Bacon	Ham	Ussaga Ussaga Vienna sausages	Soutvield Corned beef 300g	Gefileer Filleted	Bevrorre Frozen	
								500g	400g	

In its comment on the draft Guide Plan for the Central White Waterstrand in 1988 the WOCPI (then the JCC) said the proper approach to the storage of housing for blacks should be to relax and then to abandon the unworkable concept of total residential and municipal racial segregation.

In Jonning's memorandum submitted to the Government we opposed this wholesale matchbox approach to black housing. Instead we proposed that pockets of land be developed as neighbourhoods and that there be mixed creative and recreation areas where people could learn to socialise without an emphasis on "skin colour", said Mr Berge. Waterstrand Chamber of Commerce president Mr. Henne Viljoen welcomed "the fact that the Government is addressing the critical shortage of land for expansion. He was particularly pleased that the proposed Norway development was being scrapped."

Mr Conrad Berge, secretary of the Johannesburg Metropolitan Action Group (Jonng) said "Norweto has not been entirely scrapped. In place of Norweto there is a limited area of 600 ha providing for higher income black urbanisation (a fifth of the original size). The area is expected to be an entirely black residential area," he said.

Limited area

Racial divisions of and "There should be mixed areas throughout the PWV area," he said. On the scrapping of Norweto, Mr Leon said it was clearly unrealistic but areas such as Norweto were to be expected if urban segregation continued. Soweto Chamber of Commerce chairman Mr Makana Phalabala worried that big business would buy up the land and that this was a new way of correcting the market. "It's not an improvement at all. What we need is low cost housing - and the building laws should be looked into," he said.

Kleinhandelpryse - sent

Utleiprodukte - Fish products				Sulveliprodukte en eiers - Dairy products and eggs					
Jaar Year	Sardyne Pilchards	Sardientjias Sardines	Uilemeer Fish paste	Melk Milk	Botter Butter	Kaas Cheese Cheddar	sekondar- seerde milk Condensed milk	Helk- poeler Milk powder	Eiers Eggs
	454 g	106 g	liter/litre	500 g	500 g	kg	397 g	250 g	dos doz
1970	16,8	15,3	14,8	13,5	49,8	86,7	17,2	53,8	32,4
1971	16,8	16,2	15,1	14,2	47,3	93,1	18,7	23,2	34,3
1972	18,3	17,8	16,5	16,0	47,5	108,9	21,1	27,9	36,5
1973	19,9	21,8	19,1	19,3	60,0	124,2	23,1	31,0	40,0
1974	20,6	23,4	21,0	22,0	66,3	160,6	29,6	42,7	42,7
1976	24,6	25,7	24,2	26,1	69,5	166,5	32,4	45,6	45,2
1977	29,2	31,1	28,3	28,9	73,0	172,8	35,0	47,3	52,2
1978	44,2	43,2	30,7	29,6	85,0	207,7	39,6	64,1	61,6
1979	54,1	47,7	34,3	34,3	105,3	249,5	48,4	71,8	66,6
1980	69,1	49,5	36,4	37,0	120,6	284,9	54,9	81,0	76,3
1981	58,0	53,7	40,6	45,1	138,8	331,2	62,6	95,6	88,2
1982	62,8	59,9	47,4	53,2	166,1	387,7	72,1	112,3	99,0
1983	74,7	67,4	55,4	59,9	192,3	441,2	81,1	118,5	113,8
1984	84,0	72,8	58,5	65,0	201,9	501,1	92,3	133,7	123,2
1985	96,2	94,7	67,7	73,0	230,9	570,9	105,6	161,3	139,8

Vette en olies - Fats and oils			Groente - kg - Vegetables - kg						
Jaar Year	Kookolie Cooking oil 750 ml	Margarien# Margarines#	Kookvet Cooking fat 600 g	Aartap- pels Potatoes	Tamaties Tomatoes	Kool Cabbage	Beet Beetroot	Groen- boontjies Green beans	Uie Onions
	570	571	572	573	574	575	576	577	578
1970	39,0	13,4	28,2	12,1	29,1	8,3	11,4	30,3	15,0
1971	41,7	17,5	29,4	15,9	37,1	10,0	12,2	34,9	24,7
1972	45,3	17,8	31,1	22,3	37,5	11,8	14,8	36,2	29,7
1973	61,1	19,7	34,5	19,1	50,8	12,2	19,8	45,1	25,2
1974	62,1	24,0	47,0	26,8	55,4	15,3	29,6	55,2	38,5
1976	72,3	28,1	50,8	24,3	60,5	14,0	33,9	61,0	35,8
1977	81,2	28,7	56,8	24,6	61,1	16,1	38,3	60,7	32,7
1978	87,6	32,7	64,9	27,2	63,0	15,2	39,1	64,8	35,3
1979	98,1	38,2	74,6	37,4	73,6	17,2	41,0	77,4	34,9
1980	109,7	44,8	78,8	43,0	87,1	21,0	50,4	98,4	47,0
1981	121,4	46,7	84,6	39,2	111,7	12,9	56,6	117,4	59,9
1982	132,5	53,5	95,8	61,3	102,6	27,4	62,0	133,7	60,9
1983	146,5	57,0	100,5	77,6	121,7	32,8	72,9	184,6	65,7
1984	178,3	63,7	105,1	64,0	140,0	31,0	84,0	163,0	76,0
1985	222,0	77,6	129,1	62,0	130,0	32,0	77,0	170,0	74,0

Boom time for building in black housing plan

By Udo Rypstra

THE Government's plan for new black townships around Johannesburg is expected to boost the building and related industries by R2,5-billion in coming years.

Similar expansion is expected in other areas as the new policy of urbanisation replaces influx control.

This week's announcement may herald a boom, but there is a negative aspect.

Someone has to pay for the housing, be it the owners, tenants, employers or taxpayers. Huge investment in housing makes jobs while construction lasts, but does not generate a stream of goods and services in the way that investments in mining and industry do.

Beneficiaries

Much land has already been bought from individuals by local authorities, several working in conjunction with the SA Housing Trust, the Family Housing Association and the Urban Foundation.

The mass-housing arms of Bester Homes and Stocks & Stocks secured large tracts of land before the announcement or have options on them. Other builders will also have work for years.

Among the beneficiaries will be listed building supply firms, such as cement producers PPC, Anglo-Alpha and Blue Circle and brick suppliers Toncoro and Lucem Bourmat. Cash-build and Interboard will also reap a rich harvest.

Furniture and appliance companies

could benefit from selling goods to black house-owners with disposable income after rent and mortgage payments.

A large part of the project will be based on self-help. Black builders, electricians, plumbers and building supply stores will gain custom.

The projects will stimulate the fledgling estate-agency business in the townships. Hopes are high that increased black property ownership will help to stabilise the townships.

Community services

Property experts estimate that the 13 000 hectares earmarked for new black suburbs will cost developers and local authorities R130-million.

The SAHT estimates about 130 000 stands will become available. Servicing them will cost at least R6 000 a stand, or R780-million in total.

The construction of low-cost houses — a minimum of R12 000 each — would cost another R1 560-million, giving a total of R2,47-billion.

Millions of rands will have to be added to this for community facilities, including schools, shopping complexes and sports grounds.

The expansion of townships is welcomed by regional services councils, the SAHT and the Kyalami Ratepayers Association. Black leaders welcome improved availability of land,

but call for the opening of all areas to all race groups.

Apart from the establishment of a township for high-income blacks at Diepsloot, near Kyalami, the plan does not envisage new ones. It extends existing townships, reducing the need for new mass-transport infrastructure.

SAHT managing director Joe Taylor is happy about the decision to introduce retrospective legislation to prevent speculation in property.

The legislation, as well as final demarcation of the extensions, may be completed this year, says an aide to Minister of Constitutional Development and Planning Chris Heunis.

Mr Taylor believes that providers of low-cost housing will have the biggest role to play.

Those providing houses costing more than R40 000 including stand would not have been able to help the hundreds of thousands of blacks streaming to the Pretoria-Witwatersrand-Vereeniging area.

Exceptions

The Government is raising the qualifying level for subsidised first-time house-buyers from R40 000 to R45 000.

To qualify for the subsidy, the whole unit, including land and services, must not cost more than R65 000 — or R75 000 in exceptional circumstances.

Because of rising land costs, most builders cannot build houses for whites for R65 000. The subsidy is therefore becoming a subsidy for blacks.

Exploited 'Illegals' often pay double and triple rent — Actstop

Actstop, the organisation at the forefront of campaigning for the thousands of "illegals" battling for low-cost accommodation in Johannesburg, has done much to alleviate the high rentals imposed on black tenants.

But, according to Actstop official Mr Ayub Mayet, there are still hundreds of landlords seeking rich pickings from charging two or three times the Rent Board-determined rates.

Tenants who approach Actstop for assistance often found themselves run out of their buildings with 24-hours notice, or accused of running shebeens or brothels.

Although Mr Mayet said "middlemen" were often to blame for the misery and exploitation of their voteless and

legally unprotected tenants, owners should take "a more active interest" in what is happening in their buildings.

Actstop spokesman Mr Cas Coovadia said landlords, through their inaction, were exploiting people's fear of eviction under the Group Areas Act.

Actstop did not believe the creation of "grey areas" would alleviate the problems of low-income people, seeking low-cost accommodation near their place of work.

"It will only exacerbate the problem because people will flock to those areas," Mr Coovadia said.

"Apartheid has caused a housing shortage for black people and a surplus for whites. It is only through abolition of Group Areas and allowing market forces to come into play

that the tremendous demand for black housing will abate and living conditions improve."

Actstop spokesman Mr Mohammed Dangor said that because the State did not want to enforce rent control for so-called illegals in the city centre, they were now "wishing people will leave out of frustration".

"Clearly, the biggest challenge is to improve the quality of life in city centres and other areas. By trying to wish the problem away, they are not going to wish the people away."

Actstop was fighting against Group Areas and for the rights of people to stay at a place of their choice. It maintained that while the Act remained, people would continue to be intimidated and exploited by its possible application.

Owner 'no ^{Star 6/16/88} interest' in ⁽¹²⁷⁾ 'middleman'

The wooden-panelled offices on the 49th floor of the Carlton Centre contrast starkly with the Joubert Park buildings sublet by property "middleman" Mr Dave Malan.

At the Carlton, The Star interviewed the owner of Protea Mansions, Margate Court, Claridge Court, Argyle Court and Branksome Towers, Mr S Goril, Jnr, of Goril Brothers' Investments

He told reporters that he leased these buildings to Mr Malan, the director of Hillcrest Property Management, about nine or 10 months ago on a five-year lease.

He claimed no interest in the business activities of the "middleman", but charged him with erratic payment of rent.

According to tenants of the buildings, Mr Malan was earning huge profits until Actstop intervened in September and they began paying the Rent Board's determined levy

INCREASES

An Argyle Court resident and Actstop member, Mr Pressage Nkosi, said before Actstop intervened Mr Malan was charging R450 for a one-bedroom flat, R330 for a bachelor and R198 for a room with access to a communal bathroom. Residents were now paying R250, R200 and R145, and had been warned of July increases.

Tenants described conditions at the flats as "appalling"

They said that the lifts were often out of order and rubbish was left on the landings for days. The buildings were badly maintained. Toilets were blocked and pipes clogged, and hot water was not always available from the tap

Middlemen exploit Group Areas victims

By Clare Harper
and Sally Sealey

Property "middlemen" are raking in thousands of rands monthly by leasing run-down Johannesburg buildings and sub-letting them to black low-income tenants at exorbitant rentals

Because of their "illegal" status, earners and jobseekers, — desperate for accommodation near the city centre — are forced to pay the rates demanded

Tenants, many on the bread-line, sometimes pay up to half their weekly wages on rent, living in squalid conditions, often without electricity or hot water.

Only one of three middlemen was willing to be interviewed, but he became evasive when ques-

tioned

A Doornfontein tenant, Mrs Joyce Dlangoti, said she paid middleman Mr Erasmus Dreyer R100 a month to live in a discarded truck-container with her daughter.

Mrs Lena Ngwenya (35) paid R50 a month to live in a pantry in a Doornfontein house.

All told — until Actstop intervened — Mr Dreyer earned nearly R4 000 a month from two houses and a garage which he leased for R1 000 a month.

Though Actstop has done much, to alleviate the plight of "illegals" renting in "white" areas, hundreds of middlemen are milking the poor and exploiting the Group Areas Act

● See Page 9.

Rezone PWV land says PFP

Municipal Reporter

Land must be rezoned for residential use and the free market system should be firmly established in the PWV area if the housing backlog is to be addressed properly, say three Progressive Federal Party candidates in Hillbrow.

A statement issued by Mrs Gene Gunther, Dr Matthew Cobbett and Mr Cliff Garrun says vacant and under-utilised land will have to be bought and developed for housing.

Municipal laws governing the occupation of residential buildings need to be revised.

"Private-sector involvement in helping to meet the housing requirements will result in a great boost to the economy," it says.

The repeal of the Group Areas Act is essential so that the excessive pressure on housing and essential facilities in central Johannesburg could be relieved.

Council rejects rent offer

By Jovial Rantao

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The Town Council of Lekoa turned down an offer from Sharpeville residents yesterday to pay rent of R30.

Addressing an emotionally-charged meeting of residents at the Sharpeville Community Hall, the Lekoa council chairman, Mr Esau Mahlatsi, dispelled any hope of rents being reduced. He said the proposed rentals the community wanted to pay wouldn't afford them healthy maintenance services.

He said residents would have to continue paying the R67,32 rentals.

Mr Mahlatsi also appealed to people to buy the houses because they would then only have to pay for maintenance.

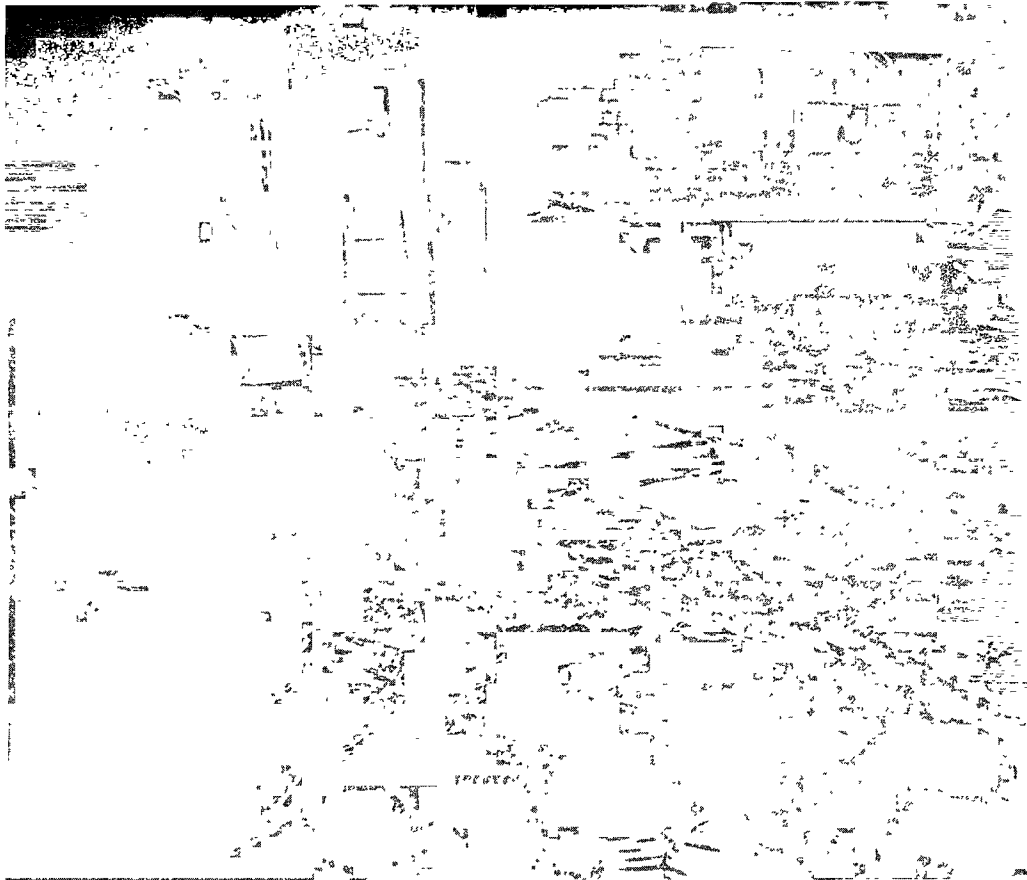
"If you cannot afford to buy a house

now, it's understandable, but I can assure you that no one will buy you out of your house," said Mr Mahlatsi.

"We really cannot afford to pay more than R30. If only the mayor could explain to us how the rent comes up to R67,32 then we would have a better understanding of the situation," said a disgruntled Sharpeville resident, Mr Jacob Mokoena

Six Sharpeville dissident councillors led by Mr Samuel Kolisang did not attend the meeting.

A meeting recently convened by the councillors at the George Thabe Stadium was cancelled after municipal police, accompanied by the mayor, dispersed residents who attended the meeting.



The backyard of Number 68 Sherwell Road Doornfontein, where tenants paid nearly R4 000 a month before Actstop intervened.

Seven families share a garage without electricity or hot water

Railwayman Mr Jackson Mthombeni (44) lives with his wife, Maria, and 11-year-old daughter, Audrey, in less than 6 sq m of a Doornfontein garage

A constant blue haze fills the cold garage from the cooking done on Primus stoves. There is also cigarette smoke from the 14-odd adults living under the same roof.

There is no electricity and no hot water at 68 Sherwell Street. The tenants must cross a waterlogged, rubbish-strewn backyard to reach the outside toilet which serves as an ablution block for the score of men, women and children living in the garage.

The Mthombeni family pay R100 a month for their rectangular "home", which is separated from the six other families living in the garage by a hardboard screen.

Mr Mthombeni says "The rent is not good, it's too much for this small room."

Mrs Lena Ngwenya (35) lives in the kitchen pantry of the main house adjacent to the garage with her husband, Paulas, a steel worker. The room is barely large enough to house the only item in it, the single mattress on the floor.

A broken window and missing door panel are papered over in a vain attempt to keep out the winter cold.

Ms Joyce Dlangoti (32) pays R100 a month to live in a disused truck container in the yard of 66 Sherwell Street with her 14-year-old daughter, Lindiwe. She says she earns R250 a month from temporary work as a driver with the Chamber of Mines.

The tenants of 66 and 68 Sherwell Street pay rent to "middleman" Mr Erasmus Dreyer.

Mr Dreyer does not collect the rents himself but employs a collector, "Kholeka".

Kholeka could not say how much she collected monthly but tenants gave a figure of R3 720.

Sixty of the tenants were evicted from Sherwell Street last week after Mr Dreyer failed to pay rent to the owner, Norbastan Investments (Pty) Ltd.

They were later reinstated after supplying proof of having paid the rent.

Property "middlemen" are milking black low-income earners and job-seekers, desperate for accommodation near Johannesburg, by leasing old or derelict buildings from landowners and sub-letting them to tenants for exorbitant rents. The "middleman" often earns thousands of rands monthly from "illegals". Attempts to get their side of the story met with little success. The Star investigated several properties in Doornfontein, Berea, Pritchard Street and Bree Street. CLARE HARPER AND SALLY SEALEY report.

A co-director of Norbastan Investments agreed to talk to The Star on condition his name was withheld.

Supplying bounced cheques as evidence, he told Star reporters that he had not received "one cent of rental" since Mr Dreyer's first rent cheque in February.

The director said he leased both buildings to Mr Dreyer at R500 each.

He said he had not asked for rent for the first two months so that Mr Dreyer could "clean the place up and re-paint".

Mr Dreyer, he said, told him he managed boarding houses. Mr Dreyer had given post-dated cheques but his Volkskas account had subsequently been closed.

Mr Dreyer, he said, was responsible for maintenance and paying the electricity and water account in terms of the lease.

"The bill has not been paid and is running into thousands of rands," he said.

Attempts by The Star to locate Mr Dreyer failed. He moved out of his last known address at Nedbank Plaza in January, according to the caretaker.

The owner of Park House, Bree Street, is listed as Linnew Investment (Pty) Ltd at the Johannesburg Civic Centre.

Mr Mel Klotz, son of the owner, Mr Solly Klotz, said this week "My father has nothing to say about that building. He let it out to Tony Pharboo. Anything you want to know, ask Tony."

Tenants at Park House said they were paying R120 for a room until Actstop intervened and told them that the rooms were rent controlled at R16, R17 and R18 a month.

Mr Pharboo said he was "getting rid" of this building as it was nothing but trouble.

Mr Pharboo told The Star he hired the building, which includes a shop, for R2 000 a month. Until Actstop intervened he was earning an estimated R3 720 a month from the flats alone, excluding electricity and water costs.

Mr Pharboo is a "middleman" for three Johannesburg buildings — Export House and Park House in Bree Street, and Milton Court in Pritchard Street — which he leases from different owners.

A tenant of Export House, Mr Derek Jacobs, said that living conditions in the buildings were "dusting".

Actstop claimed a man was paying R100 a month to live in a small bathroom on the third floor.

Tenants in Milton Court say they were issued with eviction notices last week after many of them refused to pay the stipulated R200 a month rent for one room.

The Rent Board determination for the rooms is R60 a month "in respect of the white group".

Mr Pharboo, clearly displeased with his defiant tenants, is now considering turning Milton Court into a residential hotel.

Asked about the scale of rentals for low-income tenants Mr Pharboo maintained "I'm not making any profit. I'm doing these people a favour by supplying accommodation."

Mr Pharboo added he would cancel his lease on the building because "it has become more trouble than it is worth".

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6/6/58

from the Cubans. The SA... announced...
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passage...
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Row on Soweto land flaws

(27)
Alloy

CHRIS CAIRCROSS

THE fact that land was classified as dolomitic did not preclude it from being used for urban development, Constitutional Development and Planning Director-General Duggie de Beer said at the weekend.

De Beer was responding to mining house reaction that much of the area to the west of Soweto which government is to rezone for black residential development was unsuitable because of the geology of the area.

He said his department had known of "certain limitations" but he believed this did not necessarily preclude it from any form of urbanisation.

ZILLA EFRAT reports a Rand Water Board (RWB) spokesman as saying 1% of water for daily use in the PWV area came from the Zuurbekom Lake beneath the proposed development.

The spokesman Louise Fourie said it was too early to react to the government announcement of the expansion of the areas west of Soweto.

JCI's property expert Peter Esterhuyzen said a residential area above the lake would pollute the water.

He expected the RWB would object to any development in the area.



No to rent meet

Sowetan 6/6/88

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By JOSHUA RABOROKO

HUNDREDS of Sharpeville residents yesterday boycotted a meeting called by the Lekoa mayor, Mr Esau Mahlati, to discuss the rent crisis in the area.

Residents stayed away in protest against the cancellation of two meetings by the mayor in the township last month.

In one instance, a large contingent of municipal police turned back residents from a meeting called to discuss the rent problem at the George Thabe Stadium. This action was taken in spite of the fact that the conveners of the meeting had obtained permission from a magistrate.

At a meeting attended by about 50 people at the Sharpeville Communal Hall yesterday, Mr Mahlati attacked residents for not paying rent and warned that evictions would continue unabated.

Mr Mahlati, who was earlier accompanied by a convoy of municipal

police, councillors and other officials, also slammed suspended councillors for holding "unlawful meetings" to discuss the rent issue.

He said these councillors did not have the right to use council facilities while they were suspended.

This was the first time Mr Mahlati addressed a public meeting since the outbreak of violence in the Vaal Triangle townships in September 1984.

The leader of the opposition, Vaal Residents' Representative Party, Mr Samuel Kotsang, who did not attend Mr Mahlati's meeting, yesterday announced that he had written to the Administrator of the Transvaal, Mr Wille Cruywagen, to dissolve the Lekoa Town Council because it had "failed to resolve the rent crisis".



PART of the crowd which attended the meeting yesterday called by Molapo College of Education students to brief parents about events which led to their dismissal from the college last week.

Protest over expansion

Sowetan 6/6/88

127

MINING giant Johannesburg Consolidated Investments is to protest to the Minister of Community of Constitutional Development and Planning Chris Heunis on the westward expansion of Soweto.

The Minister announced last Thursday that a number of townships were to be expanded to provide sufficient residential accommodation.

JCI have said that the area is geologically unsuitable for such development. The group said dolomitic geological conditions and an underground lake meant that little more than a small section could be used for housing.

Peter Esterhusen, manager of JCI's property division, said earlier that the underlying dolomite in the region meant the costs of high quality underground equipment for the

provision of services — for the prevention of leakages and the consequent opening up of sinkholes — would be prohibitive.

He also said the establishment of a residential area above the underground lake, which was important to the Witwatersrand, would lead to pollution of the water.

Policy

While welcoming the latest government initiatives regarding the expansion of black townships in the PWV, the Witwatersrand Chamber of Commerce and Industry said it was vital that urgent attention be given to the re-formulation of a national housing policy.

"Minister Heunis' announcement is welcomed but the national housing policy needs to be revamped to address the urgent needs of our rapidly urbanising society," said WCCI.

President, Mr Henrie Viljoen

"The policy has a definite requirement in identifying the perspective roles of the public and private sectors".

Mr Viljoen said the WCCI welcomed the fact that the Government was addressing the critical shortage of land for expansion and was particularly pleased the proposed Norweto Development had been scrapped.

"In our comment on the draft guide plan for the Central Witwatersrand in 1986, we maintained that the proper approach to the shortage of housing for blacks would be to relax and then to abandon the unworkable concept of total residential and municipal segregation by race.

"We will be evaluating the Heunis proposal against this background and will also focus on the extent to which further urban sprawl is encouraged with its attendant inefficiencies and enormous transportation difficulties."

Mr. Viljoen said the WCCI would again raise the question whether a viable alternative would not be to develop land close to the city centre for higher density multi-racial use.

Stauder
TUESDAY, 7 JUNE 1988

HOUSE OF DELEGATES

Includes reworked version

Mr. K. Chetty

Mr. K. Chetty
Mr. K. Chetty

in order to enable it to participate in the supply of houses

(v) Departmental projects are carried out from time to time

Housing units built to be built

92 Mr. K. CHETTY asked the Minister of Housing

(1) (a) How many housing units for Indian occupation were built in the Transvaal in 1987 and (b) what is the number to be built for members of this population group in this province in 1988.

(2) whether there is a shortage of housing in the Transvaal, if so, (a) what was the estimated shortage of housing for Indian families in this province at the end of 1987 and (b) when is it expected that this shortage will be eliminated?

THE MINISTER OF HOUSING

(1) (a) Units built with funds derived from the Housing Development Fund in the 1987/88 financial year are 369 Apart from the 340 units built by private developers in Lesapa Extension No.1, figures for other units built by the private sector are not readily available

(b) Units to be built with funds derived from the Housing Development Fund in the 1988/89 financial year are approximately 1 552. Information regarding the number of units to be built by the private sector is not readily available

(2) Yes

(a) 6 332. For the income group up to R1 000 per month. Figures for the income group over R1 000 per month are not available as no waiting list for this group is being kept at this stage

(b) Possibly within the next ten years

Mr. K. CHETTY asked the Minister of Housing

the policy of his Department in respect to the provision of homes for Indian people living in the (i) sub-economic group and (ii) economic group and (b) what steps are being taken in this regard?

THE MINISTER OF HOUSING

(a) (i) My Department follows the following policy in order to supply adequate housing for both groups

the allocation of Housing Development Funds in the most effective way possible in order to ensure optimum access to people for housing.

a sales campaign to alienate all saleable units to present tenants, encouragement of the participation of the private sector, and planning of housing projects to be earned out departmentally

(i) Funds are being allocated to local authorities in order to enable it to satisfy the existing needs

(ii) The sales campaign has been extended on numerous occasions in order to enable tenants to acquire the properties they occupy

(iii) Funds are being allocated to utility companies and land is being made available to development companies

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Soweto expansion feasible if done 'safely'

127 B/day 7/6/88

Govt to investigate dolomitic conditions

GOVERNMENT geologists will undertake a thorough investigation of the dolomitic conditions in the area earmarked for the expansion of Soweto before any housing development takes place

Many areas around the PWV area have been developed on dolomite, including parts of Pretoria, Midrand, Germiston, Boksburg, Vereeniging, Meyerton, Krugersdorp, Westonaria, Carletonville, Delmas, Potchefstroom and Stilfontein.

"Most of the area west of Soweto is dolomitic, but it is still possible to develop on dolomite providing this is done sensibly and safely," said Nok Frick, chief director of geological survey at the Department of Mineral and Energy Affairs.

"Zoning an area for development does not mean development will take

ZILLA EFRAT



place. A full geological engineering investigation, including stability and foundation investigations, will first have to be made.

"The land must also be assessed for its mining value."

"Dolomite affects the economy of development and special provisions must be incorporated into the design of buildings."

Frick advised speculators and

building societies to ensure that proper engineering and geological investigations had been done before investing in any land in the area.

Dave Buttrick, engineering geologist at the unit for applied studies on dolomite, said "An overall assessment must be done to determine the category of development that can take place."

"Depending on the risk assessment, land will be categorised for residential, commercial or industrial development. Some areas may be found to be unsuitable and no development will take place there."

Part of the area allocated for the expansion of Soweto, the Gemshokfontein dolomitic ground water compartment, was definitely not suitable for housing development at this stage, said government geologist Robert Kleywegt.

Tenants charged R45 levy

By Clare Harper

Joubert Park tenants of buildings managed by Hillcrest Property Management were threatened with eviction yesterday after they refused to pay a R45 service charge on top of their monthly rent.

An Argyle Court resident and Actstop member, Mr Moses Moeshoes, served an order of the peace on property "middleman" Mr David Malan and his security manager, Mr Mike Milton, yesterday after he was allegedly threatened

Ms Jennifer, Rutine, who said she was paying R190 a month for a room with access to a communal toilet in Argyle Court, said she was told "not to show my face at the building" after refusing to pay the levy.

Mr Moeshoes said that when negotiations were held between tenants and Mr Malan in January, they had agreed to pay a service charge, but Mr Malan had said they could withhold payment if there were no services.

Actstop claims about 22 tenants of Argyle Court, Branksome Towers, Claridge Court, Margate Court and Protea Mansions had refused to pay the levy.

A spokesman said tenants paid rent through an attorney's account after Mr Malan refused to accept rents without the service charge.

Asked why tenants were refusing to pay the charge, Mr Malan said "Nobody is refusing to pay, only the committee (Actstop) members."

Asked why he was charging R45 for services which tenants claimed were non-existent, he said "There are services."

He would not say what these services were.

5/2
8/16/87

30 000 housing units for 450 000 people

Botshabelo facilities pathetic, says Soal

By David Braun
Political Correspondent

Botshabelo is a city the size of Zurich in terms of population — but there the similarity ends.

From statistics supplied to Parliament yesterday, this shanty settlement of 450 000 blacks outside Bloemfontein has fewer than 30 000 housing units of which only about 1 000 have electricity, 619 have water-borne sewerage and 33 have a telephone.

These figures were supplied by the Minister of Education and Development Aid, Dr Gerrit Viljoen, in the House of Assembly this week.

He was replying to questions put by Mr Peter Soal (PFP, Johannesburg North).

Mr Soal said afterwards that the situation was worse than portrayed by the Minister

The department's estimate of the population was 450 000 — residents put it at closer to 700 000, he said. "The facilities provided for them are pathetic and inadequate."

Mr Soal said that, on a recent visit to the settlement during the rainy season, he could not meet people with whom he had an appointment because they were stranded in the middle of a huge quagmire.

"People could not cross some of the roads, not even on foot. They slithered about in the thick mud" (Dr Viljoen's statistics revealed that, of the 525 km of road in the township, only 37,3 km were tarred).

Mr Soal said that, for many people of Botshabelo, a way had to be found to leave and enter the township every day. There was too little employment in the settlement itself.

"People have to travel far to find work in Bloemfontein and this erodes their pay packets considerably."

(The Department of Transport subsidises bus transport from Botshabelo to Bloemfontein. A five-day ticket along a 65 km route costs R20,50 — excluding the R12,70 subsidy. A similar ticket along an 82 km route costs R26, excluding a subsidy of R15.)

Mr Soal said the Minister's figures revealed that the entire population of Botshabelo was housed in 11 150 houses and 18 650 informal structures.

Tents for shelter

The official housing waiting list contained 3 658 people while 200 tents were being used to shelter those waiting.

The average number of people living in each housing unit was 15.

Mr Soal said Botshabelo needed a crash programme to upgrade its facilities and the socio-economic living conditions of its people.

Randfontein ratepayers to pay more

By Gien Elsas
West Rand Bureau

5/16/88
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Randfontein Town Council announced a total income and expenditure budget of more than R45 million at a special meeting last night

The chairman of the management committee, Mr Roy Harris, said the ratepayer would have to shoulder several increases

The price of water would increase by 8,5 percent from July 1, meaning that the consumer using 25 kl of water a month will pay an additional R1,63 a month

Electricity will increase from October 1 by a maximum of 6 percent with 1 000 units costing R5,20 a month more

Rates and taxes will increase in two phases From July 1 the tariff will increase from 4,3 c in the rand to 4,5 c in the rand From January 1989 this will be increased to 5,1 c in the rand

A property valued at R20 000 will cost the owner an extra R6,50 a month in rates from January.

'Enormous bill for taxpayer'

'Little Norweto' plan rejected by protest group

Stw 9/16/88

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By Shirley Woodgate,
Municipal Reporter.

Plans to establish a "Little Norweto" in Diepsloot, north of Johannesburg, have been rejected by the Greenbelt Action Group, the protest committee formed in 1986 to oppose the siting of a massive black township in the area.

GAG said it was totally opposed to the watered-down version of a full-blown Norweto "irrespective if it became a free settlement area".

"It once again sites a new town in isolation from the surrounding infrastructure and the growth needs of the nearest municipalities.

"If 'Little Norweto' goes ahead, the taxpayer will be faced with an enormous bill for infrastructure for the least cost-effective solution and it

Group alleges 'token gesture'

The Greenbelt Action Group has alleged that an invitation to it to nominate a representative on the consortium investigating the provision of land for black housing was a token gesture.

"We very much appreciate this gesture by the Minister of Constitutional Development and Planning, Mr Chris Heunis, in 1986 but nothing has actually changed," said the chairman, Mr Eric Fletcher.

The protest group was included in the consortium to advise the Minister following its vigorous opposition to plans for the establishment of a 3 500 hectares township dubbed Norweto to house 250 000 blacks north-west of Sandton and Randburg.

GAG statement spelled out its main standpoints laid out in its representation to the Minister.

They were the recognition of the urgent need for land for future black housing to be speedily identified, and that planning of this land should be carried out with due regard for the 1986 White Paper on Urbanisation as well as factors such as environment, sociology, transport, work opportunities and cost factors.

GAG also said that public opinion had to be considered in any investigations that were conducted.

A final standpoint was that the greater portion of the northern area surrounding the confluence of the Jukskei, Hennops and Crocodile rivers should be protected as a green belt area for posterity.

would take up to five years to provide infrastructure which would not alleviate the housing shortage.

"Major planning considerations including the socio-economic structure of the area, road and rail transport, job opportunities, pollution, conservation, physical suitability and development costs have been totally ignored in the siting of the town in the Diepsloot area."

GAG questioned the effectiveness of mechanisms to maintain "Little Norweto" as a town for high income groups and said no thought had been given to its effect on surrounding municipalities.

"We consider it vital that the relevant Regional Services Councils and these four towns — Sandton, Randburg, Midrand and Verwoerdburg — are brought into consultation to find solutions to the problems," GAG said.

The group emphasised that its objective was to gain firm legal status of the northern greenbelt area to protect its valuable assets for future generations.

The chairman, Mr Eric Fletcher, also pointed out that any statements made by Mr Nick Taylor on "Little Norweto" reflected only his personal views as he relinquished his executive duties in GAG last year.

Indian families refuse to move

Star 9/16/88 (127)

By Shehnaaz Bulbulia

Thirty-two years after Pageview was declared a white area, 67 Indian families are still battling to stay in the western Johannesburg suburb

Pageview residents rejected, by a unanimous show of hands at a meeting this week, an offer to occupy Octavia Flats in Mayfair East. Residents felt the accommodation was unsuitable.

The meeting was organised by the Save Pageview Association (SPA) to gauge the residents' reaction after they saw the flats on Saturday.

Angry residents said the flats were costly, small and uncomfortable, and at least 50 years old.

One said "Octavia Flats are located in a white area and we need a permit to reside there. They are throwing us out of one white area and resettling us in another. Surely that does not make sense."

At a meeting held on May 24 the association's executive members were told by Mr. O K Muser, regional representative of the Department of Housing and Works in the House of Assembly, that 36 three-bedroom flats were available for immediate occupation for about R48 000 each.

Resident, Ms Rashida Amod, said: "The flats are very expensive and the building looks like a military barracks."

"We are paying to live in a dump. I'm not prepared to move there. Why don't they just leave us in Pageview?"

A teacher who wishes to remain anonymous said: "I have no words to describe the place. It's quite obvious that they're taking advantage of us because we have no other place to go to."

"The ideal situation is to leave us where we are."

'Insanitary' — Star 9/6/88 clean-up order

(127)

By Clare Harper

The owner of an "insanitary" Doornfontein building has been warned to clean up his premises by the city council after The Star published details of conditions faced by the 60-odd tenants.

If the building was not cleaned, action would be taken against the owner, a city council spokesman said.

The spokesman stressed the council had not taken any action against the tenants nor served them with eviction orders.

The owner, who leased his building to a "middleman", Mr Erasmus Dreyer, on condition it was maintained in accordance with health regulations, was now being obliged to clean-up or evict the tenants.

He said yesterday he did not want to evict the tenants; who would consequently be left homeless. According to the owner, Mr Dreyer had not paid for the lease of the building, managed or maintained the building, or paid the electricity and water accounts, although he had collected rent from the tenants until May.

As a result, the building had fallen into disrepair and was "insanitary", he said.

He said his only options were either to evict and demolish or to "clean-up and reduce the number of tenants".

He had lost thousands of rands on the building already and could not afford to be summonsed by the Health Department, he said.

This week, The Star disclosed how property "middlemen" were charging exorbitant rents to black job-seekers desperate for low-cost accommodation near the city, while landowners were often unwitting slumlords.

Vaal residents decide to pay Town Council

Sowetan 9/6/88 (127) 23

FOUR hundred Sharpeville residents yesterday decided they would start paying R30 with immediate effect to the Lekoa Town Council for service charges in an attempt to cut down their mounting arrears.

At the meeting held at the Ethiopian Church in the township, the residents also called on the council to stop further evictions and the intimidation of rent defaulters until residents met the mayor, Mr Esau Mahlatsi.

Leading discussions at the meeting, the leader of

By JOSHUA RABOROKO

Vaal Residents Representative Party, Mr Samuel Kolsang, said the decision was taken because the residents wanted to pay services while the rent issue was pending.

The residents have reiterated their demands that rent be reduced from an average of R60 to R30 because most of their homes have already been paid off. They argued that their houses were old because they were built as early as 1939.

Yesterday's decision will partly bring to an end a boycott against the payment of rent and services which started on September 3, 1984.

Many families have been evicted from their homes following failure to pay tariffs. Mr Mahlatsi has warned that residents should pay rent or face prosecution. He encouraged people to buy their homes under the new discount scheme.

Mr Kodsang told the meeting that the residents should be careful when buying their homes under the new scheme.

Burst pipe leaves flat under water for two days

Mr Michael Oliphant of Westbury shows the rusted pipe which burst in his flat.

By Paula Fray

While his second-storey flat was left at least 30 cm under water, a Westbury resident struggled for two days to get the Johannesburg City Council to stop water gushing from a burst pipe.

Mr Michael Oliphant, of 1618 Cecil Court, woke up at 1 am on Saturday to find water streaming from a toilet pipe which had burst.

As the flat is rented from the council, Mr Oliphant then contacted the emergency numbers — to no avail.

Mr F W Robbins, the acting director for the Johannesburg City Council housing, said the council did have weekend facilities. He would not comment until he had looked into the incident.

Mr Oliphant's one-bedroomed flat was waterlogged and his carpets, furniture and clothes were damaged. His six-year-old daughter, Glenda, woke up in the

Council

ignores

a plea

for help

5th 10/6/88

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might and stepped into knee-deep water.

The water seeped through the floor into the first-floor flat while the neighbours on the ground floor were flooded out by water flowing from the balcony.

After phoning the emergency numbers, Mr Oliphant said he contacted Mr Percy Pefter of the Coloured Management Committee. He says Mr Pefter refused to speak with him.

Mr Pefter could not be contacted to comment. Numerous phone calls later, as well as trying to see a Mr D Allee of the Westbury Rent Office, Mr Oliphant eventually got hold of the City Council.

Mr Allee, who Mr Oliphant says was "too busy" to see him, confirmed that he was unavailable.

Mrs Mary Paleman, who lives on the ground floor, said yesterday her floor was soaked with water, while water was dripping through her bathroom.

Mrs Mary Paleman sweeps up the water which dripped from the flat two stores above her

Photos by Stephen Downes

Lenasia planning council protest

By Lloyd Coutts

The Lenasia Management Committee (LMC) is up in arms about the Johannesburg City Council's refusal to appoint the man they want as director of housing

LMC spokesman Mr Lloyd Naidoo yesterday said committee members would demonstrate against the council's refusal to appoint Mr H W K Cunningham-Scott at its meeting on July 14

He said the committee had been asked by the council to make recommendations on the appointment of a director 'On May 11, the committee resolved that Mr Cunningham-Scott be appointed

At a meeting yesterday, a council legal adviser informed the committee it was not empowered to make such appointments, Mr Naidoo said

Acting Town Clerk Mr Pieter Mathee confirmed that the LMC is not entitled to appoint officials.

The director would be responsible for white, coloured and African areas "If it were only for Indians it would be a different story," he said.

The LMC had decided each senior deputy director of housing would be given three months in which to act as director Mr Cunningham-Scott had completed his stint and the other deputy, Mr Robbie Robins, was in the middle of his.

A final decision, which would have to be made by the full council, would be made in August, Mr Mathee said

Mr Naidoo agreed his committee was not empowered to appoint an official, but said "At a meeting with the town clerk they insisted we make an immediate decision

"Why ask us for a resolution when they have no intention of affording us the justice of the recommendation? Why ask us for a resolution if they have no intention of using it?"

Sinkhole threat in new western Soweto areas

Star 11/6/88

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PAT DEVEREAUX

Township houses could be swallowed by sinkholes if plans go ahead without a full survey and investigation into the land recently demarcated for black urban development, according to geological experts and a large mining company.

The company, Johannesburg Consolidated Investments, announced this week that it planned to protest to the Minister of Constitutional Development and Planning, Mr Chris Heunis, about the westward expansion of Soweto.

JCI said in a statement that it believed "the majority of the area demarcated for development west of Soweto is highly undesirable for such development because of inherent dolomitic geological structures and existing mining activities"

The manager of JCI's group of companies property division, Mr Peter Esterhuysen, said the group had investigated the Surbekom and Panvlakte areas for a housing scheme 15 months ago.

"We conducted an expensive geological survey but found the area was suspect as far as sinkholes are concerned because of dolomite in the area. Water leaking into the dolomite from sewerage or water pipes can cause cavities," he explained

If townships were constructed the area would have to be closely monitored

"The setbacks are, that the ground and special building plans would have to be prepared, making it an expensive area for housing," he added.

A spokesman from the University of Witwatersrand, town and regional planning department, said "It's worse than that. There is a ring of dolomite deposits all over the Pretoria-Witwatersrand-Vereeniging (PWV) area — much of which falls into the area allocated for black townships

Problems

"Soweto has already been built right up to the edge of the dolomite formation, Katlehong is built quite close to it and we are already seeing problems in Lenasia housing which has encroached on the area. But it is worse on the West Rand," he said

"Dolomite is stable as long as the underground water table is not tampered with. However, large mining companies are pumping water out and not replenishing it — which may cause large sinkholes

"If there is a water shortage, the Rand Water Board, which has the water rights in the Surbekom

area, may begin pumping the 'pure' water out, causing the water table to drop, and a number of houses could disappear into sinkholes"

Asked what building plans were needed to secure housing, he said "Fault lines would have to be inspected and houses would need double foundations — which makes for expensive housing"

Devereaux also queries about the recent Land Allocation, the Deputy Director-General of Development and Planning, Mr Nico Viljoen, said the department was aware of development constraints "such as mining rights and activities, undermining and dolomitic formations as well as the Surbekom dolomitic water compartment in an area of some 21 000 ha which has been identified for urbanisation to the west of Soweto"

Investigations into the "suitability of the land, mining activities, mineral deposits and the actual demand for expansion" would follow, he said. Because of the extent of the area under consideration, "development will have to be phased over many years".

Mr Viljoen said certain areas would be used for passive, and active recreational facilities rather than housing

After considering all aspects, his department had decided to approve in principle that the area to the west of Soweto could be considered for urbanisation

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Star 11/6/88

127

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PAT DEVEREAUX

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CAPE TOWN — The maximum permis-

Church Notices

Church Notices

City landlords accused of exploiting blacks

12/6/88
(127)
C/PRO

Allegations of sexual harassment

Accusations - from sexual harassment of women to let-pressed homeless sleep in a communal toilet for an exorbitant fee - against several flats in Johannesburg

Thousands of blacks, coloureds and Indians, who have in recent years flocked to the city centre, have generally been subjected to exploitation by unscrupulous

landlords taking advantage of their illegal status

The Johannesburg Central Advice Centre, which opened its doors in January this year, on Tuesday re-

vealed several instances of misconduct on the part of caretakers

The cases clearly indicate misconduct against blacks who have chosen to

live in the city mainly to be close to their places of employment, as well as because of the backlog in housing for blacks

A Jcac spokesman said of nine complaints of harassment by caretakers lodged at the centre, three were of a sexual nature involving female tenants.

One case, the spokesman said, related to a caretaker allowing people to sleep in the communal toilet of a building in his care for R100 a month.

The spokesman said there was even one reported case of a caretaker handing over two children to a welfare body without their mother's consent or knowledge.

Other reported cases, according to the spokesman, included three of caretakers charging "visitors' fees", four of them assaulting tenants, and two involving the confiscation of tenants' property

The spokesman said there had also been seven cases of either landlords or caretakers not refunding deposits to tenants at the time of them vacating their premises

The reasons advanced by caretakers for evicting 15 women and seven men over a five-month period have also been questioned

"In all cases, they accused tenants of running shebeens or brothels, or of being members of Actstop (set up to challenge the evictions of blacks from so-called white areas under the Group Areas Act).

"Upon investigation, there were found to be just four cases of tenants running shebeens," the Jcac spokesman said

During January and February, 82 families from several buildings in Joubert Park, Johannesburg - Clar-

idge Court, Margate Court, Protea Mansions at Branksome Towers - evicted. The exact number of people is not known.

In April, five families comprising 14 people evicted from Lynd Court in Berea, Johannesburg And, last month, 80 people living at Sheela Place in Doornfontein, Johannesburg, were subjected to a similar fate.

The Jcac spokesman said: "Although significant victories have been won through the struggle of tenants themselves for right to permanent residence in Johannesburg qualification for rent control, there still remain thousands of black people who are being forced to pay three times more rent-controlled amounts."

"Black people living illegally in Johannesburg need the reassurance and support of the widest possible range of organisations and interest groups.

"This could be done concretely by regularly lighting the plight of the people in Johannesburg and an all-round assault on the Group Areas Act."

Three prominent members of the church - Rev Peter Storey, Rev Day Newby and Rev Day Ching - had also provided food and support for evicted tenants.

Lekoa mayor dashes residents' rent hopes

By STAN MHLONGO

THE hopes of thousands of residents were dashed this week when Lekoa mayor, Esau Mahlatsi, stuck to his official stance and refused to allow a reduction in rent.

Addressing a meeting in Sharpeville, Mahlatsi said this meant residents should pay their outstanding arrears. Those with financial problems could bring them to the attention of the council.

The residents' demand for rent to be cut to R30 — one of the issues behind the 43-month rent boycott — was also rejected by Mahlatsi.

"The council doors are open — all those who have problems paying their

rent will be given a hearing."

Mahlatsi said the Matthee Hite Commission in 1985 found that Vaal rent and service charges were not excessive as alleged by the Vaal and Sharpeville civic associations.

Less than 200 residents attended the meeting at the local communal hall.

The meeting came in the wake of a ban on two residents' meetings on May 15 and May 29.

A number of people expressed disappointment after the meeting. Vaal resident, Anna Modibedi, said "Mahlatsi did not address us on the rent matter. His attitude was that of a pure dictator."

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Hopes of hot water in Berea after council call

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str 13/6/88



By Clare Harper
A Johannesburg property "middleman" has been galvanised into action by the Johannesburg City Council, after tenants — including pensioners — complained to The Star they had been without hot water for two weeks.

Tenants of Coniston Court, Berea, managed by property "middleman" Mr David Malan, a director of Hillcrest Property Management, said they had been complaining about the hot water to the caretaker on a daily basis for "at least a fortnight".

A pensioner of Coniston Court, who asked not to be named for fear of victimisation, said she had been boiling water to bath, which would "shoot up" her electricity bill.

She said she had to "crawl up the stairs" because the lifts worked for only one hour in the morning, and a few hours in the afternoon — "and sometimes not at all".

When things broke down they were not fixed, she claimed.

She said that once when the lift broke down, it was fixed only when the Meals on Wheels organisation complained.

During a visit to Coniston Court, The Star discovered that a white pensioner in the building was paying R262 in rent while a black family was paying R410 for the same sized flat.

Asked to explain this, the caretaker of the block, Mr Bennie Ward, said pensioners were "looked after".

Mr Ward was visited by the gas department of the city council after complaints were lodged of a "gassy smell" in the building.

Mr Ward said they found there was no gas leak, but a blockage in the pipe.

He assured The Star the hot water system would be repaired.

Lekoa loses R50-m

Sowetan 13/6/88

THE Lekoa Town Council has lost an estimated R50-million as a result of non-payment of tariffs and may lose more if the rent crisis is not resolved.

Acting town clerk Mr P A van der Westhuizen said the council had decided to use many methods, including evicting defaulters, to recover the money from the residents.

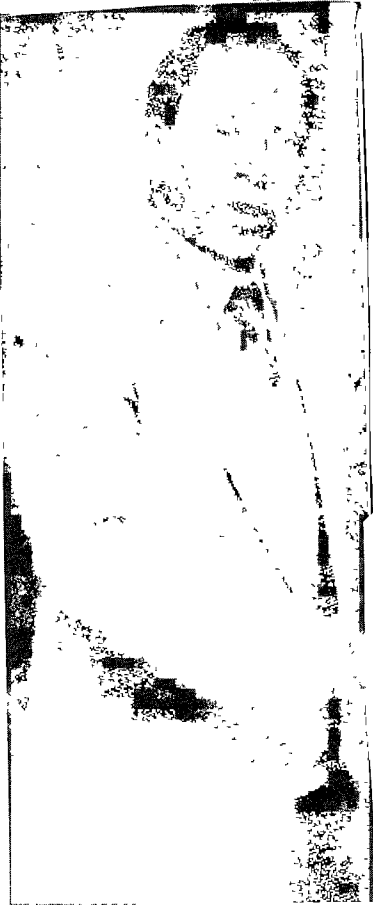
Mr van der Westhuizen told the *Sowetan* that it was "senseless" for residents to stay in council homes without paying tariffs. The council has to pay the Rand Water Board, Eskom and other facilities used by residents.

He welcomed a decision by residents to pay R30 per month for services in an attempt to cut down on their arrears.

He said in some instances they will look into personal circumstances before writing off arrears, but warned "this will not be a blanket decision".



COUNCILLOR Samuel Kolisang



Residents pay

Sowetan 13/6/88

MORE than 300 Bophelong residents near Vanderbijlpark yesterday resolved to pay R30 to the Lekoa Town Council in an attempt to cut down on their rent arrears.

At a meeting held at the Methodist Church, the residents also decided to call the mayor, Mr

Esau Mahlatsi, to address them on their problems.

The leader of the opposition Vaal Residents Representative Party, Mr. Samuel Kolisang, told the meeting that it was important that residents paid R30 a month

pending a decision by the council to hold a residents meeting to discuss the rent crisis.

Bophelong residents will hold another meeting at the church tomorrow at 12 noon to decide on when to start paying the R30, while a meeting will be held at the Sharpeville (Vuka Zenzele) Methodist Church at midday on Wednesday.

Acting town clerk, Mr P A van der Westhuizen has welcomed residents' decision to pay R30. He said payment of arrears will be discussed later.

15/6/88

Johannesburg budget carries a 'huge price tag' — Leon

By Shirley Woodgate,
Municipal Reporter

Johannesburg's R1,5 billion budget was described today as "a stick and paste job offering the illusion of temporary relief for ratepayers but masking a huge price tag which they will have to meet" by Mr Tony Leon, leader of the Progressive Federal Party in the council.

"The path of the future growth and renewal of this city is littered with the broken promises of a dishonest Government

"Johannesburg ratepayers must pay more because the Government is diverting more to the cost of its disintegrating policies which have spawned over a thousand MPs and a bulging gravy train led by millionaire civil ser-

vants"

He said nearly R30 million was owed by the State to the people of Johannesburg

This included the loss of R7 million in trade licences to the Regional Services Council and a R17 million subsidy shortfall, mainly for Jomet schemes

"Another failure by the State to meet its obligations is its refusal to pay full rates on State and Sats-owned land, amounting to a shortfall of R4,8 million"

He labelled suggestions that the budget could be balanced by levying rates on improvements to property as "voodoo economics", and warned that this would penalise efficiency and kill off increased growth

Spending on housing (127) Star 15/6/88 criticised by the PFP

Johannesburg's expenditure on housing lagged far behind the revenue income and the capital account over the last six years, said Mr Issy Schlapobersky, Progressive Federal Party spokesman on finance, in his budget speech today.

The housing allocation had merely increased from R19 million in 1982 to R21 million in 1988 while the revenue and capital accounts had trebled in the same period.

He saw the situation as an example of the lack of muscle which the National Party and the Independent Ratepayers' Association had promised when they went into coalition in 1982.

Mr Schlapobersky also highlighted the fact that the ratepayer's burden was proportionately heavier today than in 1982. Income from revenue had increased to 260 percent of what it was in 1982, but it should have been only 210 percent based on 12 percent per annum compound, yet few ratepayers could claim their income had trebled over the last six years.

The taxpayer's burden could be relieved by using the heavy surplus in the year in which it occurred as well as reinstating the revised estimates in mid-year as was the custom in previous years, he said.

'Good news' budget for Jo'burg residents

Star 15/6/84

By Shirley Woodgate, Municipal Reporter

Johannesburg householders were today presented with a R1,5 billion "good news" budget with tariffs increased from July by only 6,3 percent — but there is little doubt that the crunch will come next year after the dust from the October municipal elections has settled.

Presenting his last budget, near the end of a record-breaking 35 years in council, management committee chairman, Mr François "Obie" Oberholzer announced that ratepayers would pay an average of only R9 more a month to meet tariff increases for electricity, sewerage and water.

But he warned that these moderate increases were "probably the last of their kind". Increases well below the inflation rate have been levied on ratepayers since 1984.

Up goes the cost of electricity by 7,5 percent or 64c for every 100 kWh, water by 10 percent which means a householder using 40 kl will pay R27,56 instead of R25,04, gas by 10 percent, pushing the average monthly cost up by 72c from R8,08 to R8,80 and bus fares by 7,5 percent from July.

● See Page 7.

Soweto: A slumbering giant or an animal tamed by carrot and stick?

By Jo-Anne Collinge

On June 16 1976 The Star broke the news of the Soweto uprising to the nation with a story that began: "At least one child was shot as about 300 police fired hundreds of shots into the air as they tried to quell a riot involving more than 10 000 Soweto high school pupils today."

The story recounted how a mass march in protest against the use of Afrikaans in schools developed into a violent confrontation between pupils and police.

It records that the Divisional Commissioner of Police, Brigadier S W le Roux, "ordered the press to leave Orlando immediately and said he had 'no information' about any disturbances".

Today, under emergency rule, no reporter could legally be at a scene of "unrest" such as erupted on June 16 1976. And if, as on that fateful June 16, the police had "no information" about disturbances, the public would probably remain in ignorance until the police obtained such information and decided to release it.

Reporters in 1976 referred to Soweto as the "shadow city"; 12 years later it re-

mains an area of darkness to many beyond its bounds, effectively separated by a "buffer" of mining and industrial land and by the Government's communication gag.

Is Soweto a slumbering political giant, capable of awakening, or is it a tamed animal, rendered docile by the carrot of "reform" and the stick of the emergency?

Probably, few would predict the ultimate role of the township that has already written itself decisively into the history of South Africa.

There are many who argue that Soweto is today more politically conscious and united than at any stage since 1976/77, despite mass detentions of civic leaders and regional political figures.

When the country was aflame with protest in 1985/6, Soweto was relatively quiet.

Most schoolchildren in the area spent months out of school, but Soweto was not the scene of strong consumer boycott action, its workers were not particularly enthusiastic about stayaways, and rent boycotts in the area started a year or more later than in other centres.

But some time after the

current two-year stretch of emergency rule the political climate changed:

● During the parliamentary election of May 1987, calls for "protest action" made, among others, by Cosatu and the UDF brought two days of ghost-like quiet in the factories and commercial areas of Johannesburg. This scene was re-enacted earlier this month when three days of protest were announced.

● Schools were vacant on the above occasions, and recently in many parts of Soweto there have been class boycotts of varying duration, apparently sparked by detentions of high school pupils. These detentions took hold from March onwards and appear to have been a reaction to the revival of SRCs in the schools.

● The rent boycott continues two years after its start and many evictions later. It is not possible to indicate the extent of support for it.

The 1976 riots burst upon a largely unsuspecting government. Mr Botha has seen to it that if a storm were building once more in Soweto, the rest of the nation would be unaware that the winds were gathering force

Body against proposed multiracial township

SK 17/6/55 By Duncan Guy

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Members of the Greenbelt Action Committee (GAC), who are up in arms about plans for a 600 ha elite town open to all races, will write to the Minister of Constitutional Development and Planning, Mr Chris Heunis, to demand a copy of his department's report on plans for the area.

The plans were drawn up by a consortium in which one of the members, town planner Mr Fanie Harker, participated at the GAC's expense.

However, he has not been able to receive a copy because it is a department report, Mr Harker told a meeting of about 30 GAC members this week.

The group believes such an isolated high-income settlement would not be possible without eventually becoming a ghetto and a slum because of a lack of infrastructure. The plan should rather be incorporated into existing neighbouring municipalities, they said.

GAC chairman Mr Eric Fletcher said he would soon be meeting National Democratic Movement leader and Randburg MP, Mr Wynand Malan, for talks.

HERE

Exciting news
A brand new style
— the latest from

CP might join battle in Sandton

S for 18/6/88

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THE CONSERVATIVE Party is for the first time seriously considering the possibility of contesting certain wards in Sandton and has criticised "The Sandtonians", the group which entered the municipal elections on a non-political basis last week, as unrealistic.

Said Mr Fred Rundle, Johannesburg Regional Chairman of the CP. "There is no place for non-political people in the new dispensation. Municipalities have now been given the power in terms of the new legislation to turn suburbs into black ghettos.

"It takes an individual with political knowledge to handle the matter."

SARA MARTIN

Meanwhile, both the Progressive Federal Party and the National Party said yesterday they would prefer not to comment on the issue at this time.

Both parties said they were planning their strategy and hoped to be in a position to comment shortly.

According to their nine-point Charter of Principles released this week, the Sandtonians believe that

- Sandton's civic affairs should be directed by Sandtonians who are not subject to control of any party political caucus

- Sandton needs a town council which consistently consults and co-operates with the ratepayers

to whom councillors must be solely accountable

- Sandton urgently needs a town council whose innovative and inspired leadership will develop a highly motivated and productive municipal administration

- Sandton urgently needs a town council capable of bold, imaginative and properly integrated planning designed to make Sandton a safe and desirable place in which to invest and live.

- Sandton's town council should actively encourage Sandton-based interest groups seeking to enhance the character and welfare of our town.

- Sandton's town council should be far more committed to the preserva-

tion and extension of parklands and to the beautification of Sandton's streets and public areas

- Sandton's town council should be particularly sensitive to the opinion of Sandtonians when responding to issues involving national politics.

- Sandton's town council needs to exercise a far greater sense of urgency in the development of the Civic Centre and Central Business District, while simultaneously easing the infrastructural pressure on areas by providing alternative business points elsewhere in Sandton

- Sandton needs a town council that will get things done.

17/6/88

Council orders squatters out

C Press

(SFB)

(127)

By SOPHIE TEMA

More than 30 families living in an abandoned single-men's hostel in Alexandra face homelessness again if the hostel-owner heeds an Alexandra Council notice to throw the families out.

The homeless families moved into the Springbok Hostel after it was deserted by its 123 inmates who fled during riots in the township in 1985.

The squatters have never paid rent to occupy the space.

The owner of the property, Nic Baartman, was notified by the council to evict the illegal residents some weeks ago, but the

Owner gets warning about families in deserted hostel

squatters are still there.

Meanwhile, the families have begged Baartman to allow them to stay as they have nowhere else to go

If the new Amendment to the Prevention of Illegal Squatting Act comes before Parliament this session and is legislated, Baartman might be liable to a fine of R10 000 for allowing the squatters to remain on his property.

According to figures re-

cently released in Parliament, there are 1 310 813 black squatters in South Africa. About 914 000 of these are in the Transvaal.

Meanwhile, the Urban Foundation has estimated that 30 000 hectares of land are required to meet the existing housing demands of the PWV area alone.

The Agency for Industrial Mission and the Black Sash Transvaal Region Urbanisation Working Group have called for pressure to be placed on black local authorities to make land available to build houses.

The agency says private developers are unwilling to build homes for people in lower-income groups because they do not qualify for housing subsidies.

DT de Vos, of the National Building Research Institute of the CSIR, has estimated the housing backlog outside the homelands as being as high as 832 000 units:

De Vos says this means that about five-million people live in every six South African cities are homeless.

The CSIR has assessed

that only about 25 percent of blacks could make any contribution towards housing costs.

An official of the SA Housing Trust - which was established to devise ways of meeting the needs of home-owners who can only afford houses costing R5 000 or less - said: "The odds are against us in achieving success."

The Trust has also estimated that the construction industry could build about 70 000 units a year outside the homelands but this would still be short by 20 000 units required every year to eliminate the housing backlog

In Alexandra more than 50 families have built shacks on land situated between the cemetery and a sewerage depot.

The families were accommodated by the Alexandra Council at R12-a-month rent until the council could find them alternative accommodation.

By Udo Rypstra

House sales are still booming, but some of the heat is going out of the market.

Two rival real estate groups, whose combined annual sales now exceed the R1 000-million mark, say higher interest rates are beginning to take their toll. A lot of additional sales are being generated through their increasing franchise power

Luxury

However, developers of a cluster home project in exclusive Khyber Rock, near Sandton, sold eight of 40 houses — or R3-million worth — on opening day last Sunday — in the R370 000 to R600 000 price range

Not surprisingly, the buyers and viewers were mostly empty-nesters exchanging one luxurious property for another and apparently unbothered by the increased rates

Still plenty of steam in housing market

Aida National Franchises (ANF), which achieved property sales of R573,4-million last year, says sales for May were 20% up on May 1988

Chairman Aida Geffen is extremely bullish about the future prospects of her group, but admits

"The market is certainly less active now than a few months ago. Institutions are not registering as many bonds and both sellers and buyers are holding back, resulting in a slowdown in sales

"However, there is no sign yet of any significant fall in retail property prices. In fact, our average unit selling price in April and May this year increased by 24% and 38% respectively over last year"

Since listing on the Johannesburg Stock Exchange, the Aida Group has increased its number of franchises from 24 to 29, opening up in Durban, Somerset West, Welkom and Middelburg. These franchise operate through 40 offices in SA

Mrs Geffen expects the group to expand further at a rate of one franchise a month over the next 12 months. In many cases, these are existing estate agencies with the group obviously hopes to increase

The group is now in the process of building up a Johannesburg-based commercial and industrial property division, which already has sold a few major properties. It also has started a develop-

ment division to penetrate the black housing market.

Property development now seems the major growth avenue for the bigger real estate groups with both ANF and Camdon's already being in the retirement village business. Another example is Camdon's developers portfolio, which now tops R400-million in terms of projects already under its wing, with another R300-million under negotiation.

Camdon's director Scott McCrae is so bullish about his group's prospects that he is projecting group sales of more than R800-million, including the sales from Nationwide's 80 member offices.

This franchise network was set up in the space of a

year — also through "acquisition" of existing agencies.

Mr McCrae admits that the higher bond and housing loan rates have slowed down the home sales bonanza, especially in respect of "second" or holiday homes.

The group has a commercial and industrial division under expert David Margolis. "We are picking our projects and enjoying success," says Mr McCrae.

The eight homes sold last Sunday are part of First National Development Corporation's Khyber Court project in Johannesburg.

Spacious

Spokesman Lars Fischer says the homes that were sold will be from 340m² to 5 000m² in size

Buyers and viewers are mostly people who want the luxury of a spacious home, but wish to avoid the problems of security and maintenance associated with sprawling estates, he says.

Building work begins soon, with selected Projects Construction as main contractor.

Times
127
19/6/88

By Udo Kypstra

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CP News
New homes scheme for low earners

CP Correspondent

A SCHEME has been launched to enable lower-income people to own their own homes.

In terms of the Self Help Housing Scheme the local authority concerned makes available for the construction of a house.

The local authority determines the housing needs of its community and make an application for funds from the National Housing Commission.

These funds are made available to the local authority on a loan basis. The local authority then distributes the loan to the prospective home-owner in the form of building material - no money is paid to the applicant.

Home-owners repay the loans to the local authority over 30 years.

To qualify as a participant in the scheme, the applicant must be a permanent resident of the town.

The rights of the town can be obtained by either registering under the 29-year leasehold agreement.

The applicant is required to pay a sum of money as a deposit and make regular payments.

The local authority is responsible for the processing and approval of candidates, and the needs of a family are given full consideration.

Because the scheme is based on the fact that the participant will have to build his house by himself, the houses are built according to a standard plan.

The building methods are tested and standardised.

Training in building methods is given to the participant.

Families are encouraged to participate in the scheme so that houses can be completed in a shorter period.

Houses under this scheme have been completed in three towns - Serpense (Boston), Malepogo (Hertzogville), Mahlatsoetsa (Excelior).

R45-million for housing in Kagiso

1968 C.V. 27

CP Correspondent

ABOUT R45-million has been allocated to the Kagiso City Council to help alleviate the housing backlog.

Kagiso, where 2 500 houses have been completed, is the first upmarket black suburb in Krugersdorp to be located outside the existing township. It is also distinguished by the fact that blacks can buy the properties freehold.

The response from the upper income and middle income groups, at which the project is aimed, has been good, with 1 000 sites sold to end-users so far and an average of 10 transfers going through daily, said an agent for the developers.

The suburb will consist of five zones - residential, business, municipal, undetermined and public open space. The suburb will have two business sites - one on the east and the other on the west.

The business centres will provide local residents and adjacent residents with conveniently located shopping facilities.

Arthur Meje, the township secretary, said "The constant increase in the population of the town creates a problem of housing for the council. Thus, the council has made provision for 1 800 residential sites."

The council also planned to build a sub-station at the southern corner of the proposed suburb.

PROBE ON

Sowetan 29/6/88

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KILLINGS

By MONK NKOMO

AN inquest into the death of 12 people, including pensioners, who were allegedly shot dead by police during a rent protest march in Mamelodi on November 21, 1985 will be held at the Pretoria North Magistrate's Court from today.

The official list of those killed during the police action was presented before court on January 11 this year by Mrs A van Tonder, a senior prosecutor appearing for the State.

The dead are Mr Feggie Paulos Mavimbeia (67), Mrs Raesibe Sarah Telo Mello (62), Mr Dipuo Jacob Sengo (24), Miss Thoko Beauty Malaza (28), Mr Moses Motsel (22), Mrs Salome Mamo-kete Mabena (50), Mr Jerry Shikoane Ngwato (19), Mr Melven Thabo Makola (16), Mrs Bapelile Elizabeth Msiza (41), Mr Fatshe Jacob Masanabo (32) and Mr Shomi Sam Nkonyane (51).

Rent march has court sequel

Gunshot

Mrs van Tonder has also placed on record that post-mortem results revealed that all the deceased had gunshot wounds and that 11 of them were certified dead on arrival at Kalafoing and H F Verwoerd hospitals. She also told the court on January 11 that tests conducted by doctors showed that none of the deceased had alcohol in their blood stream.

The 12 were buried in a mass funeral in Mamelodi which was attended by representatives from the British, Dutch, Italian, French, USA, Belgium, West German, Australian and Canadian embassies.

Other personalities who attended the funeral included Mrs Winnie Mandela, Father Sma-ngaliso Mkhathswa, Mrs Helen Suzman and Dr Nico Smith of the Pretoria Council of Churches.



MIKE "Lollipop" Mhlanga, Orlando Pirates' midfielder star, and Nell Tovey of AmaZulu are involved in a mid-air tussle for a high ball in their exciting Castle League game played at Orlando Stadium yesterday. Pirates crushed AmaZulu 2-0 to strengthen their third position on the log. See Page 24.

Pic: JOE MOLEBE



Vaal residents to pay for services

Sowetan 20/6/88 (127)

By **JOSHUA RABOROKO**

THOUSANDS of Vaal Triangle residents yesterday decided to pay R30 for services to the Lekoa Town Council as from July 1.

At a mass meeting held at the George Thabe Stadium, Sharpeville, the residents also called on the council to write off the rent arrears that have accumulated since September, 1984.

Yesterday's meeting was in defiance of the council's cancellation of an application for the holding of such a gathering. A Vereeniging magistrate granted permission.

Residents came from the five Vaal Triangle

townships

The leader of the Vaal Residents Representative Party, Mr Samuel Kodisang, told the meeting that the payment of R30 was an attempt to reduce the mounting arrears.

The Lekoa Town Council claims to have lost more than R50-million since the boycott started four years ago in protest against rent increases introduced by the council.

Mr Kodisang said residents should exercise extreme caution when buying their homes from the council under the new

discount scheme.

Another speaker, Mr James Nhlapo, said most of the houses in the townships had already been paid off.

"If we buy our homes under the new scheme, we'll in fact be buying what rightfully belongs to us," Mr Nhlapo said.

The meeting resolved to call the mayor, Mr Esau Mahlatsi, and his executive committee to address residents at another gathering to be held at Mphatlalatsane Hall, Sebokeng, on June 26.

Another residents' meeting will be held at Boipatong Stadium on July 3.



MR SAMUEL Kolisang

Star 20/6/58

(127) (6/1/58)

Ennerdale residents vent anger

By Shirley Woodgate,
Municipal Reporter

Ennerdale Extension 9 residents plan to appeal for incorporation into the Johannesburg municipal area because their complaints about inferior services are allegedly being ignored by the Transvaal Peri-Urban Board.

According to home-owners, at least 80 houses in the new extension are regularly without electricity or water. During the recent cold snap they had to cart in their household supplies by bucket for three days.

"The people are angry because we are being shoved aside," said one resident.

"We leave home in the dark and return after dark because we are forced to live so far out of Johannesburg. Then we have to start attending to the problems."

A spokesman for the Peri-Urban Board said it was "a complex issue" with teething problems, particularly in the new areas.

"Ennerdale is expanding so rapidly that that it is almost outstripping the administrative processes."

Residents, developers squabble over offices

By Helen Grange

On-going office block development in Lonehill, north of Sandton, has spurred resistance among residents, who claim developers are turning the suburb into a

"concrete jungle"

Mr Walter Gough, chairman of the Lonehill Residents' Association, told The Star that the development of three office blocks in what was initially marketed as a "village and garden suburb" was strongly opposed by members of the association.

"The association plans to campaign against both the development of these office blocks as well as extensive townhouse development in Lonehill, which runs contrary to what residents believed would happen when they bought their stands," Mr Gough said.

However, Mr Oswald Buchner, chief executive officer of the developing company, G G Buchner (in partnership with Johannesburg Chamber of Industry) said he was surprised that residents were opposed to present development plans, since

they had been informed of the office component in overall plans for Lonehill at the outset.

"Office facilities were mentioned in the development plans for Lonehill as far back as 1980. They were to form part of the central core of the suburb together with the country club, shopping centre and sports grounds, which would be suitably shielded from the residential area."

Asked if office blocks would not detract from the village atmosphere of Lonehill, Mr Buchner said any village needed commercial content.

The planned office blocks would be low rise, low density offices. The main office block would be a two-storey Cape Dutch-style building.

Mr Buchner said roads leading into Lonehill had been planned with the totally developed Lonehill in mind.

NO

GOVERNMENT edicts prevent the Sowetan from publishing all the news. The state of emergency has been re-imposed with even more media restrictions. In many instances the Sowetan is also prevented from indicating where and how reports have been censored. Particularly affected is news about unrest, political protest and labour activity. Readers should bear this in mind in assessing what is happening in the country.

Leah Tutu fined
— page 4



NEED TO SHOOT

Sowetan 2/16/88

127

MR MESHACK, S... whose wife, Evelyn, was in the back

Top cop tells inquest court

THERE was no need to shoot at the thousands of people, including pensioners, who protested against rent increases in Mamelodi three years ago because they never threatened any violence against the police, Brigadier Hertzog Lerm, former Divisional Inspector of the Northern Transvaal, told an inquest court yesterday.

Brig Lerm, who was present when 12 people were shot dead by the police on the morning of November 21, 1985 also told the court "I gave no orders for live ammunition to be used. I only gave orders that tear smoke be used to disperse the people who numbered about 8 000".

He was giving evidence at the inquest into the death of the 12 people who were shot dead by police in Mamelodi that day.

By MONK NKOMO

restrictions on night vigils and funerals. They also blamed councillors for building houses for themselves only.

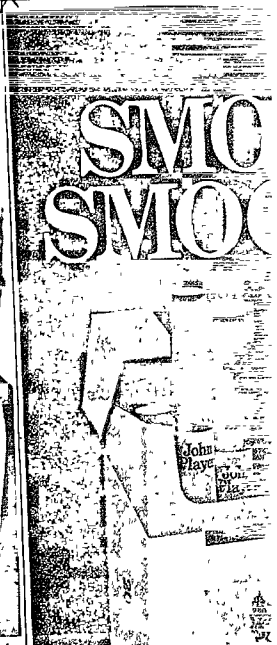
The crowd also called on police and members of the SADF to get out of the township.

Brig Lerm said fearing that there might be chaos because of the large numbers, he ordered the

• To Page 4



BRIGADIER Hertzog Lerm... evidence at inquest



John SMOO

New John PL GET THE PLEASURE

23 ARRESTED

ALTOGETHER 23 suspected ANC insurgents had been arrested in the past three months, the Department of Law and Order revealed yesterday.

In expanding on the announcement of arrests by the State President in Parliament yesterday, the statement tied the arrests to 16 incidents of terror in which nine people, including an eight-year-old child died

indications were that some of those captured had received training overseas.

Further details of the incidents linked to the arrests was given.

Among these were listed:

- A bomb attack on the railway line at Factors, Krugersdorp, on March 18.
- The murder of the three 'black' detectives at

Atteridgeville on the same day,

- Limpet mine attack on the municipal offices at Atteridgeville on April 8,
- Limpet mine attack at Witpoortje station on April 11, and,
- Limpet mine attack on the Johannesburg City Hall on April 14.

"Furthermore some of those detained have

• To Page 2

Stayaway

Brig Lerm said he went to Mamelodi that morning after receiving a report that there was a massive stayaway from work and schools in the township and that large numbers were marching towards the local town council offices to discuss their grievances with the mayor, Mr Zikhali Ndlovu.

The grievances, Brig Lerm said, included rent,

DOOLY & MATHER, RIGHTFORD, SEARLE, TRIPP & MARIN 104943

P.T.O.

^{Sowetan}
**'No need
for cops
to shoot'** (127)

● **From Page 1**

crowd to disperse and march to the nearby football stadium, but they refused. He also requested them to make a petition and hand it over to the council.

Drunk

Brig Lerm said most of the women he saw in the group, "were drunk." Asked by Mr A van Tonder, who is appearing for the State, how he arrived at this decision, Brigadier Lerm said "They smelled of liquor and could not stand properly on their feet. Their eyes were also red."

Brig Lerm said a Colonel Loots asked him if they could use tear smoke to disperse the crowd. "I told him to use only tear smoke and nothing else," said Brig Lerm. He warned the crowd three times to disperse and threatened them with tear smoke.

"There were no violent threats from the crowd. The only incident was the bringing down of the fence near the town council office," said Brig Lerm. He later heard shots being fired from people sitting in Colonel Loot's car.

Brig Lerm said he then heard that houses of policemen and councillors were being attacked. The streets were littered with burning tyres. There were reports at about 1pm that five men and three women had been killed.

Proceeding

Dublin	19	15	New Delhi	31	24	Tokyo	27	21
Frankfurt	—	—	New York	30	19	Toronto	27	21
Geneva	25	10	Oslo	28	16	Vancouver	30	14
Helsinki	23	14	Paris	22	12	Vienna	20	13
Hong Kong	31	29	Perth	17	11	Warsaw	24	8

Tough measure to crush boycott

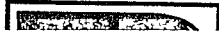
Star 2/16/83 By Stan Hlophe (127)

Soweto City Council has introduced tough new measures in its bid to break the two-year rent boycott

These include the suspension of electricity supplies and services from households for up to three months before starting eviction proceedings.

Four areas have already felt the pinch of the council's tough measures. They include Orlando West, Greater Emdeni, part of Naledi and Zola.

The council spokesman told The Star yesterday that the residents have been warned several times that they should pay up or face the music.



White 'no' to Indian eviction

Support for an Indian family threatened with eviction from Irene, near Pretoria, is growing "in leaps and bounds", according to a spokeswoman for a committee which has shown solidarity with the couple — who moved into the area a few months ago

Professor Gerald Pillay, who was appointed head of Unisa's theology department this year, has had overwhelming support, she said

Everything now depends

on the newly-appointed Administrator for the Transvaal, Mr Danie Hough (127)

She added "We've had a fantastic response — not only from local residents, but from people throughout the country, including National Party supporters" *Star 21/6/88*

"However, what we are trying to make clear is that this is not a political issue, but a humanitarian gesture towards a refined person in our neighbourhood" — Sapa

21

CP plans tough action on Hillbrow illegals

Sty 21/6/88 (127)

By Shirley Woodgate,
Municipal Reporter

"Blacks" living illegally in Hillbrow would be given notice block by block until all 70 000 were removed once the Conservative Party came to power, said Mr Fred Rundle, chairman of the party's regional council, when outlining CP policy for the area

The Progressive Federal Party's answer for security was a municipal police force under city council control and the National Party had called for national ser-

vicemen to do beat duty, but the CP favoured the strengthening of the police reserve

Slating the Government for not paying "liveable" wages to police, Mr Rundle said more than 1 000 policemen had resigned on the Witwatersrand because there was no incentive to remain.

The CP also planned to declare war on estate agents who broke the law by selling or letting property to "blacks" in contravention of the Group Areas Act

R560-m flats for Soweto

By Frank Jeans

Flatland is coming to Soweto. A massive R560 million high rise residential project in the heart of the township was announced at a press conference in Johannesburg today.

The complex which will have up to 8 000 apartments providing homes for about 40 000 people is being built by private enterprise.

The development will also generate thousands of jobs for both skilled and unskilled workers.

Behind the project is the Foundation for Community Development, a company formed two years ago to investigate the provision of homes.

The sites for the flatland project are the old hostel complexes at Nancefield and Lifeteng which at present accommodates about 4 000 people, mostly single men.

The plan includes the construction of 20 to 25 high rise blocks with apartments for families.

Star 22/6/88
(127) Vereeniging Bureau

'800 houses have to be built per working day'

The Vaal Triangle was particularly fortunate in that all the land needed for housing development in the foreseeable future had been designated by the Government for that purpose.

Private enterprise could therefore now go ahead safely to acquire the land and develop it, said Mr John Knoetze, deputy Director of Manpower Administration, addressing a symposium on "Job creation in the Vaal Triangle" in Vereeniging yesterday.

To accommodate an extra 7 million people in South Africa by the turn of the century, Mr Knoetze remarked: "We would need at least 1 million modest dwellings in addition to an estimated backlog of 900 000 houses for blacks."

He said as a result 800 houses had to be completed per working day for the rest of the century.

Discussing the housing challenge, Mr Knoetze said the disadvantages included a shortage of skilled manpower, particularly among blacks, and mainly in the artisan, technician and entrepreneurial fields.

"We have the land we need for housing and urbanisation. And provided we manage our economy judiciously, we could raise the finance needed to fund the manufacturing industries which are to provide and process the raw materials required in the construction programmes."

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Sebokeng township extension welcomed

By Melody McDougall,
Vereeniging Bureau

The Government decision to line up the Sebokeng-Evaton township with Ennerdale has been welcomed in the Vaal Triangle.

Commenting on the announcement yesterday, Mr Gustav du Toit, chairman of the Vaal Triangle Regional Services Council, said there was a very definite need for orderly black housing in the area.

He said that the idea to link Sebokeng and Evaton with Ennerdale was a very good one which would help ease the unemployment situation and, at the same time, stimulate the economy to a large extent.

A spokesman for the Lekoa Town Council said the council was also very pleased about the announcement "now that it is official".

He said that everyone should welcome the Government decision because of the horrific overpopulation in Sebokeng at present.

"With a population of about 600 000, Sebokeng is fully occupied and the time for development in the area is very ripe."

He said that in a way work had already commenced on the project because an application for township establishment in the western area of Evaton had already been filed.

PRAISED

Mr Sam Rabotapi, Mayor of Evaton, also came out in praise of the announcement, saying that any effort by the Government to make available the extension of black housing was welcome.

Mr Rabotapi said that Evaton has not had its boundaries extended since the township was established in 1904 despite the fact that the population had grown from 35 000 to 200 000.

He said that the Evaton Town Council, however, hoped the project would not include land only, but that funds would be made available for the building of houses, too.

"Not squatter housing, but houses which will make life in the area worthwhile.

"People who live in shacks such as those in the Wheeler's Farm area, which are an eyesore to anyone passing by, must have their homes upgraded.

"The project will certainly improve socio-economic conditions as a result of improved industrialisation, housing and job opportunities," he said.

The Town Clerk of Vanderbijlpark, Mr Chris Beukes, refused to comment before making a proper study of the official announcement.

Spokesmen for the Ennerdale and Sebokeng Town Councils were not available for comment.

'Red tape must not slow flats plan'

By Frank Jeans (127) ~~127~~ 5/23/88
The R560 million Soweto flatland project which was launched yesterday must not be bogged down by bureaucracy.

This was the message which went out to town planners and the authorities from the Mayor of Soweto, Mr Nelson Botile, at the announcement of the massive residential development.

Welcoming the project, which is being put together by the Foundation for Community Development, Mr Botile said: "This project must serve a good purpose for the people of Soweto

"It should be remembered, however, that while new laws are made, their implementation invariably takes years. This must not happen with this project. We must get it underway as soon as possible."

The Nancefield project, which will accommodate an estimated 40 000 people in about 8 000 flats, is seen as being an initial drive towards the establishment of an integrated city with not only a "voluntary residential component" but also retail, office and recreational facilities.

"Soweto has been, for too long, a dormitory city and its 2 million population is probably swelled to

near the 3.5 million mark by visitors and sojourners from other states", said Mr Botile.

"Under the circumstances, I challenge industry to put its money where its mouth is and give us its support for developments of this kind

"A lot of organisations, while saying that they are liberal-minded, are the very people who only sympathise and often underplay the blacks, the advancement of whom they profess to encourage."

The sites of the high-rise apartment blocks — they will be about 20 storeys — are the old hostel complexes at Nancefield and Lifateng

The overall plan includes the construction of 8 000 apartment homes ranging from bachelor pads to family units.

Nearby, 24 schools will be housed in six three-storey blocks, each with a core area for common use and for use by the adult community after school hours

The development will be landscaped and will have playing fields and recreational facilities

Future plans envisaged office towers and a hotel. Dismissing fears that the development could be-

come a high-rise slum, Mr Poen Burger, director of Mutifini, the Foundation's project development consultants, said: "Our research has revealed that high-density solutions of cities such as Singapore, Hong Kong and Taipei were the most favourable and most certainly the mistakes made in those cities also became a good basis for learning."

"The homes will be sold on sectional title, not rented.

"The development is aimed particularly at those with access to housing subsidies, and pride of ownership and involvement of the Foundation on a permanent basis will ensure upkeep."

Affordability is the key element in the project. A studio apartment will cost R12 000 and a buyer who has started paying for this apartment will be able to transfer all payments made to date to the bond on a bigger apartment in the same complex should he wish to upgrade.

The project will help to reduce unemployment in Soweto with thousands of jobs being generated for both skilled and unskilled workers.

The take-off date for the flatland is expected in about a year when tenders will go out to the building industry.

More overnight shelters needed

By Shehnaaz Bulbulia (127)

The provision of multiracial overnight shelters during winter is an urgent necessity according to Major Douglas Neale, Divisional Commander of the Salvation Army (Johannesburg).

"We are prepared to pay a reasonable amount if someone offers us property, and we would be prepared to supply mattresses and blankets so that people can sleep warmly," he said yesterday. *Star 23/1/88*

The two Salvation Army "whites-only" men's hostels operating in Johannesburg accommodate about 200 men.

Major Neale said there was a desperate need to have places of shelter

for all races in the Johannesburg area.

"The accommodation has to be accessible to the needy. You can't have underfed people trotting about on the outskirts of Johannesburg looking for shelter."

"There are hostels in Soweto but we need more shelters in Johannesburg to cater for the unemployed," Major Neale said.

He added that often people had to be turned away because of the lack of accommodation.

"These homeless people are not hobos — they genuinely cannot find jobs and the number of mouths to feed is increasing."

LOW income families claim rents are too high

by June Bearzi,
Star Line

127
Star 23/6/18
**STAR
LINE**

Several low income families who moved to newly built Government subsidised homes in Rabie Ridge near Midrand during the unrest in Alexandra two years ago say they are being charged exorbitant rentals

Many of the families are angry and frustrated, as they say a formula which prescribes that about 20 percent of their income should be paid for rent on Rabie Ridge houses, is not being applied. Some residents say they are handling the Midrand Town Council, which administers the area, 60 percent of their salaries for rent

They fear they will lose their homes, as they are battling to pay rents, which they maintain have increased by more than 100 percent since they moved in two years ago

'ENORMOUS' INCREASE

According to one of the residents, Mr Robert van Zyl "When we moved here from Alexandra township, we were told our rents would range from R100 to R200 a month. But rents have more than doubled in the two years. We did not expect the rent to remain static, but we simply cannot afford such an enormous increase"

Mr Paul Douglas, a father of three who earns R700 a month, complained he had to pay R375 for his two-bedroom home in Rabie Ridge

"All I have left after my rent has been paid is R325. I have to feed and clothe my family and pay water and lights and transport costs with this money. I just can't afford to do this"

Star Line established that, according to the formula laid down by the House of Representatives, Mr Douglas should be paying R145,13 which is 21,50 percent of his salary

Mr J L van der Walt, assistant director for the Department of Local Government, Housing and Agriculture, which gets rental directives from the House of Representatives, confirmed that rental payable by a Rabie Ridge resident earning R700 would be R145,13

He said the Midrand Town Council's Rabie Ridge office was responsible for administration and collecting of rents

SPECIAL FUND

He explained "If an occupant earns R50 a month, he will pay only 75 cents rental a month. The administration, and collection of rents is done by the Midrand Town Council. There is a laid-down formula, which is very soft on buyers and renters of houses in Rabie Ridge, and there is a special fund which makes good for bad payers so that the bad debt problem is not passed on to residents"

He could not explain why some occupants believed they were paying excessive rentals, but said they should contact the Midrand Council's offices

Mr Calvin Morton, of Midrand Council's Rabie Ridge office, said he was unaware that some rentals might have been calculated incorrectly

"If people are unhappy, they should come in and see us"

R161 MILLION IN THE RED

Sowetan 23/6/88

127

FOUR black municipalities on the Reef are R161 million in the red because of difficulty in collecting rent and service charges from residents.

The councils affected are Soweto, Alexandra, Diepsmeadow and Dobsonville

By THEMBA MOLEFE

This was revealed yesterday by the chairman of the Witwatersrand Regional Services Council, Mr Gerrit Bornman, in his address at the RSC meeting in Johannesburg

Mr Bornman said capital charges included in the four councils' deficits amounted to R161,8 million "Excluding these charges, other deficits amount to R70,7 million"

Mr Bornman said that if one analysed the budgets of the (four) black local authorities for the 1988/89 financial year one found that the budgeted operating expenses of those local authorities in the region exceeded their budget income.

Mr Bornman said for the development of the four councils' services infrastructure in the 1988/89 financial year, the RSC would be providing no less than 47

percent of the budgeted R271,398 million capital requirements of the participating black local authorities

He also pointed out that because of their inability to obtain and service additional loans the local authorities could not provide the capital required for the provision of municipal services from their own resources

"They are thus largely dependent on Government assistance, and, lately, on the Regional Services Council's assistance," said Mr Bornman

He said the RSC welcomed a recent announcement by the Minister of Constitutional Development and Planning, Mr Chris Heunis, that additional land would be made available for black housing in the area adjacent to the West Rand region

'Black housing need eroded Areas Act'

Sowetan 24/6/84

127

THE South African Institute of Race Relations has published research that illustrates that a major force for eroding the Group Areas Act in some white-designated suburbs occurred because the Government found that it simply could not stop the flow of black people in need of housing to these areas.

This finding is contained in a publication released yesterday, *The Greying of Johannesburg*, by Claire Pickard-Cambridge. The research both describes and analyses the erosion of residential segregation in Johannesburg's white suburbs. Property owners and estate agents were among those members of the community who were willing to let property to black people even though this was against the law, the publication says.

Alliance

It adds that while this spontaneous process might have proved irreversible on its own, the strategies of several key actors also contributed to the movement of black people into white-designated areas.

"An important factor was the alliance between the Action Committee to Stop Evictions (Actstop), which represented black tenants, and public interest lawyers, who decided to challenge in

court each threatened eviction of a black tenant. This first delayed evictions and then ended them when the Supreme Court ruled in 1982 (in *State vs Govender*) that group areas violators could not be evicted unless they had alternative housing. This prompted a sharp growth in black settlement in white suburbs."

The publication points out that in the wake of the *Govender* case, the attorney-general of the Transvaal declined to prosecute group areas offenders.

By early 1983 the chairman of Actstop, Mr Cassim Saloojee, reported that between 8 000 and 12 000 blacks were living in white inner city areas. Evidence that the Government was now unwilling to prosecute them was provided by the minister of community development, Mr Pen Kotze, who said at the end of that year that 46 prosecutions had been launched in Johannesburg, but that 42 had been withdrawn.

The book contains numerous examples of attempts by the Government to prevent the influx of black people to white-designated areas, but points out that the Government was loathe to enforce the act. This was another important factor in the flow of black people into white-designated areas.

It adds "Government officials insist that

evictions ended in 1982 because their 'hands were tied' by the *Govender* judgment. But this does not explain why the Government did not simply legislate to override the ruling. The answer lies in the fact that during the 1970s some official decision-makers had begun to be doubtful of the enforceability of the act.

"The chief constraint was that it could not be enforced without evicting tenants and people in government had come to question not only the practicality but also the morality of evicting relatively well-housed people who had no alternative housing."

Nominees

Government decision-makers also feared that enforcing the act would jeopardise attempts to persuade coloured and Indian politicians to enter the tricameral parliament. The Government was also influenced by the relative lack of resistance to black settlement from white residents in inner-city suburbs.

Among other members of the community who promoted the erosion of segregation were white individuals who acted as "nominees" for black people who wanted to let or buy property in white suburbs. Employers also contributed to this erosion by placing workers in flats or houses in the suburbs while the Johannesburg City Council refused to move "illegals" to flats in the new inner-city black group area.

Property owners and agents, faced with a growing accommodation surplus, also continued to let to black people despite government warnings.

The spur, says the publication, to the erosion of the act, was spontaneous demographic and economic pressure.

"The history of Johannesburg's 'grey areas' suggests that a concerted attempt by the Government to enforce the act now would almost certainly fail. The spontaneous processes which led to its neglect, the black housing shortage and the white accommodation surplus are likely to continue, this will ensure a continued demand for and supply of accommodation for black people in white areas. Just as previous strategies to curb black influx failed, so will similar attempts in the future.

"This history shows also that the pace of desegregation will be determined by the actions and strategies of black tenants themselves, by white interest groups such as business, and by the extent to which the influence of government planners who favour further desegregation is strengthened."

The Greying of Johannesburg is available at a cost of R8.84 (cover price R7, GST 84c, postage and packing R1.00) from the Publications Department, South African Institute of Race Relations, PO Box 31044, 2017 Braamfontein.

On strike: The boycott-breaker police

^{10/11} ^{24-30/6/82}
THOUSANDS of Soweto municipal workers, including 60 percent of the municipal police, went on strike this week to protest against a wage freeze introduced by the council on the grounds that some council workers are participating in the rent boycott.

Siphwe Thusi, organiser for the South African Municipal Workers'

By **THANDEKA GQUBULE**

Union, told *Weekly Mail* the council deemed it unnecessary to increase workers' wages as they were not paying rent.

Municipal police, who have been involved in the eviction of Soweto

rent defaulters from their homes, have joined their colleagues in rejecting the collection of rent and eviction of residents by the city council.

The Soweto municipal workers, including police, street sweepers, office cleaners, clerks, drivers, water department workers and other manual labourers went on strike after management refused to meet their demand for higher wages.

THE GREENFLIES WHO WANT MORE

THE rent boycott in East London's Duncan Village has spread to the people employed to break it: the municipal police.

This week when one of the policemen spoke out for the first time about conditions under which the force, dubbed "greenflies" from the uniforms they wear, are accommodated.

The policeman, who spoke on condition of anonymity, said the municipal policemen housed in the township's Ndende St area had stopped paying rent in March — ironically only a month after they had evicted several families for refusing to pay rent.

The evictions formed part of a concerted effort by the Gomo Town Committee to break the rent boycott. People have been refused burial sites and served with eviction notices.

The February evictions were challenged in court, but the Gomo Town Committee withdrew the orders against them in a tacit admission that the action was faulty legally.

The policeman, said about 100 police lived in new houses built as part of the upgrading process in the Ndende St area. They were quartered four to a house, which meant they lived in two rooms each. He claimed they were ordered to

leave their family homes in Mdantsane and other areas so that they could be summoned at short notice. They were promised free accommodation at Ndende St, but R213 rent was demanded.

The amount had been steadily dropped, and currently stood at R87, which the "greenflies" were refusing to pay because they could not afford it and "the rent is too expensive for the poorly-built houses".

He said: "Houses have no electricity, ceiling, the floors become damp at night, there is normally leakage from the roofs during rainy days and rooms are without doors.

"We do everything in the same small rooms, cooking, putting every thing we have in the rooms in which we sleep."

The policeman said they were not harassed or threatened with evictions for refusing to pay.

The municipal police head, Warrant Officer Willem Wolmarans, denied the police were compelled to stay at Ndende St. "They can stay where-ever they choose," he said.

"The accommodation in Duncan Village was just a favour for those who don't have houses."

Chris Mahoya

The workers demand that due to the upgrading of Soweto to Grade 12 on January 12 in terms of the Department of Development and Planning this year their salaries should increase accordingly. The workers claim the council's response to the demand has been since most workers of the council do not pay rent, it is not necessary for them to receive an increment.

The rent boycott in Soweto, that began in June 1986 has cost the city council thousands of rand

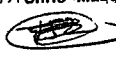
"The issue of workers not paying rent is an issue for the community organisation and the council. It should not be brought into the dispute between the union and management," Thusi told the *Weekly Mail*.

Soweto council workers have also demanded the recognition of their shop stewards and their union — an affiliate of the Congress of South African Trade Unions — and the disbanding of the staff association.

According to Thusi, "White people are cleaning their own offices and municipal police reinforcements have been brought in to help the council."

According to a union official, they have received a letter indicating the council's willingness to negotiate.

At the time of going to press the city council was not available for comment.



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HOUSING

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Soweto high-rise plan

Details have been released of a R560m plan for a high-rise residential complex in central Soweto — the first of six likely to be built in the near future

The Foundation for Community Development (FCD) — a Section 21 (non-profit) company formed two years ago — is behind the project, which has been researched by a Pretoria-based, project development consultant, Multifin

It is understood that funding is likely to come from a large insurance group, although a board decision has not yet been reached. It

R2m and plans to spend a further R10m on reclamation of a marshy portion. The hostels will be razed during the phased development of the new project

The overall plan includes the construction of 7 000-8 000 apartments in 20-25 storey, high-rise blocks, which will ultimately house roughly 40 000 people. The towers are to be built in circular formation and the lower two floors and central area will be taken up by a retail and entertainment complex comprising some 40 000 m² of lettable space

Nearby, says Burger, 24 schools will be housed in six three-storey blocks, each with a core area for common use and for use by the adult community after school hours. Similarly, playing fields and other recreation facilities will be for multiple use

There are also plans for two office towers and, possibly, a hotel

In short, says Burger, the complex will be "an integrated city," where all the inhabitants are in walking distance of shops, banks, restaurants, sporting and recreational facilities,

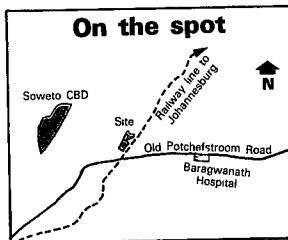
endeavour to ensure maximum sun and view

Nevertheless, the grim lessons of housing projects in London and New York are not easy to forget. Bleak urban landscapes, alarming crime figures, delinquency and isolation from the overall community are all too familiar

Burger argues that this project will overcome such problems because the apartments will be owned, not rented. The development is aimed particularly at those with access to housing subsidies and, he says, pride of ownership will prevent the complex from becoming a high-rise slum

As to affordability, he believes a studio apartment will cost less than a serviced stand in a new township — about R12 000 as opposed to around R13 000. What's more, it is intended that a single person who buys a studio apartment and then wishes to move to a bigger one, perhaps after marriage or to accommodate parents, should be able to transfer all payments made thus far to the bond on the larger apartment

Another major factor in favour of the scheme, Burger says, is that its construction will provide thousands of employment opportunities for both skilled and unskilled workers and ongoing opportunities in associated service industries once completed



appears, though, that the carrot being dangled is 7 000-8 000 new life policies, which could be taken out to cover mortgage bonds on apartments in the complex, as well as spin-off business

Multifin director Poen Burger explains that the FCD has, as its objective, "the provision of homes within a framework of community upliftment."

Thus, he says, it was Multifin's brief to seek solutions to the housing shortage, not just in terms of affordability, but in ways which might "benefit the community as a whole"

The potential of its high-rise plan, he claims, has been acknowledged by government, the State Security Council, the provinces, the regional services councils, black city councils and community leaders

The proposed sites for the Soweto high-rise project are the old hostel complexes at Nancefield and Lifakeng, which presently house around 4 000 people, mostly single men.

The FCD has already bought the land from the Soweto City Council, for about



Life in the sky ... a working model

ties, schools and transport

The present Nancefield station is to be moved to a site adjacent to the complex and new bus routes are being planned, along with mass parking facilities

Burger says the complex was designed only after months of research into similar schemes in Hong Kong, Taipei, Singapore and Sao Paulo, but is quick to add that Multifin hopes to overcome many of the problems evidenced in the "New Territories" type developments

For a start, while Hong Kong has a severe land shortage which requires a density of 2 400 people/ha, the Soweto development will have only 1 200, with each apartment front no less than 120 m from the next, in an

Ratepayers urged to be involved in community affairs

Municipal Reporter
Johannesburg ratepayers
have been urged to be-
come involved in local
affairs to ensure they
have a say in the future
of their suburbs

Mrs Rae Graham,
Progressive Federal
Party councillor for
Parktown-Westcliff, said
it was vital that residents
were aware of the power
they wielded through
their respective rate-
payers bodies

"These groups have an
effective mandate to con-
trol change in their
areas, which has been
proved by the positive
town planning role
played by the four rate-
payer groups in my
ward"

The mechanism which
Mrs Graham has success-
fully introduced in seven

ratepayers' bodies is the
"neighbourhood plan",
with Upper and Lower
Houghton, Forest Town,
Saxonwold, Parkview,
Waverley and Westcliff
involved

In each case, the asso-
ciation, the councillor
and the city council have
agreed on the future of
the area after draft plans
were submitted and dis-
cussed

"The end result is up to
90 percent agreement be-
tween all interested par-
ties on issues concerning
town planning, traffic,
noise, new roads and the
non-residential use of
roads cutting through
suburbs and security."

Mrs Graham said
Upper Houghton's latest
plan concerned imple-
menting a new traffic
pattern

Middlemen exploiting Jbg tenants

OK 7/15
27/6/88

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Own Correspondent

JOHANNESBURG — Middlemen are exploiting "illegal" tenants in the city's rent-controlled buildings, which are steadily decaying because landlords cannot afford their upkeep.

Some officials describe parts of Johannesburg's residential areas as "New York slums".

Some middlemen — who are believed to operate in syndicates — have been described as "extremely dangerous Mafia types" whom city inspectors fear, choosing to inspect buildings in groups rather than on their own.

According to police, complaints about the middlemen have been received but there have been no prosecutions. A police source described the situation as "sensitive" and "like a prickly pear that no one wants to handle".

The chairman of the city's management committee, Mr Francois Oberholzer, said he was aware middlemen existed but said "Tenants have recourse to the law. Of course disqualified persons cannot appeal to the rent board. There is really no way of stopping middlemen".

Although against the scrapping of the Rent Act, he said matters might be normalized once the government decided on the Group Areas Act.

FFP city councillor Mrs Molly Kopel said the Rent Act and the Group Areas Act should be scrapped. This, she said, would lead to market forces ultimately restoring a balance to the situation.

She said middlemen had cashed in on the despair of some landlords who, because of rent control, were unable to afford proper maintenance on their buildings, and because they feared prosecutions in terms of the Group Areas Act, had let their properties to middlemen who were sub-letting at over-inflated prices.

Johannesburg's former housing chief, Mr Thuis Wilsnack, says numerous landlords, in order to relieve themselves of the problem, have applied for demolition orders over the years. Most applications have been turned down because of the housing shortage.

Medical Officer of Health Dr Hilda Hurwitz said officials were reluctant to take action on the huge overcrowding in some places "until alternative accommodation can be found for these people".

Numerous interviews showed that middlemen are paying landlords minimal rentals — as laid down by the Rent Board — and are sub-letting residential accommodation at over-inflated prices to "illegal" tenants who pay them because they have nowhere else to live.

Eviction Delayed

By Jovial Rantao (127)

Germiston City Council officials evicted black people from the Old Germiston location on Friday and did not offer them alternative accommodation because they were living in the area illegally, Mr A W Heyneke, the town secretary said.

Mr Heyneke said Germiston Old Location, or Dukathole, was traditionally a coloured and Indian area and those who had been evicted had no permits to own shacks or houses in the area.

Dukathole, one of the oldest townships on the East Rand, is to be demolished to make way for an industrial area.

Mr Heyneke said Indian families would be moved to Palm Ridge and coloureds to Eden Park on the East Rand. The removal of the township was long overdue as the area was a health hazard.

"This is just inhuman," said Mr Paul Louw (66), a resident of the township. "I've spent all my life in this area and it is my greatest wish to die and be buried here," he said.

SA expediti

SA 27/6/68

New civic group for Randburg

Municipal Reporter

SKW 27/12/88
A former Randburg mayor, Mr Cyril Ford, is launching a Ward 12 Ratepayers' Association in the town's fast-developing western suburbs.

He said major issues affecting the area west of the Western bypass would be debated in the October elections.

On the agenda at the inaugural meeting on Wednesday in the Honeydew Club would be the effects of the new western central business district, township development north-west of Randburg, and the impact of the PWV 3 highway.

Suburbs included in the ward are Randpark Ridge extensions 4, 7, 9, 10 and 14, Bush Hill Estate north of the Pam-poenspruit, Boskruin extensions 6 and 7, Sundowner, Northwold, North Riding, Golden Harvest, Hunters Hill and Brushwood Haugh.

Latest betting for July race

Rand challenger Pedom-

Salvation Army ^{27/6/85} needs ¹²⁷ shelter for 40 ¹²⁷

The Salvation Army in Johannesburg needs overnight accommodation for about 40 unemployed and homeless people

Major Doug Niel said the Salvation Army fed up to 100 people who gathered in a park at the corner of Anderson and Nugget streets in the hope of work

These people, who were genuinely unemployed and not hobos, came from far-off places like Soweto and many were unable to return home at night

They had become an "extra labour of love" for the Salvation Army

"Our concern is that the guys who can't go home have no shelter at night. One spoke about sleeping under the arches of a flyover. They are just finding a corner, a few boxes and lighting a fire to keep warm," Major Niel said.

Suitable place

He said the Salvation Army needed a suitable place, an old warehouse or garage, to accommodate about 40 people at night. The Salvation Army would provide foam mattresses, blankets and possibly gas rings for cooking simple meals.

"Running water would be nice so the chaps could wash up in the morning. We're not looking for a hotel, we're looking for a place we could rig up into a suitable place for them to stay at night.

"There would be no charge to the men. We would probably get one or two of the more responsible ones to cook and look for somebody to give up one or two nights to oversee, possibly on a rotating basis," Major Niel said.

The men would be given soup, bread and fruit at night. For breakfast they get porridge.

Toddler's ⁽¹²⁷⁾ electrocution sparks row

By Inga Molzen
Star 28/6/84

The electrocution of a toddler in Ennerdale has enraged residents, leading to a bitter row over exposed electrical wires

Dusten Morris, aged two years and three months, was the youngest child and only son of carpenter Mr Abraham Morris and his wife Jenny of Fifth Avenue

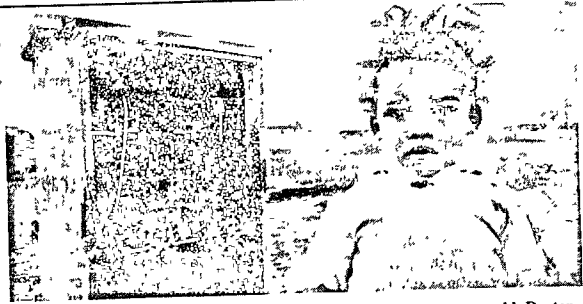
He was electrocuted while playing near a "live" distribution pillar 100 m from his home

His little playmate, Chantelle Sansucie, escaped harm

Dusten's body was found lying near the exposed distribution pillar last week — which was switched off after the tragedy but the wires are still exposed.

His face was blue and his hands were burnt, a neighbour said

The authorities say:



Chantelle Sansucie ... now lonely after her playmate two-year-old Dusten Morris was electrocuted at this damaged switch box. ● Picture by John Hogg.

A spokesman for the electrical department of the Ennerdale Local Authority said yesterday that vandalism to meter boxes and power distribution points by people illegally connecting themselves to the system was beyond the authorities' control

"Residents don't pay their accounts and then when we cut off their supply they tamper with the boxes and reconnect their electricity. We re-

place 1000 locks every year," said Mr Dennis Bennet, an engineering technician with the Ennerdale Local Authority

Residents say:

Mr Percival Maart said if appropriate action was not taken by the authorities to fix the damaged unit and other exposed meter boxes and distribution pillars in the area, "we are going to fight this case"

"What are the inspectors paid to do if it is not

to regularly inspect broken electricity supply boxes?" he asked

Chairman of the Ennerdale Ratepayers' Association, Mr Sidney Leaman, asked "Will the authorities only act when another death occurs?"

He said the distribution pillar which killed Dusten Morris had lain open with its wires exposed for a long time. Similarly, he added, there were other damaged and potentially lethal electricity distribution pillars in the area

Appeal to council to stop flights over suburb

Municipal Reporter

The Parktown Association has appealed to the city council to stop Gold Reef City helicopter flights over the suburb because the excessive noise is disturbing the peace.

A letter from secretary Mrs Flo Bird notes that residents have endured the problem for 18 months despite regular complaints to the council.

According to a compromise which was offered in 1986, only one helicopter would be used, and it would fly only east of the M1, at a height of about 2 000 m over residential suburbs.

But the problem still exists despite further complaints to the Traffic and Security Department which is responsible for noise control out of hours, she said.

"Now we have had enough. We are entitled to use our gardens at weekends without the repeated interruption of helicopter noise. It is ludicrous to have by-laws against lawnmowers and yet permit gross noise," she wrote in a letter to the council.

Town clerk, Mr. Mame Venter, confirmed that complaints had been made to the council from time to time and that certain action had been suggested. "But our hands are tied at this stage as consent was given to Court Helicopters by the Director of Civil Aviation."

No big increases for Roodepoort residents

Star 28/6/88
West Rand Bureau

(127)
Roodepoort residents face an average increase of less than R1 on their monthly municipal accounts after the city approved a budget of just under R200 million last night.

The only increase ratepayers face is in the water tariff, which will be adjusted in line with the Rand Water Board increase.

The average householder who pays about R200-a-month in Roodepoort will now pay only R0,80-a-month more for water. Measured against the inflation rate, home owners will actually pay less than last year.

Because Roodepoort is still a developing city, 75 percent of the capital budget will be used for urban development. The cost of new township development will be R11 million.

Roodepoort's bus service has received R1,8 million for the purchase of new buses and completion of the new bus depot.

The city's personnel costs constitute 28 percent of the operating budget which is, according to the chairman of the management committee, Mr Awie Herberg, one of the lowest ratios in the country.

A new valuation roll will not come into effect this year.

Germiston electricity up, but rates remain the same

East Rand Bureau
Germiston residents will not have to pay more for assessment rates or water. This announcement was made when the city council yesterday approved a R285 million budget for the 1988/89 financial year.

Mr Stan van Eeden, chairman of the management committee, said rates would remain at 3,7c in the rand with a 39 percent rebate for homeowners.

He said the council had made provision for a R542 784 deficit, which was much less than last year's R3,5 million deficit.

Householders can expect to pay 10,5 percent more on their monthly bills, with electricity up

by 11,9 percent and a 12,6 percent increase in sewerage charges. Refuse removal will cost 12,7 percent more, but there will be no increase in the price of water.

Good news for pensioners is a 40 percent rebate on assessment rates.

The council will spend

- R2,2 million on a refuse disposal site
- R90,9 million for electricity
- R2,25 million for the completion of the main link between the city and the industrial area
- R4,5 million for the construction of a street extension and a concrete bridge
- R1,2 million on the third phase of the Crosby Russel Reservoir which will cost R5 million

2079

Hansard

WEDNESDAY, 29 JUNE 1988

2080

1972 — R23.50 per month
 1973 — R26.00 per month
 1974 — R29.50 per month
 1975 — R34.00 per month
 1976 — R38.00 per month
 1977 — R42.50 per month
 1978 — R47.75 per month
 1979 — R54.00 per month
 1980 — R60.00 per month
 1981 — R71.00 per month
 1982 — R83.00 per month
 1983 — R93.00 per month
 1984 — R103.00 per month
 1985 — R117.00 per month
 1986 — Old Age and Pension for the Blind — R147 per month (each)
 Disability and Maintenance Grants — R142 per month (each)
 War Veterans' Pension — R158 per month
 1987 — Old Age and Pension for the Blind — R167 per month
 Disability and Maintenance Grants — R162 per month
 War Veterans' Pension — R218 per month

(c) (i) 1979, 1980, 1981, 1982, 1983, 1984, 1985 and 1988
 (ii) R24, R24 and R24, R24 and R24, R24 and R24, R29, R29, R36 and R60

(2) 1961 — Not available
 1962 — Not available
 1963 — Not available
 1964 — 80 944
 1965 — 84 322
 1966 — 88 663
 1967 — 92 457
 1968 — 96 901
 1969 — 102 523
 1970 — 109 709
 1971 — 115 987
 1972 — 122 357
 1973 — 121 221
 1974 — 127 554
 1975 — 132 894
 1976 — 143 863
 1977 — 156 547
 1978 — 170 233
 1979 — 182 500
 1980 — 195 182
 1981 — 199 775
 1982 — 203 089
 1983 — 208 718
 1984 — 212 016
 1985 — 217 106
 1986 — 227 381
 1987 — 271 797

(b) 1961 — Not available
 1962 — Not available
 1963 — Not available
 1964 — Not available
 1965 — 25%
 1966 — 6.6%
 1967 — 6.2%
 1968 — 5.8%
 1969 — 7.2%
 1970 — 3.5%
 1971 — 4.7%
 1972 — 6.8%
 1973 — 10.6%
 1974 — 13.4%
 1975 — 15.2%
 1976 — 11.7%
 1977 — 9.2%
 1978 — 12.3%
 1979 — 13.09%
 1980 — 11.11%
 1981 — 18.33%
 1982 — 16.9%

(u) 1988 — The amounts payable are the same as in 1987

1983 — 12.05%
 1984 — 10.75%
 1985 — 13.59%
 1986 — Old Age and Pension for the Blind — 25.6%
 Disability and Maintenance Grants — 21.3%
 War Veterans' Pension — 69.2%
 1987 — Old Age and Pension for the Blind — 13.6%
 Disability and Maintenance Grants — 14%
 War Veterans' Pension — 10.1%

Greater Riverlea additional housing projects
 15 Mr. T. R. GEORGE asked the Minister of Local Government, Housing and Agriculture
 (1) Whether any additional housing projects

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HOUSE OF REPRESENTATIVES

2081

WEDNESDAY, 29 JUNE 1988

2082

Hansard

are being envisaged by his Department for the Greater Riverlea area, if not, why not, if so, what are the relevant details,
 (2) whether any negotiations have taken place in this regard, if not, why not, if so, (a) what negotiations and (b) with whom,
 (3) whether any decisions have been taken on the matter, if not, why not, if so, what decisions,
 (4) whether he will make a statement on the matter?

THE MINISTER OF LOCAL GOVERNMENT, HOUSING AND AGRICULTURE
 (1) No
 Although the land does not belong to the Department, the Department is assisting the Johannesburg City Council with the financing of the upgrading of services and housing projects in the Greater Riverlea area
 (2) No
 (a) and (b) Fall away
 (3) Falls away
 (4) No

Riverlea, recommendations
 16 Mr. T. R. GEORGE asked the Minister of Local Government, Housing and Agriculture
 (1) Whether his Department has received any recommendations concerning Riverlea and Riverlea Extensions 1, 2, 3 and 4, if so, (a) when (b) from whom and (c) what is the purpose of these recommendations,
 (2) whether any decisions have been taken in this regard, if not, (a) why not and (b) when is it anticipated that decisions will be taken
 (3) whether he will make a statement on the matter?

THE MINISTER OF LOCAL GOVERNMENT, HOUSING AND AGRICULTURE
 (1) No
 No upgrading is envisaged by the Department for the areas of Riverlea and Riverlea Extensions 1 and 2. The development is being planned by the Johannesburg City Council and the Management Committee
 (a) Falls away
 (b) Falls away
 (c) Falls away
 (4) Falls away

Riverlea upgrading
 18 Mr. T. R. GEORGE asked the Minister of Local Government, Housing and Agriculture
 (1) Whether any upgrading is being envisaged by his Department for the areas of Riverlea and Riverlea Extensions 1 and 2, if not, why not, if so, (a) what are the relevant details and (b) what total amount has been allocated and/or is estimated will be allocated for this purpose,
 (2) whether he will make a statement on the matter?

THE MINISTER OF LOCAL GOVERNMENT, HOUSING AND AGRICULTURE
 (1) No
 No upgrading is envisaged by the Department for the areas of Riverlea and Riverlea Extensions 1 and 2. The development is being planned by the Johannesburg City Council and the Management Committee
 (a) Falls away
 (b) Falls away
 (c) Falls away
 (4) Falls away

Riverlea upgrading
 18 Mr. T. R. GEORGE asked the Minister of Local Government, Housing and Agriculture
 (1) Whether any upgrading is being envisaged by his Department for the areas of Riverlea and Riverlea Extensions 1 and 2, if not, why not, if so, (a) what are the relevant details and (b) what total amount has been allocated and/or is estimated will be allocated for this purpose,
 (2) whether he will make a statement on the matter?

THE MINISTER OF LOCAL GOVERNMENT, HOUSING AND AGRICULTURE
 (1) No
 No upgrading is envisaged by the Department for the areas of Riverlea and Riverlea Extensions 1 and 2. The development is being planned by the Johannesburg City Council and the Management Committee
 (a) Falls away
 (b) Falls away
 (c) Falls away
 (4) Falls away

Riverlea upgrading
 18 Mr. T. R. GEORGE asked the Minister of Local Government, Housing and Agriculture
 (1) Whether any upgrading is being envisaged by his Department for the areas of Riverlea and Riverlea Extensions 1 and 2, if not, why not, if so, (a) what are the relevant details and (b) what total amount has been allocated and/or is estimated will be allocated for this purpose,
 (2) whether he will make a statement on the matter?

THE MINISTER OF LOCAL GOVERNMENT, HOUSING AND AGRICULTURE
 (1) No
 No upgrading is envisaged by the Department for the areas of Riverlea and Riverlea Extensions 1 and 2. The development is being planned by the Johannesburg City Council and the Management Committee
 (a) Falls away
 (b) Falls away
 (c) Falls away
 (4) Falls away

HOUSE OF REPRESENTATIVES

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1988

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The library consists of a reading room and a meeting room where the educational programmes are held. The meeting room can be booked

Readers' Club.

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LEKOA mayor, Mr Esau Mahlatsi, yesterday gave an assurance that his council would accept R30 payment a month for service charges from each household in Vaal Triangle with effect from July 1.

Mr Mahlatsi told a Press conference in Sebokeng that the R30 payment should not be regarded as reduction of rent because they still had to pay rent arrears.



LEKOA mayor, Esau Mahlatsi.


¹⁰² Delay ¹⁰³

He said "I am not worried about how much they are prepared to pay - it can be R20 or R30. What matters is they pay something to the council".

He attacked civic associations for causing a delay in the paying of the tariffs

The delays he said, had resulted in evictions

Those who have problems should approach the local authorities for help, he said "We have helped many people, especially those who are unemployed and have serious problems"



Miss Margaret Sibanyoni of "Kats" location with her son Stanley. She earned R106 a month of which she had to pay R75,61 for rent before the residents of the location stopped paying.

The decay of Silobela where tariffs go unpaid

(127) By Shehnaaz Bulbulia

On the outskirts of Carolina in the eastern Transvaal lies the township of Silobela, home to more than 15 000 people who have refused to pay tariffs since 1984.

The refusal is a protest against increases. Residents feel they have paid off their homes and that the amount they owe should be decreasing, not increasing.

The authorities say the tariffs they levy are service charges. Silobela has no electricity and only bucket-system waste disposal.

An area referred to by residents as "Kats Location" was built next to Silobela in 1984 for lower-income groups. The houses in both areas, which often accommodate up to 11 people each, are in disrepair.

RESIDENTS MOVED

Residents say they were moved to Silobela in 1963 from "Old Location". They were told their old homes would serve as a deposit for those built in Silobela. The Silobela houses were valued at R350 and R234 for four-room and two-room houses respectively.

Residents say that in the following 14 years they paid all the outstanding amounts for their homes.

They complained that after 1977 the amounts they owed the council monthly continued to increase, despite the elimination of house rent from the bill.

Their demands for proper water, electricity, creche and clinic facilities have still not been met.

The Transvaal provincial official responsible for eastern Transvaal townships, Mr Amon Mauku, said

"We took notice of what these people were saying and have budgeted since 1983 for a clinic, creches and sewage. We don't have it yet, but we are working on the project."

A widow, Mrs Maria Nkosi, said she arrived in Silobela in 1963. "When my husband and I first came here we paid R2 monthly instalments and we were told after a period of time the house would be ours."

The authorities tried to repossess her home when her husband died. "I refused to leave. I told them I had already paid for the house. They told me to pay R41, plus money for water and street lighting."

Miss Margaret Sibanyoni, an unemployed mother, said she moved into Kats Location with her four children in 1984.

"I was living in Silobela with my parents but there were 11 of us squashed into two bedrooms."

She said residents of "Kats" were told it was built for the poor.

"I used to pay R76 rent for a two-bedroom house but I only earned R106."

School transport alone cost her R50 a month.

The lack of jobs was a major problem in the expanding township, she said.

A spokesman for the Silobela Committee of Ten, a residents' association, said residents had been told that service charges were being increased to pay for a clinic, creche, sewage and electrical facilities.

"The boycott started because they did nothing for us except demand more money. If you earn only R80 a month, how can you afford to pay R51 to the council?"

Mrs Maria Nkosi of Silobela township holds her daughter Ignatia (4). Mrs Nkosi worries about the poor sanitation and the sewage which runs past her home.

● Pictures By Sean Woods.

W/Marty

Lights off for everyone as council fights the comrades

1-7/78

By THAMI MKHWANAZI

OFFICIALS in Soweto's electrical engineering department this week privately confirmed the mysterious blackout of several townships where residents have not paid rent.

While Soweto's chief electrical engineer, R du Toit was not available for comment, officials in his department confirmed that if, after "a careful analysis of each township" it was found that "95 percent" of residents did not pay their electricity bills, then the whole township was blacked out.

My informants told me that in order to protect those who had paid their rent, a pamphlet was first distributed in the affected township, warning of the proposed power cuts.

The pamphlet called on the innocent to produce proof of payment of rent so they could be exempted when the black-out occurred.

The problem the council faced was that local "comrades" were able to re-connected the electricity to individual houses which the council cut off.

But when whole townships were cut off, the comrades were unable to act

Once a township's electricity was cut off, department employees would "strengthen" distribution boxes in the streets to prevent "comrades" from gaining access to the switches, he said.

In some cases "comrades" broke the locks, according to the council employees. Driving through Soweto's streets this week, the *Weekly Mail* found many meter boxes wide open.

A representative for the Soweto Electricity Advice Centre in Orlando West said townships were being blacked out for as long as a month.

The advice centre was set up in 1986 by the community after residents claimed the council was over-charging them by more than R100 a month for electricity — even if they were absent from their homes.

The advice centre representative said the "wholesale" blackening out of townships was a new phenomenon in the history of the Soweto rent boycott.

A look at the centre's register established that since May the Soweto townships of Zondi, Naledi, Zola and Molapo were among those affected, with Orlando West Extension being the latest to be blacked-out this week. The cuts lasted for periods ranging from a week to a month.

SO WHERE TO? (12)

The demarcation this month of some 13 000 ha of PWV land for black housing has run into further problems, with JCI opposing the proposed westward extension of Soweto.

JCI believes the major portion of the area demarcated for development to the west of Soweto is "highly unsuitable for such development in view of inherent dolomitic geological structures and existing mining activities." It intends taking the matter further with the departments of Constitutional Development and Planning and of Mineral and Energy Affairs.

Apparently part of the land chosen is over an underground lake which could be used to supply the PWV during extreme drought, and the Rand Water Board fears that development might result in contamination.

However, it is also believed that another portion lies over an underground section which was drained to prevent seepage into nearby mining operations and could thus develop sinkholes.

There is also the question of mineral rights, as much of the land selected is still gold-bearing.

fm
1/7/88

1700 houses for Wattville

THE Wattville Town Council is to build 1700 houses — for the first time after 31 years — in an attempt to alleviate the acute housing shortage in the township.

The waiting list for municipal houses in Wattville presently stands at about 4200 according to official statistics.

Many of the residents had been on the waiting list since the last house was built in 1957. Some managed to get houses in neighbouring townships and those who could not afford to buy houses, rented back rooms in the area.

The mayor of Wattville, Mr Samuel Ntshona, said the first houses would be built within the next eight weeks.

"About 60 percent of the houses will accommodate the low-income group and the remaining sites will be allocated to families who will build their own houses," said Mr Ntshona.

(127) He said the council had funds to provide houses for the low-income group.

He said: "We have already started with the upgrading of the present infrastructure (roads,

electricity, water and sewerage) in the township. We have also started with infrastructure on the new sites, and as soon as we complete it, we will start with the building of the houses."

11/7/88
● The Wattville Council will hold a public meeting at the Lesetja Combined School on Sunday starting at 9am. The meeting will discuss, among other things, housing.

elna GRAND RE-OPENING

FANTASTIC BARGAINS
SPECIAL OFFERS

from 2nd to 9th July

NEW SEWING MACHINES
FROM R199



FREE GIFTS

CHAMPAGNE

FASHION SHOW



imposed by FIFA.

of action.

Recent power cuts in Soweto were 'deliberate'

127

By Jovial Rantao

city's electrical engineer said yesterday.

Recent power cuts by the Soweto City Council in some areas of the township were deliberate, and were aimed at residents who had no intention of paying their electricity bills, Mr R E du Toit, the

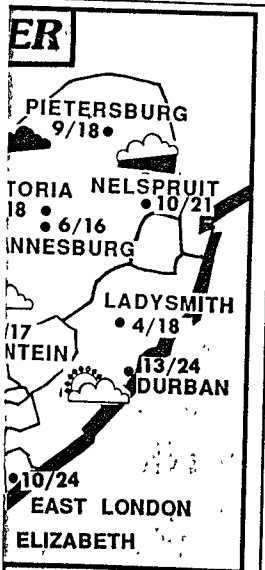
According to Mr du Toit, the power cuts were aimed at suburbs such as Naledi, Emdeni and Chiawelo Ext 3.

In these districts, he said, only five percent of residents were regularly paying their electricity bills "This means we are supplying electricity free of charge to the non-paying 95 percent in order to supply the paying residents with power," he said

Mr du Toit said that while it cost the council R6 million a month to supply electricity to the residents, residents returned only 20 percent of that amount, to the council in payments

"The arrears now stand at R90 million," Mr du Toit said, adding that the council had supplied electricity to the township for four years without getting fully compensated for money paid to Eskom for the service.

Vandalism made it impossible for the council to monitor the electricity supply, said Mr du Toit. However, the council was in the process of replacing or repairing damaged electricity boxes in Soweto.



partially from the west; yesterday: max 14 deg; mm; so far this year 9 mm; average annual

Soshanguvé hit

by double blow

Soshanguvé residents had an electricity blackout and insufficient taxis to get to work today, but power was restored at 6.35 am (127)

Hundreds in the area were late for work due to a lack of transport.

Poor family

is evicted



MRS Clementine Nkala's young children are homeless after the family was evicted from their home and the doors removed to discourage re-occupancy.

On Monday they were evicted from their four roomed house in Zone Six Pimville, Soweto, by the Soweto City Council for defaulting on rent.

The Nkala family has no source of income yet. To secure their home again, they have to raise R1135 to pay their arrears. On Monday evening they moved back into the house only to be re-evicted on Tuesday.

Mrs Nkala was widowed four years ago when her husband, who was the breadwinner, died of tuberculosis.

"Since my husband died I have looked for work everywhere without any luck," said the 38-year-old mother of five.

"My children are still young I cannot be away from them for a long time I do not know where I will get the money to pay the arrears."

Mrs Nkala's oldest child is 19 years old and is a first-year student at Vista University. Three other children aged 16, 13 and eight are in school. She also has a



MRS Clementine Nkala, unemployed mother of five who now does not have a home for her children.

two-year-old who needs her attention.

To make ends meet Mrs Nkala opened her house to beer guzzlers but that also did not work out.

"Money is needed to run a business of any kind I did not have money to buy stock that would be profitable," she said.

Mrs Nkala's home was not only left bare and empty, it was left without a single door as the municipal police took them away.

"We had to borrow doors from neighbours to keep thieves and the cold away," she said.

"On Tuesday morning I managed to raise R100 but the superintendent refused it, demanding that I pay at least R800," said Mrs Nkala. "When I returned home, I found that we were being re-

evicted and told not to get back into the house until we pay the arrears." The Nkala family was one of the 13 families evicted on Monday in Pimville.

The director of housing for the Soweto City Council Mrs Estelle Bester, said: "When residents are evicted they have to pay the amount we stipulate. We cannot accept less. They should also arrange for alternative accommodation. They lose the permit and occupancy rights once they have been evicted."

Mrs Bester said that evictions are a follow up to a long procedure including a court order and summons by the council's lawyers. Residents are given enough time to negotiate, pay up or look for other accommodation, she said.

TWO-year-old Busistwe Nkala's face tells the sad story of evictions. Her family was evicted twice this week, on Monday and on Tuesday, from their Pimville home. Their house was left without any doors.

Soweto 8775 x

(127) 245

Hillbrow issue a headache for CP

127 By Esmaré van der Merwe
Political Reporter

Bitter infighting has erupted within Conservative Party ranks about Overvaal MP Mr Koos van der Merwe's viewpoint that Hillbrow might have to be "cut out of our white state"

CP sources have told The Star that his viewpoints, recently published in the news magazine *Inside South Africa*, had severely damaged the party's chances in the October municipal election, specifically in areas such as Hillbrow where the CP has launched a massive campaign

The Progressive Federal Party and the National Party yesterday said different policy statements by CP leaders were confusing the electorate

"PUBLIC DANGER"

"Utter confusion reigns in the ranks of the CP after its acknowledgement that nothing can be done about Hillbrow and other multiracial areas. This is a vote of no-confidence in its own candidates and policy," Mr Douglas Gibson, Transvaal PFP leader said

"If the CP is honest, it will withdraw from the municipal election"

He said the CP was "a public danger" with no direction

The chairman of the NP's Johannesburg divisional council, Mr Daryl Swanepoel, said the CP knew it would not achieve its goal in Hillbrow

Mr van der Merwe was "quite willing to write Hillbrow out of their plans for a future South Africa, which is typi-

cal of their impractical policies"

The CP leader in Johannesburg, Mr Fred Rundle (candidate in Joubert Park), "rumbles on about the situation in Hillbrow, knowing well that the CP has no chance in the area. Their approach is merely a political game aimed at sowing confusion amongst the electorate," Mr Swanepoel said

Mr van der Merwe yesterday said he had been correctly quoted by *Inside South Africa*. However, other publications had quoted him out of context regarding the original article

He had already laid a charge against some Nasionale Pers newspapers with the Media Council

In an interview with The Star, he reiterated his Hillbrow viewpoints

"We will have to accept the fact that 100 000 people of colour cannot forcibly be removed from the area"

"The CP will try any other measures, meaning not using bulldozers, to remove them or at least to restrict their numbers"

"However, I am being realistic. If that does not work, we will have to cut Hillbrow out of our white state"

CP leader Dr Andries Treurnicht yesterday issued a statement saying "certain publications" had misquoted Mr van der Merwe's viewpoints on separate residential areas

The CP was opposed to mixed areas and will "fight for the protection of whites in their own residential areas and community life"

Mr Rundle declined to comment

Star 5/17/68

Meyer for Mayfair (127)

address on race issue

Municipal Reporter

Mayfair residents will be addressed by the Deputy Minister of Constitutional Development and Planning, Mr Roelf Meyer, at an NP meeting today

The chairman of the Mayfair Residents' Association, Mr Johan van Wyk, welcomed the move and said it was vital that Mr Meyer discuss the deteriorating racial situation in the suburb

He said residents were getting tired of promises that Mr Meyer would personally spell out the future of the area to them

The meeting will be held at 7 30 pm in the Goedehoop Primary School, corner of 11th Avenue and Church Street, Mayfair

State about-turn on Indian group area

514 577155
(27) Pretoria Bureau

The Government has reversed its decision to proclaim Windmill Park in Boksburg an Indian group area.

The area has not been classified for any particular race, but is a "controlled area" — which means, in effect, a white area.

No property can be sold to people of other races without official permission.

A spokesman for the Department of Constitutional Development and Planning has declined to give any reason for the change of mind.

He said the Group Areas Board had investigated the matter, and Deputy Minister Mr Roelf Meyer had accepted its recommendation.

PROPERTY VALUES

A man involved in housing finance in the area explained the Boksburg-Germiston group areas patchwork after the announcement:

Residents of Van Dyk Park, an established suburb next to Windmill Park, had opposed the move to make Windmill Park an Indian area because they feared that this would lower the value of their properties.

Rumours that Dawn Park, next to Windmill Park and a white area, would become "grey" area were dismissed recently. It will stay white.

Leondale, the next suburb towards Alberton, will also stay white.

Council gets ^{spokesman} 5/7/88 tough ¹²⁷

THE Tembisa Town Council has introduced tough new measures in a bid to break the four year rent boycott in the township.

In the past three weeks, the council has cut electricity and water supply in the township's Hospital View and Sedibeng Sections. Families in these areas have also been threatened with eviction if they do not settle their rent arrears.

A spokesman for the Tembisa council has confirmed that electricity has been cut in some parts of the township.

"We have warned the residents in the past to pay rent and only those families who are not paying rent are affected by the new measures," said the spokesman

Claims false says Thebehal

By MATSHUBE MFOLOE

THE administrator of Diepmeadow, Mr. David Thebehal, has slammed allegations by the Diepkloof Residents Committee as being misleading, untrue and also not in the interests of residents.

Mr Thebehal responded to a report by Diepkloof residents drafted after a series of meetings held in the area recently.

The meetings were organised to consider the resolution of the rent dispute which has already plunged the council into a R37 million debt.

Mr Thebehal said it was "untrue that the council was extracting monies" from residents of Diepkloof for services which "continued to be unfulfilled," as was claimed by the Diepkloof Residents Committee.

The report also highlighted the

inadequacy of essential services like water and electricity in some zones in the Diepmeadow area.

Mr Thebehal said there was no house in Diepmeadow which has no electricity or water. He said it was "unfounded" that residents in Soweto were overcharged for electricity.

"It is misleading to claim that Diepmeadow residents pay high electricity tariffs as compared to white people in town," Mr Thebehal said.

He said the council bought electricity from Eskom at eight cents per unit and "we, (Diepmeadow Council), sell it to our residents at six cents per unit," Mr Thebehal said.

Mr Thebehal said the council had received a loan of R286 million for the electrification of Diepmeadow and also R177 million for essential services in the area.

The council had never evicted any family for failing to pay rent," he said.

Mr Thebehal said claims by the resident's committee that all tarred roads in the Diepmeadow area lead to local police station were untrue.

Meanwhile, Mr Thebehal said Diepmeadow residents should pay rent. He said the response was "encouraging" because more than 75 percent of the residents were now paying.

He said "the non-payment of rent" was creating problems — not only for the council — but for students at

various institutions in the country.

Mr Thebehal said there were a few students who were being sponsored by the council's bursary scheme. "It will be heart-breaking to tell individual students at universities that the scheme has no funds for their studies," he said.

Mr Thebehal said the resolution by the Diepkloof Residents Committee, "suggesting that residents should pay only R15 per month," could lead to the reduction of staff, including hundreds of employees cleaning the streets in Diepmeadow.

Mr Thebehal also denied earlier claims alleging that the street sweepers earned only R4 a day. "Our workers receive R420 a month," he said.

DIEPMEADOW administrator
Mr David Thebehal.

'Sowetans should get ready for blackout'

By Stan Hlophe

Soweto residents should brace themselves for a total blackout if the rent boycott continued

This was the warning from the Soweto Council's chief electrical engineer, Mr R E du Toit, who revealed that the council was losing R6 million a month

The chief engineer said his department received no subsidy from the Government and it cost R3 million to buy electricity from Eskom to supply the township

He said the electricity department had been borrowing electricity and the source of income had dried up. The council's debt now stood at R90 million

"If people don't pay their full bills within two months, we have to consider shutting the whole area, leaving out essential services like hospitals and police stations"

He said that, in the meantime, there would be temporary cuts lasting for about a week in possibly five areas at a time.

If this failed to yield results, the "worst will come to the worst"

He said his department was devising a scheme to supply power to those who had settled their accounts and to cut off those in arrears

127 Rent row

SHACK dwellers in Thokoza, near Alberton, claim that their monthly rent has been increased from R5 to R20, but the council has dismissed the allegations.

6/17/88
50
The council has also refuted claims by the shack owners that they were made to pay R36 each early last year towards the building of new houses in the township.

The residents said they were told the money would be used for installing infrastructure (roads, water and electricity services).

Mr Jacob Sekete, chairman of the Thokoza administrators, said the decision to increase rents had not yet been reached.

Mr Samuel Ntuli said: "I was shocked when I went to pay my rent last month, only to be told at the offices that my rent would be going up by R15 as from July 1."

By Esmaré van der Merwe, Political Reporter

One of the main reasons for the presence of about 6 000 Indians in Mayfair was that white people "who drew up petitions and scolded me from time to time" had left the area, resulting in property becoming available for rent or sale, the Deputy Minister of Constitutional Development and Planning, Mr Roelf Meyer, told Mayfair residents last night

He revealed that property valuations in Mayfair, one of Johannesburg's most controversial racially mixed residential areas, had increased by 161 percent over the last four years, compared to an average increase of 20 percent for the whole of Johannesburg

Mr Meyer, MP for Johannesburg West, addressed a National Party meeting attended by about 120 people, including several NP and Conservative Party municipal election candidates

This followed an abortive Mayfair Ratepayers' Association meeting on June 16 which was cancelled after Mr Meyer's flight from Cape Town had been delayed

Mr Meyer apologised for cancelling that meeting and said he was prepared to listen to residents' grievances about the racial desegregation of the area. However, accusations that the Government was closing its eyes by allowing people

Meyer addresses Mayfair residents on desegregation

(127) ~~127~~ str 6/17/84



The "ayes" have it at the Mayfair meeting addressed by the Deputy Minister of Constitutional Development and Planning, Mr Roelf Meyer.

of colour to reside illegally in white areas were "destructive"

He called on Mayfair residents to establish a committee to discuss the constitutional future of the area with him

Eight residents, including the chairman of the Ratepayers' Association, Mr Johan van Wyk, were later appointed

The committee will meet Mr Meyer on July 21 to decide on working procedures

Ads to clarify policy

The Government has reacted for the first time to criticism of a Bureau of Information advertising campaign publicising group areas legislation still to be passed by Parliament

The Deputy Minister of Constitutional Development and Planning, Mr Roelf Meyer, told a National Party meeting in Mayfair yesterday that full-page advertisements in the weekend press were aimed at clarifying the Government's intentions about racially separate and open residential areas

"The Government just wants to provide a full perspective of its viewpoints regarding an own community life, own residential areas and open areas which are now incorporated in legislation put before Parliament"

credit cards, which were left on a bed, mysteriously escaped the blaze

Rent row tenant claims he was assaulted

By Ayesha Ismail

An Argyle Court, Joubert Park, tenant claimed he was assaulted by eight security guards on Monday who were acting on instructions of the landlord, Mr Dave Malan, a director of Hillcrest Property Management

Mr Pressage Nkosi said residents of five buildings of which Mr Malan is the head lessee decided not to pay a R45 "service fee"

The levy was meant to finance the building's upgrading, but tenants said they were not prepared to pay the levy as they could see no improvement

Mr Malan was recently the subject of an investigation by The Star into "middlemen" who are raking in thousands leasing rundown buildings and sub-letting them to low-income blacks

Mr Nkosi said he was assaulted by Mr Malan on a previous occasion, which resulted in Mr

Malan being served with a peace order

Mr Nkosi said he offered the rent without the levy to Mr Malan on July 2 but he refused to take it

"We then decided to pay the rent directly to the attorneys," Mr Nkosi said

AMBUSHED

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"On Monday while I was counting the money, eight security guards and Mr Malan came to my flat and manhandled me"

He said he managed to flee through the fire escape, but "when I got to the bottom of the staircase, I was ambushed and received a cut on my chin"

● Another tenant, Mrs Francina Nonca, said Mr Malan gave her three days notice to leave

"I was shocked because I pay my rent of R200 a month regularly," she said

Mrs Nonca said she and her husband had refused to move On

Saturday night while they were at home, security guards climbed through the window and took her flat keys

"Someone else has moved into my flat and is paying R75 more than what I had been paying. My furniture is still in the flat and my husband and I are staying with a friend"

Mrs Nonca said she and other residents were picked up by police yesterday at 7 am and taken to the Hillbrow police station. They were released without being charged

The police liaison officer, Colonel Frans Malherbe, confirmed that the tenants were at the Hillbrow charge office. He said the police decided not to lay charges as there was not sufficient evidence of trespassing or that they threatened to burn the building

When approached for comment, Mr Malan said "No comment"



Atteridgeville still looking to raise tariffs

Atteridgeville Town Council — found guilty last month of illegally introducing higher service charges — is consulting residents with a view to increasing tariffs to raise money for the town's needs

Last month Atteridgeville mayor Matthew Mahlangu told The Star his council was working on a proposal to increase tariffs by about R20

In its recent newsletter, the council said it was still consulting residents on ways to raise money for the needs of the town. Higher tariffs were one possibility, but no decision had been made

Mr Mahlangu blamed elements, known to oppose local government, for having politicised the issue to confuse and unsettle the community

Neighbourhood watches help to combat crime'

Increasing crime was a worldwide phenomenon and in South Africa it was not only due to political changes, the Deputy Minister of Law and Order, Mr Léon Wessels, said yesterday.

Addressing a Neighbourhood Watch meeting in Roodepoort yesterday, he said it was tragic that nowadays people did not know their neighbours. He said that communal co-operation along police guidelines made neighbourhood watches a very effective way of combating crime.

Mr Wessels praised the 40 Neighbourhood Watches in Roodepoort for their role in this respect.

However, he warned that neighbourhood watches should not be allowed to deteriorate into private police patrols. He said the limits of legal civilian action could not be exceeded.

Mr Wessels added that it was wrong to blame the abolition of influx control for the increase in crime.

Sapa

Tariffs

By SY MAKARINGE

DIEPMEADOW residents may soon be expected to dig deeper into their pockets following a recent Diepmeadow Town Council proposal to increase tariffs for essential services by more than 40 percent.

The council's proposal to implement the wide-ranging increases was made at a budget meeting early last month, according to Mr Johan de Jager, Diepmeadow's town clerk

Mr de Jager said yesterday that the council, under the administration of Mr David Thebehali, was anticipating an expenditure of about R105 million during the 1988/89 financial year, as against an anticipated income of R39 million

Budgeted

He said as a result the council had budgeted for a deficit of about R65 million

He attributed the huge deficit to the fact that the council last increased its tariffs more than four years ago. The council, therefore, had no option

but to increase the tariffs.

Here are some of the increases the council has proposed to implement.

- Sewerage disposal will be increased from R6,22 to R9,20 a month,

- Refuse removal: From R4 to R6 a month — an increase of 40 percent.

- Electricity levy will be increased from R2 to R6 a month

This means that residents will have to fork out R9 more a month for these services

Increases

Other increases the council intends implementing are

- Water consumption: 45 cents a kilolitre (from 30 cents) + Electricity supply will be increased from 6 cents a unit to 9 cents a unit

- Hostel dwellers in single units will pay R21 for rent and R2 for water supply (The current tariffs are R18 for rent and 45 cents for water supply)

Residents living in family units at the Mzimhlophe transit camp will pay R5 more to their current tariff of R30 a month

Mr De Jager invited residents who felt they could not afford the proposed tariffs to make representations to the

set to increase

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council so that the situation could be reviewed. He said, however, that water and electricity tariffs would

not be negotiable

Mr Muntu Myeza, spokesman for the Diepmeadow Residents' Committee, described

the proposals as "ridiculous in the extreme"

He said residents were at the moment paying high tariffs

"This hard-nosed attitude is a demonstration of gross irresponsibility. The council should look for alternat-

ive sources of revenue instead of burdening residents with such preposterous increases," Mr Myeza said

BLACKOUTS FOR SOWETO

Mr R E O du Toit, Soweto's chief electrical engineer.

Orlando game cancelled because of power failure

PARTS of Diepkloof, Soweto, including the posh Diepkloof Extension suburb, were blacked out last night as the authorities began carrying out their threats of cutting off electricity because of non-payment of rates.

A power failure in Orlando caused the postponement of the key Castle League NSL game between Mamelodi Sundowns and Bush Bucks at Orlando Stadium last night.

Spectators milled around the stadium for two hours after the scheduled kick-off time in the hope that the lights might be restored.

But their long wait went unrewarded as the power failure persisted and officials reluctantly postponed the match.

Angry and frantic residents in Diepkloof Extension said they telephoned the Electricity Department seeking explanations but got no reply.

Soweto's chief electrical engineer, Mr R E du Toit, said this week that parts of Soweto would be

blacked out from time to time because of non-payment of rates and that "it is unfortunate that those who pay their rent, water and electricity will suffer as much as those who do not".

The department supplies power to Diepmeadow, Dobsonville and Greater Soweto.

Mr Du Toit said on SABC-TV last night that those who were afraid to be seen using electricity — a sign they had paid their bills — and leave the lights off "

Warnings

He said electricity cuts were made after repeated requests and warnings to residents to settle their accounts.

The black-outs have affected essential places such as a clinic, the ambulance and fire station, a police station and several business concerns, residents say.

Yesterday the Pimville clinic was without power and sisters had to borrow a gas stove to sterilise some of the instruments

they use for family planning

Police Press liaison officer for Soweto, Major Fanyana Zwane, said power was cut at Protea police station last week, but because the station had a generator it was able to function

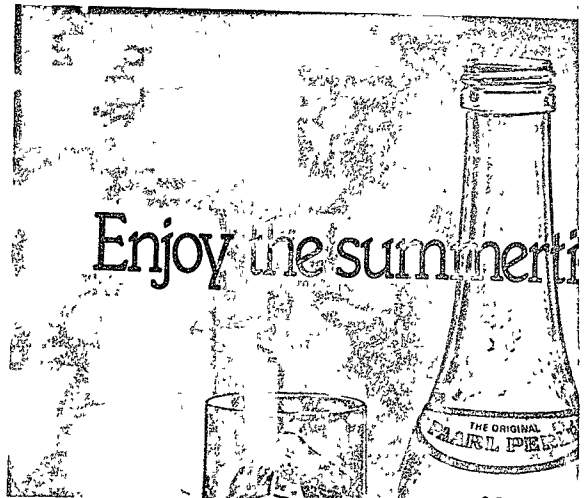
At the Jabulani Fire Station, an ambulance man said electricity was cut and the station had to make do with a generator.

Robots have also been affected by the power cuts and Pimville residents say the situation at intersections has become dangerous.

Mr du Toit said

whenever power was cut key places such as police stations, clinics, ambulance and fire and municipal offices were not (not) cut off. The black-outs in these places could have been caused by electrical faults, he said.

• Late last night lights were restored in parts of Diepkloof



Landlord gets final warning

By Sally Sealey

A final order restraining Mr Dave Malan of Hillcrest Property Management from assaulting one of his tenants, Mr Presage Nkosi, was granted in the Rand Supreme Court yesterday.

Mr Justice J Snyman issued an interdict restraining Mr Malan and/or Hillcrest Property Management CC and any persons acting under their authority from assaulting, interfering with or molesting Mr Nkosi.

Mr Justice Snyman also ordered Mr Malan and Hillcrest to allow Mr Nkosi to peacefully reside at number 36 Argyle Court, Joubert Park. The application was not opposed.

Mr Nkosi said in an affidavit before the court that this was not the first time he had been assaulted by Mr Malan. The first occasion was on June 6 and he later obtained a binding over order against both Mr Malan and Hillcrest.

Mr Nkosi said on July 4, Mr Malan knocked at the door of his flat, accompanied by about eight security guards.

"I was manhandled and was told to hand over my keys. I refused and the guards threatened to assault me. I managed to escape down the fire escape.

"The guards followed and I was waylaid by one of them at the entrance. He hit me. It was a severe blow."

A medical certificate was presented, stating there had been an abrasion on Mr Nkosi's neck after the alleged assault.

Mr Malan was ordered to pay costs.

They were warned, says official **NIGHT IN THE COLD FOR UNLUCKY 13**



Mr JOSEPH Yende ... thrown out.

Sowetan 2/7/88
THIRTEEN families spent a night out in the open after they were evicted from their Pinville homes on Monday for defaulting on rent.

The families from Zone 6 were left in empty houses by the municipal police who threw their belongings outside and took the doors away.

"We had to borrow doors from our neighbours to keep out the cold," said Mr Joseph Yende whose family and two others were evicted again on Tuesday.

Evicted

Miss Estelle Bester, Director of Housing of the Soweto City Council, confirmed that the families were evicted.

"The evicted residents were fully aware of the possibility of being evicted," she said "They were given all the necessary notice to pay their rent arrears"

This is the latest crackdown on rent defaulters by the Soweto City Council in its bid to end the two-year rent boycott

The ploy of removing doors has been used before in Orlando where affected families were harassed and their valuables looted by thieves

THEBEHALI'S CLAIMS

'NOT TRUE'

By MASHUBE
MFOLOE

THE Diepmeadow Residents Committee yesterday reacted to claims made by the administrator of Diepmeadow, Mr David Thebehali, regarding housing and essential services in the township.

A spokesman for the residents committee, Mr Muntu Myeza, said Mr Thebehali had "exposed his insensitivity to the plight" of Diepkloof residents

Residents speak of what "we know to exist and which we experience daily," Mr Myeza said

The resolutions contained in the report compiled by the Diepkloof Residents Committee to consider "resolu-

tions of the rent dispute" were not claims but "facts"

Claims made by the committee about the inadequacy of essential services, were denied by Mr Thebehali

Imagination

"The six cents per unit Mr Thebehali claims the council charges the residents "is a figment of his imagination", Mr Myeza said.

"There are houses that

neither have electricity nor water in Diepkloof," Mr Myeza said

He said the numbers of people whom Mr Thebehali claimed were paying rent were untrue

A spokesman for the Diepkloof Residents Committee claimed that the rent offices were empty, with clerks allegedly reading novels and comics

"Mr Thebehali should stop hiding behind frivolity and weeping before television cameras", and go to check heaps of unhealthy rubbish accumulating in the streets and houses in disrepair. "These are services that residents are expected to pay for," Mr Myeza said

Refute

Mr Myeza refuted claims made by the Diepmeadow administrator that council employees were paid about R420 per month. He said the council was paying street sweepers far less, and the residents committee can "prove every point to support" the residents' resolutions

Although the council has not evicted any family for failing to pay rent arrears, residents have been forced to make arrangements in the dead of the night," Mr Myeza said.

Poor family is evicted



Soweto 877 55

(12)

MRS Clementine Nkala's young children are homeless after the family was evicted from their home and the doors removed to discourage re-occupancy

On Monday they were evicted from their four roomed house in Zone Six Pimville, Soweto, by the Soweto City Council for defaulting on rent

The Nkala family has no source of income yet to secure their home again, they have to raise R1135 to pay their arrears. On Monday evening they moved back into the house only to be re-evicted on Tuesday

Mrs Nkala was widowed four years ago when her husband, who was the breadwinner, died of tuberculosis

"Since my husband died I have looked for work everywhere without any luck," said the 38-year-old mother of five

"My children are still young I cannot be away from them for a long time I do not know where I will get the money to pay the arrears"

Mrs Nkala's oldest child is 19 years old and is a first-year student at Vista University. Three other children aged 16, 13 and eight are in school. She also has a

TWO-year-old Busisiwe Nkala's face tells the sad story of evictions. Her family was evicted twice this week, on Monday and on Tuesday, from their Pimville home. Their house was left without any doors

MRS Clementine Nkala, unemployed mother of five who now does not have a home for her children.

two-year-old who needs evicted and told not to get back into the house until we pay the arrears"

To make ends meet Mrs Nkala opened her house to beer guzzlers but that also did not work out

"Money is needed to run a business of any kind I did not have money to buy stock that would be profitable," she said

Mrs Nkala's home was not only left bare and empty, it was left without a single door as the municipal police took them away

"We had to borrow doors from neighbours to keep thieves and the cold away," she said

"On Tuesday morning I managed to raise R100 but the superintendent refused it, demanding that I pay at least R800," said Mrs Nkala "When I returned home I found that we were being re-

said

Proposed power cuts 'very harsh'

127 ~~127~~ ^{Stu & [?]} Political Reporter ~~[?]~~

The Progressive Federal Party suggested yesterday a high-level conference between the Soweto local authorities and representative community leaders to solve the rent boycott which could result in thousands of homes in the town, including families who have paid, having their electricity cut off

Mrs Helen Suzman, PFP spokesman on the administration of black affairs, said drastic action should be taken to solve the impasse

Reacting to threats by the Soweto Council of an electricity blackout if residents did not pay their bills, Mrs Suzman said that was "a very harsh reaction in the midst of winter".

However, she realised that it was difficult to supply services after the four-year rent boycott

Mr Rupert Lorimer of the PFP called on "elements in the township who practise intimidation" to reconsider their activities. He added that inadequate inquiry services about accumulated electricity bills and rentals added to the problems

The situation could be defused to a great extent if complaints were met adequately, he said

GOV under attack

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ABOUT 300 Lenasia residents this week called on the Government to open their hospital which was completed two years ago.

At a meeting at the Gandhi Hall in Lenasia, Johannesburg, speakers also called on health authorities to open the hospital for all races.

Coronation Hospital specialists, Dr Joe Variava, told the meeting that health was a basic human right worth fighting for.

He said the black community was rocked by preventable diseases as a result of apartheid in medicine.

About seven percent of black people died every year from tuberculosis. Also, 123 black babies out of 1000 died before reaching their first birthday, he said.

The meeting resolved to send a delegation to the Director General of the Department of Health to urge him to open the hospital immediately.

South African 8/7/50

Mayfair lures yuppies

15 SEP 1977 188

SHIRLEY WOODGATE

WHITTE "yuppies" are moving into Mayfair along with middle-class Indians, according to a soon-to-be-released report compiled by the Rand Afrikaans University's research unit for development studies

The findings are expected to show that, contrary to popular belief, Mayfair has been considerably upgraded since the influx of Indians into the area

The report is the result of a survey conducted in the suburb by Mr Johan Fick, Mr Christo de Coming and Mrs Nellie Olivier. It follows their earlier study of residential settlement patterns, which focussed largely on socio-political perceptions in Johannesburg's grey areas of Hillbrow, Jobert Park and Berea

Among issues highlighted is the fact that there has been a 161 percent increase in property valuations in the suburb in the last four years compared with only 20 percent for the rest of Johannesburg

The report will also show that the significant emigration of whites from Mayfair over the last five years has been countered by a new white element moving in

Indian 

influence

upgrades

suburb

This trend is thought to be linked to escalating prices in neighbouring Melville and Westdene — which have placed many of these homes out of reach of the "yuppie" white seeking affordable accommodation from which the city centre is easily accessible

Indians who have settled in the suburb will be shown to be from a typical middle-class background in terms of income and qualifications, with their educational level exceeding that of their white neighbours

Mr Fick, who is a senior National Party city councillor, confirmed that the report was almost completed and was likely to be released next week. He said the findings would be published by the South Africa Foundation in the next issue of *South Africa International*

Grim winter for this Soweto family

A SOWETO family claims to have spent the last 12 days out in the open, weathering the recent winter cold, after council officials and municipal police allegedly threw them out of their home.

And, they say, to add to their misery they have had some of their furniture stolen

Mr Joel Maswanganyi says he, his wife Elizabeth and their two children aged one and 2½ years, were evicted and locked out of their four-roomed Chiawelo Extension II home on June 27 for being in arrears with their rent

He says this was in spite of

MONTSHIWA MOROKE

the fact that they have paid R1 180 since February — when officials removed their belongings from the house and confiscated a TV set

Soweto council's housing director, Ms Estelle Bester, said she had no knowledge of the case She confirmed that 13 families had been evicted in Zone Six Pimville this week But the Chiawelo family had not been among them

Ms Bester said the family may have been evicted for "illegal occupation" of the house "or for whatever reason"

But as proof of his claim to have been making payments to the council, Mr Maswanganyi yesterday showed the Saturday Star official council receipts dating from the time he began paying every fortnight up to last month The biggest payment was R500 in May

Mr Maswanganyi said he had earlier been summoned to the council chambers where he met the housing committee and the local township manager He had been told he would have to vacate the house as it had already been taken by "the court"

Mrs Maswanganyi, who was sitting with her family in the backyard of their home, said

"Our worst ordeal was on the day we were evicted and the next few days when the weather was bitterly cold It was slightly drizzling and the cold was biting when the white official and the police came"

Mr Maswanganyi has not been to work since last week Tuesday, the day after his family was evicted He has had to stay at home to guard their belongings

Mrs Maswanganyi moves in with relatives at night, leaving her husband on guard

Acstop official gets court order against 'landlord'

By KERRY CULLINAN

ACTSTOP'S publicity secretary, Presage Nkosi, has been granted a court order by the Rand Supreme Court, restraining Hillcrest Property Services director Dave Malan, or anyone acting on his behalf, from assaulting him.

An application for the restraining order, which was not opposed by Malan, was brought by Nkosi's lawyers after he claimed he was assaulted by eight security guards in his flat in Argyle Court in the presence of Malan.

Malan is responsible for sub-letting a number of blocks of flats in the Joubert Park area, mainly to black tenants.

According to Nkosi, who is also on the Argyle Court tenants' committee, the assault arose after Malan decided to increase the rent in the block by R75 monthly.

"The increase was contrary to an agreement we reached with Malan at the beginning of the year. He promised that he would not increase the rent until January 1989," said Nkosi.

"After a meeting of tenants, we decided not to pay. Then Malan, together with security guards, started visiting and threatening tenants," alleged Nkosi.

"The R45 is supposed to cover things like maintaining the lifts, 24-hour security and hot water, but we get none of these," said Nkosi.

However, Malan decried Nkosi's assault claim as "simply untrue."

He also said that, while he had verbally agreed not to increase Argyle Court's rent until January, nothing had been recorded.

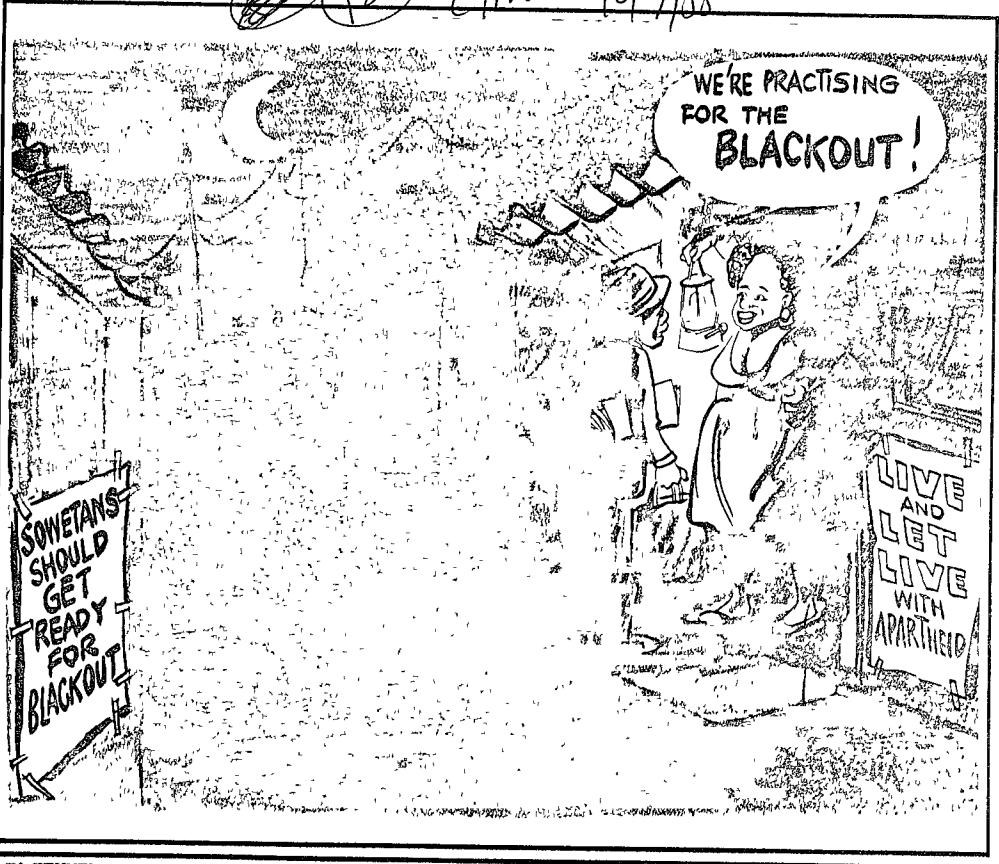
He declined to comment on the charge that services in the five blocks were not being rendered.

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have common objectives with us to

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Mayor to see minister on 'King's' role

SATURDAY STAR CORRESPONDENT

DURBAN — The mayor of Durban, Mr Henry Klotz, is to seek a personal meeting with Minister of Public Works Mr Pietie du Plessis as soon as possible to discuss the future of King's House, the disused Natal residence of the State President.

Mr Klotz confirmed this week that he backed the campaign launched by Councilor Mrs Ros Sarkin this week, calling on the State to hand back the property to the city.

He said, "We are not seeking confrontation with anyone, but I would personally like to meet the Minister, possibly during an inspection in loco of King's House."

"It has been lying idle for a long time and should be a place which all the people of the city can enjoy."

Excellent response

It could be used for a variety of purposes, including cultural activities, tea parties and other functions.

A departmental spokesman has said the Minister is planning to visit the 86-year-old King's House as soon as possible to carry out a personal inspection.

Mrs Sarkin said there had been an excellent response to her appeal to the public to sign a petition calling for the handing-back.

The property was originally donated by the then Durban Town Council at the turn of the century for use as a residence for the Governor of the colony of Natal and subsequently became the residence of the country's State Presidents.

Wanton thieves all township

FRANK JEANS

THE building industry is wincing under a multimillion rand heartache — on-site theft and wanton damage at construction sites in the townships.

Although this habitual problem was said not to have been a significant factor in LTA's decision announced last week to pull out of the low-cost housing market, there is little doubt it has had its share of worries along with other building companies.

Theft is particularly prevalent in self-help schemes. But LTA has also experienced losses in one township of 1 000 houses, for instance, there was a 20 percent "wastage" factor in geysers alone.

The group estimates, too, that brick losses were anywhere between 5 percent and 10 percent, obviously because of the greater difficulty in removing loads. Losses of window frames were between 15 and 20 percent.

A builder in the Vosloorus area says the situation is "getting desperate" and that his problem is a microcosm of a spread of site losses throughout the country and which is costing the industry "millions".

The main targets are geysers, light fittings, toilet sets and window and door frames. But one builder at present operating in Soweto reports that the morning after one black family's home had been completed and they drove up to collect the key of the door, they found there was no longer a roof on the house!

Armed robbery

"Our company expects to sell about 250 homes in Soweto alone this year and almost cannot meet the demand," says the builder.

"However, as fast as we are building houses in Moroka and Jabavu, they are being vandalised by people who seem to feel entitled to demolish other people's homes.

"We have experienced armed robbery, intimidation of our workers and, as a result,

contractors are refusing to come to Moroka." The builder's foreman says windows are pulled out, carpets ripped up, lights pulled from ceilings and doors ripped off hinges.

"I wonder how long it will be until they start stripping the paint off the walls," he says.

Under these circumstances, it is the trend, aspiring black homeowner who has to wait even longer for his house and, indeed pay more for it in the long run as developers are forced to add the losses on the price of end product.

Fenced off areas

"Soon, we might only be able to develop in fenced-off areas in black townships so as to provide quality homes on budget and time," says another builder.

Mr Ernest Malakoane, a director of Ma-Afrika Construction, says the theft of building materials and house fittings was a very serious problem for developers in Soweto.

"We even have roofing material stolen at the site or from newly-built houses. This gives one the impression that they are experienced people in this field because they act very swiftly."

"For instance recently in Protea North, I had 800 worth of lamp shades stolen from a newly completed house," says Mr Malakoane.

Most developers refrain from installing fittings until they know exactly when the owner of the house will be moving in.

Then as soon as the installations are completed, a night watchman is posted to guard building materials.

Mr Malakoane's company is at present building 58 houses in Moletsane and several night watchmen have to be on site to make sure material is not removed during the night.



SOWETO: Where the housing needs are great — but so are the problems.

Slim margins defile low-cost housing

FRANK JEANS

PURE economics — that is what finally decided construction giant LTA to pull out of the low-cost housing market, as it announced in its annual report last week.

The group claims it has simply not made any significant profit out of low-cost housing.

Mr Colin Wood, managing director, says "Our withdrawal has not been a sudden one. Actually, we

decided to disband more than a year ago and have now run out present contracts."

He emphasises this does not mean the group has lost its capacity to build low-cost housing.

"We have building companies in every South African centre — we could enter the market again if and when margins improve."

"It should be remembered, too, that we

Star 11/7/88

thieves hurt ship builders

FRANK JEANS

Factors are refusing to come to Moroka "builder's foreman says windows are ripped out, carpets ripped up, lights pulled ceilings and doors ripped off hinges

wonder how long it will be until they stripping the paint off the walls," he

Under these circumstances, it is the aspiring black homeowner who has to even longer for his house and, indeed, for it in the long run as developers tend to add the losses on the price of the product

Fenced off areas

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Ernest Malakoane, a director of Malakoane Construction, says the theft of building materials and house fittings was a very serious problem for developers in Soweto

They even have roofing material stolen at the site or from newly-built houses. This gives the impression that they are experienced in this field because they act very

care. In one instance recently in Protea North, I saw the worth of lamp shades stolen from a completed house," says Mr Malakoane

Developers refrain from installing fittings until they know exactly when the owner will be moving in

As soon as the installations are complete, a night watchman is posted to guard the materials

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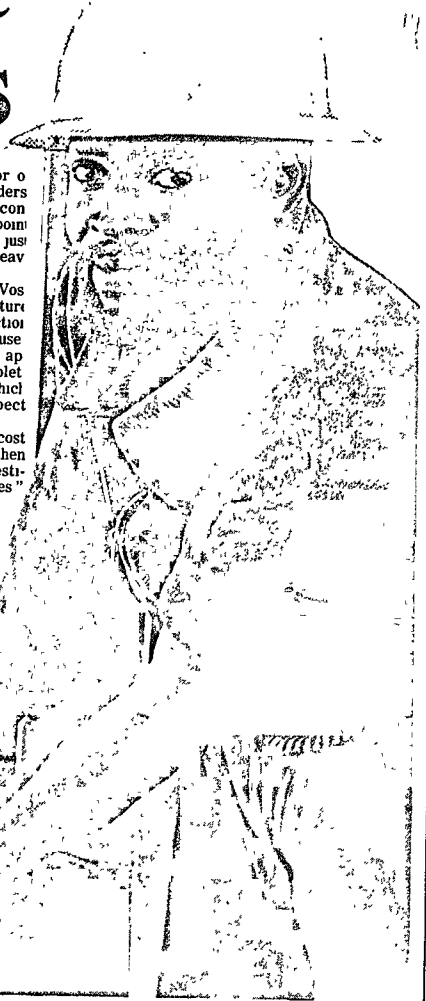
Mr Johan Grotsius, executive director of the National Association of Home Builders referring to the theft problem which continually "lurks in the dark" makes the point that building companies can absorb losses just so far, then the cost has to be passed on "leaving the honest man to pay"

On-site security is one answer and the Vosloorus builder has built into his cost structure — a 1,1 percent factor to cover site protection and which alone adds R400 to a R35 000 house

Says Mr Grotsius "If this equation is applied to the total value of housing completed in black areas in 1987, the value of which was R185 million, then the security aspect would amount to R2,1 million

"Taking into consideration the other cost factors — theft, damage and delay — then that figure would probably rise to an estimated R5 million — equivalent to 150 homes"

GETTING A LEVEL: It's a relatively simple operation at the building stage, but it is often not possible to come out all square with township building projects as theft problems can push up the costs and cause delays. As usual, it is the prospective home-owner who suffers.



1 margins defeated LTA in the cost housing sector — Wood

JEANS

decided to disband more than a year ago and have now run out present contracts"

He emphasises this does mean the group has lost its capacity to build low-cost housing

"We have building companies in every major South African centre and we could enter the market again if and when margins improve

"It should be remembered, too, that we are

continuing with development and building work in the upmarket sectors of black, Indian and coloured housing throughout the country"

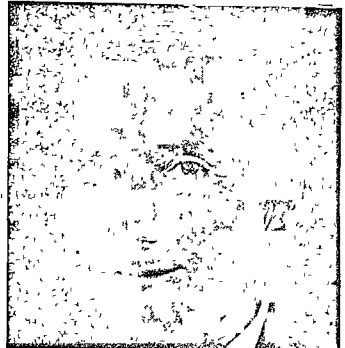
Contract prices in the black housing sector are too low and competition too keen. So until tender mark-ups become more realistic, there will always be cost problems in this vital homes area

Pointing out there has been a move away from

the large-scale housing contracts for local authorities to more personal homebuilding activities on a plot-and-plan basis for private ownership, one expert in black housing says

"Other large-scale home builders have managed to switch over from the one type of product to the other without having to take another look at the situation later, and eventually halting operations in that market"

SP



GROUP MD: Colin Wood of LTA.

Plans for extension of Soweto 'dangerous'

Pretoria Correspondent

It would be "total folly and extremely dangerous" should the government go ahead with plans to extend Soweto to the west, an eminent consulting engineer and geologist, Professor A B A Brink, said on Friday.

"To erect high-density housing on dolomitic shales could lead to sinkhole development

"I have calculated that a single sinkhole measuring 100 m in diameter could engulf 400 people and cause incalculable harm to roads, housing and other installations

WARNINGS

"Whether our repeated warnings have been conveyed to the government, I do not know — but if they have, they have apparently been disregarded," Prof Brink said

He was speaking on the final day of the Eighth Quinquennial Convention of the SA Institution of Civil Engineers (SAICE) and the 1988 Annual Transportation Convention (ATC) at the University of Pretoria.

No fewer than five firms of consultants had, Prof Brink disclosed, been appointed to pinpoint suitable areas for the extension of Soweto along the "Zuurbekom Ramp" in the direction of Westonaria.

These had all advised against the proposed development

"The area in question is subject to gradual subsidence — and the erection of high-density housing would lead not only to the pollution of underground

water supplies, but increase the risk of unpredictable ground movement," according to Prof Brink

There were no geophysical techniques, delegates heard, available to delineate areas which were subject to gradual soil subsidence.

Nor could geologists pinpoint or predict possible sinkholes.

"Sinkholes invariably tend to develop in dolomitic terrain as a result of water leakage in areas where pipelines, sewers or stormwater drains are installed.

"It is therefore essential that pressure be brought to bear on the authorities to abandon plans for the development of Soweto to the west."

Plans for the proposed extensions were, Prof Brink said, "already in an advanced stage."

A listing of appropriate engineering geological parameters "in order of decreasing priority" was

- Stability in relation to natural hazards "such as landslides and seismic activity".
- Topographic constraints (need for cut and fill)
- Stability in areas of soluble rock.
- Ease of excavation for services
- Erodability of soil
- Presence of "active soil".
- Seepage or shallow water table
- A presence of soil with "collapsible fabric".

The area under consideration for the extension of Soweto did not, said Prof Brink, meet all these criteria

Mahlatsi warns of more evictions

VAAL Triangle residents should brace themselves for more evictions if they continue with the rent boycott, mayor Esau Mahlatsi said at a Press conference on Friday.

Mr Mahlatsi said the council's deficit as a result of the non-payment of rent was R34-million and "more evictions will be carried out in future if people continued ignoring the realities"

Denying that the council was desperate in its attempt to break the four-year-old boycott in the area, Mr Mahlatsi accused certain individuals and organisations of causing "deliberate confusion" concerning the rent issue and making it difficult for administration

Going up

He said those individuals and organisations appeared daily in the newspapers and he could not name them

Residents should not be deceived by people who say rent will be decreased to R30 a month "Everything is going up and there is no possibility even in future for rents to come down to R30 The rentals and tariffs as promulgated stand," Mr Mahlatsi said

He appealed to residents with difficulties concerning the payment of rent to visit council offices and discuss the matter with the township manager He also denied that residents who were



LEKOA mayor Esau Mahlatsi . . . standing for re-election.

paying their rent were being intimidated

Mr Mahlatsi, now in his fifth term as mayor of Lekoa, announced that he would be standing for election during the October municipal elections

He said his constituency in Zone 11 had given him the greenlight

The mayor also reiterated his stand on the Sharpeville Six adding "even if it means being bombed"

Anger over cuts

Soweto
11/7/88

THERE was an outcry yesterday from Soweto residents whose electricity has been deliberately cut off by the Soweto Council as punishment for not paying rent.

Most of the people who were furious were those who were up-to-date with their accounts but were being punished because of the fault of others. They endured a bitterly cold weekend and the weatherman has predicted a further cold wintry spell for the next two days.

Some of the affected people used unprintable four-letter words to vent their anger at the council's action.

The townships that are hit by the power cuts are Pimville, Emdeni Extension, Naledi and parts of Chiawelo Extension 3. These areas were earmarked by the council as worst defaulters but more areas are to be switched off in the coming weeks to force them to pay up.

The head of the electricity department of the Soweto Council, Mr R E du Toit said the council was in the red to the tune of R92-million because of unpaid electricity bills. It was losing revenue at the rate of R4½-million a month.

Fewer strikes in 1988

A SURVEY of man-days lost through strike action in the first six months of this year indicates the lowest level of industrial action for the period since 1983.

This was a preliminary finding in a survey conducted by labour consultants, Andrew Levy and Associates.

Man-days lost this year were close to 90 percent lower than for the same period last year, the survey said.

"The sectors which have lost the greatest number of man-days through strike action so far in 1988 include the automobile industry and the public sector."

"Notable by their absence from the statistics are the retailing and mining

industries, who, relative to 1987, are enjoying a strike free year."

The date was based on analysis of 76 strikes in the period under review.

The figures dealt only with legal and illegal strikes, not community stayaways such as occurred on June 6, 7, 8 and 16.

"Although it is still too early to predict that the year-end figures will reflect a similar trend, the successful conclusion of a number of important wage negotiations, such as that between the Chamber of Mines and the National Union of Mineworkers, may be indicative of a relatively quieter year as far as strike action is concerned."

Principal explanations of the figures

centred on what may be informal policy decisions by major unions to limit strike action in the wake of the damage suffered by the labour movement during the large numbers of high profile strikes which took place during 1987.

In many cases, the 1987 strike caused a significant loss of membership and imposed crippling legal, administrative and financial burdens on the unions involved, the report said.

"The figures may also confirm the commencement of a review of strategy and tactics on the part of the labour movement, evidence of which has emerged from the debates that have occurred at various union congresses and in union discussion papers in recent months." — Sapa



SOUTH African-born musician Richard Jon Smith (above) arrived in South Africa yesterday for a ten-day visit. While here he will also promote a new album, *Africa*.

Smith will make appearances in Johannesburg, Port Elizabeth, Cape Town, Bloemfontein and Pretoria.

Smith (37), who lives and works in London, does not perform in South Africa because he is a member of the British Musicians Union and to qualify, both organisations are opposed to racial links with South Africa.

He said that he "would have loved to perform home for my people."

Also back home were artists Condry Ziqubu atsemela Manaka and his wife Nomsa. They formed part of the cast of Caphus Semanya's musical *Buwa*, which toured Accra, Senegal, Kina Faso, Dakar, Ghana, Nigeria and Ethiopia since April this year.

Dukakis urges UK sanctions

LONDON — US Democratic and the British Government that given the candidate Michael Dukakis yesterday urged Prime Minister Margaret Thatcher to impose sanctions against South Africa, underlying a potential split in British-American relations.

Dukakis was interviewed during a 40-minute British Broadcasting Corporation television current affairs programme, *Panorama*, yesterday which focused on his challenge to Republican George Bush.

"I hope we can persuade Mrs Thatcher

to take action as an international community," said Dukakis.

Mrs Thatcher is adamantly opposed to tough embargoes against South Africa — in stark contrast with Dukakis whose platform calls for the white-minority government to be ranked along with Libya as a "terrorist state."

"I suspect we'll agree on some things and not agree on others," Dukakis said.

Council pleads to residents

THE Atteridgeville City Council, which is R2 million in the red, is seeking help from local residents on ways and means of wiping off the deficit.

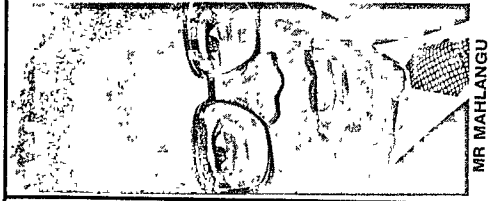
One possibility is higher tariffs but no decision has been taken yet, according to the July issue of the council's newsletter.

The mayor, Mr Matthew Mahlangu, said, "My council has not yet decided on tariff increases. We have to consult with the residents on the council's proposal for tariffs increase."

He appealed to local residents to "come up with proposals that might help address the critical financial position of the council."

Mr Mahlangu said a decision would only be taken after public meetings had been held in the various wards.

The council has also announced that the building of a 850 metre concrete wall around the cemetery estimated at a cost R21,250 would soon be started. Residents have in the past complained about acts of vandalism at the cemetery.



MR MAHLANGU

Rent boycott . . . solving the insoluble

127

By **ESMARE VAN DER MERWE**
Political Reporter

Soweto residents face an electricity blackout, out as a result of the two-year-old rent boycott. Politicians and others offer ideas on how the matter could be solved

Thousands of Soweto residents face an electricity blackout as a result of the Soweto City Council's desperate effort to break the two-year-old rent boycott in the country's largest black township.

The Star asked politicians and others involved for their suggestions on how the rent impasse could be solved.

● Mr Wynand Malan, leader of the National Democratic Movement.

"Many people are suffering from the cold because of the Government's failure to understand the basic principles of negotiation."

"The Government should organise a meeting between legitimate community leaders and the executive officers of the city council at which the rent boycott could be discussed."

"But ordinary councillors, who do not have legitimacy in the community, should be kept out of the discussions."

"A meaningful negotiation process cannot be started if the Government insists on involving the councillors."

● Mr Chris Heunis (Minister of Constitutional Development and Planning) has to talk to the people."

APPEAL TO HEUNIS

● Mrs Helen Surman, Progressive Federal Party spokesman on black affairs.

"I complained bitterly to Mr Heunis and asked him to intervene in this preposterous situation. He said he could not interfere as the department did not have the authority over local government affairs. He suggested that I speak to Mr Dame Hough (Administrator of the Transvaal).



Dr Nthato Mollana
has suggestions

"I phoned Mr Hough and asked him to instruct the Soweto Council to restore the electricity flow immediately as it is absolutely inhuman to deprive people of lights and electricity in the middle of this bitter cold winter. Mr Hough promised to attend to the matter immediately."

"I must add that I am fully aware of the unacceptable situation of people not paying their rent. However, I appealed to Mr Hough to launch an effort to resolve the matter."

Last week Mrs Surman suggested a conference between all the parties to discuss ways in which the boycott could be defused.

● Dr Nthato Mollana, a Soweto community leader and former chairman of the now defunct Committee of 10.

"At the 1987 annual meeting of the Soweto Civic Association (the SCA is presently restricted) it was resolved that people who had lived in their houses for more than 10 years had more than paid their money. This is particularly true of areas such as Orlando West where many of the two-roomed houses were built before World War I."

"People ask themselves what they are paying for. A share of their rent should be allocated for services such as the maintenance of



Mr Chris Heunis can't interfere

fences, streets etc. You must just see the heaps of rotting garbage in the streets of Soweto which don't get collected — and that has been the situation since long before the rent boycott."

"We have suggested that those houses should be given away to the people. The surplus money which they have paid should be used to fund the legal costs of transferring the properties to the people on legal freehold."

"The other resolution that was passed was that charges for electricity and water supply and other services should be lowered. Numerous studies have proved that Soweto residents pay higher charges than residents in, for example, Johannesburg's Norwood."

"The word 'rent' should be replaced by the word 'rate'."

"At the time, the SCA proposed a meeting with the executive officers of the town council but it was turned down. Mr Nico Malan (town clerk of Soweto) insisted that the councillors should be present and the SCA wanted to talk to the executive officers only. The deadlock that has followed still stands."

● Mr Nelson Botile, mayor of Soweto.

"We are aware that people cannot pay their arrears in a lump sum. But they have to



Mr Dame Hough promotes action

pay their rent."

"Three months ago the council implemented a system by which residents could negotiate how much they could afford to pay off their arrears each month."

"Although I don't have any official figures yet, this system seems to be very successful and their representatives, be it the Soweto Civic Association or whatever other organisation."

"I want to state that I will meet the residents together with the chairman of the executive, Mr Letsatsi Radebe, and Mr Nico Malan without the councillors, if that is the demand."

"When the SCA suggested a meeting last year, they said they only wanted to meet Mr Malan. We rejected that proposal because to have talks with him only would have implied that Soweto is run by an administrator."

"NO LOGIC IN DEMAND"

"We Sowetans must now get together. But there is no logic in the demand that people should not pay for services."

● A spokesman for the Department of Development Planning.

"The department does not handle local government affairs except for national planning and the co-ordination of local government affairs."

"This matter falls under the provincial government and the Administrator."

"The department doesn't have any particular viewpoint about the issue."

● Mr Dame Hough, Administrator of the Transvaal.

"The Soweto City Council is an autonomous body, therefore the Transvaal Provincial Administration and the Administrator cannot interfere with the council's decisions."

"But I have given attention to the electricity issue. I don't want to comment any further on the matter."

Bargain — at a price (27)

Star 12/7/83
Property is booming but the bargain hunters are still out there waiting for a sensational buy

Mr Raymond Leibman of Aida Real Estate can thank The Star's Classified Advertisement section for drawing enormous public interest in the sale of a central Johannesburg residential block — although there was good reason for the rush

The property comprising 70 fully furnished, refurbished apartments, plus ground floor shops, plus lettable basement and all furniture was advertised for sale at R2,2 million.

Unfortunately, a gremlin got into the "ad works" and the figure came out as R200 000

"The response was highly encouraging," says Mr Leibman, manager of Aida's commercial division, "and one caller even asked whether the seller would accept R180 000, presumably with 100 percent bond finance!"

Star 12/7/88

By Dan Side

The Soweto Council had attempted to restore power to certain parts of Soweto since Friday, the township's town clerk, Mr Nico Malan, said last night

~~12/6~~ 12/7
"We began to act as soon as we heard the forecasts for colder weather on Friday night," said Mr Malan

"We decided that where we could recon-

'Vandals blocking township power'

nect, we would reconnect and power was restored to most of Pimville"

However, he said that two zones of Pimville, plus the suburbs of Emdeni and Naledi, could not have power restored to them because of "extensive" damage caused

by vandals to the meter cubicles

"To restore power," said Mr Malan, "we have to remove the unsafe, damaged cubicles in terms of the Factories and Machinery Act, repair and reinforce them for security reasons, and then put

them back — but only for the benefit of those who have paid their rents"

He explained that 1 500 of the 11 000 cubicles in the blacked-out areas had been repaired, but since Friday 300 of the replacements had been put out of commission by vandals or "persons who tried to tamper with them"

"It's a mammoth task as the numbers involved will indicate"

Residents urged to end rent boycott

My door is open, says Soweto mayor

By Esmaré van der Merwe, Political Reporter
Negotiations between Soweto residents and the Soweto City Council about the protracted rent boycott could be back on the rails

Soweto mayor Mr Nelson Botile yesterday offered to meet residents "or any organisation representing the residents" Also present would be town clerk Mr Nico Malan and chairman of the council's executive, Mr Letsatsi Radebe

"I want to state publicly that I will meet the residents together with Mr Radebe and Mr Malan — and without the councillors, if that is the demand," said Mr Botile

Efforts last year to meet the Soweto Civic Associa-

tion (SCA), an organisation believed to enjoy residents' support, failed. Since then the SCA has been restricted

Community leader Dr Nthato Motlana yesterday said proposals to discuss the rent impasse last year deadlocked because the council had not been prepared to meet the SCA without the councillors being present

Mr Botile said last year's SCA proposals had been turned down because the SCA demanded to meet only Mr Malan "To have talks with him only would have implied that Soweto is run by an administrator, which it is not"

He urged residents to accept his new invitation

"We Sowetans must now get together. My door is open. However, there is no logic in the demand that people should not pay for services"

Asked about the electricity cuts to huge areas of Soweto in an effort to break the rent boycott, Mr Botile said the council would meet on Thursday to reconsider its position

Blackout

"On the agenda would be the council's present strategy to blackout certain areas regardless of whether some residents in those areas had paid their bills"

Said Mr Botile, "How can we blackout people who are paying?"

The latest figures showed that about 60 per cent of residents had not paid their rent, he said

The outstanding bill, reported to amount to R6 million a month, was partly funded by the Transvaal Provincial Administration's bridging fund, he said

Solving the three-year-old Soweto rent boycott impasse

SK 12/1/81

127
240

How can the Soweto rent boycott be solved?

This is the question on peoples' minds as thousands of Soweto residents face a total electricity blackout as a result of the Soweto City Council's desperate effort to break the three-year-old rent boycott in South Africa's largest black townships.

The Star asked politicians and others involved for their suggestions on how the rent impasse could be broken.

● Mr. Wynnand Malan, leader of the National Democratic Movement
Many people are suffering from the cold because of the Government's failure to understand the basic principles of negotiation.

● The Government should organise a meeting between legitimate community leaders and the executive officers of the city council at which the rent boycott could be discussed.

However, ordinary councillors, who do not have legitimacy in the community, should be kept out of the discussions.

A meaningful negotiation process cannot be started if the Government insists on involving the councilors.

● Mr. Chris Heunis (Minister of Constitutional Development and Planning) has to talk to the people.

● Mrs. Helen Bester (Progressive Federal Party) spoke bitterly complained to Mr. Chris Heunis to intervene in this repulsive situation. He said he could not interfere since the department did not have the authority over local government affairs. He suggested that I speak to Mr. Danne Hough (the Administrator of the Transvaal).

I phoned Mr. Hough and asked him to instruct the Soweto Council to immediately restore the electricity flow since it is absolutely inhuman to deprive people of lights and electricity in the middle of this bitter cold winter. Mr. Hough promised to attend to the matter immediately.

I must add that I am fully aware of the unacceptable situation of people not paying their rent. However, I appealed to Mr. Hough to launch an effort to resolve the matter.

Mrs. Sturman last week suggested a conference be-

By ESMARE VAN DER MERWE, Political Reporter
Soweto residents face an electricity blackout as a result of the three-year-old rent boycott. Politicians and others involved for their suggestions on how the matter could be solved.

between all the involved parties to discuss ways in which the boycott could be dissolved.

● Dr. Nthato Molana, a Soweto community leader and former chairman of the now defunct Committee of Ten.

"At the 1987 annual meeting of the Soweto Civic Association (the SCA is presently restricted) it was resolved that people who have lived in their houses for more than 10 years have more than paid their money. This is particularly true of areas such as Orlando West, where many of the two-roomed houses were built before World War I.

"People ask themselves what they are paying for. A share of their rent should be allocated for services such as the maintenance of fences, streets etc. You must just see the heaps of rotting garbage in the streets of Soweto which don't get collected - and that has been the situation long before the rent boycott.

"We have suggested that those houses should be given away to the people. The surplus money which they have paid should be used to fund the legal costs of transferring the properties to the people on legal freehold.

"The other resolution that has been passed was that charges for electricity and water supply, and other services should be lowered. Numerous studies have proved that Soweto residents pay higher charges than residents in, for example, Johannesburg's Norwood.

"The word 'rent' should be expunged from peoples' vocabulary and be replaced by the word 'rate'. At the time, the SCA proposed a meeting with the executive officers of the town council, but it was turned down. Mr. (Nico) Malan insisted that the councilors should be present, and the SCA wanted to talk

to the executive officers only." The deadlock that has followed still stands.

● Mr. Nelson Sotire, mayor of Soweto.
"We are aware that people cannot pay their arrears a lump sum. However, they have to pay them on a monthly basis.

"The council three months ago implemented a system by which residents can come to our offices and negotiate how much they can afford to pay off their arrears per month.

"Although I don't have any official figures yet, this system seems to be very successful.

"My door is open to the residents of Soweto and their representatives, be it the Soweto Civic Association or whatever other organisation.

"I want to state today that I will meet the residents together with the chairman of the executive (Mr. Lesetsoa Radebe) and Mr. Malan (Mr. Nico Malan, town clerk of Soweto) without the councillors. If that is the demand.

When the SCA suggested a meeting last year, they said they only wanted to meet Mr. Malan. We turned that proposal down because we have talks with him only. Would have implied that Soweto is run by him only. Sowetians must now get together. However, there is no logic in the demand that people should not pay for services."

● A spokesman for the Department of Development Planning.

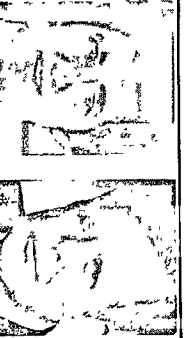
"The department does not handle local government affairs, except for national planning and the co-ordination of local government affairs.

"This matter falls under the provincial government and the Administrator.

"The department doesn't have any particular viewpoint about the issue."

● Mr. Danne Hough, Administrator of Transvaal.
"The Soweto City Council is an autonomous body, therefore the Transvaal Provincial Administration and the Administrator cannot interfere with the council's decisions.

"However, I have given attention to the electricity issue. I don't want to comment any further on the matter."



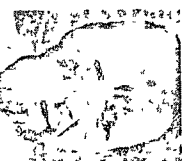
Mr. Wynnand Malan urges negotiations



Mr. Chris Heunis doesn't handle local affairs



Dr. Nthato Molana has several suggestions



Mrs. Helen Bester

Associated Tour Operators

JOHANNESBURG MAURITIUS PHRU SIMCAL HONG KONG

Rent boycott: Motlana rejects mayor's offer

By Esmaré van der Merwe (127)

Political Reporter (127)
Soweto community leader Dr Nthato Motlana yesterday rejected a renewed offer by the mayor of Soweto, Mr Nelson Botile, to meet residents to discuss the two-year rent boycott in the township. "He can't be serious," Dr Motlana, former president of the now restricted Soweto Civic Association (SCA), said about Mr Botile's latest proposal.

Mr Botile this week conceded to

the SCA's demand that councillors should not be present at a meeting about the rent impasse. But he, as mayor, would form part of the Soweto City Council's delegation which would meet "residents or any organisation representing the residents", he said.

Dr Motlana said residents were not interested in meeting Mr Botile, who, as mayor, was also a councillor. They wanted to talk to the town clerk.

"We don't want to discuss this issue with Government-appointed

councillors. We want to meet the people who form the backbone of the administration, the permanent officials of the council."

The rent impasse, which this month received prominence after the council's decision to black out huge areas of Soweto in another effort to break the boycott, would continue as long as the council stuck to its attitude, Dr Motlana said.

"This deadlock seems to be permanent," he concluded.

● See Page 13.

Sowetan 13/7/88

Woman tells of burnt shack

(127)

AN ALEXANDRA Township woman yesterday told a Johannesburg magistrate how a group of "comrades" stormed her landlord's yard and started burning her backyard shack.

Mrs Thembeni Sikhakhane was testifying before Mr H S van Heerden against seven

Alexandra men charged with public violence, alternatively arson, and being in possession of a firearm and ammunition.

Mrs Sikhakhane said one of the Mhlongo twins known as "Donono" who is appearing in court, told her that the "comrades" were coming to burn down her shack.

She said shortly thereafter, a group of

youths singing freedom songs and some carrying containers, came towards her. She ran away.

Burning

Mrs Sikhakhane said "When I came back, I found my shack burning."

Under cross-examination by the defence lawyer, advocate Mr Andrew Redding, Mrs Sikhakhane said she was

not sure whether the man who brought her the report was one of the twin brothers.

The seven accused are Mr Joseph Seemela (37), Mr Joseph Mhlongo (18), Mr Abram Maseko (18), Mr Josia Mhlongo (18), Mr Samson Chauke (27), Mr Moses Raphalanyane (51), all of Alexandra and Mr Jack Shabangu (18), of Tembisa township. They have pleaded not guilty to the charges.

The State alleges that the offences were committed on September 16, 1986. The accused are out on bail of R1 500 each. The case was postponed to today.

(Proceeding)

Sinkholes threat in land for Soweto

Political Staff

CAPE TOWN.—The Government has responded to criticism that the land earmarked for extending Soweto to the west is liable to sinkholes which could engulf as many as 400 people at a time.

Consulting geologist Professor A. B. A. Brink said it would be "total folly and extremely dangerous" for the Government to go ahead with its plans.

He said five consultants had been appointed to pinpoint suitable areas for the extension of Soweto along the "Zuurbeekom Ramp" in the direction of Westonaria.

All had advised against the proposal as the ground was dolomitic and liable to sinkholing and subsiding. It also covered valuable underground water supplies which would become polluted.

An official in the Department of Development Planning said today they were aware that not all the land in the areas proposed for black housing was physically suitable.

The official said the Government and the provincial administrations were still investigating the physical suitability of the broad areas set aside for housing.

He missed blackout (127)

By ESMARE VAN DER MERWE

Soweto mayor Mr Nelson Botile (61) was in America when the lights went out in his hometown

On his return he launched strategies to solve the two-year old rent boycott which this month led to the Soweto City Council's decision to black out huge areas of the township

As a result, many of the 40 percent of residents who do pay rent have been left without electricity. "How can we blackout people who are paying?" Mr Botile asked angrily

He has called his councillors together for an urgent meeting tomorrow to discuss methods of resolve the impasse

Mr Botile, a former social worker, is a troubled yet optimistic man

Serving his second term as mayor of South Africa's largest township, he has tried many ways of breaking the boycott

Up to now, he has had little success

This week he again offered to meet residents or any organisation representing them

Compromising on his previous position, he conceded to earlier demands from residents' organisations that councillors — who are often regarded as "part of the system" and thus do not enjoy the respect of all residents — should not be present when the meeting is held

"We Sowetans must now get together My door is open," Mr Botile said



PAY OR ELSE . . .

Warning on rent arrears

(127)
~~EB~~
~~EB~~

Sowetan 14/7/88

By **MZIKAYISE
EDOM**

RESIDENTS who do not pay their rent and service charges will have their electricity and water cut, Mr Olaus van Zyl, MEC for Local Authority in the Transvaal, said yesterday.

Mr van Zyl said these new measures would be introduced in all the black townships in the Transvaal. He said that the black authorities could not supply electricity and water free of charge to the residents.

"The residents will have to pay for these

commodities. If the councils provided these free of charge, they would go bankrupt and would not be able to be viable," Mr van Zyl said.

Mr van Zyl said residents in the Transvaal owed more than R400 million in rent arrears.

Mr van Zyl said it will be left to individual councils to decide when to take such steps. He

said the Transvaal Provincial Administration will not force councillors to implement such measures.

A month ago, the Soweto City Council suspended electricity in several parts in the township.

The Soweto council has since reconnected electricity following the intervention by the Administrator of the Transvaal, Mr Danie Hough, this week.

Govt reacts to land claims

14/7/88

Secret



Mr CHRIS Heunis

¹²⁷THE Government has responded to criticism that the land earmarked for extending Soweto to the west is liable to sinkholes which could engulf as many as 400 people at a time.

Consulting geologist Professor Aba Brink said that it would be "total folly and extremely dangerous" for the Government to go ahead with its plans.

He said five consultants had been appointed to pinpoint suitable areas for the extension of Soweto along the "Zaurbekom Ramp", in the direction of Westonaria.

All had advised against the proposal as the ground was dolomitic and liable to sinkholing and

subsiding. It also covered valuable underground water supplies which would be polluted by dense housing development.

An official in the Department of Development and Planning said this week they were aware that not all the land in the areas proposed for black housing were physically suitable.

This had been acknowledged on June 2 when Minister of Constitutional Development Mr Chris Heunis had unveiled the master plan for black housing development until the turn of the century.

The official said that the Government and the provincial administrations were still investigating the physical suitability of the board areas set aside for housing.

He said it was incorrect to say that all of the land earmarked west of Soweto was unsuitable

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SOUTH NEWS

FROM MONO BADELA

JOHANNESBURG. — Parts of Soweto has been plunged into darkness in what is seen as a new bid by the Soweto City Council to break the two-year-old rent boycott.

The Mandela household — preparing for the world's most talked-about birthday of Nelson Mandela — switched to a generator to keep their lights on.

Several essential services were also affected. The ambulance and fire department had to rely on generators.

Electricity to Pinville clinic was shut off and nursing sisters borrowed gas stoves to sterilise syringes.

A professional football match at Orlando Stadium the previous week had to be cancelled at a last minute. Even the headquarters of the Soweto Police at Protea switched to a generator. The power blackout also affected shebeens and

Rents blackout

business men in the townships.

The blackout left many of the 40 percent of residents who do pay rent without electricity.

The council's decision has caused an uproar and already the African Consumer Co-operative Society has called in its lawyers.

According to the society, residents are not paying because of irregularities that occur in the drawing up of the bills.

The administration of electrical services should be handed over to a non-profit community organisation.

On his return from America, mayor Nelson

Botile launched strategies to solve the two-year-old rent boycott which this month led to the Soweto City Council's decision to cut the electricity.

The council is to meet this week in an attempt to resolve the impasse.

Botile has tried many ways of breaking the boycott which has cost the town council more than R100 million.

This week in a press statement he offered to meet residents or any organisations representing them

Compromising on his previous stand, he con-

ceded to earlier demands from residents' organisations that councillors - often regarded as part of the system - should not be present at the meeting.

Soweto community leader Dr Ntsho Motlana has rejected this offer. "He can't be serious."

Residents wanted to talk to Town Clerk Nico Mafu, Motlana said.

More areas were plunged into darkness and those affected include sections of Pinville, Naledi, Emdent, Orlando East and West and the newly built Protea North township

14-20/7/88

South

Greetings to Nelson Mandela

Among those without electricity were Winnie Mandela, wife of the jailed African National Congress leader Mrs Mandela is using a generator for lighting and the United Democratic Front's co-president Albertina Sisulu.

The Soweto Council has been losing about R6 million every month since the boycott began more than two years ago.

Suzman warms many a heart

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127

AN APPEAL from Houghton Progressive Federal Party MP, Mrs Helen Suzman switched on the lights — and the hearers — of Soweto this week.

Mrs Suzman appealed to Minister of Constitutional Development and Planning Mr Chris Heunis to switch on Soweto's electricity to allow residents to heat their homes in the present cold snap.

Mrs Suzman said that Mr Heunis told her the decision was not his responsibility and referred her to the Administrator of Transvaal, Mr Danie Hough

"I phoned Mr Hough and asked him to instruct the Soweto Council to restore the electricity immediately as it is absolutely inhuman to deprive people of lights and electricity in the middle of this bitterly cold winter.

"Mr Danie Hough promised to attend to the matter immediately".

Yesterday Mr Hough confirmed the call. Asked if he had reacted positively he at first said not — he had "promised to attend to the matter immediately"

"I suppose you can call that a positive reaction," he conceded eventually. — *Sowetan Correspondents*



Elderly, pregnant, evicted in cold

By Noel Ndhlovu

A pregnant woman and a 76-year-old pensioner were among the people who spent a cold night in the open after being evicted by the Germiston City Council

Mrs Maria Abrahams, a resident at Germiston's Old Location or Dukathole, told The Star that seven members of her family, including her 18-year-old pregnant daughter, Sheila, were evicted from their corrugated house yesterday

CONFISCATED

"After we were evicted, the council's officials confiscated the corrugated iron which we used to build our house"

Her biggest worry was that her asthmatic granddaughter, Charmane (8) was going to "suffer the most from the cold"

Nearby, another resident, Mr Johannes Jacobs (76), said the doors of his daughter's house were re-



Out in the cold with nowhere to go Mrs Maria Abrahams with all her worldly possessions after being evicted from her home by the Germiston City Council. Her asthmatic granddaughter and pregnant daughter were also evicted.

moved "so I cannot sleep in the house"

The residents, including the local school principal Mr George Jacobs, claim that they they were being evicted because they were in arrears with their rents

"But when I tried giving R50 to the city council officials, they refused to accept it," said Mrs Abrahams

"It is totally immoral

and insensitive that people are evicted during winter when it so cold," said Mr Cravens Collis, a member of the President's Council

He said it was hard to believe that this could happen in South Africa "at this day and time"

The town clerk, Mr J du Plessis, said his council evicted people who were living "illegally" in backyards

"Some of the coloured people in the area allow people to erect shacks in their yards. It is illegal to erect a shack," he said

He admitted that some of the people were evicted for being in arrears with their rent

If people did not pay their rents during winter, they would be evicted in winter — even when it was cold, Mr du Plessis said

By Stan Hlophe

Residents of Soweto's blacked-out areas yesterday heaved a sigh of relief when electricity was restored after the intervention of Mrs Helen Suzman, PFP spokesman on black affairs, and the Transvaal Administrator, Mr Dame Hough

FREEZING

This follows an appeal by Mrs Suzman to Mr Hough to instruct the Soweto Council to restore the electricity flow

She said it was "absolutely inhuman to deprive people of lights and electricity in the middle

Power restored after PFP call

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of this bitter cold winter"

Residents of Pimville, Chiawelo, Orlando West, Naledi and Emdeni were relieved to find their electricity supply restored on Tuesday afternoon after freezing for periods ranging from two months to two weeks

Mr Hough promised to give attention to the issue after a plea from Mrs Suzman to resolve the matter

However, she pointed out that she was fully aware of the "unacceptable" situation of people not paying their rent

The PFP has suggested a high-level conference between the Soweto Town Council and representatives of community leaders to solve the rent impasse

Chief electrical engineer Mr R E du Toit said 80 percent of residents have not paid their bills,

and as a result the council had incurred a deficit of R90 million

Mr du Toit said vandals were responsible for damage done to electrical boxes which cost the council another R54 000 a month to repair

NEGOTIATE

Soweto mayor Mr Nelson Botile said the council had implemented a system whereby residents could negotiate the monthly amount they could afford to pay

He said his 'door is open' to residents and their representatives, including the Soweto Civic Association

Rents: union council urges seven measures

12/15/88
By Esmaré van der Merwe, Political Reporter

The National Council of Trade Unions (Nactu) yesterday said it applauded the "courageous determination of its members and the community" on the issue of rents.

Nactu urged that:

- The Group Areas Act be scrapped.
- All persons have the choice to live where they choose.
- The 99-year leasehold system be abolished and all land declared freehold.
- All past rent debts be written off by the Government.
- All families who have lived in the same house for at least 10 years be given title deeds to the house without delay and without any financial cost.
- In all new township developments, charges for laying services be paid by the Government and not be added on to the purchase price of the house.
- All building societies pronounce themselves immediately on these minimum demands and petition the Government on them.

Reacting to the Promotion of Local Government Affairs Amendment Bill presented to Parliament earlier this year, Nactu reiterated its call that employers should reject the introduction of the Bill.

It called on employer associations publicly to reject the Bill or "face the wrath of organised workers".

Tvl blacks pay R7,5m for houses

GERALD REILLY

PRETORIA — Transvaal urban blacks had paid more than R7,5m for stock township houses since the scheme was launched in 1983, Transvaal sales co-ordinator Alex Weiss said.

In the first six months of the year, 9 001 were sold, bringing total sales in the five years to 72 866, or 27% of total stock of 266 239.

Weiss said large numbers of black families had responded to the initial house-selling campaign.

"Now we are getting down to the hard sell on an individual basis and the response is good."

Prices for housing stock varied between R300 to around R5 000. The average price was about R1 200.

Weiss said it was significant that a secondary market in the houses had developed

Soweto power cuts 'horrific' — welfare chief

By Sue Valentine

The suspension of the electricity supply to areas in Soweto — which has since been restored — has been described as "horrific and inhumane" by Johannesburg Child Welfare director, Dr Adele Thomas.

"It is absolutely disgusting that in this cold weather families and children could be deprived of electricity

"We feel it is our responsibility to help these people, but this puts a greater strain on our already limited resources. We urge the people concerned to resolve the conflict

"Children are suffering for something about which they can do nothing"

Dr Thomas said many of Child Welfare's clients now have the added burden of possible eviction to cope with. She said it did not just affect the parents who neglected children, but foster parents who had taken in an extra child.

"As it is, parents get just R79 a month for black foster children and electricity cuts make things even more difficult for them

The grant for white foster children is R153 per month and for "coloureds" R123 per month

Dr Thomas said she wished more welfare organisations would speak out. "Those caring for the aged must also be experiencing added difficulties"

The cuts were also demoralising. Child Welfare social workers who arrive at work cold and unmotivated

"As yet we have avoided problems at our Mofolo South children's home. We have babies at the home and have made representation to ensure the electricity supply is not disrupted

Following intervention by Mrs Helen Suzman, PFP spokesman on black affairs, and Transvaal administrator Mr Danie Hough, electrical power to the blacked-out areas of Soweto was restored on Tuesday by the Soweto Council.

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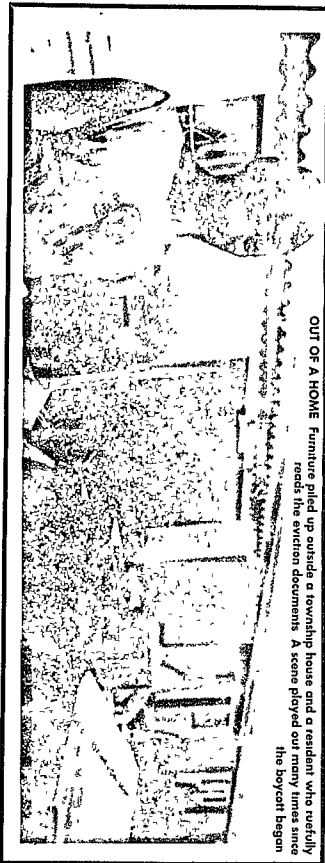
Rent boycott drags on at huge human and financial cost

MONISHWA MOKHE

(127)

16 July 85

OUT OF A HOME Furniture piled up outside a township house and a resident who ruefully reads the eviction documents. A scene played out many times since the boycott began



THE protracted rent boycott in Soweto South Africa has most polluted black residential areas. Last night the crisis seems to be at its worst point.

There is increasing tension and bitterness in black townships as on the one hand councils become desperate to force the rent on the tenants, and on the other massive unemployment faces many breadwinners.

Soweto council's city treasurer, Mr J Veldman, says the amount they million a for water and electricity consumption.

He says the council has no money for the cause of difficulties in collecting rent and service charges from residents but the situation was "improving".

Another strong argument is that of home ownership. Residents contend the houses and the land on which the houses were built must be given to residents. In Soweto alone, more than 600 families have been evicted since councils starting last July, took drastic action against rent defaulters by forcing out their tenants.

The last action has caused a great deal of bitterness are four distinct categories of people not paying rent.

- Those refusing to pay as a sign of protest.
- Those who believe there is no justification for continuing to pay rent since they have already paid off the houses.
- Those who could not afford to pay even if there was no rent.
- Those who are too scared to pay for fear of reprisals by the comrades.

By most people, a resident in Soweto accused on August 28 1986, when residents clashed with police and more than 30 people dead and scores of others injured in White City Advan and neighbouring townships

Police said they fired their weapons in self defence while being attacked. The boycott will enter its fourth year on September 3. Six people are charged of murdering a community councillor.

The South African Government to grant them citizenship.

Police said they fired their weapons in self defence while being attacked. The boycott will enter its fourth year on September 3. Six people are charged of murdering a community councillor.

The South African Government to grant them citizenship.

Now, he is reported to have reluctantly accepted the payment. This was the same amount Vaal residents agreed to pay on the eve of the 1984 eruptions.

The payment of rent have used a variety of methods since July last year. These have been seen by residents as attempts to break, and not resolve the long struggle.

All the methods used so far have had disastrous results.

In Soweto, the boycott started in June 1986 as a result of the government's refusal to pay rent under the Labour Town Council. Nearby Easton falls under a separate council controlled by a large union.

Attempts by the Government to make employers in the private sector fund because of protest from shareholders and the release of all detainees and other political prisoners.

None of these demands have been met. The crisis has now reached a third state of emergency.

The government is presently spending millions of rands in an advertising campaign for the October elections under the Black Local Authorities Act.

Looking back, one can only see them making yet another fatal mistake, that of risking a confrontation with the community's hands if clean they do not want community councils.

This was demonstrated in 1976 when State structures went up in smoke and councillors in the Urban Bantu Council were frog-marched in the streets.

The community battles these Government-created structures and the people who represent them. It is because they are seen as agents of the State.

Furthermore, they are regarded as people who serve on these bodies to get rid quickly through One can only conclude that the Government refuses to learn from lessons of recent history and residents regard this as a sign of intransigence.

Other kinds of methods except to negotiate with elected representatives of the township people.

Recently several members of the SCA are in detention. These members are not recognized by the council officials as to whom they will be released.

SCA has said it is willing to meet the council's demands. However, it has insisted it will not meet the council's demands when they do not recognize.

These pressure has intimidated council members who have said they would not use the law to evict their employees.

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Another attempt to break the deadlock, was made by ministers of different departments. Three they met with Mr Mkhana and the executive committee and talking charming of the executive council. Mr Mkhana's Redeem, chased them away.

There has also been no contact between the SCA and the township people in a state of uncertainty and confusion in the township.

Some of the methods used by the various councils have been to conduct house-to-house raids in the neighbourhoods of the township.

The messenger of the court, accompanied by a police officer, the SAP and the Defence Force, have come belonging out the township and collecting fines worth thousands of rands.

They have also gone as far as raiding sub-tenants' rooms in hostels or shacks or even breaking down doors in instances where they did not find them home. Latest method used by the Soweto council has been to remove doors from the township houses and these owing rent, leaving them vulnerable to prowling township hoodlums.

In the township of Dophelot and Madokwe, hands the Dimponepo council on the town paid about 1000 rands in the early hours of the morning and taking them to the court where they were ordered to pay, or else.

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'Mixed' Mayfair at the centre of property boom-or-collapse controversy

SPECIAL REPORT By HAMISH McINDOE

THE Government's proposed creation of open residential areas has put property buyers and owners on a knife-edge of uncertainty.

And it is Johannesburg's bustling mixed suburb of Mayfair that is the centre of a major boom-or-collapse controversy over the fate of property values in open areas.

A survey of Johannesburg property prices carried out for the Sunday Times by the De Hutzenark group of estate agents found that prices in grey areas, such as Mayfair, have dropped dramatically over the past four years.

Meanwhile, property prices have steadily risen in similar areas surrounding De Hutzenark. This is in total contrast to a recent city council estimate putting the rise in Mayfair's

property values at a staggering 160 percent over this period.

Government earlier this month tried to rest fears of diving property prices to white residents living in Mayfair — a likely candidate for official grey zoning once the Free Settlement Areas Bill is activated.

And official optimism will be echoed by a report to be released this week by the Rand Afrikaans Oorstromings (RAO) Department of Development and Statistics.

The report, which polled about eight years' housing standards have not diminished in the area. It also dispels the myth that crime has prospered since the influx of Indians.

"In fact, says one of the report's compilers, Mr. Johan Fricke, 'Mayfair has become rather gentrified since the Indians moved in.'"

The De Hutzenark survey, which was based on published monthly records of property sales, finds startling evidence to the contrary.

In the four months to April, 62 properties were sold in Mayfair at an average price of R74 000 each. But, in the same period of 1984, only 53 properties were sold. ALSO at an average price of R74 000.

And, according to De Hutzenark's figures, property prices in neighbouring Mayfair West have fallen by eight percent over this period.

and it's due to the uncertainty over mixed areas."

The RAO report, which will be published by the SA Foundation, admits there has been a limited migration of mostly elderly whites from Mayfair, about half of Mayfair's 13 000 residents are white.

The report also stresses that property values have been boosted by significant upgrading and renovation from Indian householders, who have bought into the area using the nominee system or under corporate umbrellas.

According to the De Hutzenark survey, property prices in the mixed areas of Mayfair, Mayfair West, Bez Valley, and Hillbrow have fallen by an average three percent over the past four years. On the flip side, prices in the "whites-only suburbs" of Triomf and Greytown rose by 13 percent.

1984, but the volume of sales has plummeted by 86 percent.

Estate agents agree that a property boom, especially for sectional titles in South Africa, is being experienced in the area being legalised, but the bubble would burst once the market is saturated.

Meanwhile, says PTP city councillor Mrs. Molly Koppeel, banks and building societies have stopped lending bonds in "aggravated areas" such as Hillbrow until Government clears the uncertainty over its new Group Areas deal.

The SA Perms for one, has stopped lending out sectional titles for flats because the market in these areas has ground to a virtual halt. Says the Perms's Assistant General Manager (Mortgages) Mr. Rob Abrams: "There's absolutely no demand for such properties and it's due to the uncertainty about what the Government proposes to do with the area."

It is an open question whether blacks will be steamrollered into paying exorbitant prices to live in legal grey areas.

But human rights groups in Durban, for one, fear property prices will soar in the area being legalised, but the bubble would burst once the market is saturated.

Says Durban Central Residents' Association chairman Mr. Iqbal Mohamed: "It's one of the oldest integrated areas in South Africa and there is a huge demand to live there, even though the place is a bit rundown."

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Vereeniging rates to remain same despite record budget

Vereeniging Bureau

172
Vereeniging's rates are to remain unchanged this year, but the town council still has to budget for a shortage of R528 709

Presenting a record budget of more than R145 million at the council's annual meeting last night, management committee chairman Dr Mario Milani said this was proof that Vereeniging was prospering

Dr Milani said rates would remain unchanged at 3,5 cents in the rand and service tariffs would also stay the same. Concessions on rates and taxes for pensioners are to be increased to 33,3 percent.

This ratepayer opposes a highway for Sandton

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Usually I write about other people's environmental problems

A few days ago, as a ratepayer in Sandton's manure belt, I was invited to tell an inquiry about my own. The Environmental Evaluation Unit of the University of Cape Town asked why I oppose the building of a new arterial road across Sandton.

The unit is, on behalf of the council, reappraising a plan for an east-west arterial to ease cross-town congestion.

I told them I opposed the plan because

- I believe Sandton has reached the point where new highways can no longer solve its traffic problems — they can only enlarge them
- I have lived in Sandton and worked in Johannesburg for more than 25 years and have never been in a traffic jam. If I make the mistake of getting caught in morning peak traffic I blame myself — I do not demand a R40 million highway
- Nearly everybody who sits daily in heavy traffic is a volunteer
- Traffic congestion is something we have to learn to accept in urban areas. It is self-limiting. When it gets really bad people will demand public transport.
- London, with the best underground train system and taxi system in the world, and an excellent bus service, and having sacrificed hectares to motorways and ring roads, now boasts an average traffic speed of 12 km/h. In New York, Calcutta, Brisbane and Athens it's 15, Paris 16 and Lagos, where the traffic cops use whips, it's 12. I can get across Sandton at 40 km/h except for about 30 minutes in every 24 hours
- No serious attempt has been made to seek alternative ways of commuting — apart from putting on desperately uncomfortable buses mounted on truck chassis and operated for the benefit of the operator rather than the passenger. They take you along a route you don't want to go and drop you off where you don't want to be
- The priority for Sandton should be people, not vehicles. It is already difficult to find a quiet suburb not laced with fast arterials, why wreck more?

CARE column



James Clarke

Co-operative venture

Time Projects, part of the stock exchange listed Time Holdings group, has been appointed project manager and developer of the R10 million office block for Hollandia Reinsurance in Parktown, Johannesburg

Hollandia acquired the 5 380 sq m site bounded by Hillside Road, Empire Road and Victoria Avenue, for R2,8 million last year. It is one of four adjacent stands auctioned by the Johannesburg City Council, which turned down Time Development's offer of R15,1 million for all four sites

Work has begun on the structure which has been designed by architects, Margoles, Dukes and Smith and is due for completion next May

All office floors will have several out-

door entertainment areas and terraces

Another TH company, Time Housing, has teamed up with Hibom Township Developers — a group of black entrepreneurs, to form a new company, Tri-Time Housing

Tri-Time has already started work on its first development — 50 homes at Alexandra, near Johannesburg

The company plans to expand its activities to Soweto and other metropolitan areas later this year

Mr Mike Graham, managing director of Time Housing and a director of the new company, says "We believe that co-operative ventures of this nature are essential to effectively address the huge black housing backlog."



The directors of the new company, Tri-Time — from left, Mr Alf Molathlo, Mr Pat Collins, Mr Winston Mokoena, Mr Nel Khumalo and Mr Mike Graham.

Although the delineation of boundaries for the higher income black housing site has yet to be announced, two developers, Township Realtors (Pty) Ltd, and Gencor, have already started negotiations with owners for suspensive sale agreements and options within the 600 ha area.

A foreign-owned company, Stafford Property Ltd took transfer of two portions of land on Diepsloot farm amounting to 237 hectares three weeks before Minister of Constitutional Development, Mr Chris Heunis publicly announced the original plans for Norweto in August 1986.

The previous landowner, Mr Coert Steynberg, said he sold his land for about R2 000 a hectare to Stafford Property, with an agreement that if there was any development, he would be involved in the contracting work.

When approached for comment on Stafford Property's plans for the area, director Mr Hamar Hoppen refused to speak to The Star.

After the scrapping of the original Norweto — a giant, black township north of Johannesburg — Mr Heunis outlined proposals for a "limited area" of 600 ha in the north-western sector of the PWV,

Distrust grows over 'Little Norweto'

BY CLARE HARPER

Government warnings against speculation on land earmarked for black urban development appear to have fallen on deaf ears in "Little Norweto", bringing the prospect of overnight wealth for Dispositoot property owners, once their land is proclaimed. The Government approval

on a site south of the Pretoria/Krugersdorp highway.

Informed sources said a Township Realtor representative, Dr Alf Leyman, was offering some owners suspensive sale agreements, which included shares in the development, while Gencor was offering between R23 000 and R35 000 per hectare.

Based on this, Mr Steynberg might have been millions of rand richer if he had held on to his land. Residents have calculated that developers stand to make an estimated R200 million in profits from developing the entire 600 ha.

of 600 ha for the development has sown bitterness and mistrust among the country community. Residents falling just outside the area have accused the "insiders" of selling them down the river and big business of land-grabbing with the promise of huge profits.

(This calculation is based on the developer having to pay R21 million for 600 ha at R35 000 a hectare. If the hectare is reduced by 40 percent from roads and other structures, a developer selling 12 500 sq m stands at R40 000 per stand will make R480 000 a hectare or R288 million for the 600 ha. If R88 million is subtracted for infrastructure and land costs, the developer is left with R200 million profit.)

The Dispositoot development plans have led to a storm of controversy. Some of the "outsiders" maintain that while the

developers stand to make millions, their own property values will decline.

Those who have welcomed the scheme — which might become an "open" area — as a step in the right direction, have been accused of having altruistic rather than altruistic motives.

Locals opposed to the development are divided into three camps — right-wingers, middle-of-the-rovers and left-wingers.

The right-wing view is summed up by Conservative Party candidate Mr Piet de la Rey, who said his party would fight the establishment of a black township with "all our power".

Mr de la Rey said the CP wanted to protect white interests and changed the Government with succumbing to the demands of the wealthy, who would become richer from the development.

Middle-of-the-rovers argue it does not make economic or social sense to start a town where there are no job opportunities. They say the taxpayer

will have to foot the bill for the adjoining infrastructure which will be required to service the increased population.

It is a very expensive way to build. There are no major highways, no railway, no sewage pipeline and the site is within a 25 km radius of Pein-daba, one resident observed.

The left-wingers argue that if the Group Areas Act was torn up, the land problem would disappear. Blacks, they say, are being fleeced by white developers and will be forced to pay more for a stand in Dispositoot than they would in Sandton or Randburg.

This camp argues that the artificial demand created by the Group Areas Act is benefiting big business.

All sides agree that whatever development occurs in Dispositoot, which falls within the largest constituency in the country, North Rand — where the PFP, CP and NP pulled in more than 5 600 votes each during the last election — is likely to effect the outcome of the October municipal elections.

plans 127

'Superior' homes falling apart

By Sally Sealey

Residents in Lenasia Extension 10 were sold their duplex homes voetstoets

The residents claim they were not allowed to inspect the houses inside before buying them

The chairman of the Extension 10 Duplex Housing Committee, Mr Suresh Dewa, said "This may sound strange but we had no option. We were so desperate for housing

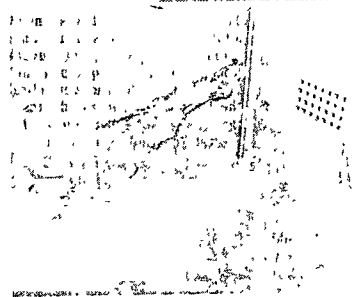
"We were also told that these were the last batch of houses to be built by the Department of Community Development"

Mr Dewa said they took occupation of the 55 duplexes in 1984. Residents, he said, paid between R34 000 to R36 000 for their homes despite all the duplexes being the same

"We occupied these duplexes in good faith, and assumed that the houses were of sound quality and standard"

However, as soon as residents moved in, the houses started to fall apart

"Giant cracks appeared in the walls and the ceilings started leak-



A corner of one duplex in Lenasia Extension 10, showing the damage caused by leaking pipes.

ing," he said

Mr Dewa has written several letters to the House of Delegates in the past three years to highlight the problems experienced by residents

In 1987, the residents approached the MP for Lenasia Central, Mr MS Shah, who sent a memorandum to the Minister of Housing, Mr Amichand Rajbansi, in which he said the workmanship of the houses "leaves much to be desired"

The owners are making monthly payments of between R355 and R558

Mr Shah said "The houses are not only inferior in construction, but

the high prices and payments being made by the residents are by no means fair and just"

Mr Dewa said "These duplex cottages were vacant for almost a year and a half before we moved in. This makes me suspect that they were never passed by the building inspectors"

Most of the residents claimed that the walls leaked and that the bathrooms were constantly damp

In one or two of the duplexes the ceilings were starting to give way

Mr Dewa said "We as residents would like to know from Mr Rajbansi

on what grounds these houses were passed, why they were so expensive and how the different deposits were worked out?"

"We want the price of the houses to be reviewed and reduced as well as the payments

"We are also prepared to vacate our homes and move to other houses which are not only of a better quality but where the rentals would be on a par with our present payments

"We have really tried to be reasonable but we have been met by a 'don't care attitude'. We have had several inspectors out to the property but nothing has been done. One inspector said he valued the houses at R5 000 each"

Mr C J Grundling, the regional representative of the House of Delegates on the Witwatersrand, said the authorities were looking into the matter and had sent engineers to survey the houses

"Several photographs were taken and all the documentation has been forwarded to Durban. We expect to have a resolution to the problem soon"

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PFP man

We must pay ⁽¹²⁷⁾ to have visitors, say flat tenants

Star 20/7/88

By Shehnaaz Bulbulia
 Tenants of Polly Lodge flats in central Johannesburg are outraged at being barred from entertaining guests during the week

A notice in the building reads "Visiting starts at 11 am on Saturdays and stops at 9 pm on Sundays, and only four visitors per flat"

A tenant who wished to remain anonymous because of fear of being victimised said "When we have weekend visitors we are expected to pay R50 a head. I have never heard of any place where tenants are being

charged just to have someone dropping in to say hello"

Polly Lodge, now re-named Atlantic Court, is subject to rent control regulations

However the black tenants complain of having to pay R250 for a one-bedroom flat and kitchen

Another tenant said "Landlords demand high rents from us because we are black, and they know they can abuse us"

He said the landlord had informed them that their rent would be increased to R300 a month

Nineteen of the 79 tenants are now paying R88 a month after approaching Actstop, the anti-group areas organisation

Complaints included leaking toilets and only one dustbin for each floor

Tenants said there was no hot water and flat doors have been in need of repair for months.

A tenant assisted by Actstop, Mr Ely Dingi, complained "When I approached the caretaker of the building, Lesley, to clear up refuse regularly, he told me that I should take my complaints to Actstop"

RENOVATIONS

Mr Dingi said they had received notices saying they would have to leave the premises in October because the landlord intended renovating the building

Other tenants said their electricity was switched off for several days at a time, without reason

The caretaker refused to comment, as did Mrs R Langenbrinck, a lawyer for the agency representing the owners, Pol-jep Investments

A lawyer for the tenants said it was illegal to charge tenants for having visitors

Charged with 12 women

A police spokesman said his arrest was the result of intensive police investigation combined with help from the media "Because of the publicity given the case we were able to gradually build up a description of the man," he said

The man will be charged with the murder of the 12 women

The suspect also showed the partially burnt women's clothing Detective Constable James Majaya said the body of the woman was covered by wigs and branches

All 12 women were found naked and the police could not ascertain whether they were first raped before being strangled

Constable Majaya said police believe the man lured the women to the koppie after promising them jobs

The bodies of 10 of the women have been identified, but the police have not released their names

Preps for Pope's visit

Ladybrand SAP District Commandant Lieutenant-Colonel Cas Claase.

Temporary police stations would also be set up along routes to help travellers

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Families to be housed in hostels

HOSTELS in Saulsville may soon be converted into low-cost family housing units, the Atteridgeville City Council announced yesterday.

The town clerk, Mr Solly Rammala, said a construction company approached the council with this proposal. The viability of the scheme would be tested "by allocating one hostel block to the company for conversion.

An agreement would be entered into only if the council was satisfied with the unit, Mr Rammala said. Suitable arrangements would be made by the council to accommodate the hostel inmates whose block would have been allocated to the construction company.

Mr Daan Mouton, director of Community Services, said all costs would be borne by the company. The company has undertaken to sell the converted units in terms of the leasehold system.

"On completion of the...

initial allocation and depending on the success and viability of the project, the council will then decide whether to proceed with the proposals or not," said Mr Mouton.

127

Black tenants complain

(57)
EIGHTY black families in a central Johannesburg block of flats have had no electricity since October and say they have to contend with continuing sanitation problems

They say while they pay R150 a month for a room in Milherd Court, in Kerk Street, the landlords refuse to fix problem electricity and toilets

Johannesburg's chief health inspector, Lionel Andrews, said yesterday action had been taken against Tony Parbhoo, who administers the block for owners Summer Gold Investments, more than three times in the last six months

"Action on not maintaining proper sanitation services has been taken,

PATRICK MAFAFO
Friday 21/7/88

but lately the situation has improved and he is now co-operative with the department on the issue," he said

Actstop, which is opposed to the Group Areas Act, says it plans to take action, but declined to give details. It is trying to negotiate rent reductions and improvement in conditions

When Business Day visited the premises yesterday, a man who said he was the owner was abusive and refused to answer questions. Later attempts to contact Parbhoo resulted each time in the phone being slammed down

Much of the snow in Lesotho has melted and, if good weather prevails, life in the mountains will be back to normal by the end of the month.

estimate the opera take another 16 days

● Pictures by Dawn Barkhuizen.

Housing Solv 21/7/08 'gimmick' alleged (127)

By Kazer Nyatumba

Campaigns for the October municipal elections have kicked off in Sharpeville with candidates making promises to Vaal Triangle residents and pointing accusing fingers at each other

Lekoa mayor Mr Esau Mahlatsi said in a television interview this week that he wanted to demolish hostels in Sharpeville and replace them with houses

Mr SM Kolisang, a Sharpeville councillor and election candidate, dismissed this as a pre-election gimmick.

Mr Kolisang said a site for the construction of houses had been available in Shambo (Sharpeville-Boipatong) for more than 2½ years and yet nothing had been done. The Lekoa council had never discussed the conversion of hostels into family dwellings, he said

Mr Mahlatsi could not be reached for comment

Media ruling: 'Never intended to register mainstream papers'

Star 21/7/08

Political Staff

The Minister of Home Affairs Mr Stoffel Botha said today he had never intended mainstream newspapers to be registered as news agencies, and if necessary, he would amend media emergency regulations to make that clear.

He was reacting to the storm that erupted yesterday after the chief director of media relations Mr A J Engelbrecht announced that mainstream newspapers that also relayed South African news to other organisations would have to register in terms of the regulations by the end of this month

Mr Botha said he had instructed his legal advisers to examine the regulations and said he would issue a statement tomorrow

'BACK-DOOR REGISTRATION'

Making it clear he had not intended that the regulations imply that mainstream newspapers would have to be registered or that journalists would be registered "through the back door", Mr Botha said "I merely wanted to ensure that news agencies were kept under control. If need be I will effect an amendment to the regulations"

He noted that the Newspaper Press Union had requested a meeting with him on August 11. He would be happy to grant it

Mr Botha's assurances came after the newspaper industry was thrown into confusion by the statement of Mr Engelbrecht yesterday, subsequently demed by an official of the Department of Home Affairs

Managing director of the Argus Company's

Newspaper Division, Mr Peter McLean, said the NPU had been asked to organise a meeting with Mr Botha

It was suggested by the Argus Company and Times Media Limited (TML) that discussions take place on August 11

In the meantime, said Mr McLean, "I've asked the NPU to request of the Minister that the compulsory registration of news agencies be suspended until we have had the opportunity to discuss the matter with him"

Times Media Limited managing director, Mr Stephen Mulholland said "It's our company view that if these media regulations come into being, as had been indicated, this would be a very unfortunate and tragic development for the country in the sense that we would be categorised along with Third World and communist countries which we wouldn't want to be characterised with"

Mr Mulholland said that by any standards applied in most advanced countries the South African press was "relatively free"

Reacting to the July 31 deadline, the editor of The Star, Mr Harvey Tyson said "When the Government finally sorts itself out it will probably offer exemptions to major newspapers — but that will be almost as bad as registration"

"State registration is an abhorrent principle everywhere and needs to be scrapped. Neither the world's news agencies, nor South Africa's press, can live under exemptions from a decree that totally contradicts the basis of freedom of information."

● See Page 11.

Frog catches park on the hop

SQUALOR

Landlord challenged to reduce rent

ANOTHER group of about 90 blacks is living under squalid conditions near the Johannesburg city centre.

The people live at Park House, Bree Street, The families, which are each allocated three to a three-square metre room, said

By MOJALEFA MOSEKI

they had been without electricity since September last year. They were charged R130 a month for a room from 1986 until May this year when Actstop a pressure group representing blacks living in town challenged the landlord to reduce rentals to less than R20 a family.

The visit to Park House comes in the wake of the *Sowetan* disclosure early this week of other black families living under similar conditions at Miltherd Court in Kerk Street, Johannesburg.

An Actstop officer yesterday said both buildings were owned by

the same landlord, Mr. Toney "The Boss" Parboo. The officer said Mr Parboo owned yet another building called Milton Court at corner Pritchard and Delters streets which was falling apart because of lack of repairs and maintenance. His organisation was pursuing the matter with Mr Parboo, he said.

Residents at Park House share a single bathroom, four toilets and two communal taps outside their rooms.

The *Sowetan* yesterday met "The Boss" at his Bree Street "Poor People's Market" which sells second-hand furniture.

The well built middle-aged, roundface man



A TENANT in one of the flats uses a paraffin stove for cooking because there is no electricity.

127 (127) Sw... 2/17/88
who has appointed himself champion of the poor said he was bent on providing accommodation for the needy.

He denied being the landlord at Park House saying that he had given the building back to its "owners". But he said he could not remember the names of the owners

He said he had plans to upgrade Miltherd Court and promised that electricity would be switched on by yesterday. "The Boss" said his aim was to "help the poor people". He refused to be photographed saying that he had been "in a lot of trouble for nothing".

Council plan

THE Wesselton Town Council near Ermelo has established a township development company with blacks on the management and others as shareholders.

Wesselton town clerk, Mr D J Swart, who believes that the establishment of the

company is a first among councils in the Transvaal, said the company would be launched at the Wesselton council offices on July 22.

The company is to start building low-cost houses for Wesselton residents, among whom 60-75 percent are blacks. The company will alleviate the need to contract the private sector for the building of the houses.

People employed by the company were trained by the council from last year, with the aim of reducing unemployment.

DEK

(127/42)

NO RENT, NO PAY

Soweto 27/7/81
Council strikers are told

THE wage demands by more than 3 000 employees of the Soweto City Council could only be met when the township's residents ended the current rent boycott, Soweto mayor Mr Nelson Botile said yesterday.

The mayor said the council did not want to deny its employees pay increases, but that the rent boycott had affected the council's ability to increase salaries.

Rent and electricity were the main source of the council's income, he said.

The entire workforce of the municipality went on strike on Tuesday, demanding — among other things — the upgrading of salaries and recognition of their union, the South African Municipal Workers' Union (Samwu).



MAYOR Botile

Departments involved in the work stoppage include maintenance, electricity, administration, water, treasury and parks and recreation.

Mr Botile said the council presently received financial assistance from a bridging fund.

Wage talks between the council and Samwu have reached deadlock. The Transvaal Provincial Administration had also failed to break the stalemate, according to the union.

The council workers, in addition, demand dissolution of the Staff Association.

ELECTRICITY SUPPLY

The price of paying for power

Technology could provide part of the solution to the vexed question of non-payment of electricity bills, as well as providing consumers with greater control over their consumption of electricity

Soweto residents were provided with electricity during 1982 and 1983 at a cost of more than R200m. However, little effort was made to give them any control over their power consumption. There are no individual meters in homes and neither are there circuit breakers.

Power is distributed from the main substations to mini-substations and the meters and circuit breakers are located in those mini-substations. There is also a central metering system which was designed to cut out the need for large numbers of meter readers. But, say members of the electricity industry, the system doesn't work properly.

One idea that could contribute to the solution is the use of "prepaid" meters. The prepaid meter has evolved from the old coin meter which was used in large numbers in the UK. The problem with coin meters is that somebody has to collect the money from the machine. Also, having a money box attached to the meter provides a temptation to thieves.

Users of prepaid meters pay in advance for either tokens or cards which, when inserted, "load" the meter. The consumer can then use power to the value paid for. When this runs out, power is cut until another token or card is inserted into the meter.

There are several advantages to using such meters. Not only is the consumer able to control expenditure on electricity, but the supplier is ensured of receiving payment. There are also cost savings: the need for meter readers is eliminated as is the need to send out bills, thus cutting administration costs.

On the other side of the coin is the extra cost of the prepaid meters and the fact that consumers are asked to pay in advance.

The usual meter costs about R60, but imported prepaid meters would cost between R500 and R600. There are, however, moves to design and manufacture a low cost unit locally. According to Randolph Forbes, Eskom GM for distribution and marketing, early estimates are that this could be done at a cost of about R250 a meter.

The government has formed a committee to promote local manufacture of a suitable unit. Eskom is making its facilities available to aid development and there are a number of local manufacturers involved. But, says Forbes, it is pointless looking at the prepaid meter purely as a solution for black townships. Instead, prepaid meters must be used

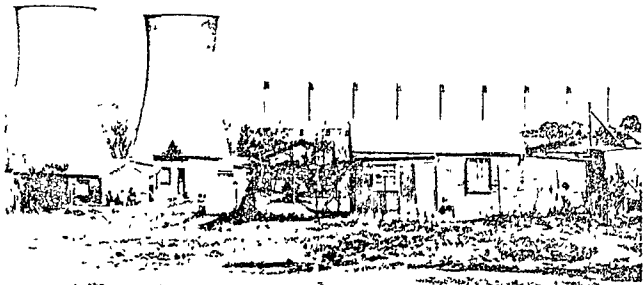
across the board. He says it will be necessary to get the user involved in and on the side of the new technology.

Cullinan Electrical CE Ed Polkinghorne agrees that the introduction of the prepaid meter is a sensitive issue unless it is done across the board, but notes that Cullinan's overseas parent has been very successful marketing its unit, particularly in the UK. Another advantage to the supplier, he points out, is that vandalism is reduced. Each unit is installed inside the user's house and there is no money in the meter. Thus damaging the meter serves only to cut power to the house-

fitted with a separate meter.

The question of discrimination is the most difficult obstacle to the introduction of any system involving prepaid electricity. Unless all users are charged in advance, then blacks will quite rightly be offended. Perhaps the answer lies in the use of both systems. With the OCB being used in lower income areas and the prepaid meter in higher income areas, regardless of race. Cost savings on meter reading and administration would be the final deciding factor.

Neither of the above methods would, of course, prevent arbitrary power cuts in black



Electricity ... cash in advance

holder.

However, Polkinghorne suggests another — lower cost — solution to the problem of consumer control. An overcurrent circuit breaker (OCB) could be fitted which would limit the electricity supply. If the consumer is using too much power, such as having both a stove and a geysers on at the same time, the OCB would trip, cutting off power. This works well in certain areas, he says. Consumers would be billed on a flat rate, eliminating the need for meters and meter readers and they could be charged in advance as the amount would be pre-determined. However, Polkinghorne says, this would work only in lower income situations and where all the consumers were using roughly the same amount of power. The cost of installing OCBs would be about R100, including — for safety reasons — an earth leakage unit.

Forbes says OCBs are being investigated and he agrees that such a system could work well in certain circumstances. Also, if an individual user had a higher power demand than usual for the area, the house could be

townships as a means of attempting to force residents to pay rents and rates. Thus, until there is a solution to the political situation which has given rise to the boycott, Soweto residents must either pay their bills and face the consequences from other members of the community, or have the Soweto Council cut off their electricity. And in some cases they face both, some of those who claim to have paid the council say they have suffered power cuts.

LISTINGS

Strong silent type

Computer hardware and software distributor Micro & Peripheral Distributors (M&PD) is emerging from the shadows to reveal itself as one of the country's major computer companies with a projected turnover for the year ending June 30 1988 of R155m and consolidated after-tax profits of about R10m — a turnover almost 30% higher than the 1987-

R30-million housing scheme

A HOUSING project costing an estimated R30 million was announced in Mamelodi yesterday

Sowetan 2/1/78

Announcing the project at a function held at the council chambers the local Mayor Mr Zikhali Ndlazi, said the new residential area, which will be known as Mamelodi Sun Valley until a new name has been decided on it, will house 438 families

Mr Ndlazi said the private and public sectors were a very important ingredient in the continuing fight against housing shortage affecting South African blacks.

He added that in the 31,2 hectare land, there will be middle and upper class houses. That, he said, would enable people presently occupying houses in the "old" Mamelodi to move out and make the houses available for the less affluent.

Included in the plan are sites for three parks, two churches, a creche and a primary school.

"Another important feature of the development is that the area will be fully serviced

Strikers told: No rise until rent boycott ends

Wage demands by more than 3 000 striking Soweto Council employees could be met only when township residents end the rent boycott, Soweto mayor Mr Nelson Botile said yesterday. *SKS 22/7/88*

The mayor said the council did not want to deny its workers a pay rise, but that the rent boycott had affected the council's ability to increase salaries.

The entire workforce of more than 3 000 went on strike on Tuesday, demanding — among other things — the upgrading of salaries and the recognition of their union, the South African

Municipal Workers Union

Departments involved in the work stoppage include maintenance, electricity, administration, water, treasury and parks and recreation.

Mr Botile said the council currently received financial assistance from a bridging fund. *(127)*

A union spokesman said they sent a telex to the Administrator of the Transvaal, Mr Danie Hough, on Wednesday appealing to ~~him~~ *(see D18)* to solve the dispute.

Mr Hough's secretary said that they had not yet received the telex.

127

RENT HIKE ON THE CARDS

127
A RENT increase in Atteridgeville, Pretoria, is on the cards.

185
The Town Council on Tuesday placed notices of its intention to increase rent in an English and Afrikaans morning newspapers

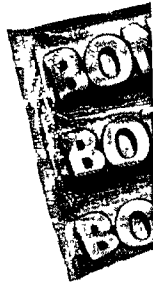
According to the notices, the council has already passed a resolution for an increase in service charges

186
The notices read: "The general purport of the draft by-laws is to provide for an increase in water, electricity, sewerage and refuse removal charges, hostel charges, lodgers' fees, cemetery fees and site rents"

The notices were published only a week after the mayor, Mr Matthew Mahlangu, announced that the council was R2 million in the red and was seeking help from residents on ways and means of wiping off the deficit. He announced that rent had not yet been increased.

According to the notices published anybody who desired to object to the increase or who wished to comment should write to the town clerk and the objection or comment must be received before August 16.

Mr Mahlangu recently appealed to residents to come up with suggestions that could help raise funds for the council. In its newsletter, the council said there was a possibility that rent would be increased.



Beacon Swirl
Bar

14

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RENT HIKE ON THE CARDS

206
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185
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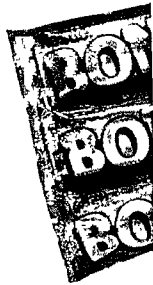
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Beacon Swire
Bar

14

Clearing Alex of its image as a 'dark city' of neglect

By Sue Valentine

127

The pall of smoke that usually shrouds Alexandra in the evenings and early mornings hides a comparatively small township of about two square kilometres, but within those perimeters live more than 128 000 people

Alexandra comprises 22 avenues in a parallel grid formation. It has four soccer fields, eight tennis courts, 10 netball fields and no cricket pitches.

A concerted effort has been made to upgrade the township that was widely known as 'the dark city' due to its run down appearance.

In 1963 government plans for Alexandra intended that it should become a hostel township. All residents who might be eligible for Section 10 rights (to be able to live in "white" urban areas after a time qualification) were to be moved to Soweto and Tembisa.

Opposition

By 1972 only two hostels had been built and construction of a third was underway. In the face of growing opposition, the authorities found it difficult to force people to move.

By 1979, the idea of resettling Alexandra residents in other townships was shelved. The liaison committee headed up by Mr Sam Buti was recognised and people were entitled to 99-year leasehold property rights.

A year later plans were drawn up for the township to be redesigned, this time with family accommodation in mind.

The move meant most of the township would be rebuilt. In the course of this, many people lost their old homes and were given temporary accommodation to tide them over.

In many cases this resulted in people living in converted Putco buses, where some have been living since 1983.

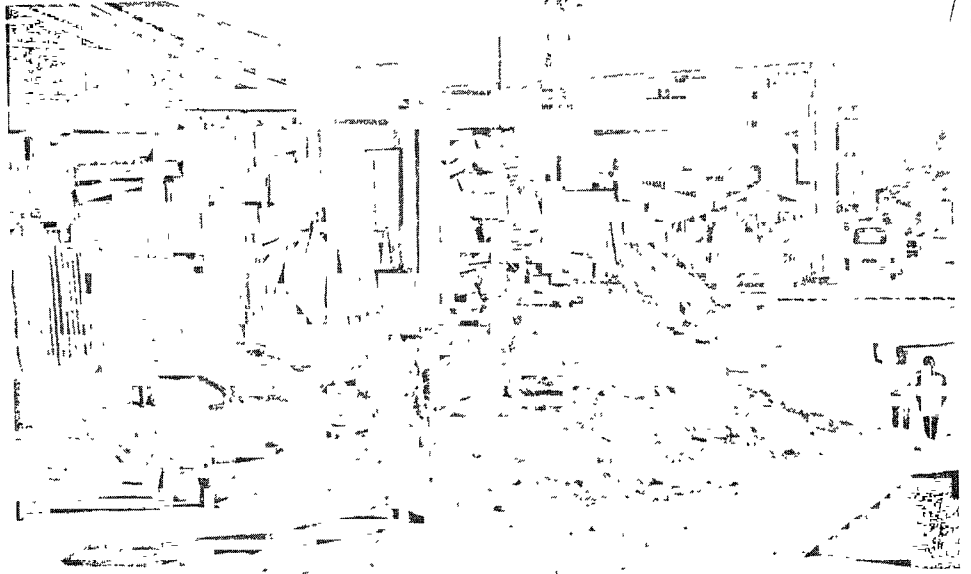
A year later the Alexandra Residents Association was formally launched. This campaigned against the rents people were being asked to pay for their new homes and the destruction of peoples' homes without satisfactory alternatives.

Since then the expropriated houses and mission school buildings have been restored to freehold tenure.

In January 1987 an urban renewal programme was introduced. An electricity sub-station and sewers were built and some roads were tarred.

"There is no more smoke hanging over the south-east area of Alexandra if you drive past on the highway," says director of Alexandra, Mr Steve Burger.

"Houses may be sold on a freehold basis as well as being leased and we are giving preference to Alexandra residents."



Alexandra a comparatively small township with more than 120 000 residents

Action group asks Govt to scrap proposed plans

Call for greenbelt free settlement area

SA
27/7/88

127

By Clare Harper

The Greenbelt Action Group (GAG) will ask the Government to scrap its plans for Diepsloot and declare the Greenbelt area, which includes 13 500 ha previously earmarked for "Norweto", as a free settlement area

This was announced by the chairman of GAG, Mr Eric Fletcher, at a press conference at the Old Edwardians Club in Lower Houghton yesterday

Last month, the Minister of Constitutional Development and Planning, Mr Chris Heunis, said 600 ha in Diepsloot had been earmarked for development as an up-market black township, with the possibility of becoming the country's first open area once legislation was enacted

Mr Fletcher said GAG intended to ask Mr Heunis

to maintain the existing limitations on sub-division, building standards and land tenure

He said Mr Heunis's announcement recommending Diepsloot as the site for a possible free settlement township would, if allowed to materialise, have "far-reaching and potentially devastating results"

The GAG request was based on the organisation's commitment to preserving the greenbelt area north of Johannesburg and west of Pretoria in perpetuity as a "valuable recreational and ecological asset for the good of the PWV inhabitants", he said

SUBURBAN ENVIRONMENT

GAG also believed there were people of all races who did not wish to live in a suburban environment and would welcome the opportunity to live in a rural atmosphere

In declaring the area a free settlement area, market-related pricing would allow those people not wishing to remain to sell and move to an area of their choice, he said.

It would also allow people of other races to purchase properties suitable to their income and aspirations, and follow a lifestyle previously not available to them, he said

GAG has previously attacked the Government's Diepsloot proposal as being "prescriptive planning of a town in isolation from the natural growth of surrounding municipalities"

It has said that the resulting infrastructure costs would have "deleterious effects" on the greenbelt and surrounding municipalities

Mr Fletcher said GAG had become "cynical of the motives of property developers" in the area.

The present pricing structure in the greenbelt area was well within that of Spruitview, which had been cited as an example of what Diepsloot could become, he said

We are being ⁽¹²⁷⁾ victimised, say irate flat tenants

By Shehnaaz Bulbaha

Tenants of a rent-controlled block of flats in Joubert Park said yesterday they were refusing to pay service charges this month because they claimed the landlord had breached their contract

Branksome Tower tenants said that last year they reached an agreement with the owners that the R45 service levy could be withheld if the building was not maintained

They said the head lessee, Mr D Malan, also agreed that tenants should pay the rent-controlled rate of R118 for a bachelor flat and R160 for a one-bedroom flat

For the past six months, they said, the broken windows or leaking toilets had not been repaired. There was no electricity in the building foyer and door locks were broken. There was no hot water and the lifts did not work.

A tenant, Mrs Eaglet Mgunma, mother of a two-year-old girl, said "Mr Malan promised me earlier this year that I would have hot water and my taps would be repaired. He just made empty promises."

She refused to pay the service charges this month. "Mr Malan came to me three weeks ago and told me to pay the levy, otherwise he would evict me."

STUCK TO DEAL

Another tenant said that last month she paid rent of R250 for a one-bedroom flat when according to the agreement she was required to pay R160.

She complained that her entrance door had no locks and her toilet and kitchen sink need repairs.

She also refused to pay the service levy this month.

A flat committee member, said "The owners are exploiting the tenants. They are going back on their word. We stuck to our side of the deal, we paid the service levy but we have received nothing in return. Now it appears that they are victimising the tenants who are refusing to pay."

Mr Malan declined to comment.

Mr Peter Michaels, the supervisor of the flats, said seven tenants did not pay the R45 levy this month.

He referred The Star to the assistant director, a Mr Cohen.

Mr Cohen said "I have no name, and you can call me the maintenance officer of Branksome Towers. Since the beginning of this month, I have been at the block of flats fixing windows and toilets, and all other maintenance jobs required."

"We did agree to undertake to fix the building, which we are doing, and we have not breached the contract with tenants."

Sowetan 28/7/88

Squalid building up for sale

(127)

THE Johannesburg building in which more than 90 black families have been living in squalid conditions and without electricity for almost a year while paying R60 each is up for sale.

But despite having been put up for grabs for a year, no "takers" have shown interest in the building — Miltherd Court in Kerk Street, Johannesburg.

A board publicising the sale has been posted outside the building, according to a director of an estate agency, Mr Andrew Balme. He said he was approached by the owner of the building, Mr Toney "The Boss" Parboo.

Mr Parboo was not in his secondhand furniture shop which also acts as his rental office when the *Sowetan* wanted him for comment yesterday.

But in an interview two weeks ago, Mr Parboo said he was "no longer selling the building" as he had plans and a construction company to "upgrade" the dilapidated building. He said he had instructed the estate agency that the building was no longer for sale.

Mr Balme, the estate agency director, yesterday said Mr Parboo had "not" instructed his company to discontinue the sale campaign of the building.

Meanwhile, the *Sowetan* yesterday established that Mr Parboo had restored electricity to the building as promised last week. The rentals remain the same.

Sowetan 28/7/58

Defaulters warned

(127)

ABOUT 82 householders in Atteridgeville, Pretoria, are to be taken to court and others evicted as part of the local town council's move against rent defaulters, according to town treasurer, Mr T L van Strijp

Mr van Strijp made the announcement at the

council's monthly meeting yesterday. The decision to take action against rent defaulters follows the council's announcement a month ago that they were faced with a deficit of more than R2 million due to arrears in rental and service charges accounts

The meeting was also

told that 64 final and 32 48-hour notices were "hand delivered" to house owners and the business people whose promises to pay were not kept.

Twenty seven people have had electricity disconnected from their houses

Month's notice for tenants of crowded 'storeroom'

By Sally Sealey

Tenants in the dilapidated Park House in Bree Street, Johannesburg, have been given a month to leave says Mr Mahommed Dangor, an Act-stop official

Mr Dangor says Park House was let to "middleman" Mr Tony Pharboo by Mr Solly Klotz as storage space

Mr Dangor said Mr

31888 Star (127)
Klotz had told him on Monday that he was unaware that Mr Pharboo had rented out the rooms

He said Mr Klotz wants the tenants out of the building by the end of August.

"He made an offer saying the tenants must not pay rent for August but must vacate the building at the end of the month as he was now going to turn it into storage space.

"Mr Klotz is also planning to sue Mr Pharboo for R20 000, as he was not supposed to let the building," said Mr Dangor

Park House has not had any electricity since October last year. Paraffin heaters burn all night. Keeping warm takes a higher priority than the great fire risk

There are only three toilets serving the 28 rooms which have anything from three to five tenants. The stench of the toilets is evidence that the plumbing rarely works, but a number of rather optimistic signs say "Please flush after use".

The tenants committee is to meet Mr Klotz on Monday

In a lawyer's letter to The Star Mr Klotz has denied that he owns Park House and he refuses to speak to Star reporters

127 B/Day 1/88

Clinic seeks remedy for building blight

GLEN SHELTON

BLACK prospective home-owners have turned to Wits Law Clinic after paying deposits to builders they claim disappear or leave work incomplete.

The clinic has issued summonses against at least four companies after deposits ranging from R100 to R5 500 were paid.

Clinic spokesman Zille Graf said they had received complaints from Springs, Vereeniging and Atteridgeville, although most came from Soweto.

Several involved a scheme run by two partners, one of whom had allegedly absconded with R160 000. At least three other companies have been served with summonses

for allegedly failing to complete contracts. One allegedly built a house in Mofolo which lacked wiring, a toilet seat, doors, tiles, paving and plumbing. The walls of the lounge and main bedroom were badly cracked.

Eugema Molozi paid a R3 500 deposit for a R47 000 house in Deepmeadow which is unfinished after the builders said they could not continue.

Philemon Dzaga from Soweto told the clinic the same company had done nothing after taking his R2 500 deposit last year.

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st/10/81 (10) Star

Caretakers 'threatened with violence'

Tenants blamed for poor state of flats

By Shehnaaz Bulbulha and Janet Heard

Black tenants were destructive and to blame for the bad condition of flats, Mr D Malan, head lessee of a number of Joubert Park blocks of flats, said in an interview

He told The Star that the owners were trying to do repairs within six months

Mr Malan and his maintenance officer, Mr S Cohen, were responding to complaints by tenants who said they received a raw deal

Mr Cohen said "The owners called me in because of the adverse publicity they have been receiving in the press by some tenants complaining of the condition of their flats"

The flats concerned are Argyle Court, Protea Mansions, Claridge Court, Margate Court and Branksome Towers. He would not name the owners

Tenants said broken windows and leaking toilets had not been repaired and other complaints included the absence of electricity in the building foyer, broken door locks, no hot water and out-of-order lifts

Most of the tenants interviewed wished to remain anonymous for fear of being victimised

Mr Cohen said "In June, I told the owners I would start from scratch and fix everything. I am sick of hearing of complaints, and now I want to be the complainant"

Flat owners, he said, were always seen as villains "I am not proud of the condition of the buildings at present, but am really trying to put things right. I just need a bit of time"

"Three years ago, the original owners were proud of the flats. Today, as a result of the relaxation of the Group Areas Act, non-whites have moved into town, and they are destructive"

Mr Cohen said black tenants vandalised buildings, creating havoc and destruction

Most tenants were unaware of health and sanitation

"Sanitary towels and newspaper pages are put down the toilet bowls, causing blockages. They don't know what toilet rolls are"

Mr Cohen complained that tenants threw bottles at one another when they were drunk and broke windows

'Always war and friction'

"There is always war and friction going on. We never had broken windows in the old days with whites"

"The caretakers cannot control tenants and are threatened with violence if they try to interfere," he said

The lifts did not work because children abused them, Mr Cohen claimed

He said "In one case in Branksome Towers, the plug was so dangerous, I pulled the wire out. A tenant was so angry, he threatened to kill me"

"I do not know who it was. I cannot acquaint myself with these types of people and when I see them, I just want to run away"

Mr Cohen said he had been investigating each flat to attend to the problems

"I am trying to maintain the building and have so far repaired windows, boilers, lights, globe-holders and plugs. We are putting up with all this nonsense."

If the situation did not improve, he intended approaching the authorities to have the tenants evicted

Mr Malan said tenants of Branksome Towers agreed to pay the R45 service levy for the general maintenance of the building, but a number were refusing to pay the levy until the repairs had been seen to

About R7 100 had recently been spent getting a boiler to improve the hot water output at Argyle Court. All tenants had hot water in the mornings and the evenings but complained that the flats were overcrowded with the result that there was insufficient hot water

"We, the Europeans, are trying to uplift these people," Mr Cohen said. "I have no objection to the removal of the Group Areas Act. I would like to see them Europeanised"

A spokesman for Actstop (an anti-group areas organisation), said "Black people have every right to live where they choose and under decent conditions. Unfortunately, some landlords have become the torchbearers of apartheid in Johannesburg, believing that blacks are mere instruments to exploit"

He said Actstop would do everything in its power to stop such exploitation and secure decent living conditions for black people.

Black housing gets a 500-stand boost

By Frank Jeans

Another drive into black housing has been launched with more than 500 stands coming on to the market at Mohlakeng on the West Rand

Behind the scheme is the Family Housing Association which is investing R10 million in the project and follows its R18 million commitment to the infrastructure for a 2 000-home development at Tsakane on the East Rand only a month ago.

The Mohlakeng venture got the go-ahead at a ceremony yesterday in the Mohlakeng Council offices when Mr Ulli Bleibaum, the FHA's general manager, land and servicing and Mr Alfred Tekwane, Mayor of Mohlakeng, signed an agreement

The township, which was originally laid out back in the Fifties, currently has 3 700 residential stands

Mohlakeng Extension 3, which the development will be called, is designed to help to ease the low-cost housing shortage in the area

More than 70 percent of the stands — the average is 260 sq m — will be taken up by the FHA to provide affordable homes, while 20 percent will be allocated to private contractors. The balance will be available to individual buyers.

Services will include water, electricity, stormwater drainage and street lighting

Work on these will begin in October and is scheduled for completion next June

All of the main roads will be surfaced.

The emphasis at Mohlakeng will be on the association's contractor-built scheme. Under this scheme a buyer of an FHA stand enters into a contract to have a moderately-priced home built

The association does not build the homes but signs up a reputable builder to provide homes at a rate of up to 50 at a time.

This results in considerable cost savings which FHA, in turn, passes on to buyers.

'GIVE YOUR

EXCLUSIVE
By
SY
MAKARINGE

MONEY

12/8/88 (27) Sowetan

BACK'

Hundreds pay R500 deposits for houses that don't exist

HUNDREDS of desperate home-seekers are paying an East Rand estate agent substantial amounts of money as deposits for houses which do not exist.

Now these people want their money back. Mr Robbie Brown, director of Naton Builders and Agencies in Brakpan, recently claimed through his agents that he had bought about 500 four-roomed housing units at Ethafeni Hostel in Tembisa which he intended selling to people who were in need of homes. People who have been flocking to his offices in



SOWETO STRIKE GOES ON

STRIKING Soweto City Council workers leaving the Soweto Tabernacle Church yesterday after one of their daily gatherings since they were engaged in a dispute with the council. Proceedings were tense because of a large presence of members of the security forces outside the church premises.

Victoria Avenue Brakpan, since October last year, were each charged R500 deposits for the houses and given up to six months to allow him time to process the deals.

Home-seekers from other areas on the East Rand told the *Sowetan* this week that Mr Brown had promised to allocate them existing houses in their respective townships as soon as they became vacant.

Contacts

According to the residents, Mr Brown claimed to have contacts in the townships who constantly kept him informed once town councils evicted families for defaulting on rent.

Many of the people paid their deposits as far back as October last year, but none has been allocated a house yet.

A *Sowetan* investigation this week found that the Tembisa Town Council did not at any stage sell houses at Ethafeni Hostel to Mr Brown.

RAINBOW HAIR SALON

WI SP:

PERM & STYLE

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- 5 litres Pre Perm Shampoo
- 5 litres Xtra Dry Spray
- 5 litres Gel Activator
- 500 ml Curl Lotion
- Placenta one dozen

SAVE MONEY AT RAINBOW'S
SATISFACTION GUARANTEED
MONEY BACK.

• To Page 2

P.T.O.

12/8/88 (27) Sowetan

Refunds: Council reacts

12/10/88
Seneta

THE outcome of an appeal by the Atteridgeville City Council against a recent Supreme Court order declaring the 1985 and 1986 rent increases null and void, will determine if residents would be refunded or not.

Mr Solly Rammala, the town clerk yesterday confirmed that the council's attorneys had filed an appeal against the court's finding but that the matter had not yet been placed on the roll for hearing.

Asked if residents would be refunded, Mr Rammala said the matter was still sub judice and depended on the outcome of the appeal.

"The council cannot act before the matter is finalised," he said.

The Pretoria Supreme Court ruled on

By MONK NKOMO

June 17 this year that the by-laws promulgated by the council in 1985/86 were invalid and of no force or effect.

The application challenging the by-laws was brought by Mr Vincent Thabo Sehume, a local resident. The court ordered the council to refund Mr Sehume all invalidly collected payments following the applicant's submission that the publication of the by-laws did not take place simultaneously in both official languages.

A spokesman for the Legal Resources Centre in Pretoria, whose lawyers represent Mr Sehume, yesterday said they were still studying the appeal filed by the council and added that they were to oppose it.

Affidavit claims tenants overcharged

Restore electricity to flats, judge orders landlord

188/80
Sweeta
127

In an urgent application on Saturday afternoon, a Supreme Court judge, ordered a Hillbrow, Johannesburg, landlord to restore electricity to three tenants

The interim order, granted by Mr Justice D Levy, also interdicted Hillbrow Estate Agency Pty (Ltd), owner of Waldorf Heights, Esselen Street, not to interfere with the tenants' peaceful occupancy

The application was argued at the judge's home by Mr R Hutton for Mr M D Rambau, Ms E Xosa and Ms J Tamane

Mr Rambau said in his affidavit that the agreed rental in June last year had been R200. The owner had twice tried to force an increase for increased maintenance costs

Mr Rambau claimed the owner carried out almost no maintenance

"Only one lift serves 45 flats and often breaks down. The remaining lift has been inoperative for at least a

year. Refuse is seldom collected and lies in the passages

"There are no lights in the passages and stairwells and the condition of the flats is most unsatisfactory."

Mr Rambau said tenants were charged "exorbitant amounts" for electricity, gas and water although the electricity meter had been read only once during his tenancy

As a result the tenants had organised a committee, which collected rent of R200 and a nominal amount for electricity, and paid the full amount to the owner each month

Electricity to several flats was cut off late last week. Despite an assurance to their attorney, Mr G L Bhikha, that it would be restored, the owner had not done so by Saturday

Mr Rambau said the matter was urgent as many tenants had small children and conditions had become intolerable

Mabuza lashes plot to 'topple' him

Soweto
19/8/88
Pretoria blamed

KANGWANE Chief Minister Mr Enos Mabuza's office yesterday accused "pro-Pretoria agents" of organising to topple his ruling Inyandza National Movement and install "a more pliable" Chief Minister.

The statement said Mr Mabuza was campaigning on the basis that he was using the homeland system to gain as much as possible for the people of Kangwane, while at the same time working to dismantle the system and gain them full SA citizenship.

In a statement, Mr Mabuza's office said no opposition parties had been registered yet for the self-governing homeland's first general election on September 24, although nomination day was August 22.

The election will be for 57 members of the Legislative Assembly.

"Organisers of his Inyandza National Movement believe that much of the opposition to the campaign is being generated by pro-Pretoria agents to topple Mr Mabuza and install a more pliable Chief Minister," it said.



MR Enos Mabuza

Raids will go on — council

NIGHT raids by the Soweto City Council policemen at the homes of residents who are not paying their rent and service charges will continue until residents start paying the council's director of housing, Mrs Estelle Bester, said this week.

Residents were suspicious of these people because they "did everything to get even a cent" from residents as payment for rent arrears. Residents, who asked not to be named, said the raids — if conducted by the police — opened them to robbery by thugs who will soon masquerade as the council police. They demanded an explanation from the council about the activities of the raiding group.

Mrs Bester was responding to an outcry by residents in Tshawelo, who said they had been "raided" by groups of people who claimed to be council

Residents fight sale of houses

1988 Soweto

LAWYERS acting for 46 of the 69 Soweto residents, whose houses were to be auctioned by the council, will today bring an urgent Supreme Court interdict to stop the Soweto City Council from proceeding with the sales.

A lawyer in the company acting for the residents yesterday afternoon said he was applying for a Supreme Court hearing "probably for Friday morning". His company had teleaxed the Soweto City Council requesting that the houses of their clients be taken off the auction list and a date be set for them to meet the council

officials on behalf of their clients.

"Attorneys of the Soweto Council have refused to drop the houses of clients from the auction list. We are now proceeding with an application for a court interdict to be heard in the morning at the Supreme Court," said the lawyer representing residents.

The council's director of housing, Mrs Estelle Bester, this week said the council will be going ahead with the auction of houses belonging to Soweto residents who owed rent and service charges.

(127) @ Press 21/8/88

Soweto auctions defaulters' homes

By SIBUSISO MABASO

SOWETO Council's coffers, which are rapidly draining because of the protracted refusal by residents to pay rent, is to have a cash injection when nearly 70 houses are sold on public auction today.

According to Soweto Electricity Advice Centre's ombudsman, Bernad Moleke, the council is now cracking the whip on the defaulters by auctioning their houses publicly.

Moleke said he had received complaints from various people who had been served with summonses and his organisation had taken the matter up with lawyers to act on behalf of the affected residents.

Soweto Council collecting rent despite staff sackings

By SOPHIE TEMA

THE Soweto City Council is collecting rent despite the four-week strike which culminated in 3 400 workers being sacked and halting all municipal services in the township.

While the council's endeavours to collect every cent owed to it have been stepped up, the same cannot be said of rubbish heaps, appearing at street corners and rotting in the open veldt.

Township administrator Danie Hough and government officials and overseas visitors touring the township saw the heaps of rubbish during a luxury bus tour.

Meanwhile, Soweto housing director Estelle Bester confirmed that council police "visited" families in several townships as part of the council's "action" to collect

outstanding rent arrears.

Bester said residents were responding well to the visits by the council police and most paid part of the arrears on the spot.

Hours before the visit, the council took a final decision to advertise all vacant positions by today.

Commenting on the deadlock in the talks between legal representatives of the council and workers, Soweto Town Clerk Nico Malan said: "We are back to square one."

"In the meantime the council is perturbed because Soweto is getting dirtier, but we are endeavouring to normalise the situation."

"We are looking at getting private contractors to look at the blocked sewage pipes and drains."



A typical pile of growing garbage littering the Soweto streets.



2/18/88

CP Remo

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(21)

RESIDENTS GIVEN A RENT WARNING



COUNCILLOR Manthata

Pay up arrears or your houses will be sold by public auction

By MOJALEFA MOSEKI

THE chairman of the Soweto City Council's housing committee, Mr Siegfried Manthata, yesterday issued a strong warning to Soweto residents to pay up their rent arrears or have their houses auctioned.

He was addressing a meeting of about 400 residents just 50 metres away from his former house, which was burned down by youths last year and has been allocated to someone else.

The meeting was heavily guarded by police in two hippos and five vehicles, including council policemen and a dozen Basotho nationals known as "the Russians".

The majority of people in the meeting were pensioners.

Mr Manthata was also protected by a strong contingent of his crime prevention Makgotta members.

Residents stopped Mr Manthata three times demanding that he should change from the agenda to explain why five houses in Naledi were listed for auction by the council last week. They also demanded that he explain his stand on the auctioning of people's houses.

But Mr Manthata, who called out the names of the families' whose houses were to be auctioned, received a rousing applause from the audience, mostly pensioners, when he told them how he intervened and restored house 1174 to its occupants when they pleaded with him at the council offices hours before the auction on Friday.

Mr Manthata said two of the houses were among the 20 auctioned by the council because the occupants had failed to heed notices urging them either to pay up or give a written undertaking to pay their rent arrears.

The other two houses were among the 36 whose occupants had secured a court interdict restraining the council from selling their houses. The case will be heard at the Rand Supreme Court on September 20. The Soweto Council is defending the action.



Sweet music

Mrs SOPHIE Mathibela, mother of the famous Baragwanath twins, Mpho and Mphonyana, look time off her recuperating daughters to attend the launch of an album dedicated to her by singer, William Mthethwa (right) in Johannesburg on Friday. At the back is another musician, Pat Shange. Proceeds from the album will be donated to the Sowetan-run Mpho and Mphonyana Trust Fund.

World news briefs

Quake disaster
NEW DELHI — A powerful earthquake in the Himalayas rocked northern India and eastern Nepal yesterday, killing at least 200 people and causing widespread damage, officials and news reports said.

Burmese demo
BANGKOK (Thailand) — Truckloads of soldiers stood watch yesterday as up to 2 000 demonstrators in Burma's capital rallied support for a planned nationwide strike to demand an end to one-party rule, an Asian diplomat said.

Sudan floods
KHARTOUM — Volunteers raced to build flood barriers in Khartoum yesterday as a relentlessly rising Nile inundated large areas of north and central Sudan and threatened the fringes of the capital, threatening new disaster.

Olympic flame
ATHENS — A 75-strong Seoul delegation arrived yesterday to collect the Olympic torch for next month's Games in the South Korean capital.

Zia probe
ISLAMABAD — Investigators yesterday arrived at the site of the air crash in which President Mohammad

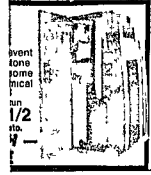
Zia-ul-Haq died and Pakistan officials probing possible sabotage interrogated 80 detainees.

Arabs shot
JERUSALEM — Six Arabs were shot by soldiers and three Israeli civilians were hurt yesterday as Palestinians staged a general strike to mark the 19th anniversary of an arson fire that ravaged the Al Aqsa mosque in Jerusalem.

Pope speaks
CASTELGANDOLFO (Italy) — Pope John Paul, in his first public comment on the latest strikes in his native Poland, said yesterday that the solution to the disputes should be based on truth and justice, not violence.

Mandela call
LONDON — Britain's opposition Labour Party has called on Prime Minister, Mrs Margaret Thatcher, to demand the unconditional release of Nelson Mandela.

In a statement Labour's shadow foreign secretary, Mr Gerald Kaufman said "When will Mrs Thatcher or (foreign secretary) Sir Geoffrey Howe, speak out about the growing horror of the continued imprisonment of Nelson Mandela? "or do they intend to speak out at all? Do they care?" — Sapa



Dignity loss

HEALTH 2000 has said black medical personnel who attended a conference in Warmbaths last week got what they deserved because one could not compromise with apartheid.

Some black delegates who attended the 7th Epidemiological conference at the Overwaal Resort said they were told by the local staff to keep a low profile as the place was not usually open for blacks.

Status

A spokesman for Health 2000, Dr Abu Asvat said "As soon as the person accepts an honorary status he loses his self respect and dignity and is at the mercy of those in power

AL COURSES IN

- SIGNWRITING
- BRICKLAYING
- PLASTERING
- CARPENTRY
- PAINTING
- PLUMBING
- TILING
- PERMING
- SHOE REPAIRS
- ELECTRONICS
- UPHOLSTERY
- WELDING
- SECURITY
- DRESSMAKING
- TAILORING
- TYPING

VENDA STILL BOILS

From page 1
the homeland leader, Mr Ndwakhele Ravele, in which he pleaded with students and workers to return to school and work respectively.

"Can Venda's economy die while we stand and look?" he pleaded while also confirming that controversial Minister A A Tshvshase, had resigned from the Cabinet.

Mr Tshvshase's resignation or dismissal was among the main demands by the workers and students.

The school boycott started five weeks ago after the death of a school teacher who was found hanged. Students and many other people claimed that he was murdered for ritual

Sowetan

Court action over shacks

ABOUT 2000 Tokoza shack owners resolved to take the local council to court if it went ahead in enforcing the payment of a R15 increase on the shack rent at the end of the month.

The shack owners decided to take the council to court during a meeting at the Entabazimbi Beer Hall No 3 in Tokoza on Sunday

A delegation which was elected to make representations to the council, told the people that council officials had said they will postpone the implementation of the increased rent until it was gazetted by the Transvaal Provincial Administration in about two or three months

But residents said Tokoza mayor, Mr Jacob Sekete, had "insisted" that residents should pay the increased rent when he appeared on television twice. The residents mandated the delegation to write a letter to the TPA requesting it not to effect the increased rent until the council had discussed the issue thoroughly with the residents

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23/8/88 Sarefer

(2)

HOUSE SALES: NEW OWNERS MOVE IN

FOURTEEN Soweto houses which were auctioned by the council last Friday could be occupied by new buyers today.

This was said by the Soweto Council housing director, Miss Estelle Bester, yesterday. She said all houses auctioned last week were bought by residents and will be "occupied in a day or two" from Monday.

Miss Bester told the *Sowetan* that it was untrue that certain

By MATSHUBE MFOLOE

which gave financial assistance to their employees to buy the auctioned houses

companies were involved in the transactions after unconfirmed reports that leading companies bought some of the houses for their employees. She said buyers were Soweto residents, and the companies which employed them met them "half way" financially.

She declined to reveal the names of the company or companies

At a meeting held on Sunday, the chairman of the Soweto City Council's housing committee, Mr Siegfried Manthata, warned Soweto residents to pay up their rent arrears or have their houses auctioned.

He said two of the houses were auctioned by the council because the occupants had failed to heed notices urging them either to pay up or give a written undertaking to pay their rent arrears

Soweto families evicted over unpaid rent

By Stan Hlophe

At least eight Soweto families, including an 80-year-old pensioner, were evicted yesterday after the auction of their homes by the Soweto Council on Friday

Municipal police, backed by the South African Defence Force and the South African Police, cordoned off the

area before carrying out the evictions.

The council's housing director, Ms Estelle Bester, said the new owners were expected to move into the empty houses as soon as possible

Yesterday's evictions were the first from a total of 20 houses which were auctioned following a court order against rent defaulters

24/8/88

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Star

Converted hostels to ease housing crisis

(127)

SOWETO hostels are to be converted into family homes to house at least 4 000 families, some of whom have been on the waiting-list for years.

The plan to convert hostels into family homes was unveiled yesterday during a special Soweto Council executive committee meeting at the council chambers.

It will cost an estimated R35-million to convert three hostels in Jabulani, Dube and Nancefield into family homes. The work is expected to start in January next year. Show houses will be built before the end of October so that they can be presented to hostel dwellers eager for houses before the October 26



COUNCILLOR Edward Kunene, gesturing, who represents hostel inmates, requests that show houses be built before the October elections. In the forefront is the model of part of the converted Dube hostel.

municipal elections

The Mapetla Hostel will not be converted because the council wants to offer inmates who prefer living in a

hostel a choice. Hostel occupancy has dwindled to less than half in the past two years. In Dube Hostel, which has 6 272 beds, the occupancy rate

was only 34 percent and the annual loss R680 000.

The council will also build a 20-floor highrise flat near the Nancefield Hostel.

Bid to sell rent defaulters' homes

From MONO BADELA

18-24/8/88

JOHANNESBURG. - The Soweto City Council plans to conduct a "big sale" of its "matchbox" houses in a bid to break the more than two-year-old rent boycott.

The auction of 69 houses occupied by rent defaulters will take place at the council's chambers in Jabulani this Friday, starting at 10 am.

Soweto housing director Miss Estelle Bester said the auction would definitely take place because the council had been granted a court order against defaulters.

Bester said rent defaulters had been notified of the court order and had been given ample opportunity to settle their debts.

But the people concerned were shocked to hear that their homes were up for sale.

Last year the Soweto City Council was thwarted at the 11th hour when it tried to auction 37 homes - a court order restrained it from carrying out its intentions.

The current spate of rent boycotts began in the Vaal in September 1984. Late in 1985 it spread to other townships.

Sante

127



SOME of the families evicted from their homes to make way for the building of a shopping complex for the mayor of Evaton

GET OUT ORDER

25/8/88
Sawetan

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By JOSHUA RABOROKO

MORE than 20 Vaal Triangle families, including pensioners, were forced to demolish their homes on a plot in Evaton after being evicted because the mayor, Mr Sam Rabotapi, is to build a petrol filling station and a shopping centre in the area.

Mr Rabotapi said yesterday the families were given a chance to find alternative accommodation. He provided most of them with materials to build new shacks.

He advised those who claimed to be stranded to see him about accommodation. "It is not true that the families have been left homeless," he said.

The plot had to be developed into a business site and there was no option but to move the families to give way. "I am prepared to help families secure homes in the area as mayor," he explained.

The desperate families



MR SAM Rabotapi offer

who lived in shacks on plot 1148, at the corner of Cradock and Admas Roads, in Evaton, spent a night in the cold because they had no alternative accommodation.

By late yesterday mothers, with their babies strapped on their backs,

Mayor to use plot for business project

were still stranded

The director of community development in Evaton, Mr J J Brits, said the plot belonged to Mr Rabotapi and it remained up to him what steps he took against his tenants.

He believed that the mayor wanted to build a shopping complex and a petrol filling station on the plot. The people were given enough time to find alternative accommodation, he said.

Mr Brits advised the families to go to the council for help before the weekend. "It is regrettable that the families could not find

homes in good time after they were given an ultimatum," he said.

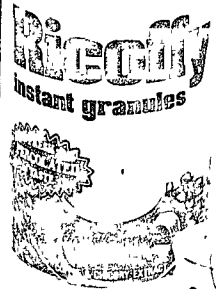
On Tuesday night the families sitting around braziers on the plot described their plight to the *Sowetan*.

They said their problems came a month after their rent was increased from R20 per month to R25, despite the rent boycott in most Vaal Triangle townships.

A pensioner, Mrs Alita Mablatsi (70), said she had lived on the plot for 17 years and did not know where to go to.

Mrs Constance Munkulu who has eight children said "Our homes were demolished on Monday night by the Evaton council police. We are desperate and bitter over the action taken against us."

Another family member Mrs Magdeline Nkgotho, said she spent the night in the open with her children. "I do not know where to go to," she said.



Rico Instant Coffee

5

GOLD

Gold Cross Condensed Milk

139 397g

WILL CREAM CONDE

PRICES SO FOR 9 DAYS

Actstop to champion cause of domestics

By Shirley Woodgate,
Municipal Reporter

25/10/88
Actstop has instructed the Legal Resources Centre to act on behalf of the domestic workers who have been banned from having visitors in their living quarters in two Parktown blocks of flats

A statement by Actstop spokesman Mr Cas Coovadia condemns the ban by the body corporate of Majestic Towers and Majestic Gate as "reprehensible and contrary to all Christian norms"

"No person can deny families the right to reside together and we are confident our case will succeed," he said

OPPRESSION

"We appeal to the controlling body to reconsider its decision and to act in a humane manner. Domestic servants are subject to immense oppression and exploitation in our communities and this type of action adds to their suffering.

"Although the controlling body denies it is being racist, it is a fact that only black people are domestic servants. The decision of the controlling body can therefore only be interpreted as racist and it will add to racial tension already aroused by legislation such as the Group Areas Act.

"Actstop intensifies its call for humanitarian behaviour on the part of landlords, controlling bodies and other lessors."

Mayfair rent rockets 'from R85 to R850'

By Sally Sealey

A Mayfair resident whose home is in poor repair has had his rent increased by R400 to R850 in one month.

Mr E Khan of 13th Avenue, Mayfair said the previous tenant told him he had rented the house for R85 a month.

Mr Mahommed Dangor of Actstop, the non-racial organisation fighting the Group Areas Act, said "It recently came to my attention that the house Mr Khan is living in was sold for R85 000 and that the rent had been increased to pay off the substantial bond."

Mr Khan said on June 3 he received a letter from Mr F G Putter a rent consultant from Melville stating that he (Mr Khan) had to vacate the premises on the last day of June 1988 as Mr Putter needed the premises for his "own purpose".

Mr Khan said Mr Putter had deliberately put the rent up because "he knows I cannot afford to pay R850 a month".

The Star called Mr Putter's office, but he was unavailable although a man who did not wish to be identified said that Mr Khan had not paid his rent and had been "kicked out of previous homes for this reason".

260 000

127

Star

Council replies

127

By **MONK NKOMO**
THE Atteridgeville City Council will increase tariffs whenever the provision of such services becomes expensive, Mr Solly Rammala, the town clerk, said yesterday

In a statement Mr Rammala added. "It must be emphasised that residents must be prepared to pay for the

services rendered by the council because such services are acquired elsewhere at some cost."

Reacting

He was reacting to this week's objection lodged by the local chamber of commerce and industries against the council's intention to increase rent

and service charges in the township

"The Chamber of Commerce and Industries, being an interested group serving the interests of the local traders has walked beyond its confines of interest and lodged an objection on behalf of the general community," Mr Rammala said

26/8/88

Sowetan

The old catch-phrase was 'making the townships ungovernable'. This township is just plain non-governed ...

26/8-11/88
w/More

SOWETO UNGOVERNED



Garbage piles up in strike-hit Soweto
Picture MUSA ZONDI

A MASS march through the streets, garbage piling up as municipal workers strike, rent boycotters defying eviction ... Soweto this week was a township lurching out of control.

An eventful few days climaxed yesterday when:

- The 4 000 striking Soweto council employees marched through the streets. Security forces took action to disperse them — but the action cannot be reported in terms of Emergency regulations

- Rent defaulters whose houses had been sold by the council defiantly ignored repeated attempts to evict them. "Comrades" helped them move back into their homes and stood guard to prevent anyone else moving in. (See Page 3)

- Garbage piled up around the township, the result of the lack of municipal services during the month-long strike. (See Page 3)

The strike erupted into mass protest yesterday when 4 000 municipal workers marched on the Soweto City Council offices, reports **THANDEKA GOUBULE**

Marchers set off from the Roman Catholic Regina Mundi church — near the Old Potchefstroom Road, Soweto's main road — around 11am

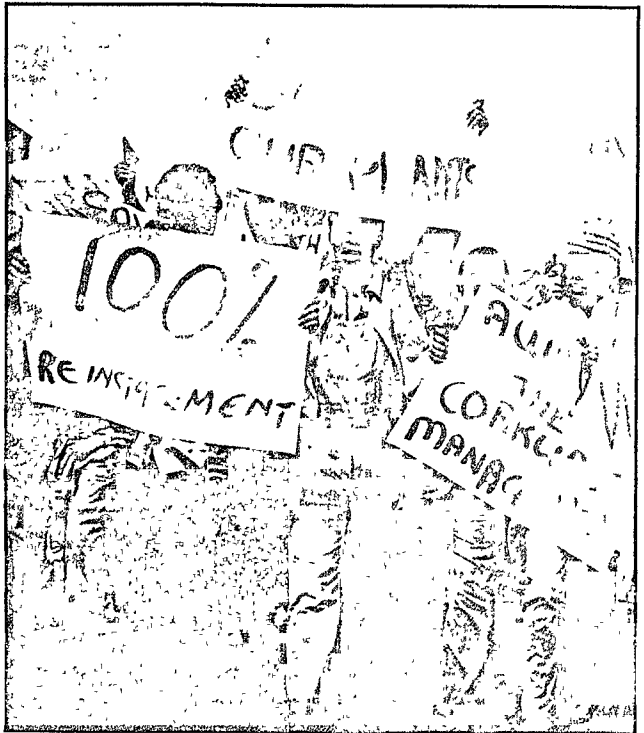
When *Weekly Mail* arrived at the council offices in Jabulani about 11 30am, the crowd — a few hundred metres away — had swelled to about 4 000 as concerned residents joined strikers

Scores of military vehicles and troops with cocked guns were stationed around the council offices

Using a loudhailer, a policeman announced the gathering was prohibited under Emergency regulations

Although guns were pointed at them — from the council offices' roof and all angles of the building —

● TO PAGE 3



Striking workers on the march in Soweto yesterday ... demanding higher wages
Picture WALTER DHLADHLA, AFP

The contents of this newspaper have been restricted in terms of the Emerg

SOWETO: A CITY SEEMINGLY OUT OF CONTROL

Thrown-out tenants say: We won't budge

SOWETO rent defaulters whose houses have been auctioned by the town council are refusing to budge.

Twice this week municipal police evicted the 14 families whose houses had been sold — and each time at least six of the families moved straight back in.

Backed by community organisations and street committees, the affected residents were yesterday vowing they would not give up their houses.

Youths were maintaining a 24-hour surveillance to ensure no buyer could move in to these houses.

Six families visited yesterday had been evicted twice since Monday — and they had moved back in both times. Some had returned with only those belongings needed for the night.

Soweto housing director Estelle Behrns said yesterday that by refusing to move out, these families were "trespassing" and were committing a criminal offence.

She said if they wished to create war they would have to face the consequences.

In Emden, also known as "Beruri", the *Weekly Mail* witnessed the eviction of two families yesterday morning.

Rifle-wielding municipal police stood in the street and inside the yards of these houses as "greathearts" (municipal police) moved out the furniture and other belongings.

Within minutes of their departure, everything was back in the house. "Comrades" travelling in a car visited each house and promptly supervised

THAMI MKHWANAZI on the rent boycott

the restoration of the families to their homes.

The council police did not disconnect the electricity as they had after the first eviction — since the "comrades" had re-electricified the houses anyway.

For example, life appeared normal at number 8311 Orlando West yesterday, with women cooking supper while men had drinks. This family had been evicted twice since the auction last Friday.

They said they would only move when alternative accommodation was provided by the council. They had been accused of owing R1 336 in rent. Their offer of a down payment

of R600 had been declined, they said.

At another Orlando West house that had been sold, the family had locked the building during the day and were only returning at night to sleep. The permit holder, Mana Mashabela, said they owed R765.

"Over my dead body will I leave my house," said the occupant of a house in Emden, as municipal police removed her belongings.

Even if the council succeeds in evicting the old tenants, a recent incident has made the position of the new owners uncertain.

Three weeks ago, it was reported that a Dobsonville couple who moved into a house vacated by rent defaulters sustained injuries when a petrol bomb was thrown into the house.

At least 36 houses escaped the ham-

mer last week when the chairman of the Orlando East Civic Association, Samson Nakani, the independent Soweto electricity *ombudsman*, Bernard Moleke, and leaders of the Soft Assonke Party intervened with an interim interdict stopping the auction of houses on which rent was owed.

Final judgement will be given on September 2.

Bester yesterday denied reports that the 14 sold houses were bought by business enterprises, rather than individuals.

Asked to comment on the evictions, Mayor Fanyane Zwane of the Soweto Divisional Headquarters said he could not comment on the activities of municipal police. Soweto town clerk Nico Malan was not available for comment.

Soweto was never that clean. But now the filth is everywhere

MUSA ZONDI on the effects of the strike

SITTING on a homemade bench basking in the sun, Frans Mogoshi, 56, is surrounded by piles of rubbish. It was dumped by the resident of Nanefield Hostel, Klipspruit.

The filth is the result of the month-old Soweto municipal strike, which has affected many services.

Mogoshi, originally from Lebowa, works in Johannesburg as a security guard. He is waiting to begin his night shift. Empty cans of *umqombothi* (sorghum beer) can be seen by the roadside, along with cigarette boxes and rotten tomatoes thrown out of the windows. The place stinks.

"Though it wasn't ever very clean around here, it has become worse after the beginning of the strike," he says. "Everything around here is messy." Mogoshi adds, chiding away a fly bothering him. "Look at that water. What do you think is floating there or where that water comes from?"

He pauses and stares at me. "That water comes from the lavatory. There is no more proper drainage in this area. The lavatories are blocked and some pipes burst. Sometimes you can see pieces of *uthusi* (excrement) flowing down."

"You see that dump over there, it was never here before. Now it's piling into a big hump. Who cares where it is dumped? People want to get it off their doorsteps," a point clearly demonstrated by the clean doorstep where he is sitting.

Following the flow of water, one



As the municipal strike drags on, the dirt piles grow. Residents expressed mixed feelings about it. Picture MUSA ZONDI

small stream is joined by the other and by the time they converge at the gate, it looks like an irrigation scheme. Near the gate is a big box for post.

"People hardly ever get their post now. Since the strike, people have to sort out the post themselves. Some throw around letters that do not belong to them. It's a pain you recover a letter from the mud?" Mogoshi asks.

There are four or five people searching through each pile. "You need patience if ever you want to get your post," one of them says, adding that the week before he found two of his letters, one dated four weeks back, in a pile on the floor.

On the way out I met Sidumo Gumede from Nwanidla, kwaZulu. He tells us most of the hostel residents rely themselves in the nearby cemetery.

"You cannot use these toilets any more. You are met by stinking water in the doorway of the lavatory if someone has taken pains to clean one toilet, you find people queuing for the use of that toilet."

The strike has affected most services in the poorer part of Soweto. Some people, however, take the trouble to try and tidy up the area around their homes.

In Rockville, just behind Regina Mundi Church, there is little sign of the effects of the strike. People take rubbish to the isolated area next to the stream.

But in Orlando East resident have to deal with blocked sewerage drains and stinking water sometimes flows into their yards.

Residents say they sometimes have to hire plumbers to fix the sewerage system, at great expense.

Rubbish is dumped on the edge of the road next to the walls of corner houses. And dead dogs hit by cars are also dumped there.

"The smell is unbearable," one resident said. "It's worse for the kids for what good have they (the mu-

nicipal workers) gained from the strike except being sacked and starving their kids to death?" asked one old man from Puntville.

This is the view dominant among older people while younger people support the strikers. "They (the Soweto municipalities) have been a hard hit by the strike. They are now posting us rent notices instead of having to send them through messengers," Fshidi Da'a 21 of Puntville said.

When we were about to leave the hostel, Mogoshi remarked wryly "It's unfair for us we have to pay for services which are not rendered."

Gumede, the hostel dweller, had a different view. "No one is prepared to work for peanuts. If the people who supply these services feel they are getting a raw deal, it may be that wages are concerned, who can blame them for going on strike."

Next to the church in Zone 2, Puntville, a sign on an electricity sub-station states PLEASE DO NOT DUMP HERE. But people dump there all the same.

The sign is not peculiar to Puntville only it can be seen on many walls surrounding the corner houses.

Klipspruit residents complain of burst pipes, "but burst pipes are better than having the water closed off — as has been done before to break the three year rent boycott," said S.J. Mkhwanazi, of Klipspruit Extension.

One stream runs right in front of house number 40, which belongs to a local councillor.

Residents' views on the strike differ. "The smell is unbearable," one resident said. "It's worse for the kids for what good have they (the mu-

Strikers march on council

the crowd surged forward singing freedom songs. When the workers arrived at the gates of the municipal building they sat down.

A negotiating team approached a Mayor Vrey at the gate.

"We are here to negotiate," he told Vrey, asking to see town clerk Nico Malan.

"Do you have an appointment?" Vrey asked.

Another policeman announced that the gathering was illegal. At noon the police gave the workers an hour to disperse. When workers laughed, the police changed their minds, and said "20 minutes".

The worker representative said the crowd would disperse on condition Malan came to address them.

Ten minutes later police told the strikers Malan was not in the building and they should disperse at once.

The workers decided to return to Regina Mundi. But as they jogged in that direction — chanting slogans like

©From PAGE 1

"Cosatu" and "Are you scared of them, no we're not, we want them!" — security forces took action.

That action cannot be reported in terms of Emergency regulations.

The crowd scattered. Some people lit pieces of paper to counteract the effects of the security force action, some put handkerchiefs to their mouths, others wrapped jerseys around their heads.

Approached for comment, police liaison officer Captain Reg Crewe confirmed the confrontation but said it was "not a serious incident" and would be dealt with in the police unrest report today.

Later, Captain RW Olivier repeated Crewe's statement and declined to discuss further details.

©The South African Municipal Workers Union is demanding an across the board 30 percent wage in crease

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Application forms may be obtained from the Central Admissions Office, University of the Witwatersrand, P O W115, 2050. Telephone 716 3130/3164.

University of the Witwatersrand Johannesburg

Soweto areas hit by water supply cuts

By SIBUSISO MABASO
SOWETO residents are up in arms after water supplies in various parts of the township were cut off two days ago

Areas affected are Emdeni, Rockville, Tladi, Naledi Extension, Naledi, Naledi Extension Two and Protea North

Residents in these areas returned from work on Wednesday to find their taps had dried up

It appears that the water cuts are a result of the strike by Soweto Council workers which has led to

the disruption of essential services

Besides water cuts, Soweto residents are being buried under mountains of garbage that have accumulated on every street

corner following the five-week-long strike

Some residents said they had been forced on a number of occasions to plead with residents in other townships for water

UDF man may be brain dead

UDF Northern Transvaal publicity secretary Alfred Makeleng, who has been in detention since June 1986, was yesterday in Johannesburg Hospital in critical condition

Cosatu said Makeleng, an organiser for the Construction and Allied Workers Union, is brain dead.

Police say Makeleng was treated for repeated headaches. His condition rapidly deteriorated on Tuesday and he was transferred to Nylstroom Hospital from where he was taken Johannesburg.

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Fisher conceded under cross-examination by ad-



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Back after home 'sold'

29/10/87

EIGHTY-YEAR-OLD Mary Hlalele and 19 other rent boycotters defied the government on Wednesday by moving back into homes which Soweto authorities sold to other families

It was the latest episode in a four-year struggle between the State and black residents who have withheld rent as part of an anti-apartheid campaign and defied evictions.

Hlalele's home in Mzimhlope, Soweto, was among the first of 20 four-roomed bungalows to be auctioned by the local council in a move which they hope to recover unpaid rents and pressure other families to pay up.

Hours after the messenger of the court, assisted by the police, threw Hlalele - a partially crippled grandmother - out of her house, she was taken back by neighbours. Nineteen other households also moved back.

Soweto authorities said they had no option but to start selling the houses.

"People do not respond to our calls to pay. This is the only method we think is going to work," housing director Estelle Bester said.

"It will serve as a deterrent to hundreds of other strikers whose houses could soon be auctioned. Hlalele and the others are trespassing by moving back into the houses."

Hlalele said she had tried to negotiate with the Soweto municipality.

"I was shocked by the decision to auction my house. I have been trying to negotiate with the authorities to get a rent concession because of my age" - Sapa

Soweto rent strikers defy council evictions

C.M. Times 29/8/85 (2) 127

JOHANNESBURG. — Eighty-year-old Mrs Mary Hlalele and 19 other black rent strikers defied the government on Wednesday by moving back into homes which Soweto township authorities have sold to other families.

It was the latest episode in a four-year struggle between the state and black residents who have withheld rent as part of an anti-apartheid campaign and defied evictions.

Mrs Hlalele's home in the Mzimhlope section of Soweto was among the first 20 four-roomed bungalows to be auctioned by the local council in a new tactic which they hope will enable them to recover unpaid rents and pressure other families to pay up.

But only hours after police threw Mrs Hlalele, a partly crippled grandmother, out of her house, she was taken back by neighbours. Nineteen

other households also moved back under cover of darkness.

The strike has cost the council more than R100 million and Soweto authorities said they had no option but to start selling the houses. "People do not respond to our calls to pay. This is the only method we think is going to work," housing director Ms Estelle Bester said "It will serve as a deterrent to hundreds of other strikers whose houses could soon be auctioned. Hlalele and the others are trespassing by moving back into the houses and they will be prosecuted."

In the past, the near-bankrupt Soweto Council has tried to break the boycott by ripping out doors to stop evicted tenants from returning to their houses. Officials have sometimes cut off electricity to homes of defaulters. — Sapa-Reuter

29/8/78
6 Day
Call for 4,6-million units by 2000

Blueprint for escalating housing needs

CHRIS CAIRNCROSS

CAPE TOWN — The Urban Foundation (UF) has unveiled a comprehensive and far-reaching housing policy blueprint which it believes will go a long way to addressing the deteriorating squatting problem.

UF research has indicated the informal settler or squatter community amounts to about seven-million. It also calculates the country's housing needs for 2000 — 12 years from now — will be more than 4,6-million units, which calls for the building of 400 000 units a year.

The UF believes that if government adopts and implements the UF's housing policy proposals, the country will be able to make significant strides in meeting the annual demand for housing.

Its proposals were contained in submissions made to the parliamentary standing committee handling the Prevention of Illegal Squatting Amendment Bill.

The UF has vigorously pleaded for the scrapping of the Bill or at

least many of its provisions.

It believes the legislation will not prevent illegal squatting, help to promote orderly urban development, prevent exploitation of homeless people or resolve the conflict of interest between land-owners and the homeless.

UF researcher Ann Bernstein said at a presentation on Friday the UF's policy on informal housing had two main components.

- The upgrading of existing informal settlements. This could be done by legalising the settlements, providing security of tenure, the installation of rudimentary services and, in time, erection of more substantial housing.

- The establishment of site-and-service schemes. New land could be formally laid out, divided into sites and streets, the sites sold and occupation allowed immediately.

In due course, services could be upgraded, facilities provided and private housing stock improved.

(127)

Star
30/8/88

Housing chief appointed after heated debate

Municipal Reporter

Mr FW Robins was last night appointed Johannesburg's director of housing after a heated debate in the city council.

The events leading up to his appointment — against the wishes of the coloured management committee (now called the south western management committee) and some members of the Lenasia management committee — were slated by PFP leader Mr Tony Leon as “cynical manipulation by the white management committee”

The position is seen as politically sensitive as it is the direct link between coloured and Indian management committees and the Johannesburg City Council.

Mr Leon described the trial periods of the two contenders for the job — in view of threats to down tools unless Mr Ken Cunningham Scott was appointed — as “elaborate window dressing to save face”.

Mr Robins was originally chosen by 12 votes to 11, which included top council officials voting for their future colleague

Mr Leon said the sequence of events showed it was hardly surprising the LMC and CMC were discredited in their communities

However, management committee chairman Mr Francois Oberholzer defended the trial periods as “fair” and said it would be proved that the final decision was not bogus as had been alleged

Final bid to resolve rent wrangle

50 Joubert Park residents face eviction tonight

By Sally Sealey

At least 50 people face spending tonight on the street unless an agreement can be reached between the head lessee of five Joubert Park buildings and the tenants

The tenants of Argyle Court, Clardge Court, Protea Mansions, Margate Court and Branksome Towers have refused to pay a R75 rent increase because "the increase is in breach of an agreement made by Mr Dave Malan, head lessee of the five buildings and the tenants committee"

When The Star phoned Mr Malan about the 50 people threatened with eviction, he said "It could be for non-payment of rent, but I am busy in a meeting at the moment. Could you call back later?"

Tenant and committee member, Mr Pressage Nkosi said "In January this year we agreed to an increase. Many of us were paying R115 for a bachelor flat. We agreed to pay Mr Malan R200. Tenants paying R86,50 agreed to pay R145. Now Mr Malan wants to increase the rent by a further R75."

Mr Nkosi said the 50 tenants had re-

fused to pay the increase and were issued with eviction notices which instructed them to leave the premises by September 1.

He said "As far as we are concerned, the agreement we reached with Mr Malan was binding until January 1989."

Mr Nkosi said it was also agreed in an out-of-court settlement last December that should there be a change in lessor of the buildings the tenants were to be informed.

"This has not been done. We believe that Mr Malan is no longer part of Hillcrest Property Management and yet he still on occasion uses their letter-heads."

In four of the buildings the tenants agreed to pay an extra R45 service charge in addition to the specified rental agreed on.

The tenants said Mr Malan undertook to service the block but as yet no service had been rendered.

"We kept our side of the agreement and paid the service fee until the beginning of June, then some of us stopped payment. At the end of July we received a month's notice," said Mr Nkosi.

A spokesman for Act-stop said "Our battle with Hillcrest and now Malan has been going on for almost a year. Now that the tenants are standing up for their rights he now wants to evict them."

"It would seem he would now like to get tenants into his building who will not offer any resistance."

A spokesman for 'Five' Freedoms Forum said the Group Areas Act made it difficult to fight cases like this.

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Joubert Park tenants not evicted yet

By Sally Sealey

At least 50 people, threatened with eviction yesterday, were able to spend the night in their homes after inconclusive talks between the head lessee of five Joubert Park buildings and the tenants.

The tenants of Argyle Court, Claridge Court, Protea Mansions, Margate Court and Branksome Towers have refused to pay a R75 rent increase. The increase, they say, is in breach of an agreement made by Mr Dave Malan, head lessee of the five buildings and the tenants committee.

Lawyers for the tenants said last night they did not think the evictions would take place immediately because the tenants had not yet been served with legal notices of eviction from the court.

The tenants were given until yesterday to vacate the buildings.

A spokesman for Actstop said they expected action to be taken at any time.

...or walk and suffered pain in the spine.

He was giving evidence on his second day in the witness box.

the bank

He pleaded not guilty to five counts of theft before Mr A B Booysens

house where he was staying shortly after he had had a shower

To Page 2

'Whites break law'

REPORTS, pictures and comment in this edition may be censored in terms of the Government's state of emergency.

A SOWETO man yesterday accused the Soweto City Council of breaking the law by allowing whites to bid for rent defaulters' houses at a recent auction

The man, who asked not to be named for fear of reprisals, claimed to be an "experienced bidder himself"

He showed the Sowetan documents stating that "no person can bid for property in a Group Area to which he does not belong unless with the written permission of the Minister of Interior."

He said because whites actually did the bidding at the house auction the

sale could be declared null and void as it was "illegal."

But the Soweto City Council's town clerk, Mr Nico Malan, said the whites were buying houses for their employees. The council's housing director, Mrs Estelle Bester, agreed

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Smuts
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'Whites break law'

• From page 1

with Mr Malan. She said all contracts of purchase in the council's possession were in the names of blacks, and not whites. She said the whites only assisted some of their employees who were not conversant with bidding at an auction.

The man who claimed the auction was "illegal" stressed that if the whites were helping blacks they were not supposed to bid but just advise and pay for them as provided for in the Group Areas Act. The man claimed that the auction was a "fix" because only certain people were admitted while others were refused entry. Mrs Bester said they "kept out the bad lot" to protect bidders.

The man also claimed that.

- The "reserve prices" of houses were "too high";
- Former tenants were not accorded preference in bidding;
- Residents who wanted to pay up their arrears before the auction, were turned back and told to bid for the houses,

• The profit, or surplus money after the council had deducted its expenses, has not been given back to former tenants who had made improvements to the auctioned house, and

• The auction was not conducted by a messenger of the court

Mrs Bester responded to the claims by stating that the reserve price was calculated to cover all council's expenses including legal costs

She said former tenants could not be accorded preferential bidding as their claim to the house was no longer valid because the permits had been cancelled before the auction and that residents were turned back because they could not pay all their arrears — which is a condition of reinstatement to a house whose permit has been cancelled and a court judgment secured

Lessee for Joubert Park flats refuses to take rent

By Sally Sealey

The head lessee of five buildings in Joubert Park who threatened to evict tenants last week for non-payment of a rent increase refused to accept the normal rentals from the tenants on Saturday morning.

Members of the tenants' committee said they had decided to pay their regular monthly rentals to Mr Dave Malan, the head lessee, at 8 am on Saturday morning but he had refused to accept them.

The money did not include the R75 increase Mr Malan was demanding because, tenants say, "the increase is in breach of an agreement made by Mr Malan and the tenants committee".

The tenants of Argyle Court, Claridge Court, Protea Mansions, Margate Court and Branksome Towers have refused to pay a R75 rent increase and were told to vacate the building by September 1.

Mr Pressage Nkosi, a tenants' committee member said "Because Mr Malan has refused to accept the money, we have collected it all together and will pay it through our lawyers on Monday".

Mr Malan's relationship with the tenants' committee is a tenuous one. Members have accused him of co-opting tenant committee members by threatening them.

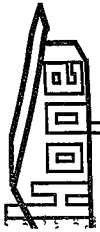
"Many of our original committee members are from Zimbabwe and Mr Malan has threatened to inform the Department of Home Affairs of their presence".

Tenants have also accused Mr Malan of accepting deposits from people for flats which are still occupied.

Lawyers for the tenants said they had received a letter from Mr Malan's attorneys and were waiting to consult with representatives of the tenants' committee to draw up a response.

Switching on new light at the 'Dark City'

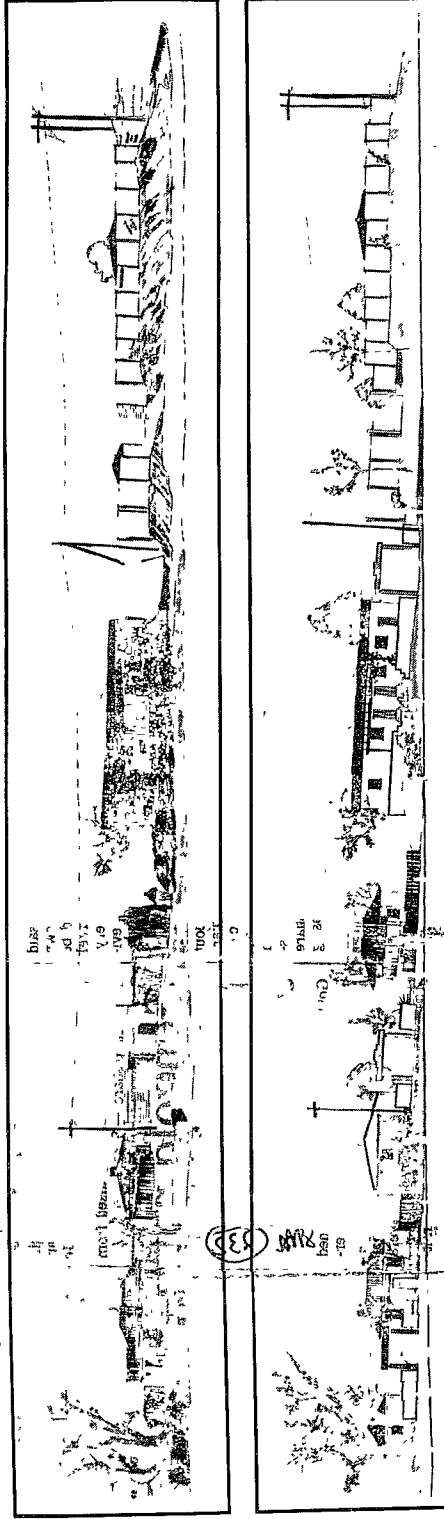
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MAY 13/88



BY NORMAN CHANDLER
The urban renewal of Alexandria, on the northern border of Johannesburg, is moving ahead at such a rapid pace that within three years the area once nicknamed "Dark City" and described as virtual model city of a central business district, new schools, refurbished houses, a green belt, sports facilities, championship golf course, and a 100 ha extension of new housing are all on the way.

Double purpose

It will be a "pleasant and convenient place of residence and work," say Eskom town planners, who have produced a plan which has overtaken in almost every facet a "master plan" for the run-down area. "Upgrading is now being done according to the Eskom plan, and the Government is supporting it to the tune of R30 million. The cost is expected to be nearer R130 million by the time the project is completed in May 1990. The expenditure will provide for water-borne sewerage, potable water, electricity, 45 km of tarrar roads, and storm-



It was called the "Dark City" and shanties proliferated among densely packed buildings (above). But a new, lighter Alexandria is on the way, illustrated in the lower drawing, with 92 500 of the area's 98 000 people having their homes refurbished.

water drainage. Community needs will be provided for children's play grounds, sports stadia and Gary Player-designed golf course (which will act as a buffer zone separating Alexandria from the white suburb of Lombardy East and West). The Jukskei River is to be landscaped as part of the belt and will include a walking trail, picnic areas, playgrounds and areas for ball games. The private sector is building houses — in various price ranges — by the dozen.

newly-proclaimed extensions so that the mix of the old and city's boldest urban renewal scheme Right now, construction work has turned the city known as "Alex" upside down and heavy vehicles churning up the paths. But, say officials, there have been no complaints as residents have seen their city change before their eyes. Mr. Nick Terblanche, architect and civil engineering manager for Eskom, and

houses — which, in fact, means that 92 500 of the area's 98 000 population will in future live in a refurbished dwelling, with only a minimum number of homes being demolished to make way for straightened streets and other earthworks. "Let's say that the old plan had zero success," commented Mr Terblanche. "We did not want to disturb community life — from homes through to informal trade and commerce." Alexandria was proclaimed as a white suburb 63 years ago

but whites refused to move in because it was too far from Johannesburg. So blacks and coloureds were encouraged to do so. Now the upgrading seeks to recognise "the life-style of urban blacks, their strong, society orientation, the important role which tradition plays in their lives, and the fact that natural associations have formed between individuals and groups over many decades." Local labour is being used to help in the renewal programme — another advantage

over the old plan, which may have proved dangerous for many local people to be employed because of the mass demolition which had been planned. One of the most important results of the new plan is that educational facilities are being dramatically increased — from 17 schools in late 1987 to 41 by the time the three-year project is completed. "Schooling facilities are, many of our people who worked well over the traditional eight-hours a day. We are very proud of what has been done."

Close relationship

Eskom had originally been asked to undertake the electrification of the city but found that this was almost impossible without a complete urban renewal project being done — and then found themselves being asked by Alexandria City Council administrator, Mr Steve Burger, to take on the massive task when they pointed out flaws in the old master plan.

"He had established close relationships with the people of Alexandria, and through this massive communication exercise soon obtained a picture of what was required," Mr Terblanche told The Star.

Mrs Laetitia van Staden, head of public affairs at Eskom, said this week: "Our people worked long hours to complete the plan in the eight weeks we were given. That we did it in seven shows that there was a streak of altruism in many of our people who worked well over the traditional eight-hours a day. We are very proud of what has been done."

(127) SPAC 6/9/88

Action to be taken against a 'few' tenants, says lessee

By Sally Sealey and Tim Cohen

The head lessee of a Joubert Park block of flats, Mr David Malan, confirmed yesterday that action would be taken against tenants who had not paid a R75 rent increase. He denied that 50 residents were involved.

He said a "few" tenants in Argyle Court, about 10, had refused to pay the increases, which were enforced because the owners have been granted a licence to turn the premises into a residential hotel.

This would necessitate the upgrading of the building, which justified the increase, he said.

Previously, lawyers for the tenants said about 50 residents had refused to pay the increase which became due at the end of July because they considered it a breach of an agreement they had reached.

The residents who refused to pay the increase were given a month's notice.

Mr Malan said he had invited members of the tenants' committee to discuss the increase but they had failed to arrive.

"So I increased the rent by R75. Those who wanted to stay on, could

"This increase only applied to Argyle Court," he said. He denied that he had come to an agreement with the tenants guaranteeing that there would be no increase until January 1989. He said this agreement applied to tenants who lived in rooms only and not to those living in the flats. There are 36 flats in the building and 33 rooms.

Tenants are paying a R220 for a bachelor flat, R250 for a one-bedroom and R190 for a room.

Mini-Maths Olympiad finals

Education Reporter

About 1 500 school pupils from the PWV area will participate in the final round of the Mini-Maths Olympiad being held at the Johannesburg College of Education tomorrow.

The competition, run under the auspices of the Mathematical Association of South Africa, aims to stimulate and maintain an interest in maths among Std 6, Std 7 and Std 8 pupils and their teachers.

More than 20 000 pupils participated

in the first round of the competition and six finalists from each school were selected for the final round.

Tomorrow they will write a paper lasting about 45 minutes which will be marked immediately.

Prize-giving to individual winners in each standard will follow and the Shell Trophy will be presented to the school with the highest overall score.

In addition, the winning entries from a "Maths in Art" competition will be displayed and prizes awarded.

Mr Malan confirmed that he had accepted deposits from prospective tenants despite the fact that the original residents had not moved out.

Mr Malan also denied allegations by tenants that he had threatened to report Zimbabwean tenant committee members to the Department of Home Affairs.

Necklace



A Soweto resident who was evicted for not paying rent since last year. Officials dumped her clothes outside her home.

The outrage

From MONO BADELA

JOHANNESBURG. — The protracted rent boycott in Soweto, now in its third year, entered a crucial stage last week when the Soweto City Council sold 20 houses of rent defaulters.

This week, Soweto housing director Miss Estelle Bester warned that the council was tired of the "cat and mouse game" between it and rent defaulters and that it would be auctioning another 100 houses by the end of September.

She said the council's lawyers had already processed another 1 000 cases but about 5 000 residents who had not been paying their monthly rentals and service charges had been handed over to the lawyers.

The state has tried several times to break the boycott, but has stopped short of using its full powers, for fear of worsening the conflict.

The Soweto City Council's treasurer, Mr J Veldsman, this week admitted that unpaid rent and service charges arrears added up to more than R160-million, a rate of R6-million a month, leaving the township's finances in a critical condition.

The state already has lost about R1 080-million in more than 50 black townships in the past four years.

Constitutional Development and Planning Minister Mr Chris Heunis admitted in Parliament last year that more than R267-million in rents and services fees for black township houses has not been paid.

He said total arrears in rent and services charges at April 30 last year was R267 024 170. In the Transvaal arrears were R231 569 523, in Natal R2 822 284, in Free State R10 929 839 and in the Cape R21 703 524.

Witwatersrand academic Mark

Academics last year estimated that the nationwide rent boycott had cost the government more than R500-million in lost revenue and affected more than 500 000 dwellings in 54 townships. MONO BADELA reports that the boycott is now entering a crucial stage.

Swilling estimated last year that nationwide, the boycott has cost about R500-million in lost revenue and affected more than 500 000 dwellings in 54 townships.

The auctions are a new strategy in the council's effort to break the rent boycott.

"We use the money from the auction sales to recover the arrears," said Veldsman.

The council has accepted money from would-be new buyers but has been faced with a new problem. Evicted families are back in their homes.

Hardly a week after the first auction, 80-year-old Mary Hlalele and 19 other rent defaulters defied the government last Wednesday by moving back into their homes which Soweto authorities sold to other families the previous Friday.

Her home in Mzimhlope, Soweto, which she has been occupying for the last 48 years, was among the first of the 20 matchbox houses to be auctioned by the council.

Grandmother Hlalele, who is partially crippled, was evicted by a court messenger assisted by the police. She was taken back by other neighbours.

The families are also assisted by community organisations and many Soweto youths are maintaining a round the clock watch to ensure no new buyer could occupy the homes.

The boycott is strong in Soweto and in the Vaal Triangle where it started in September 1984.

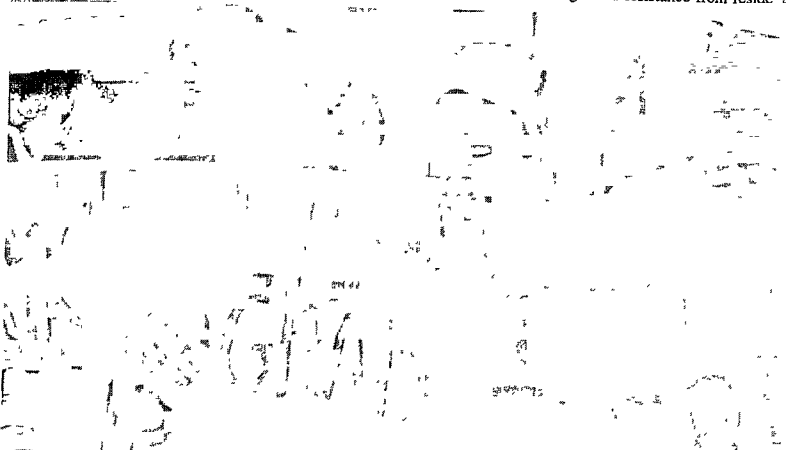
And in another development the Soweto Council is refusing to upgrade salaries of its 4 000 striking workers if residents continue with their rent boycott.

The Soweto town clerk told worker delegation that the council had no money in its coffers and the government had emphasised it was no longer prepared to bridge finances.

Last year the State, in an effort to end the boycott, introduced a Bill Parliament obliging employers to deduct back rent from the pay cheques of their employees. But it was resisted by South African business and the American Chamber of Commerce.

The Congress of South African Trade Unions (Cosatu) vigorously opposed the move and the Bill is now languishing in committee.

The Soweto council last year stepped up its action against offenders, only to be met with organised resistance from residents.



Workers protest the refusal by the Soweto council to upgrade salaries.

7/9/88
2/12/88

grows

backed by militant youths.

The bloodiest incident in Soweto occurred in August, 1986, when residents clashed with the police leaving 27 people dead and scores of others injured in White City, Jabavu and neighbouring townships

Police said they fired their weapons in self-defence while under attack

Last year the government tried to serve summonses on those defaulters. The council surprised everyone by serving eviction notices on well-known anti-apartheid leaders

Notices were served on figures such as the president of the Soweto Civic Association, Dr Nthato Motlana, UDF president Albertina Sisulu, Winnie Mandela, Anglican Archbishop Desmond Tutu and author Ellen Khuzwayo

It evicted some defaulters, municipal policemen confiscated some of the furniture of others or cut off electricity and other services. It became common for council officials backed by members of the security forces to knock on doors in the early hours and demand spot payment of arrears. If the residents do not pay they faced eviction or confiscation of their belongings. Bester said that the early morning house-to-house raids by armed troops were effective. "This method has proved a successful method of persuading tenants to pay rent."

But some anti-apartheid leaders said the action only increased resistance

The Soweto council last year began selling off council houses at discounted prices. Nico Malan, town clerk of Soweto, said two-roomed houses in Orlando East cost R153, plus R400 for the freehold title. A total of 122 houses were sold under this scheme, but did not solve the rent crisis. In Soweto fewer than 20 percent of the 78 000 houses have been sold. Most residents cannot afford the reduced prices.

In Kagiso, a black township outside Krugersdorp, town council

police allegedly removed part of the roof of a house before emptying it of all its furniture. The owner of the house claimed afterwards she had paid her rent two days before

In July large sections of Soweto, Triadi, Zola, Naledi, Pimville, Emdem, Orlando East and West and Protea, North have had their electricity supply switched off in what seemed an attempt by the council to make residents pay their arrears. Instead this method embittered a large section of the community

The rent issue has been linked to the rejection of the black town council system. Residents saw the councils as part of the apartheid system

They felt they were being denied real political power. And this lack of political power was the root of housing shortages, rent hikes, overcrowding and appalling township conditions

Residents saw the boycotts as a peaceful way to push their short term demands for affordable rents; resignation of councillors, improved township conditions, democratic control township, an end to the state of emergency, release of detainees, troops out of the townships.

Motlana said "At the 1987 annual meeting of the Soweto Civic Association it was resolved that people who had lived in their houses for more than 10 years have more than paid for their houses. This is particularly true of areas such as Orlando East and West where many of the two-roomed houses were built before the First World War

"We have suggested that those houses should be given to the people. The surplus should be used to fund the legal costs of transferring the properties to the people on freehold

"The other resolution was that charges for electricity and water supply and other services should be lowered. Numerous residents have proved that Soweto residents pay higher charges than residents in, for example, Johannesburg's Norwood.

Tenants get summonses over rent arrears

9/9/88 By Sally Sealey (127) SMC

Seventeen tenants from Argyle Court, Branksome Towers, Margate Court and Protea Mansions in Joubert Park received summonses yesterday advising them that the head lessee of the building, Mr Dave Malan, was instituting action against them for outstanding rents.

The tenants have refused to pay a R75 increase imposed by Mr Malan because they said it was a breach of an

agreement he had reached with the tenants' committee earlier in the year.

Mr Pessage Nkosi, a member of the tenants' committee, said only a select few and not all the 51 tenants who were refusing to pay the increase received summonses.

"They are the ones Mr Malan considers instigators of the non-payment of the increase," he said.

The summonses also called on the 17 to pay all outstanding arrears as of January 1988, an amount of R275.

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Woman kicked out of flat for 'noisy Bantus'

By SIBUSISO MABASO

A TWENTY-two year old woman has been kicked out of her rented Hillbrow flat because she was bringing in too many noisy "Bantus".

Rose Dlamini, originally from Orlando East and presently employed at the bar of the Park Lane Hotel, was thrown out of her Kangelana flat. She had been living there for six months.

She said she moved into Kangelana in December last year because she could no longer afford to pay hotel room rates.

She said trouble started last week when a caretaker of the flats - who she only knows as Shirley, approached her and told her she should stop bringing her noisy

"Bantu" friends because the flats were not for "Bantus".

"She told me if I was a Bantu I must immediately vacate the flat and give room to stranded whites and coloureds who have all the rights of occupation."

She said Shirley had also threatened to call the police if she was not prepared to leave the flat.

"I was taken to the manager who told me he was aware that my friends visited me day and night and were very noisy."

"He told me to pack up and go," Rose said.

When approached for comment, the manager, who gave his name as Mr Ogerer, denied he had thrown Rose out because of her African friends.



Rose Dlamini... manager told me to pack up and go.

Tenants, head lessee in row over rentals

A dispute between the tenants and the head lessee over fluctuating monthly flat rentals, security and the general state of the building in King George Street, Johannesburg, has led to several tenants tendering their payments through a lawyer.

Tenants say:

Tenants of Ritz Plaza said they were told that their flat rentals were R240 a month, however, one month after moving into the building the tenants were paying anything from R255 to R368 a month.

The tenants in the building have elected a committee and 17 residents have now tendered a rental of R200 plus electricity payments through their lawyers.

One of the tenants said that when she returned from the lawyers on Thursday afternoon, the head lessee of the building, Mr S Daya came to her flat and attempted to change the locks.

"When I showed him the receipt I had received from the lawyer he went away."

Mr Daya has since turned off the electricity supply to the flats. He runs the bottle store next door and tenants claim an illegal shebeen is operating on the roof of their building. They say that Mr Daya supplies the liquor to the shebeen.

"If we go and complain to Mr Daya individually about our rent he is prepared to negotiate and often reduces the rental. This makes me suspicious because if he was charging the correct rent in the first place, he wouldn't be able to reduce it," said one of the tenants.

Another tenant Mr Eric Vukeya paid, according to his receipts, R255 deposit plus R240 rental in March. In May he paid R270 plus R33 for electricity, in July he paid R300, in August R340 and this month R368.

Mr Daya says:

Mr Daya said that the rental on the flats was R240 a month.

He stated that he had heard of the tenants complaints about rent, security, high electricity bills and the general state of the building.

"As far as security is concerned there is a security guard on duty 24 hours a day."

Mr Daya said health inspectors visited the building two weeks ago and were "satisfied".

Mr Daya said he had absorbed the cost of the tenants electricity for years.

"I could no longer afford to subsidise the tenants electricity bills so I called a company in to read the meters. The tenants are charged according to the number of units used."

He denied turning off the electricity and trying to change the locks on one of his tenant's doors.

Mr Daya also denied reducing rentals when tenants complained about their bills. "This is absolute nonsense."

Mr Daya said he had a few complaints against the tenants, namely the overcrowding. "I stipulated that when the tenants moved in there could only be two people in each flat. Today there are at least four or five people in each flat."

He also accused certain tenants of intimidating others into not paying rent.

He said he was aware that some tenants had paid rent through their lawyers. "The tenants and I are due to meet early next week to discuss the issue."

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Hostel system rethink

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16/9/88

THE link between the migratory labour system and prostitution has prompted the Black Allied Mining and Construction Workers' Union to call for the replacement of hostel accommodation system with more decent housing.

In line with their recent congress decision, the demand has already been tabled to various companies in the mining sector. According to the union, unmarried people would have flats built for them while married men would expect normal houses.

"At first this may appear to be an unreasonable demand, but if we look at white mineworkers, we will realise that not a single one lives in a hostel. They constitute what is called a

By MOKGADI PELA

mining community," the publicity secretary of Bamcwu, Mr Mbulelo Rakwena, said in an interview.

The provision of decent housing by mining companies is found throughout the world. According to Mr Rakwena, the inviolability of a family unit is upheld all over the world except when it comes to black workers in South Africa.

He however said their demand was starting to bear fruits. In the Northern Cape, which is one of Bamcwu's strongholds, Anglo Alpha Mining group has begun with structures at the Ulco Mine and the

Daniel's Kuit Mine near Kuruman in accordance with Bamcwu's demands.

Among the reasons that led to their resolution on the matter were:

- (1) When one moves around the mining compounds, they resemble Nazi concentration camps.
- (2) By their very nature, hostels breed violence because men were by themselves.
- (3) Health hazards created by prostitution such as the spread of the killer disease, Aids.
- (4) And the increase in the number of illegitimate children.

He cited Spain as an example of this matter because of the rate of prostitution which was very high.

If the union's demands were met, it would bring long train-like structures to an end. Normally such a structure would be

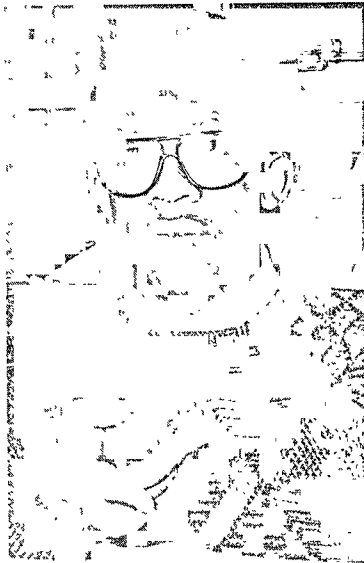
subdivided into various dormitories.

It is not unheard of to find as many as 20 people sharing a room.

The floors are uncarpeted, there are no ceilings and concrete slabs which are built on to walls serve as beds where a thin layer of sponge would be a mattress. Communal toilets with very little privacy, if any, are a common sight in any township.

Mr Rakwena believes that it is possible for the mining companies to erect those structures demanded by the workers. He said: "Contrary to the mouthings of large companies which advocate for a normal society on the one hand, they are keeping clear situations of discrimination at their backyards."

He dismissed the companies' plea of poverty as a lame excuse which should be laughed at.



Mr MBULELO Rakwena . . . Bamcwu's publicity secretary.

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Elite suburb for blacks to be built at Evaton

127

Vaal to get R3 000-m development project

Vereeniging Bureau

One of the largest single township developments of its kind in South Africa is scheduled to rise in the Vaal Triangle within the next few months

The R3 000 million project will take the form of an elite suburb for blacks in the Evaton township, and will be known as Beverley Hills

Work on the development, which includes 4 000 residential stands situated between the Golden Highway and the R28 western by-pass, is due to commence early next year.

The second phase is scheduled to start in April/May 1989 and completion of the entire project is expected to take 30 months

According to one of the private developers and coordinator of the project, Mr John Marshall of Vereeniging, the development will make provision for 11

school sites, seven pre-primary school sites, 10 creches, 20 churches, high density (flats or town-house) stands, a hotel, garage and business stands

He said the infrastructure would consist of full services such as tarred roads, pavements, electricity, street lamps and developed parks, which are estimated to cost R40 million

He said proposals for shopping centres had also been received. One of these was estimated to cost R18 million and would include a supermarket, three cinemas and restaurants

Also proposed for the area is a R20 million private hospital and medical centre

The suburb will be unique in that all residential stands will be graded from high to low from the west to the east. The building cost of a house will not be permitted to be less than R35 000 in the east and will go up to R100 000 in the west.

Lenasia man has 12-year housing wait

By Janet Heard

A man who has been waiting for 12 years for a house in Lenasia is fed up with the housing authorities for "ignoring" his application for so many years.

Mr Jay Singh, a storeman for a computer company, is originally from Kliptown on the West Rand. He applied for a house at the Indian Department of Housing when he married in 1976.

On October 17 1993 Mr Singh was reissued with the same reference number, 1452, because the authorities said they had lost his previous application.

That was the year that the Kliptown houses he and seven other families were occupying were demolished to make way for a highway. They moved into shacks in Kliptown until 1985 when he and three other families moved into pensioners houses in Geranium Ave, Lenasia 2, after people moved out.

Mr Singh lives with his wife, and three children in a one bedroomed house. The children all sleep in the lounge and there is no hot water. He said he was told this was a temporary measure until they received proper housing.

One of the families originally from Kliptown, the Sigabens, have been on the waiting list for a house for 20 years (since 1963), Mr Singh said.

"I have consulted every management committee member in Lenasia, and I have been personally to the House of Delegates many times, but they ignore my pleas."

He said he had even appealed to Mr Amchand Rajbansi for help, but received no response.

"When the officials came to us for votes in the elections in 1984, they promised us the world. We have received nothing, and are still waiting for a house. There are people who have not been on the waiting list as long as us who get houses, and some of them are not married."

"If you are poor, you get nowhere", he said.

Miss E Brits, the senior community services officer, House of Delegates, said people were granted houses according to their applications on a waiting list, and at the moment there were no houses available in Lenasia.

(123) (10/10) (1/10/88)

SIPHO NGCOSO

Church leaders negotiate to end Soweto disputes

CHURCH leaders in the Reef townships are to hold a crucial meeting with senior Soweto Council officials this afternoon to negotiate settlements for the two-year-old rent boycott and the present labour strike.

This was said at a Press Conference in Soweto on Friday by representatives of Ministers United for Christian Co-Responsibility (Muccor), which comprises a group of church ministers in the Reef townships.

"Soweto community organisations and major trade unions have given

Muccor "a firm mandate" to negotiate on the boycott and the labour strike by the council's workforce of more than 3 000.

Although the strike is continuing, Town Clerk Nico Malan said 500 workers from several departments have been re-engaged after re-applying and that the council was processing thousands of other re-applications.

According to Muccor the meeting between council officials and the ministers will take place at the So-

weto Council chambers at 4pm today.

Muccor representative Ishmail Mkhabela said Soweto people were prepared to pay rent but only if an acceptable negotiated settlement was reached and residents' demands regarding such issues as the deterioration of services were considered by the council.

"We all know that the rent boycott cannot go on forever but peoples' demands still stand. Deterioration of services... and astronomical electricity bills are still cause for concern,"

said Mkhabela. According to Mkhabela, the meeting is the result of more than 40 consultative meetings between community organisations and Muccor.

He said the decision to enter into dialogue with the council was an attempt to avert future conflict in the community similar to the 1986 White City strike which left at least 30 people dead.

"It was also to avoid increasing the number of homeless people through evictions for non-payment of rents

INFERNO



^{(137) onetime 20/1/88}
Shack blaze kills woman and her grandson (19)

MRS Betty Mhlongo, a neighbour standing in the middle of the shack that was razed by fire in Duduza on Sunday morning, killing two of the occupants.

AN East Rand woman and her grandson were killed when the shack in which they and four others were sleeping caught fire at the weekend.

They were Mrs Lina Nkosi and Mr Siphon Nkosi (19), a form five pupil at the local MOM Sebone High School

According to another shack-dweller, Mr Walter Mokoena (21), he was awoken by excessive

By MOKGADI PELA

heat and suddenly saw big flames engulfing the shack Mrs Nkosi and her grandson, Siphon, were however trapped inside the shack by the fire

A neighbour, Mrs Betty Mhlongo (44), said "Mrs Nkosi's screams will not be erased from my mind She tried to escape through the window but the smoke and flames overcame her Part of her body protruded outside the shack as she screamed for help "

Mrs Nkosi's husband John sustained minor injuries and was treated and discharged at the nearby hospital

The others, including Mrs Nkosi's daughter Fikile, escaped unharmed

Twisted corrugated iron, an empty gas cylinder, a generator and burnt-out furniture bore testimony to the tragedy that befell the shack dwellers

Mr Mokoena said funeral arrangements have not been completed Local police stated that they did not suspect any foul play but were investigating



Family of 11 moved into bachelor flat

(1271)
 Story
 20/6/38

By Jovial Rantze and Janet Heard

The Beesthebers, a family of 11, watched their small house in Croesus Street, Newcastle, bulldozed by the city council last Friday morning.

They were then moved into a seven-room bachelor flat with no hot water and leaking toilet.

According to Mrs Queenie Beestheber (25), the council authorities arrived with a few policemen at about 9.30 am and bulldozed the house, which they vacated from the Council, and those next to it. The Beesthebers had lived in the house for about six months after being moved.

The council have moved us from one place to the next, and each house they give us is so smaller than the one before.

Mr Gregory Beestheber (24) said: "I'm sure some day we'll get a first the bulldozed house, and then the flat on the third floor of Croesus Street, Westburn."

Rubble is all that remained of the bulldozed house, and people were scrounging around taking planks and other materials to use for their own shanty homes.

Mr Beestheber said four women, two boys and four children, whose ages ranged from nine months to 12 years, all lived in a flat which only accommodated one person comfortably.

Sleeping in yard

He said his brother, who had always lived with them in the past, was now sleeping in the yard because there was no space in the flat.

Mr Beestheber said the council knew the whole family lived together. He said the family did not mind leaving the yard in Croesus Street because it was in such bad condition but they did not think the flat would be so small.

"They warned us verbally last week they were pulling the house down and were moving us temporarily into a flat at Westburn," Mr Beestheber said.

A tearful Miss Cheryl Beestheber "I feel heart sore. How can we all live in one room?"

Mr Beestheber said he had to organise his own furniture removals and had to give away a lot of furniture because it would not fit into the flat. He said he had to pay £80 rent a month.

Mr F W Robins, acting director of the Housing Department, confirmed that the council had bulldozed the house and his family but said the department was told there were four of them living together, not 11.

He said the Croesus Street houses were in a "filthy condition, with only one communal tap outside for 10 families."

"He offered Mr Beestheber a bachelor flat when we told him the two of houses were to be demolished," Mr Robins said. "It is an injustice," Mr Robins said yesterday.



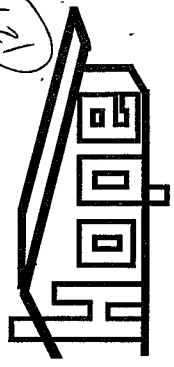
The remains of a house in Croesus Street, Newcastle, where a row of houses was demolished by the council on Friday. ● Picture by Herbert Mabusza.



2/19/88 Start

'Affordable, quality housing needed in Alex'

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By Norman Chandler

The need for new houses in Alexandra, north of Johannesburg, is likely to continue for at least four years, says the Alexandra Development Fund (ADF) which is spearheading the building of homes in the area.

The fund, established by private sector companies as part of their corporate social responsibility programmes, says in a progress report that none of the R100 million allocated by the Government for upgrading Alexandra is being spent on housing.

The ADF says it intends raising R500 000 this year to bring its revolving fund up to R1 million, which will enable it to complete a 1988 building programme.

The fund — whose chief patron is industrialist Dr Albert Wessels, and whose chairman is Mr Colin Adcock, former managing director of Toyota SA — says that the "greatest common

need in Alexandra is the provision of affordable housing of good quality, with the basic amenities of water-borne sewage, electricity and a good supply of water in the house".

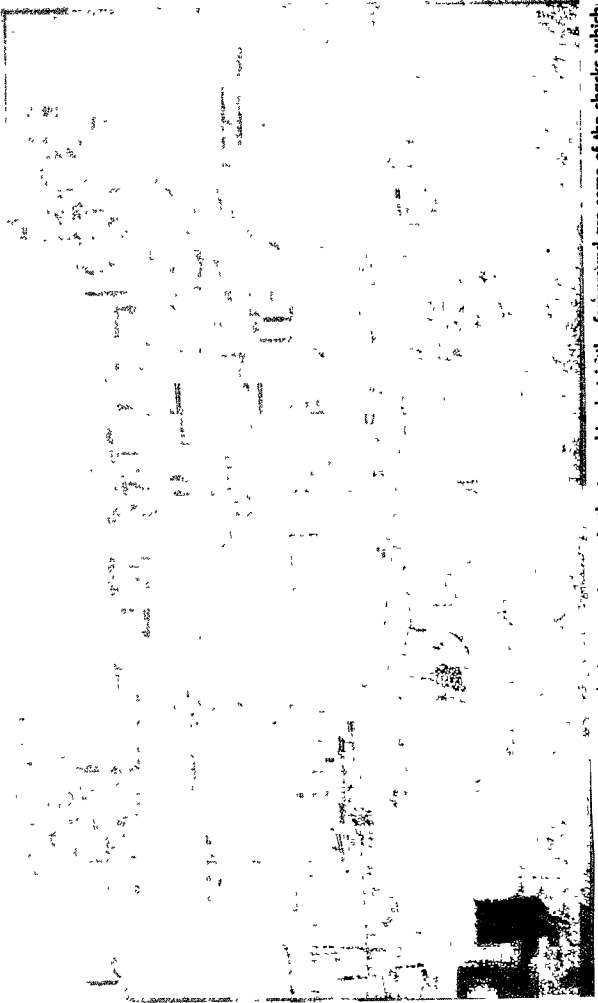
The first experimental houses were built there in 1986 after finance was raised from 30 corporations, and since October last year, the fund has been selling houses in advance of building so great has been the demand.

A total of 102 houses have been sold to date with another 26 on the drawing board. Further building will take place at East Bank, an extension of Old Alexandra as soon as the provincial administration

has allocated stands. The only other new housing built in Alexandra last year was by the Chamdor Building Skills Project to give trainees practical building experience, and a scheme by the Habitat Project.

In Old Alexandra this year, a 60-house development is being carried out by Time Housing.

The report says that while the fund had to subsidise houses built last year "we now recover expenditures while continuing to sell the houses at cost price (our capital will continue to be used as a revolving fund to build new houses) as achieved, we will have established a pipeline for private sector projects.



The old and the new in Alexandra. New homes spring up in the township, but in the foreground are some of the shacks which earned the township the name of "Dark City."

In an attempt to recoup millions of rand, Soweto's municipal police have been rousing rent defaulters from their sleep and urging them to pay amounts as low as R5

Lawyers and community leaders view the move as a "desperate attempt" by the Soweto Town Council to recover the revenue lost as a result of the rent boycott.

At least seven Soweto townships have been raided by police rent collectors since June. In the past three weeks residents in at least five townships were visited in the early hours of the morning.

Defaulters at Dube, Phomolog, and Orlando West Extension were last week allegedly visited by "green beans" (municipal police) while rent boycotters in Fietzen and Mzimhlope were raided two weeks ago.

A similar operation was carried out in June in Orlando East, Zola, Zondi and Emden, nicknamed "Bernt".

The pattern was the same: municipal police were allegedly dropped from vans in groups so they could spread over a number of streets.

Two of the men allegedly entered a house — one brandishing a rifle, the other armed with a list of defaulters — and asked the family to pay any amount.

A number of families told the *Weekly Mail* they refused to pay. They argued that Zan was not the time to make any payment, let alone R5, and that residents knew where to pay their rent during the day.

In cases where payments had been made, defaulters said they did so "to get the police off our backs". The *Weekly Mail* found receipts for payments ranging from R5 to R40.

Soweto housing director Estelle Bester confirmed that municipal police were attempting to collect rent, saying, "It's a council project. She referred the *Weekly Mail* to the town clerk, Nico Malan, for details but he was not available for comment.

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It's 2am and it's time to wake up and pay your rent

Soweto residents tell of late night calls by uniformed rent-collectors ... some brandishing rifles. THAMI NIKHWANAZI reports

"Green beans" allegedly raided the home of David Shingwenyama, of 11802 Orlando West Extension, in the early hours of last Thursday, and that of a hospital matron in the same area. They did not pay.

Two weeks ago Pauline Leeu, of 8476 Orlando West (also known as Pheteni), paid R5 when municipal police raided the area. At house number 8311 the family "paid something" after they were requested a downpayment. The family owes R1 355.

In three cases families, whose houses were auctioned by the council three weeks ago, were among defaulters asked to pay their rent arrears.

The Mashelinas of 8361, whose house was by the council three weeks ago, refused to open the door when police tried to collect their rent. After the auction the Mashelina family moved back into the house each time they were evicted.

On failing to collect from the Mashelinas police tried to collect from the Thivalas, who live next door, but failed. The Thivalas owe R600 rent.

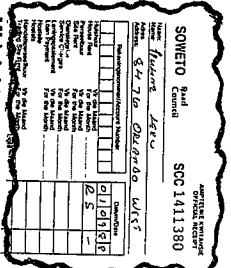
In the same week defaulters at Mzimhlope were roused from their sleep and asked to pay off their arrears. A permit holder who paid R40 showed the *Weekly Mail* his receipt (number SCC 30732), while another's receipt, number SCC 30730, was for a payment of R20.

In Mzimhlope "green beans" allegedly tried to collect rent from the Hlaletles of 10463, whose house was auctioned three weeks ago when the council sold 14 homes occupied by rent defaulters.

Later that day police evicted the family in the presence of the buyers of the house. But the family moved back in and the new owner failed to occupy the house.

Bester declined to comment on the buyer who could not move into her house.

"Green beans" allegedly raided the home of the chairman of the Orlando East Civic Association, Samson Naka-



Midnight raids: a receipt

kani, three months ago. Nakani said four municipal policemen came to his house at 1am and asked him to "pay any amount". He said two of the men carried rifles. Nakani did not pay.

Later that day he went to the local rent office but officials said they knew nothing about the operation.

Nakani said the latest method of collecting rent could be seen as an admission that the council had failed to break the two-year rent boycott.

Legal representatives said the normal procedure of obtaining an eviction order was a time-consuming and costly process. The defendant is required to bear the cost of issuing summons and messengers' fees but the council incurs the client/attorney costs.

In many cases, said lawyers, the council failed to furnish further particulars in order to proceed with the action and the matter "just died". And evictions served little purpose as families merely moved back in and "comrades" re-connected the electricity.

Lawyers said an unusual situation had developed where summons were served and then the municipal police attempted to negotiate a settlement.

Bernard Moleke, of the Soweto Electricity Advice Office, said there was an urgent need for the authorities to meet the authentic civic leaders of the black communities.

An attempt at such a meeting failed when popular civic leaders refused to meet councilors after they (the civic leaders) had agreed to see Malan on the issue of rent.

Councilors, including Soweto mayor Nelson Bontle, insisted they were the legitimate people to meet the civic leaders since Malan was an employee of their council and therefore should not act on their behalf.

Major Fanyane Zwane of the Soweto South African Police divisional headquarters said the collecting of arrears rent was a matter concerning the Soweto Town Council and not the police.

POLL OCTOBER POLL OCTOBER

South

22-28/9/88

From MONO BADELA
SOWETO. — Politically bruised and battered black millionaire and former mayor of Soweto, Ephraim "ET" Tshabalala, has suffered yet another setback in his attempt to reclaim the crown as head of the giant town council.

When the municipal elections are contested next month Soweto's best-known and most controversial community leader will not be standing.

Electoral regulations have clean bowled Tshabalala out of the municipal race — he is in debt.

It is alleged that he has accumulated rent arrears amounting to about R38 000. However, it was not clear whether or not he has been part of the rent boycott — like tens of thousands of Soweto residents.

When the roll of candidates for next month's municipal elections was called on Friday, the name "Ephraim Tshabalala" was not there.

Ironically, Tshabalala was the only known prospective candidate to have been holding meetings calling for participation in the elections.

Shots fired

One of the meetings called by his Sofasonke Party in May ended tragically when shots were fired from AK-47 rifles and hand-grenades hurled, resulting in the death of at least five of his supporters.

Tshabalala himself escaped death as a bullet from an AK-47 grazed his tie.

Now his son, Payne Mbutane Tshabalala, is to contest the ward Tshabalala's son is alleged to be in the red by as much as R18 000. He had reportedly not paid his service charges arrears when nominations closed at midday on Thursday.

Soweto town clerk Nico Malan announced that 21 Sofasonke Party candidates were disqualified for various reasons last week and a further 16 faced a similar fate on Monday afternoon.

Tshabalala is the man who in 1983 campaigned for Soweto elections, promising residents he would reduce rents to a bare R5 a month.

Rent debt bowls 'ET' out of race

127

He became mayor of the sprawling Soweto township when he won the first Black Local Authorities elections in December 1983. He was suspended for 45 days by the Soweto Town Council on May 3 1986 when he defied the council to allow hundreds of homeless people to erect shacks in what today is known as Mshenguville, in the heart of Soweto.

He was accused of creating "a mini Soweto within Soweto". Now Mshenguville houses nearly 40 000 people. Since then he has been in the background but has vowed to "bounce" back and take over the reins.

He recently told SOUTH that if he became mayor again Soweto residents would only pay as little as R15 for rent charges.

He also said that if he took over control of Soweto he would fence the sprawling township, erect tollgates and tax cars and trams entering Soweto, charging them a reasonable fee. In this way he hoped to generate enough revenue to help beautify Soweto.

"I am not interested in national politics, there are liberatory organisations to fight for our political rights," he said.

"All I want is to control Soweto. It is now in wrong hands. These people are only interested in demanding high rents from poor people and evicting them from their homes. I am totally against that."

Ennerdale residents face eviction

127
570
26/9/82

By Shehnaaz Bulbulia
The Johannesburg City Council (JCC) has threatened to evict Ennerdale homeowners this week because residents have refused to comply with their deeds of sale, the secretary of the Ennerdale Ratepayers Action Group (ERAG), Mr Brian Van Rooyen, revealed.
The organisation, Mr Van Rooyen said, repre-

sented over 900 homeowners of which 54 were locked out of their homes on Thursday last week.

According to Mr Van Rooyen, evictions have been temporarily suspended until today.

The incident follows a dispute between residents and the JCC - residents have paid only half the amount of their monthly instalments of

R300 to R400

Mr van Rooyen said, when the tenants moved in three years ago some found their homes had no foundations - or just a thin slab of concrete.

Civil engineers found that some walls were in danger of collapsing and said many houses were unsafe

Mr Van Rooyen showed The Star a letter dated August 11 which was signed by the chief building inspector of the Peri-Urban Board, Mr P. Meyer. The letter read: "No building plans for the above-mentioned properties have been approved by my board."

The homes cost between R28 000 and R35 000 but, Mr Van Rooyen said, the civil engineers valued the homes at R12 000 and said each

house would cost R17 000 to repair.

ERAG had applied to the State President to set up a commission of inquiry on the issue.

The JCC's director of housing, Mr FW Robins, said "We have issued notices to about 30 people"

He said the JCC was to meet the residents' attorneys today "and do not intend evicting anyone before that".

"We are prepared to listen to anyone who would like to make an offer to reduce their outstanding payment."

Mr Robins said there were no structural defects. He based this on an "in-depth study".

He added, however, that some complaints may be justifiable and said the JCC would talk to the residents.

Do you want to say say it!

Do you want to say it?
The Personal Development Institute

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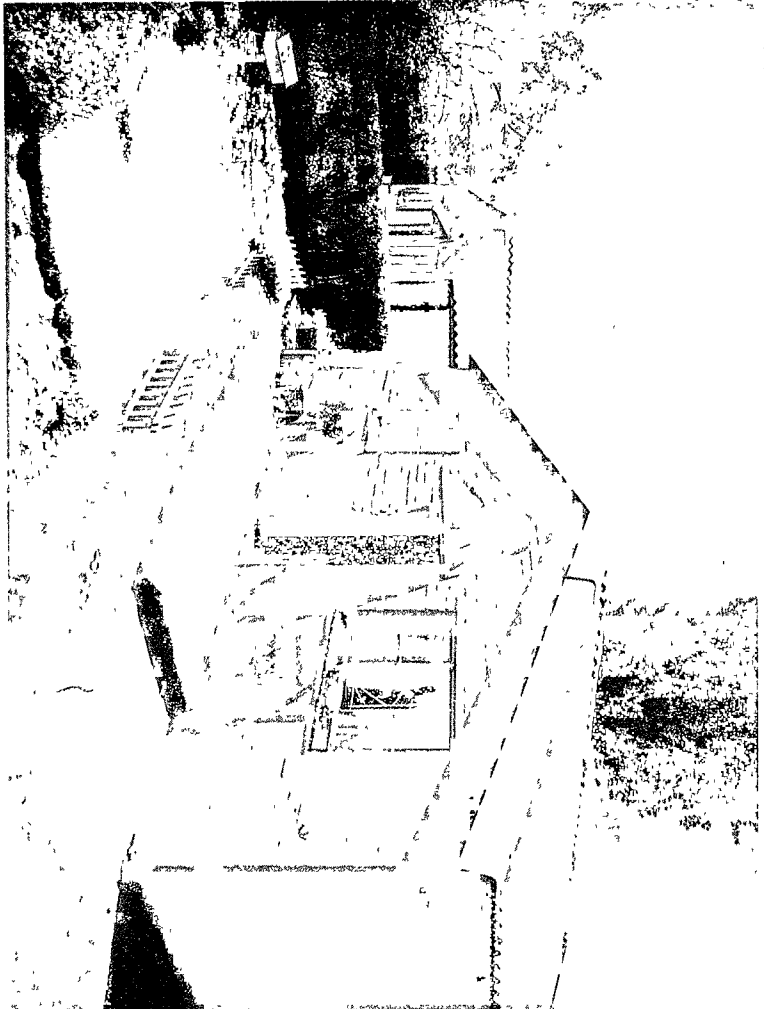
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Do you want to

say it?
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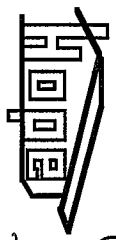


Painting the townships red (among other colours)



The change to one of the 'little boxes' which have been a feature of Soweto for 40 years. Paint, and a canopy and flower pots help to lift the home out of its former drab uniformity

Company helps give old homes that 'new look'



123
 Mon
 2/16/88

By Norman Chandler

Upgrading of 40-year-old houses built by the Government during the great building boom which heralded the start of Soweto is under way, thanks to an imaginative scheme paid for by a major company. Three hundred homes in central-western Jabavu have been painted, had canopies and mock window shutters fitted, flower pots fitted and fascia boards added at a cost of R300 000 to the Everette Group.

Known as the Everette Partnership Project, the upgrading programme has also involved improving homes in the Sandersonville area of Heilbron, in the Free State, and in other parts of the country.

PROVIDE A SPUR

"We are hoping that the first phase of this scheme will lead to other areas of the country wanting similar upgrading programmes," said Mr Mark Cvitanich, senior general manager of Everette, yesterday. He said the company had recognised the need to upgrade existing homes in addition to the building of new houses "to satisfy the needs for affordable housing and to provide individuality and dignity to existing homes and neighbourhoods".

"We have a strong desire to assist in the upgrading of homes as well as stimulating business opportunities in the black sector."

The company also arranged for gardening personally. Keith Kirsten, to assist with garden improvements. Each home was given a sinkwood tree, geraniums and seeds for their gardens.

The Soweto houses will be on show on Saturday and Sunday.

Emerdale residents get reprieve

Shehnaaz Bulbulia

Johannesburg City Council has agreed to suspend temporarily the eviction of hundreds of Emerdale homeowners until mid-October, said the director of housing, Mr F W Robins, yesterday.

Mr Robins confirmed the eviction of two families earlier in the month.

"We have undertaken not to evict any families until the second week in October when the Johannesburg management committee addresses the issue and we are willing to talk to residents," he said.

The secretary of the Emerdale Ratepayers' Action Group (ERAG), Mr Brian

van Rooyen, said "We are concerned at the nature of evictions. Not only has the council locked out some families but they have also repossessed furniture."

Mr Van Rooyen said "Since February, most of the 900 council homeowners had paid only half the amount of their monthly instalments of R300 to R400."

Residents, he said, had refused to pay because three years ago, at the time of occupation, tenants found their homes had no foundations or only a thin slab of concrete.

According to Mr Van Rooyen, at a meeting held early yesterday between ERAG's attorneys and Mr Robins, the council re-

quested that homeowners pay their September instalments in full.

He said residents had refused to pay any amount pending the outcome of a meeting to be held next month between the JCC and the JMC.

The residents were concerned about unsafe living conditions, he said.

"Civil engineers found that some walls were in danger of collapsing and said many houses were unsafe."

The homes cost between R28 000 and R35 000, but, according to Mr Van Rooyen, civil engineers valued the homes at R12 000 and said each home would cost R17 000 to repair.

des
(77)
88/88

'CANDIDATES ARE IN RENT ARREARS'

By MZIKAYISE EDOM

TWO Tokoza, Alberton, councillors have been allowed to stand for election on October 26 despite the fact that they allegedly owe rent.

This is contrary to the regulations put down by the Government that all candidates standing for election should be up to date with their rent accounts.

A check by the *Sowetan* has revealed that Mr Jacob "Phabla" Sekete, chairman of the Tokoza administrators, owes the council R4 300 rent for his petrol filling station, and his deputy, Mr E C Matsoso, R2 500 for his house rent.

According to council records, the two councillors who will be standing for election unopposed in their respective wards, have been owing the money for more than a year.

A Tokoza resident, Mr Teboho Mahlatsi, said he was disqualified from standing for election after being told by the Tokoza town clerk and electoral officer, Mr H A Combrink, that he was owing rent.

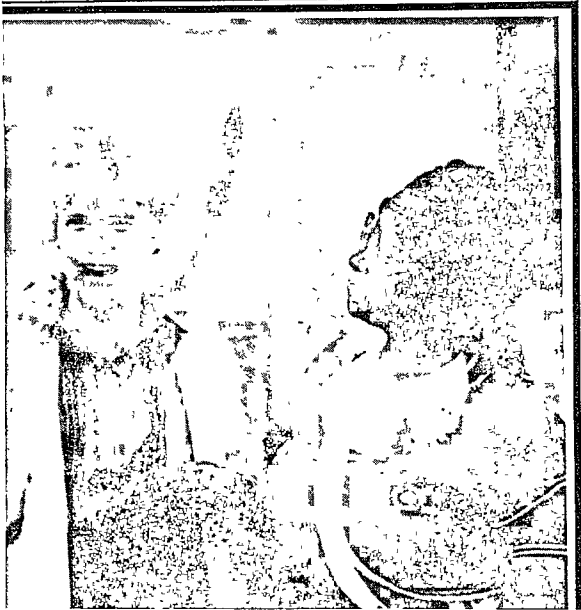
According to the records of the council, Mr Mahlatsi paid his rent, R763, on September 1.

Mr Mahlatsi was to contest against Mr Sekete for the township's ward 8.

Mr Combrink yesterday said "That is all nonsense. The allegations against Mr Sekete and Mr Matsoso are not true. They do not owe any rent. It is all lies."

He also said that Mr Mahlatsi was disqualified because he owed rent. Asked why he was disqualified after paying his rent on September 1, Mr Combrink refused to discuss the matter.

"I took a decision I thought and still think was right," said Mr Combrink.



Where to get Durban taxis

NEW departure points for taxis leaving from Soweto to Durban and surrounding areas were announced yesterday.

Taxis leaving to Maritzburg, Greytown, Ozwathini and New Hanover, will leave from Meadowslands Zone 10 opposite the bar.

Those leaving to Washbank district, Ezakheni, Nazareth, Etholeni, Volksrust, Standerton, Daggakraal, Amersfoort

Hudson

HOUSE OF ASSEMBLY

Indicates translated version

For written reply

General Affairs



KwaNdebele - civil claims against police force
1069 Mr F J LE ROUX asked the Minister of Constitutional Development and Planning †

Whether any civil claims were brought against the police force of KwaNdebele during the period 1 January 1986 to 31 December 1987, if so, (a) how many such claims were (i) brought and (ii) disposed of, (b) what total amount was involved, (c) what did the legal costs amount to and (d) what total amount has already been granted by the court against this police force?

THE MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

The police function was transferred to the KwaNdebele Government on 1 April 1986. I am not in a position or prepared to reply to questions regarding matters which fall under the jurisdiction of another government (a), (b), (c) and (d) fall away

KwaNdebele - civil claims against Government
1070 Mr F J LE ROUX asked the Minister of Constitutional Development and Planning †

Whether any civil claims were brought against the Government of KwaNdebele during the period 1 January 1986 to 31 December 1987, if so, (a) how many such claims were (i) brought and (ii) disposed of, (b) what total amount was involved, (c) what did the legal costs amount to and (d) what total amount has already been granted by the court against the Government of KwaNdebele?

THE MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

Civil claims brought against a government is an internal matter of that government. I am not in a position or prepared to reply to questions regarding matters which fall under the jurisdiction of another Government (a), (b) (c) and (d) fall away

127

Black residential areas: water/electricity accounts

1169 Mr C J DERBY-LEWIS asked the Minister of Constitutional Development and Planning

(a) What was the total amount outstanding in respect of unpaid (i) water and (ii) electricity accounts in the Black residential areas situated in the Pretoria/Waterstrand/Vaal Triangle areas of the Transvaal as at the latest specified date for which figures are available and (b) for how long, on average, had these amounts been outstanding?

THE MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

This matter vests in the Administrator of Transvaal and he furnished the following information

(a) These statistics are unfortunately not kept in detail and therefore only the total outstanding rent and service charges can be furnished
Total amount outstanding as at 31 March 1988 is R328 840 294

The outstanding amount is mainly in respect of Soweto and the West Rand. It can be mentioned, however, that there is a remarkable decline in the increase of arrears
The following steps are taken to improve the collection of rent and service charges
By Local Authorities:

- (a) A deacon action is being launched by employing teams to collect outstanding moneys from houses to house with reasonable success
- (b) In some instances mobile offices are utilised to collect rent and service charges before normal office hours and in the evenings
- (c) Eviction orders are being obtained against non-payers and electricity supply is being discontinued
- (d) Personal interviews are being conducted with lessees
- (e) Council members hold ward meetings with lessees to motivate them to pay

Hudson

By the Provincial Government of Transvaal

(f) Meetings are held between members of the Executive Committee and the Administrator and Mayors and Executive Committee Members of local authorities, to address the issue, i.e. Soweto, Ekoma, Dobsonville, Johannesburg and Kaituma

(g) Councils which do not attempt to bring its financial matters in order, are moved from office and administrators are appointed, i.e. Dep-meadow, Embakheni and Tokozu

(h) In the case of Soweto the Dr. Simon Brand Working Group has been appointed to address the financial problems of Soweto. Recommendations of the Working Group will be applied to other local authorities

- (b) ± 13 months

Beaches: open/reserved

1179 Mr C J DERBY-LEWIS asked the Minister of Constitutional Development and Planning

(1) Whether there are any beaches on the coastline of the Cape Province and Natal that are open to members of all race groups, if so, which beaches,

(2) whether any beaches on these coastlines are reserved solely for use by (a) Whites, (b) Coloureds, (c) Indians and (d) Blacks, if so, (i) which beaches in each case, (ii) in terms of what statutory provisions and/or regulations and (iii) what are the penalties for contravening these statutory provisions and/or regulations?

THE MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

This matter vests in the Administrators of the Cape Province and Natal and they furnished the following information

NATAL

- (1) Yes, all beaches are open to all members of all race groups except Durban's South Beach, Addington Beach and Ansevier's Beach, and Richards Bay's Alkant Beach
- (2) (a) Whites yes

- (b) Coloureds, no
- (c) Indians, no
- (d) Blacks, no

(i) Durban's South Beach, Addington Beach and Ansevier's Beach, and Richards Bay's Alkant Beach

(ii) Durban
In terms of the Durban Beach Bylaws published in terms of the Local Authorities Ordinance, No 25 of 1974
Richards Bay
In terms of the Reservation of Separate Amenities Act, No 49 of 1953

(iii) Durban
As prescribed by the Durban Beach Bylaws made in terms of the Local Authorities Ordinance No 25 of 1974
Richards Bay
As prescribed by Section 2(2) of the Reservation of Separate Amenities Act, No 49 of 1953

CAPE PROVINCE

- (1) Yes. It is, however, not possible to provide a list of the open beaches. Local authorities were until recently responsible for demarcation resulting in that all information is at present only available from the different local authorities. The Cape Provincial Government is presently obtaining the information
- (2) (a) (b), (c), (d) and (i) Fall away. (See (1) above)
- (ii) In accordance with the reservations of Separate Amenities Act, Act No 49 of 1953
- (iii) As prescribed by the Separate Amenities Act, Act No 49 of 1953

Black communities/townships: resettlement

1206 Mr K M ANDREW asked the Minister of Constitutional Development and Planning

- (1) (a) How many Black communities or townships remain to be resettled or resettled in each province, (b) what is the (i)

The collection of contributions in respect of all Black workers under the Contributions in Respect of Black Labour Act was stopped after promulgation of the Abolition of Development Bodies Act, 1986 on 30 June 1986

1231

Black housing: amount spent

1231 Mr J S PRINSLOO asked the Minister of Constitutional Development and Planning

- (1) What total amount was spent by his Department on Black housing in the Republic during 1984 and the period 1 January to 31 May 1988, respectively,
- (2) how many dwelling units for Blacks were erected during 1984, 1985, 1986, 1987 and the period 1 January to 31 May 1988, respectively, out of funds provided by his Department for that purpose?

THE MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

This matter visits in the Administrators of the different provinces and they furnished the following information

Cape Province	
(1) 1984	= R18 461 477
(2) 1984	= R32 202 055
1985	= 3 807
1986	= 1 569
1987	= 9 424
01 01 88/31 05 88 =	= 2 191
	= 980

Natal

- (1) The Natal Provincial Government was not involved in the provision of housing for Blacks during 1984. No money was spent on housing as such for Blacks during the period 1 January 1988 to 31 May 1988
- (2) None during the period 1 October 1986 and 31 May 1988

Orange Free State

- In respect of Black local authorities
- (1) 1984 — R10 299 285
 - 1 January — 31 May 1988 — R899 607
 - (2) 1984 — 1 841
 - 1985 — 1 251
 - 1986 — 189

1984 — R39 732 760
1985 — R38 242 300
1986 — R38 831 000
1987 — R226 928 000

(The 1986/87 amounts include additional funds made available.)

The amounts as mentioned above include the towns in the self-governing areas and on South African Development Trust land

- (1) 1984 — 3 091
- 1985 — 3 191
- 1986 — 2 497
- 1987 — 1 239 (Only Trust Towns)

The South African Government has implemented selfbuild schemes within all the self-governing territories and Trust Towns and no longer builds family housing units. Furthermore the functions regarding housing and development of towns have been transferred to the self-governing territories who now have decision-making powers.

The number of houses mentioned above have thus been erected by Blacks in terms of the selfbuild scheme with loans provided by the South African Development Trust

Development bodies abolished, officials transferred

1238 Mr J S PRINSLOO asked the Minister of Constitutional Development and Planning

- (1) Whether any officials of development bodies that were abolished in terms of the Abolition of Development Bodies Act, No 75 of 1986, have not yet been transferred to other permanent posts in the Public Service, if so, (a) how many in respect of each such development body, (b) why not and (c) when are these transfers expected to be finalized,
- (2) whether he will make a statement on the matter?

THE MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

This matter visits in the Administrators of the different provinces and they furnished the information in respect of (1)

Hurwaid

Hurwaid

Orange Free State

- (1) Yes
- (a) Southern OFS Development Board — 190
- Orange-Vaal Development Board — 69 (part)

- (b) In terms of section 4(5) of the Abolition of Development Bodies Act, 1986 (Act 75 of 1986) staff employed in the Sotgiem beer industry have been placed under direct control of the Administrator, with the result that such staff have not been transferred to Public Service posts. Negotiations are presently under way to privatise the Sotgiem beer industry
- (c) The process of privatisation is time-consuming, but a target date of 30 April 1989 has been set
- (2) A statement pertaining to the privatisation of the Sotgiem beer industry will be issued at an appropriate time in which the position of the staff will also be dealt with

Natal

- (1) Yes
- (a) 1 026

- (b) In terms of section 4(5) of the Abolition of Development Bodies Act, 1986 (Act 75 of 1986) staff employed in the Sotgiem beer industry have been placed under direct control of the Administrator, with the result that such staff have not been transferred to Public Service posts. Negotiations are presently underway to privatise the Sotgiem beer industry
- (c) The process of privatisation is time-consuming, but a target date of 30 April 1989 has been set

- (2) A statement pertaining to the privatisation of the Sotgiem beer industry will be issued at an appropriate time in which the position of the staff will also be dealt with

127

Contractors 'cut up' Residensia properties

Vaal Triangle home owners in redevelopment row

By Jo-Anne Collinge

A brand new facebrick house stands in Mr Daniel Masemola's back yard — about where his fowl run used to be.

He didn't ask for it to be built there, on the property where he has lived for 22 years and which he bought for R10 206 five years ago. In fact he understood that he owned the entire property as his agreement of sale stated — the house, the outbuildings, the fences and the fruit trees.

When he bought the property, "the forms showed that every little thing that's in the yard belongs to me", but, "the builders and superintendent came and said they're going to build another house in my yard".

They uprooted the peach trees and the fowl run. They gave notice they were going to demolish the garage and the toilet. Mr Masemola says he was told his agreement of sale was "only an old thing".

The new brick house, built by private contractors, has stood in his yard for about seven months. It is still not occupied.

Mr Masemola is one of scores of residents of Residensia in the Vaal Triangle whose properties have literally been overrun by developers.

The original 800 stands — occupied in 1966/7 when people were resettled there from the black township at Meyerton — have been cut up and replanned to accommodate about 3 000 housing units, according to research conducted by the Black Sash Urbanisation Working Group and the Community Research Information Network (Crim).

LACK OF SEWERAGE SERVICES

Some "old" residents definitely own their properties. In other cases it is not clear whether they are tenants or house owners. In either case, they intend to fight for their rights.

The original residents state that they were not consulted during the course of replanning. The first they knew of the development was when the contractors moved in and began to demolish their outbuildings, rip up their fences and uproot their fruit trees.

According to the Sash and Crim at least 58 houses have been built on old stands, with up to 10 homes now occupying a single "old" property.

Mrs Elizabeth Mothibeli, secretary of the local residents' committee, says she has five new houses on her stand. The fence of the nearest is just three paces from her back door.

Many fences have been torn down. Her yard is a thoroughfare. She feels her belongings are not safe. "You can't even leave your broom outside overnight. You won't find it the next morning."

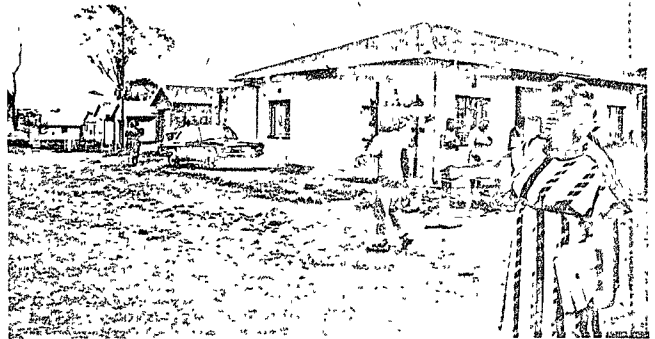
Residents are particularly angry that urban density living has been imposed on them, but they are left with primitive and unhealthy services.

When they saw sewerage trenches being dug they thought that redevelopment might at least have something in it for them. But, says committee chairman Mr Paul Moioa, "it was fitted to their houses only. We did not get it."

Bitter fights have occurred over the question of waste disposal. Bucket system toilets exist on most of the old stands — and there is no collection of buckets



Residensia residents whose homes have been overrun by planners (from left) Mr Paul Moioa, Mr Daniel Masemola and Mrs Anna Mokoena



Mrs Elizabeth Mothibeli at her home. Fences are down and five new homes stand in her back yard.

by the Lekoa Town Council.

With the redivision of the stands, some homes have found their toilets suddenly on someone else's piece of land. No longer do people have an acre or more in which to bury their waste.

An eloquent man of 64-years, Mr Moioa says, "I now tend to be someone who is funny to the law. I was not like that before."

OWNERS MAY BE COMPENSATED

Mr Ben Scott, secretary for the Lekoa Council which assumed control of the area this year, acknowledges that "there is some truth" in the claims residents make about the redevelopment. But, he adds, the council inherited the problem from the Orange Vaal Administration/Development Board.

"This was done before our time. It was in the time of the development board. Also in those old days peo-

ple didn't build according to plan and when surveyors got on to the thing they found buildings weren't where they should be.

"We were left with the baby and we're trying to sort it out. In some cases the town planner will actually have to replan," said Mr Scott.

He said the council had not yet agreed to compensate any land owner or occupant "but it might have to be done. I'm frank with you, we might even end up in court over it."

Mr Moioa says they have tried to make their case known to the authorities. "Why can we not be recognised?" he asks. "We were big people. We were the pioneers of this area. Now we are nothing."

"If the action of the first committee was wrong, why must it be carried on from one council to the next. When is this robbing people going to stop? Am I still going to vote for people who are doing this to me?" Mr Moioa asked.

127 Somerset 30/9/88

Business gain for blacks

THE Urban Foundation's Home Industries and Marketing Project has created business opportunities for black entrepreneurs, writes JOSHUA RABOROKO.

The project, which cost R14 million, and to be initiated in the Pretoria-Witwatersrand-Vereeniging area, was formed to put white business in touch with black suppliers, and has achieved "phenomenal success".

Co-ordinator of the project, Mr Derek Drake, said "When we started the project, the white business sector did not have much of an idea about where to find competent black suppliers.

Important instrument

"The UF decided to initiate the listing of all known black suppliers in the PWV area. The white businessmen I spoke to said they were happy to contact me if they needed the names and addresses of black entrepreneurs.

The foundation obtained names of potential entries from many of the counselling agencies and banks who interact with black business, he said.

He said that the UF had sought to provide some guarantee that the business listed in the directory was reliable. He believed the directory had been an important instrument in ensuring a positive interaction between black and white business.

Informal sector

Referring to the informal black business sector, he said the project has a computer base which caters for both informal business sector and the "First World" sector.

He said that what they would like was for informal sector suppliers to contact the UF so that a wider network could be set up and possibly become a contact point for both the black informal supplier and the householder who needed the job done.

Contact Mr E Saldanha at (011) 492-2020 for enquiries.

Progress is slow in cleaning up Soweto

STV
3/10/88

By Stan Hlophe

(127)

Soweto is still the same stinking place — full of rubbish dumps and burst water pipes — despite the claim by the town clerk, Mr Nico Malan, that much progress has been made in cleaning up the city.

The long strike by 3 500 workers nine weeks ago has affected every service in the township.

Mr Malan told The Star that 6 000 tons of rubbish had been removed.

"It's a just a matter of time. There is improvement daily and I can assure residents that within two weeks things will be normal."

Small piles of rubbish have mushroomed along the roads and near schools and shops. Refuse is still not being removed by the private contractors enlisted two months ago.

Mr Malan said the council had awarded three contracts for its newly privatised cleansing services. The privatisation was expected to save the municipality R4 million a year.

The Medical Officer of Health in Soweto, Dr W M Matsie, echoed Mr Malan's statement that, since privatisation, there had been a "big difference" in the city's cleanliness.

Dr Matsie said rubbish dumps were a health hazard. He warned that health consciousness was lacking among the community, but claimed that education would ease the situation.

● The meeting between Mr Malan and the Ministers United For Christian Co-Responsibility (Muccor), which had been postponed twice, finally took place at the council offices on Friday in an attempt to resolve the workers' strike and the rent boycott.

Mr Malan confirmed he had had "tentative" but "fruitful" discussions with Muccor.

'POOR NEGLECTED'

127

A MAMELODI councillor has accused the council of not doing much to alleviate the housing shortage for people in the low income bracket

Mr Simon "Drie"

Mokone said this at the council's last pre-election meeting. He was objecting to the council's decision that 91 vacant plots which were initially allocated for low cost housing, be used for high

income housing

The councillor told the meeting that there was a considerable number of newly built residential areas to accommodate people who earned high salaries

The council's secretary, Mr Sy Mabusela, said the decision to convert the planned residential area was due to the fact that some of the people who are on the housing waiting list were found out to be earning high salaries

4/10/88

Timber frame homes may solve housing problem'

Star 5/10/88 (127)

A Johannesburg company has said it may have the answer to beating the country's housing problem — mass produced timber frame houses which look like a conventional brick house.

The company, which already erects this type of home in several suburbs on the Rand, says prices are affordable by the needy and high standards ensure financial institutions will provide mortgage bonds.

"We have developed a two-bedroomed house which sells at an all-in price of R23 500 and if someone who is living in an informal dwelling wants to move to a better, basic one-bedroom house which can be added on to at a later date, we can supply that for R5 648," said a spokesman for Raybrick Construction, of Opherton, Johannesburg

A R3 million factory produces timber frame houses inclusive of walls, ceilings, floors, a built-in cupboard, fittings, electrical and plumbing points and, if necessary, the garden as well

It is capable of producing the walls of a house in two hours production time and these can be erected on site within three days. The house is available for occupation within a fortnight

On a full production run, the factory is able to produce 500 houses a month and about 6 000 a year.

"There is not another factory in South Africa which undertakes turn-key projects such as ours," the spokesman added

2 MORE FACILITIES

Two more manufacturing facilities — one in QwaQwa and the other in Bophuthatswana — are being planned to cater for mass housing needs

The spokesman said although pricing was low, it had not sacrificed standards. The standards complied with the South African Bureau of Standards' (SABS) code of practice and are in accordance with national building regulations.

"The quality is as good as found in any conventional, brick home. Our policy is not to forfeit quality under any circumstances. The specifications we work to exceed those of the SABS and structure specifications in particular are 90 percent better," he said

The Star, inspected homes already built by the company and found that stringent construction methods were employed. Insulated and chemically treated outside walls are 180 mm thick — 50 mm thicker than timber frame walls in the United States and Canada — while inside walls were 125 mm thick

Walls are clad with a brick tile, said to be unique, so the appearance of a house is to the same standard as any other in a suburb. Houses, built to withstand a wind velocity of 250 km/h, are bolted on to steel foundations sunk into concrete

Roofs are tiled and tiles are also used extensively in bathrooms, toilets and kitchens.

Project will upgrade community services

Stzv 6/10/88 By Helen Grange (127)

The Leadership Institute, a non-profit body formed to train leaders of Soweto community organisations to improve community services, was launched in Soweto yesterday.

The Institute plans to help community organisations define priority problems in each community and strengthen available resources

This involves the provision of job-related skills and work opportunities for the unemployed, provision of health facilities, particularly in squatter areas, provision of low-cost housing and management training for leaders of rural communities

ADVISORY SERVICES

Mr Dave Jackson, founder and board member, said the Institute would offer a wide range of training and advisory services to community organisations to enable improved research methods, budget drafting, publicity and fundraising for projects.

"The Institute's consultants will meet with the leadership teams of organisations and conduct an initial analysis of particular problems. This will be followed by a management workshop and the implementation of plans and decisions," Mr Jackson said.

The Institute would depend on grants from the private sector and overseas funding agencies, and would charge nominal amounts for its services. It would not accept funding from the government or from agencies "supporting the system of apartheid".

Mr Jackson said the institute planned to limit its activities initially to the Witwatersrand

Pageview residents get eviction deadline

By Paula Fray

Indian residents of Pageview, Johannesburg, who face eviction in terms of the Group Areas Act, have been given until the end of the month to accept the Department of Housing and Works' offer to occupy a block of flats on the Mayfair/Fordsburg border.

Mr Ebrahim Kharsany, secretary of the Save Pageview Association, said residents met on Wednesday to discuss the offer.

At least 67 families are resisting eviction from the former Indian township 32 years after it was declared a white area.

Mr Kharsany said residents wanted to stay in Pageview, but if they were forced to move they wanted houses rather than flats. If the residents were left with no option except to move as far away as Lenasia, they might have to accept the offer of Octavia flats.

Mr O'K Muser, regional representative of the Department of Housing and Works, met the residents in May and offered them 36 three-bedroomed flats for R48 000 each.

'Build Aid' plans to assist builders

Star 10/10/88

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By Norman Chandler

Innovative approaches designed to make it simpler for property development companies and builders generally to handle the expected avalanche of work as a result of the emphasis placed on mass housing have been developed by Johannesburg companies



Computerised operations enable developers to decentralise operations as well as provide accurate and efficient information on housing developments

Mr Neil Otten and Ms Cathy Perkins, of the Johannesburg company, Succinct Sales and Systems, say their company has already assisted property developers and the computer software is being installed at a number of organisations working in the mass housing field

"Recent debate concerning low-cost housing has focused on whether or not the private sector can justify getting involved in these projects," they said

"Arguments against involvement have hinged primarily around profitability, and as profitability is a low margin area, developers need to achieve a high volume of sales

"This, in turn, requires a high level of efficiency in the administration of these sales"

Mr Otten told The Star that monitoring starts from the time of a sale through to the hand-over of a house

The system is designed to provide accurate and relevant information through reports which have been designed to meet management requirements

Banks and building societies have expressed interest in a

computer bureau service — called Build Aid — designed to accurately estimate the cost of building a house. The service is a subsidiary of construction company Brett Schachat Associates

The new service was presented to black builders and representatives of financial institutions at a function in Johannesburg this week

Mr Neville Davies, branch manager of IBM Projects Fund — which provides bridging finance for black builders — says that the service would eliminate many problems experienced with small building companies

Mr Mark Devenney, marketing director of Brett Schachat, said Build Aid enabled a builder to submit plans to the bureau, which would in turn produce a bill of quantities for the planned structure. The bill would be sufficiently detailed to act as a specification list

The African Bank's administrator for bridging finance, Mr Sydney Mnguni, says that Build Aid had already helped a number of the bank's clients

"We are confident that a service such as this will do well. We have lost money in the past because of the inexperience of black builders, many of them formerly white collar workers who were attracted to building because of the supposed lure of easy and quick money," Mr Mnguni said



Computer couple . . . Mr Neil Otten and Ms Cathy Perkins have assisted property developers.

PWV urban area has infrastructure

Room here for a further 1,4-m

STW 10/10/88

(127)

By Norman Chandler

Urban areas in the Pretoria-Witwatersrand-Vaal area would not have any major difficulty accommodating tens of thousands of extra people looking for homes because the existing infrastructure is adequate.

"I have been told that the Witwatersrand, for instance, can immediately support an additional 1,4 million people with its existing infrastructure," town and regional planning expert Dr Richard Tomlinson told The Star in an interview.

He also said that significant tracts of land were available for residential settlement — and that if private sector land owners refused to make their properties available, a "well-intentioned government" could do so through a Vacant Land Tax "and other such measures."

Reaching out

Dr Tomlinson is senior lecturer in town and regional planning at the University of the Witwatersrand. He recently returned from being a visiting scholar at the Massachusetts Institute of Technology (MIT) in the United States and is currently completing a book on urban development in South Africa.

He says that the State should lead the way to overcoming the housing crisis by reaching out to the "really poor" as well as ensuring availability of land for homes of any kind — "there is so much land available. For instance, there are on the Rand large areas of mining land which would be suitable for this purpose just as there are areas which are unsuitable."

However, lack of financial resources hampered

efforts to house people and this was a reason why he did not see a successful outcome to the housing situation.

Dr Tomlinson described South Africa as a middle income country "simply not rich enough to house everyone. The debate about housing here is centred on one aspect: affordability. The problem is, we cannot afford it."

South Africa apparently has the capacity to supply 70 000 homes a year, whereas the Urban Foundation has estimated that the country needs of the order of 200 000 units a year to eradicate the housing backlog — estimated at 3,5 million — by the year 2000.

Dr Tomlinson says that even if money were available "it is very seldom that a government delivers to the really poor."

He said "Any definition of who the really poor are in South Africa is arbitrary."

"However, we must remember that the household subsistence level for blacks in 1985 was R309, excluding accommodation. If you deduct this from a household income, before you have money for housing, then 56 percent of South Africa's black population has no money available whatsoever for housing."

"The equivalent figure for the Johannesburg metropolitan area is 29 percent."

Housing in South Africa was divided in three ways — those who could afford it via the private sector, State assistance with serviced sites, and those who cannot even afford serviced sites, but Dr Tomlinson said housing seldom came top of the list of priorities for the really poor.

"They want employment, cheap food, education

for their children, a shack for shelter. Relatively formal housing is ranked further down the list," he added.

"For these people, if they have democratic control over how resources are allocated on their behalf, the outcome would probably be somewhat different to that envisaged in the debate over housing."

International experience showed that even if someone who is poor is given land on which to build a house, as has been suggested by various authorities searching for a solution to the problem, the recipient is likely to enter into what planners describe as "downward raiding" — vacating the site almost immediately and trading it off against increased income.

Dr Tomlinson suggests that the only way to partially overcome this situation, and help the housing problem, is by providing facilities unattractive to higher income groups and which will not prompt downward raiding.

"This seems like a justification of doing very little for the poor, but in fact the reverse is true. While one provides minimal help per household, this costs less, and the State is able to reach more households — it must be remembered that the State does not have sufficient resources to address the housing needs of all the people in the country."

Dr Tomlinson says this is not unique to South Africa.

"Internationally, it has been shown that the really poor are typically not a significant constituency in any country."

More blacks buy homes in the Transvaal

Stav 11/10/84

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By Norman Chandler

The Transvaal Provincial Administration says home ownership in black urban areas is increasing "as a result of a sales campaign by local authorities".

At least 27 percent of black housing in the Transvaal has been sold, and Mr Alex Weiss, who is in charge of housing sales for the Provincial Administration, says the figure is expected to increase considerably.

The sales drive has been most successful in the northern Transvaal.

Sold to tenants

All available housing there has been sold to registered tenants, while in the central Transvaal 47,2 percent has been sold

Figures for other areas are Eastern Transvaal 42 percent and Western Transvaal 41,4 percent.



"Even the lowest sale of 91 homes during July in the Western Transvaal is 20 more than during September last year," Mr Weiss said.

Since September last year, by when 47 847 tenants had bought homes, a further 24 000 homes have been sold — bringing the number of tenants who have purchased homes to over 70 000.

Mr J S O Mavuso, MEC, said yesterday that buyers realised "that the value of homes will increase over the coming years."

He added: "They are eager to take advantage of today's low prices."

Mr Mavuso says he believes the quality of life will improve dramatically in areas where residents own their homes.

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Soweto

ET vows to get homeless R7 000 houses

By NKOPANE
MAKOBANE

THE former mayor of Soweto and president of the Sofasonke Party, Mr Ephraim Tshabalala, yesterday told Soweto residents living in shacks that they would be built low-cost houses of R7 000.

"I have been given three places where you can buy houses costing as little as R7 000. Even a person who has only R10 deposit can buy the houses and pay for it over a 20-year period. No rent would be paid for these houses, but only service charges," he said.

Forces

Mr Tshabalala was addressing a Sofasonke Party election meeting at Jabulani Amphitheatre in Soweto on Sunday. About 2 000 people were present and throughout the meeting members of the security forces kept a close watch over the proceedings to make sure they were not disrupted.



MR EPHRAIM Tshabalala, president of the Sofasonke Party.

According to Mr Tshabalala, the places where he has been given the right to build houses are at Doornkop in Soweto, Grasmere near Evaton, and at an area near Kagiso.

Mr Tshabalala said his party still stood by its November 1986 mandate that Soweto houses have long been paid off and residents should only pay R15 service charges — R10 for electricity, R2,50 for water and another R2,50 for removal of refuse.

He also said his party was known more for its actions than promises. He vowed should they win the elections they were going to rid the council of corruption.

During the meeting, pamphlets were issued out in which Mr Tshabalala informed residents that the Transvaal Provincial Administration has notified his party that Soweto houses will cost between R300 and R500. Anybody, he said, after purchasing his site would automatically become a landlord.

12/10/98

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gambur

SOWETAN, Wednesday, October

UP IN ARMS

Residents pay up to R90 a year to local chief

RESIDENTS of Bakenburg near Potgietersrus are up in arms over levies of up to R90 a year that are imposed by the local chief.

The residents said their ruler, Chief Dennis Langa (69), a former municipal cop and a member of the Lobowa Legislative Assembly, was collecting over R500000 a year from his subjects.

They claimed that the money was not accounted for and was

By MATHATHA TSEBU

used by Chief Langa as he wished". They said the levy ranged from R20 a family per year for the chief's aid to R4 for school fees paid annually at the chief's kraal. They claimed that they still had to pay more "school fees".

Other levies, according to the residents, include R15 a family a year for the erection of administration offices, R10 a

year, a family for school building, year depending on the estimates and R10 a year for water and for the year. He denied that over more levies for grazing and R500000 was collected annually from tribal levies.

Chief Langa denied in an interview that the money was said levies were payable after he used it his whim. He said all the approval by the Chief Minister collected money was banked and Mr. Maja said many chiefs were controlled by the local magistrates, however, oversteering the

He confirmed that several levies were paid but said the car they then make it indefinite. It is a collection was not annual and a pity that the government does not have the resources to keep a check on such things.

Home sweet home

THE Soweto Home for the Aged, which cost about R2.5 million, admitted its first residents on Saturday.

Miss Kenke Mshali, matron of the home, said 40 old people were admitted at the weekend. She said they hoped to accommodate 124 residents by the end of next year.

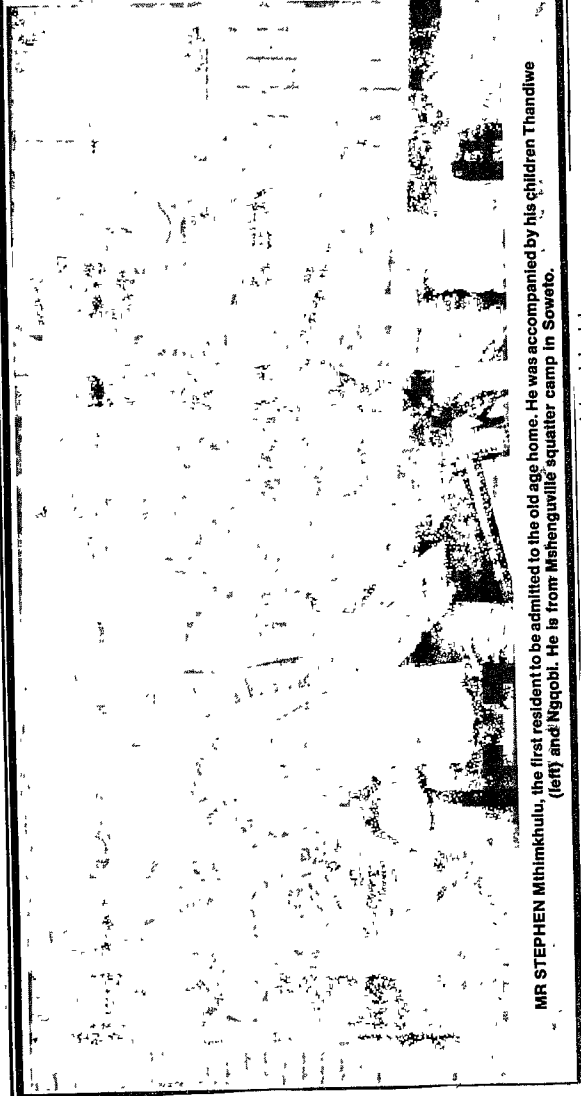
The home in Central Western Jabavu was built by the Johannesburg North-General Rotary Club, the National Council for the Aged and the Johannesburg Council for the Aged.

The complex is made up of living quarters, an administration block, a clinic, a church, laundry and recreational facilities.

The inmates pay two thirds of their pension money to the centre.

Among the invited guests was the Reverend Thomas Mbabane, chairman of the Soweto Care for the Aged, who was released from Protea police station on Friday afternoon, just in time for the opening of the complex.

Mr Mbabane, who was detained under emergency regulations last month is the man behind the building of the home.



MR STEPHEN Mithimkhulu, the first resident to be admitted to the old age home. He was accompanied by his children Thandiwe (left) and Ngqobi. He is from Mshengulile squatter camp in Soweto.

He said though he did not know why he was detained he was happy to be out of prison so he could continue with his community work. He thanked the Reverend Ron Brauteseth director of World Vision and the former chairman of the South Western region who negotiated with the police for his release.

He left last night to attend the general conference of the Methodist Church in Queenstown. He will be back home on October

Homeowners block bid to repair houses

(127) ST 12/10/68
Municipal Reporter

Ennerdale residents have rejected the Johannesburg Housing Department's attempt to address construction problems in their Extension 5 houses which they allege are due to shoddy building materials.

Housing director, Mr F W Robins said last week repairs would be carried out on the houses in line with recommendations by the CSIR

"But this is subject to the purchasers, accepting the offer and agreeing to the contractor entering their houses to carry out repairs," he said.

STORM

Mr Galland Paulsen, deputy chairman of Ennerdale Steering Action Committee, said there had been no agreement between residents and the council. This was out of the question until Mr Robins fulfilled his promise to make a personal investigation of the complaints.

"One of the problems was the lack of plastic under the roof tiles. During Sunday night's storm, tiles were ripped off several houses and the rain poured in. That is just one problem which will have to be attended to in addition to cracks in the walls."

He said residents might hold further meetings.

'White-only Hillbrow' pledges 'Mr Apartheid'

Star 19/10/81
By Esmaré van der Merwe,
Political Reporter

The leader of the National Party in the Johannesburg city council, Mr Danie van Zyl, yesterday landed "himself in another controversy" when he said Hillbrow would remain a white residential area if its wards were won by the NP in the municipal elections.

He said "As far as we are concerned, all officially white areas are still white. People who vote for the Progressive Federal Party will vote for open areas, but if voters in Hillbrow vote for the NP they will be voting against integration. That is our policy."

NICKNAME

Mr van Zyl was nicknamed "Mr Apartheid" by the PFP after causing a storm last month by suggesting that all areas represented by the PFP after October 26 would be declared free settlement areas.

The PFP leader in the city council, Mr Tony Leon, challenged Mr van Zyl to tell voters how the NP proposed to remove at least 40 000 people of colour from the multiracial flatland.

He said Mr van Zyl's words were totally contradictory to those of the Minister of Constitutional Development and Planning, Mr Chris Heunis.

The CP leader in Johannesburg, Mr Fred Rundle, said he was "speechless" after hearing how the local NP leader had contradicted his party leaders.

"I wonder if Mr van Zyl himself believes in what he says," he said.

Jo'burg's vitality comes to the fore

Star 16/10/84 127

By Frank Jeans

As the suburban sprawl goes on, Johannesburg (with apologies to Jacques Breil) remains alive and well in the Witwatersrand!

The comment comes from United Building Society chief executive, Mr PJ Badenhorst, who has no doubt about the continuing viability in commerce and financial services of a vibrant city

Speaking at the recent opening of 56 Von Wielligh, the new downtown office block in which his group's pension fund, along with the Dorbyl Pension Fund, has invested, Mr Badenhorst said

"Bearing in mind that Johannesburg remains the hub of the PWV area and is the focal point of commerce, industry, mining and financial services, it stands to reason that the capacity of the central business district to cater for further developments must, sooner or later, reach a relative saturation point

"This is particularly true, in the light of the ever-increasing need for more shopping facilities to cater for the public of the Witwatersrand"

While he believes it made good sense for many firms to relocate to office blocks in the wake of the trend to regional shopping complexes, what was mistakenly regarded in some quarters as an exodus from central Johannes-

burg was, in effect, "little more than an overflow into the suburbs, no doubt coupled with a degree of decentralisation"

"Prophets of doom were quite adamant that the Johannesburg CBD had fallen victim to urban decay to such a degree as to be regarded as near moribund by some critics," said Mr Badenhorst

"It does not require much insight to realise that reality belies such pessimism. Indeed, recently completed projects and work in progress in central Johannesburg heavily underscore the folly of such sentiments"

The No 56 project, managed by Anglo American Property Services (Ampros), is already 50 percent full

The block has a lettable area of 9 000 sq m over nine floors

The top four and a half floors are available and Ampros leasing manager, Mr John Maynard, says naming rights will be considered for a tenant taking all of the remaining space

Rents are about R20 a sq m gross

Anglo American Properties (Amaprop) has a long-term head lease.

The development joins Amaprop's considerable commercial portfolio in the area, which includes the Carlton Centre, four floors of JCI House, His Majesty's Building, Nunnerleys Building and Samancor House

to visit Moscow.

him one of the most controversial Ameri-

JOHANNESBURG. —

People going to work through Crown Mines on the Soweto freeway, daily drive past an enormous mine shaft unaware that it houses scores of derelict squatters living underground.

In the 2 000-metre-deep shaft, men and women live in the most squalid conditions

It is dark and dingy and no light or air penetrates the hole they sleep in. They have no water or toilet facilities and use the veld to answer nature's calls.

They come from all parts of the country.

Among them are two pregnant women. One of them, Thobeka Fanta, is very sick and two months pregnant. Thobeka said she had no other place to go and was expecting her baby to be born either in hospital or in the shaft.

If the child was born in hospital she would re-

Disused mine shaft is home for squatters

Cart 74 is 19/10/88

turn with it to the shaft once they were discharged.

Asked what would happen if one of them died in the shaft, some said "We will just call the police and have the body removed for a pauper's burial if we do not know any of the dead person's relatives."

"If the relatives are known, we will inform

them". During the day the men and most of the women spend their time near Westgate station, drinking liquor and scavenging scraps of food from rubbish bins.

Most of the shaft-dwellers are young girls who left their homes and throng the streets of the city to seek their "fortunes".

A similar case is that of more than 20 men and women who sleep under trees just off the freeway about a kilometre from

Shareworld. They are often spotted in the early morning standing between the trees washing themselves.

They sleep in "bedrooms" made from pieces of plastic, sacks and carpet cut-offs.

They are all unemployed and during the day move into the area near Booyens, where they visit backyards of shops searching for food from the rubbish bins while others scavenge on dumping grounds.

They all claim their families live outside Johannesburg and some claim to come from as far as Cape Town.

They use old tin cans for cooking and cardboard boxes as mattresses — Sapa

Buyers butt heads on soaring rates and tight money

High interest rates on home loans and resistance from financial institutions to grant loans for homes costing less than R25 000 are the new trends in the housing market.

That's the opinion of Urban Foundation utility company, FHA Homes, which says that rising prices are excluding a growing number of prospective buyers.

Mr John Sampson, general manager (housing), says that another aggravating factor has been the increasing cost of acquiring suitable land on which new townships can be laid out, coupled with the rising cost of building materials.

He said "We estimate that the housing need in the PWV area between now and the turn of the century is 100 000 units a year.

"This is evident in the overcrowded formal dwellings, the presence of numerous shacks in backyards, as well as the mushrooming shanty towns in and around many black towns."

Statistics indicate that up to 40 percent of the



area's population cannot afford even the lowest conventional housing currently being made available.

A person earning at least R800 is able to afford FHA Homes' cheapest housing which, with the latest increase in building costs, now sells for around R20 000.

"We have had to contend with resistance by the financial institutions to grant loans for homes which sell for less than R25 000, although we believe that progress is being made in eliminating this resistance," Mr Sampson said.

Ways in which savings have been made on housing include doing away with roof gutters, concrete floors and inside toilets.

"These can be installed by the occupant when he is able to do so.

"Site-and-service is another concept being considered by our company to meet the housing challenge," he said.

Pageview residents pledge to go on fighting evictions

By Shehnaaz Bulbulia and Paula Fray (127)

Pageview residents facing eviction in terms of the Group Areas Act said last night they would resist Government action and, if necessary, camp in tents to protest against losing their homes.

Representatives of the 67 families facing eviction, various organisations and the Save Pageview Association (SPA) last night pledged at a meeting at St Anthony's Church in Pageview to continue their fight.

Residents rejected an offer to occupy Octavia Flats on the border of Mayfair and Fordsburg.

The residents have until November 30 to file a replying affidavit as to why they should not be evicted.

Mr Ebrahim Kharsany, secretary of the SPA and chief executive of the Islamic Bank,

25/10/84
said the Group Areas Act had destroyed the fabric of the community.

Mr Farouk Varachia, chairman of the SPA described how, Vrededorp (as Pageview was known) had been reduced from a vibrant community to a skeleton town which it "looked as if it had been bombed repeatedly".

Poet Omar (Don) Mattera made an impassioned plea for people to "stand up for the truth".

Other speakers at the meeting included Mr Cassim Saloojee, president of the Transvaal Indian Congress and Black Sash member Miss Joanne Yawitch.

Miss Yawitch told the crowd there were many communities throughout the country who also faced evictions. About 250 000 people were facing the threat of removals, according to a statement made in Parliament.



CONSTITUTIONAL Development and Planning Minister Mr Chris Heunis with Daveyton mayor Mr Tom Boya this week.

R108-m needed

THE Daveyton Town Council needed R108 million to build 10 000 houses, tar 120 km of the township's roads, erect a new water reservoir, provide electricity and upgrade waterborne sewerage, said the township's mayor, Mr Tom Boya, this week.

Mr Boya was addressing an audience of about 200 residents and several dignitaries, among them the Minister of Constitutional Development and Planning, Mr Chris Heunis, during the opening ceremony of a link road between Daveyton and Etwatwa townships at Daveyton on Monday.

Mr Boya also asked Mr Heunis to start negotiations for 1 000 hectares of land adjoining Daveyton.

"I am mandating you today, Mr Heunis to negotiate for the purchase of the land because it forms part of the natural growth of Daveyton. We have 6 000

By MOJALEFA MOSEKI

squatter families and would like to house everyone as no one likes living in a shack. Our pressing needs at present are land and money to develop Daveyton," said Mr Boya to a rousing applause from the audience.

Projects

The chairman of the East Rand Regional Services Council, Mr Leon Ferreira, said the RSCs had overcome the initial scepticism from the public which greeted

their launch last year. His body helped in providing aid and making it possible for several projects in Daveyton to be fulfilled.

Land for new housing 'prone to sinkholes'

Star 26/10/88 (127)
By Norman Chandler

There was cautious approval yesterday of a plan announced on Monday to service nearly 3 000 ha of undeveloped land in a bid to alleviate the squatter problem in the southern and western Transvaal, but a geologist has also warned that many of the proposed stands are on sinkhole-prone land.

The Transvaal Provincial Administration and the South African Housing Trust signed an agreement in Pretoria allowing for 57 609 stands to be serviced

in the Wildebeestfontein, Orange Farm, Evaton North, Welverdiend, Stinkhoutboom and Rietvalei areas at a cost of R800 million.

Mr Joe Taylor, managing director of the Housing Trust, said "We are investigating all types of low-cost housing, as we are committed to offering the black population in these areas affordable accommodation."

The serviced land is to be sold at prices ranging from R500 upwards.

Reacting today, the Black Sash said in a statement that

the announcement was a sign of the administration's intention to cope with the results of the policies of nearly 30 years which had brought about the crisis of the homeless.

The organisation said it must be viewed only as a start and the delivery of land would have to be stepped up.

It said "The land involved is about 32 percent of the current estimated backlog of units required in the central, west and Vaal Triangle regions. It is about 15 percent of the estimated requirements for the same

areas up to the year 2000.

"The housing envisaged is said to be in the R20 000 range and lower. Will the very people most requiring accommodation in fact be afforded access to the land being serviced at a capital cost of R500 a site?"

"In addition, there will be monthly payments for service charges and these have been reported in the region of R37 a month. Affordability is critical, and the Government must address itself to how it is going to apply the necessary subsidies to the land price and service charges."

A leading geologist, Dr Tony Brink, who first warned the Government earlier this year that thousands of hectare being put aside for mass housing developments for blacks were on dolomitic land, told The Star, "Stinkhoutboom and Welverdiend, in the Carletonville area, are on dolomite land. They are adjacent to Khutsong township, where nine sinkholes have occurred since it was established.

"It is impossible to predict where sinkholes can occur. The establishment of high-density, low-cost housing, with services which are of a lower standard than usual, as would be the case in informal housing schemes such as this, increases the danger. I am on record as saying this and I repeat it."

Dr Brink said that Wildebeestfontein, Orange Farm, Evaton North and Rietvalei were acceptable for housing purposes.

Mr Amos Cebekhulu, director of the Johannesburg Advice Office of the Witwatersrand Council of Churches, said today that the R800 million agreement should "not be seen as an excuse to enact" squatter Bills.

He said suggestions by the Urban Foundation for an agency to be formed to implement a housing policy were still valid, and the WCC called for such an agency to come into being.

Dolomite

Survey on PWV rent impasse

By SY MAKARINGE

THE majority of black people in the townships believe that the on-going rent boycott could be amicably resolved if the authorities were to reduce tariffs to an affordable and acceptable level, according to a recent survey commissioned by

All future negotiations with the council were abandoned when the SCA, along with 17 other organisations, was restricted.

A church delegation which recently planned to meet the Soweto Council to resolve the issue, decided to postpone the meeting indefinitely as it was felt such talks would give the municipal elections the credibility they did not deserve.

The rent boycott, is also being used as a tool to win votes by some of the candidates in the forthcoming elections. The Sofasonke Party, for example, has promised it would reduce tariffs to a flat rate of R15 should it come to power. That, however, remains to be seen.

Conflict

The Star survey shows a sharp conflict of views on the issue. While the majority of black township residents believe the Government must reduce service

charges to an acceptable level, about 42 percent of Afrikaans-speaking, especially those whose political affiliations are to the right of the National Party, say that rent defaulters must be forced to pay the arrears.

Only six percent of black people in the townships and 15 percent of English-speaking South Africans in the PWV area are in favour of this idea.

Five out of 10 English-speaking whites have been found to be in

favour of negotiating the resumption of rent payments, and the Government could resolve the impasse by negotiating for the return of rent payments.

This view is shared by 42 percent of Afrikaans-speaking whites, who are also vehemently against the total writing off of debts — only three percent agree with this idea.

Solution

The negotiation for the resumption of payments and the repayments of arrears is seen in black circles as out of the question — only 13 percent saw this as a solution to the rent boycott.

However, after com-

paring all the views of the 1052 respondents, the survey found that the Government could resolve the impasse by negotiating for the return of rent payments.

According to the survey, 34 percent of the respondents were in favour of this idea, while 29 percent believed that the authorities should reduce rentals to a level residents would accept.

The remaining 36 percent was shared equally by those who believed that the debt should be written off and those who felt that the respondents must be forced to pay the arrears.

Houses case

THE court interdict brought by 36 Soweto residents against the houses on auction was yesterday postponed to February next year.

The case was postponed in the Rand Supreme Court yesterday. It was supposed to be heard after the defending team applied for a postponement. The date of the next hearing has not been set but it will be the "first working day of the court" next year, according to one of the defence team acting for Damant and Bostock — the attorneys engaged by the Sofasonke Party to pursue the case.

The 36 residents brought the application on September 19, when their houses were listed for auction by the Soweto City Council. The council acted against the residents for allegedly failing to pay their rent and service charge arrears.

houses over to the residents.

The survey was conducted after several avenues to resolve the dispute were exhausted. The authorities applied strong-arm tactics to resolve the impasse, but these were unsuccessful although some of the town councils claim that residents are now paying their rates.

The Soweto Civic Association once requested an interview with Mr Nico Malan, Town Clerk of Soweto, to discuss ways and means of resolving the boycott. The meeting did not take place as councillors, who are regarded as puppets by political and civic organisations, insisted to be part of the talks.

TPA allocates land for low-cost housing

CP Reporter

THE Transvaal Provincial Administration in June this year promised to bring about drastic changes in black housing in the Southern Transvaal region. This promise was met in October when the TPA announced the measures that have been taken to meet the demands.

The black housing need has been relieved by the development of two areas adjacent to Evaton by the TPA.

In the Orange Farm area rudimentary services have been installed on about 1 200 stands. Streets have been upgraded and water is available at certain points

in the streets. A basic sewerage system must be provided by residents on each stand.

Stands will be allocated to each family in accordance with the leasehold system. Services will be upgraded in time. This will also give the inhabitants the opportunity to upgrade their dwellings as their means improve.

There is a great need to settle persons who cannot obtain their own housing and who are at present residing outside urban areas.

On a farm north of Evaton, 3 000 stands have been supplied with services. Of these, 1 000 have been ear-marked to house squatters in the Walkerville/Grasmere

area.

The approximately 1 478 squatters families residing at Waiter's Farm emergency camp can now move to Evaton North and to the 1 200 stands at Organge Farm on a voluntary basis.

The remaining 2 000 stands will also be available for low-cost housing to residents of Evaton.

Over and above these developments, agreements between the TPA and the South African Housing Trust to develop additional areas were signed recently in Pretoria.

The agreements were signed by John Mavuso, MFC, Mr Cornelius, provincial secretary of the

TPA and Joe Taylor, managing director, and SL le Roux, general manager of the SA Housing Trust.

The Orange Farm and Wilderbeestfontein areas involve 1 408 hectares of land.

An additional 621 hectares in the Rietvlei area, south of Kagiso, will be developed by the Housing Trust to supply squatters in the area surrounding Kagiso with low-cost, affordable housing.

The area of Stinkhoutboom and Wolvordand, approximately 855 hectares, will also be developed for the estimated 4 700 squatter families in the surrounding Carletonville area.

(127) C. M. M. 30/10/88

WE WON'T MOVE

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3/10/88

127
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MISS Agnes Pooe could not control her emotions on Thursday after the West Orlando Golf Club presented a R10 000 cheque to the Muzi Trust Fund at a dinner at Shareworld on Thursday night. The fund was set up to raise money to pay for her son's artificial limbs. Muzi was born with no arms and one leg. Pic. MBUZENI ZULU

Say defeated councillors housed in luxury Power Park homes

SOWETO councillors who were defeated in last week's municipal elections yesterday vowed not to quit their luxury homes in Power Park where they were temporarily housed at the height of unrest in the townships.

The move is likely to evoke anger among the newly-elected Soweto councillors who, during their pre-election campaigns, called on "the renegades" to return to the townships to serve their respective communities.

The former councillors emerged from a secret meeting in

By LEN MASEKO

Power Park yesterday and said defiantly "We are not moving."

Ex-councillor, Mr Lucas Shabangu, speaking on behalf of his colleagues, said the meeting had been called to allay fears among Power Park residents that they would have to vacate their council-owned homes following the outcome of the elections.

Among those who attended yesterday's meeting were Mr Johnson Mokoena, Mr Glen Jwara, Mr Patrick

REPORTS, pictures and comment in this edition may be censored in terms of the Government's state of emergency

• To page 2

We will not be moving

• From page 1

Gabqutloele and Mr Patrick Tshabalala. They said they would oppose any moves to evict them from their homes.

Mr Shabangu said some councillors had already made arrangements with the Soweto council to purchase their homes.

"We are staying in these houses just like residents do in other townships in Soweto," Mr Shabangu said, pointing out that Power Park was part of Soweto.

Attacks

The "renegade" councillors left Soweto about two years ago in the wake of attacks on their homes and were temporarily housed by the council in a block of flats in town. They were later moved to Power Park after a bomb attack on the block of flats.

Most of these former councillors were elected on a Sofasonke Party ticket, but later left the group to form an alliance which saw Mr Ephraim Tshabalala, the party's life president, being ousted from the mayoral seat about four years ago.



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RESIDENTS chat in the landscaped courtyard at the Dube YWCA, which was officially opened on Saturday.

YWCA RESIDENCE OPEN

THE R4.9-million YWCA residence in Dube, Soweto, was officially opened on Saturday by the chairman of the Anglo American and De Beers Chairman's Fund, Mr Michael O'Dowd. Financed entirely by the Chairman's Fund, the complex offers

accommodation for 121 young women and has been specially designed to cater for the needs of tertiary-level students and professional trainees. In addition there is a community centre which offers facilities to the public.

One of the speakers at the opening, Mrs Hlophe

Bam, said women make up one third of the world's labour force but are concentrated in the lowest paid occupations and are more vulnerable to unemployment than men.

She said the issue was not such equality with men, but rather how the political, economic, and social structures of our country must change to enable women and men to be equal partners in the shaping of the new South Africa.

Burden

"The black women bear the double burden of being black and female. As mothers and as wives, the burden of apartheid legislation puts

us in a position of perpetual bondage, at the bottom rung of the economic, social and political ladder," she said.

The residential section of the centre comprises an entrance lobby, a lounge, a dining-room, a reception area with offices, a kitchen, laundry, flats for the caretaker and the warden, a workshop and a storeroom.

The community centre consists of a hall big enough to seat 120 people with a sizeable stage, a kitchenette for public functions, a conference room which can take 40 people and a sewing room.

Lenasia tenants threaten to hold back their rent

Star 31/10/87

(127)

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By Sally Sealey

Tenants of a duplex housing complex in Lenasia Extension 10 have decided to withhold their monthly rents until their grievances have been answered by the House of Delegates

The tenants have written several letters to the Department of Housing since 1984 but nothing has been done, they say

The residents claim they were initially sold their homes on a "voetstoets" basis but were not allowed to inspect the interiors before buying them

No option

The chairman of the Extension 10 Duplex Housing Committee, Mr Suresh Dewa, said "This may sound strange but we had no option. We were forced to accept this due to the serious lack of housing in the area"

Mr Dewa said they were also not granted a subsidy as first-time home owners

The residents said that, when sold, the duplexes had serious structural defects and this has been corroborated in an independent study by a reputable quality testing agency

The agency found the duplexes were "poorly designed" and that major financial institutions would reject the homes as possible investments

The report said many of the homes were damp and that there were several structural cracks

In a letter to the House of Delegates

housing division on October 19, the residents demanded that the price of the homes be reduced by R15 000 so that they could themselves effect repairs

The residents said they were "deeply disappointed and frustrated at your (House of Delegates) lack of sensitivity on this issue"

"We have been communicating with you in various forms for a period of almost one year with no results.

"Since all normal channels have produced no results, we are left with no alternative but to withhold our monthly rental payments until this issue is resolved to the satisfaction of all families concerned"

"We stand united and, with the support of various religious and community organisations, hope to persuade the House of Delegates to accept our demands"

Attempts to contact Mr C J Grundling, the regional representative of the House of Delegates on the Witwatersrand, were unsuccessful

When The Star previously published the plight of the duplex residents in July, Mr Grundling said the authorities were looking into the matter

He said he had sent engineers to survey the houses

"Several photographs were taken and all the documentation has been forwarded to Durban. We expect to have a resolution to the problem soon," he said

Residents back mixed couple 127

By Sally Sealey

A group of concerned residents in Kempton Park, in response to a petition and subsequent court action to have mixed couple evicted from their Van Riebeeck Park home, have expressed "their deep regret and shame" in an open letter to the town council and the Attorney General of the Transvaal

Mr and Mrs Gunther Palkowich recently appeared in the Kempton Park Magistrates' Court charged with contravening the Group Areas Act

The couple subsequently challenged the reasonableness of Proclamation 28 which zones Kempton Park white in terms of the Group Areas Act

The Magistrate's Court did not have jurisdiction to try a case which chal-

lenged the validity of a proclamation and the case was returned to the Attorney General for a decision

The Reverend DJ Cannon, a Methodist Minister in Kempton Park, said "We drew up the open letter in response to the petition which called for the eviction of the Palkowich couple and also in response to a number of letters which have appeared in the local paper"

He said as Christians the community was compelled to speak out against this injustice

The letter states that "The teachings of Christ and the declaration of major church denominations have shown that racial discrimination (apartheid) is sinful and un-Christian. We therefore affirm the right of

all people to live in a residential area of their choice"

Mr Cannon said he wished to assure the Palkowich family that as residents of Kempton Park (at least a 110 people have signed the open letter so far) they wanted the family to stay and to remain part of the community without harassment

The letter calls on the authorities to drop all charges against the family and appealed to the Kempton Park community to exercise compassion

Mr Laurence Erasmus, who has been actively involved in collecting signatures to the letter said "As Christians we wanted to make a Christian witness on the Group Areas Act and its total unacceptability"

PROBE INTO BIG RIP-OFF

172
11/1/88
Linn

SAP investigate property racket

By SY MAKARINGE
POLICE have launched an intensive investigation into a massive property racket in black townships involving several companies and more than R450 000.

SOWETO MAYOR SHOCK VICTORY

By MIZIKAYISE EDOM
In a surprise turn of events the general secretary of the Sankhane Party, Mr. Samuel Mkhawane, was yesterday elected as the new mayor of Soweto.
Mrs Esther Mkhahaba was elected deputy mayor. Both were elected unopposed.
Since the new councillors were elected into office last Wednesday (October 20), speculation was rife in Soweto that one of the former mayors of Soweto, Mr. Edson H. T. Mkhomo after being elected mayor, Mr. Mkhawane said his council would work towards improving the standard of housing in Soweto and the corruption that existed in the past within the council.
He also said the council would look into the rent situation in the area. Meanwhile, a house belonging to a Soweto councillor, Mrs Hazel Nkomo,

According to Lieutenant Chobus Esterhuysen, of the fraud squad at the Johannesburg Police station, the rip-off is likely to escalate to alarming proportions as more properties are brought to the attention of the police.
Lt. Esterhuysen said yesterday that the police were presently handling at least 65 cases of people who paid bogus or dishonest estate agents amounts ranging from R23 500 to R21 500 as a bribe for houses. He said the cases were

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YOUNGEST - CUTWOOD

NATION BUILDING: A JOINT EFFORT

There is nothing that depresses me more than the sight of teenagers who spend most of their time hanging around shops and street corners with nothing to do. These are youngsters who grow up to be fathers and mothers with no direction or appreciation of the value of life.

They cannot make any meaningful contribution to uplifting themselves nor members of their community.

I know of some who get to these shop corners first thing in the morning, only to return home after the shops are closed in the evening. Such street corners are known to have become fertile breeding grounds for crime.

While I often get upset by this time-wasting habit, there are times when I appreciate what makes these youngsters behave the way they do. Some do not have decent homes to go to. Their parents have nothing exciting to offer or to tell them.

Life at home is just dull and boring. For some of these youngsters, being away from home gives them relief. They temporarily forget the ordinary frustrations suffered by boys and girls growing in deprived

societies. I know this is not necessarily true of all the youngsters who hang in street corners, but it is true of most of them. The other day I visited a friend in Lenasia South in the late afternoon and was overawed by what I saw in the streets. I saw many youngsters between six and 14 years old dressed in karate suits. They were going to some house where I was told a karate instructor lived.

Swimming

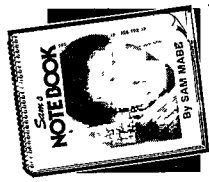
There were others who were from a house where they had been taking swimming lessons. It just seemed all the youths in that area were preoccupied with one thing or the other. I did not see any of them idling like it happens in Soweto or in any of our townships.

I will probably bore some of the readers of this column by always pointing fingers at parents for the problems we experience with our children. Quite honestly,

children should have time to idle when there is so much we as parents could be teaching them. I know the argument some people will give about apartheid or some such excuses. I accept all that but I am not going to tell my son that apartheid is preventing me and five or eight of his friends' fathers in our neighbourhood from contributing R1 each to buy him and his friends a soccer ball, a chess-board or something to keep them engaged or which can develop them either physically or mentally.

Right in our backyards, each one of us could get about five neighbourhoods for two hours a week and let them talk about their problems, their hopes and aspirations in life.

This will be no waste of time. It surely must give one good mental health to be a contributor to Nation Building. We need only spend a small fraction of the time and money we spend at



shebeens to contribute to Nation Building. I have an example of a commendable effort made by members of the West Orlando Golf Club last week. These gentlemen used their leisure time to contribute to Nation Building and were able to raise R10000 which they contributed to the Muzikayise Trust Fund.

Limbs

Muzikayise is the boy who was born with no arms and with only one leg. A campaign was started by some concerned residents in Soweto to raise about R80000 to get artificial limbs for him in

people who have views to express about Nation Building.

But I must say he was on top form and I must thank him for the compliments he paid the Sowetan and for putting Nation Building in historical perspective. He said among other things that we all have one vision, but there are many ways to Nation Building.

Exempt

To quote from his speech: "No one is exempt from playing a role in Nation Building. While my brother excels in one direction, I excel in another. We have different but not conflicting talents. And because they are not conflicting they can all be used to build our nation and to pull it out of its shameful state of the begging bowl and penury."

"We therefore need the wisdom and open-mindedness to recognise and identify all these different efforts as Nation Building. The Sowetan should not operate as though the West Orlando Golf Club does not exist — and vice versa. Continuous attempts at co-ordinating, dialogue and learning from each other should be made — as a matter of the utmost importance and urgency."

by raising funds for the Orlando Children's Home. The following year it was for Entokozweni, then Othandweni and last year it was Ekugabulem-kwa-ba-bala.

I thought last week's dinner and the donation the club made was a commendable effort which must be encouraged. I also found the whole affair quite refreshing.

For the first time since we started championing the Nation Building concept, I had time to sit there and listen to other people talking very eloquently about Nation Building.

Peter Vundla said there are many ways of building the nation. Fun could be one of them and fun is what we had at that dinner.

I do not want to pre-empt what the guest speaker, Mr Lebamaing Sebidi of Funds Centre, said about Nation Building. We will publish his speech on our Friday best column which will be used as a forum for

These gentlemen started

Shock over Grasmere toll arrests

401
2/11/88
By Shirley Woodgate,
Municipal Reporter (127)

Monday's arrest of three Ennerdale residents involved in a placard demonstration against the new Grasmere toll plaza has been strongly condemned by Johannesburg city councillor, Mr Les Dishy

The Progressive Federal Party councillor said "These people were making a peaceful protest against the economic

burden which the toll plaza would inflict on them by adding R40 a month to their transport costs

"Their arrest is beyond my comprehension considering the Afrikaner Weerstandsbeweging, with its neo-fascist tactics, goes free

"The 20 Ennerdale protesters genuinely believed they had taken all possible legal steps to indicate their opposition and

were shocked at the arrest of some of the group.

"It must be emphasised that these residents were forced to live 30 km out of the city, it was not their choice.

"The Government heavily subsidises transport and I now appeal to the authorities to look at the situation it has inflicted on the Ennerdale people and take cognisance of their plight," Mr Dishy said

(specifically SA's long-range G5 gun, said to have been used in the Gulf War), and Iranian interests in an SA oil refinery

According to the Department of Foreign Affairs (DFA) in Pretoria, Iran has an "interest office" (looking after vestigial diplomatic functions) in Johannesburg attached to the Swiss mission, and SA has a dormant mission in Teheran. "But there is no contact — at their request," says a DFA spokesman, adding "It would be inappropriate for us to say what they are doing here"

The Iranians won't say much either and become very touchy and defensive about inquiries into this clearly sensitive relationship. Chief of the Iran office here is Ali Borgheti, who has one assistant. The *FM* spoke to the assistant, who reluctantly gave his name as Ali Mohammed. He explained that the Majlis, or Iranian parliament, has imposed a "total ban on relations with SA as part of wider action against apartheid. There is a total embargo on all imports from SA."

He said there have been, from time to time, reports alleging SA-Iran trade but he was unaware of any dealings. "There is blame and rumours (about trade) but no evidence to support them," he states, stopping short of categorically denying suggestions of oil or arms trading between the countries.

"It's very natural for any country, after



Iran's Khomeini ... retaining the Shah's SA link

the severing of relations, that one or two officials stay behind to look after its interests and to process travel documents. For example, the US was thrown out of Iran but still has a special interest section in Teheran."

If there is no official contact between the Iranians and their counterparts in Pretoria, they do meet certain local Islamic groups from time to time. Borgheti and his assistant were also present at the launch of Fatima Meer's biography of Nelson Mandela in August, where they presented a bouquet of red poppies. ■

SA AND IRAN

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Odd bedfellows

The fact that the Islamic Republic of Iran has maintained a diplomatic presence in SA since the fall of the Shah 10 years ago is remarkable enough. Precisely why is, however, shrouded in mystery through which percolate rumours alleging trade in oil and arms

Residents of Tumahole want police restrained

By Jo-Anne Collins (127)

Tumahole community organisations are preparing to go to court to seek an order restraining the municipal police from harassing members of the community particularly youth activists and their families.

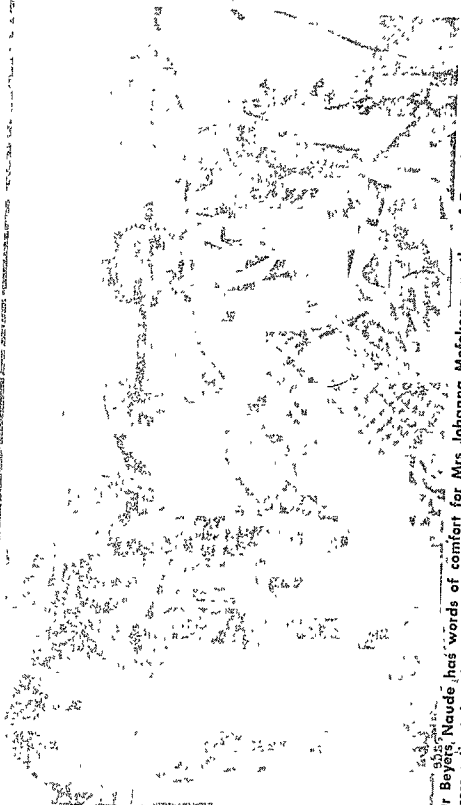
The announcement by the Tumahole Civic Association comes in the wake of the killing of a second Tumahole Youth Congress member, Mr Joseph Thekiso Mofokeng, who was shot by police early on Monday morning.

Two months ago another TVC member, Mr Johannes Nakehi, was shot dead by municipal police. Residents have disputed the official explanation that police acted in self-defence when one of their number was stabbed.

Another member of the TVC, Mr William Thobala, told a Johannesburg Press conference yesterday that he had been with Mr Mofokeng at the time they were confronted by the police and the fatal shooting occurred.

"We were trying to trace another comrade who was supposed to give us some money," said Mr Thobala, with tears spilling down his face. "Unfortunately we met the municipal police at the corner. Joseph took his direction and I took my direction."

"(As I ran) I was actually missed by a bullet. I managed to escape and hide in the next street. Then someone came with a message that 'Joseph had been shot dead'."



Dr Beyers Naude has words of comfort for Mrs Johanna Mofokeng, mother of Tumahole Youth Congress activist Joseph Mofokeng who was shot by police on Monday. Looking on are (from left) Mr Ace Magashule, of the Tumahole Civic Association, Mr William Thobala and Mr Tom Letseuony.

The official police statement confirms that Mr Mofokeng was shot by police. But it says that Mr Mofokeng attacked the police with an axe. It described Mr Mofokeng as a terrorism suspect.

Mr Thobala agreed that Mr Mofokeng had been carrying a "small axe" at the time of his death. This was because he was repairing furniture, he explained.

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WITHIN two months of the promulgation of the Labour Amendment Act No 83 of 1988 on September 1, employers are threatening unions with multi-million rand lawsuits — which if successful may result in the liquidation and enforced folding-up of some unions

The unions concerned, all of them affiliates of Cosatu, are the Transport and General Workers' Union (TGWU), the Food and Allied Workers' Union (Fawu) and the Papi Kganare-led wing of the Commercial Catering and Allied Workers Union (Ccawusa)

The lawsuits by employers are for alleged losses suffered during what the employers and managers term "illegal strikes"

The claims are R2 million against TGWU which has been threatened by Ullman Brothers for a dispute that led to a work stoppage by 250 union members

The work stoppage took place towards the end of August — days before the Labour Amendment Act was affected

Fawu may face a claim of R1 7 million from the Kwela Wholesaler Meat Supply in Benoni which dismissed the union members hardly two hours after the work stoppage had started

It is interesting to note that the stoppage involving Fawu members took place during June this year — two months before the Labour Amendment Act was passed in September

Ccawusa has been threatened by Pyramid Distributors with a legal claim of R500 000. The workers at the company were fired within an hour of embarking on a work stoppage in September

A common feature in all the work stoppages is that management fired all the workers involved within hours of the stoppage

Observers view the action of managers at these companies as "union-bashing"

The reason advanced for this conclusion is that there is no hope of recovering the "losses" incurred since no union will afford the claims made against them

Most managers claim that the strikes were "illegal" in terms of the Labour Act

The Act has been denounced by unionists worldwide

The central aspect of the Act is that the

Employers pressure the unions

use against management

Unions which agree to no-strike deals are called "sweetheart" unions because they enjoy managerial support. Officially such unions are coming up in the British industry among companies owned by the Japanese. They have been bitterly criticised by the 9-million strong Trade Union Congress which is the British Federation of unions

In South Africa most "sweetheart" unions are usually called "staff associations" because their formation was initiated by management instead of workers. It is surprising that given this inherent conflict of interest between workers and managers the National Party Government has removed the right, authority and power to

stoppages picketing at works went on go-slows and other protest actions in opposition against the intended Act

Clauses

- Among others the federations objected to four clauses on the Act which
 - Outlaw secondary and sympathy strikes by workers
 - Prolong procedures before a strike and protect managers (companies) from the effects of industrial action
 - Open unions to legal damages claims by managers in the event of strikes deemed "illegal" by managers
 - Constrain unions from striking "under any circumstances whatsoever"

It was after the June three day protest action by workers that managers formed a body to consult with the union federations on workers' grievances and objections against the Act. The managers body which still exists in name only was called the South African Consultative Committee on Labour (Saccola)

Hinted

Talks on the Act began in early July. As September approached and the Government hinted its intention to effect the Act on September 1, federation officials asked Saccola to order its members to undertake that they will not implement the controversial clauses listed above

September 1 came and went without any action from Saccola, which kept federation officials locked in talks while the Act was being passed

Despite some managers having joined the unionists in condemning the Act, no manager or company has up to this date given an undertaking that it will not implement the controversial clause of the new Act

Saccola's position especially the buffer role it played on the eve of the passing of the Labour Act was revealed by its Director of the South African Breweries (SAB) Mr Rob Childs in a speech during the recent Institute of Personnel Managers' congress at Sun City

He differed with all industrial relations practitioners by saying that Nactu and Cosatu had become less important actors in industrial relations

It is clear that the only thing that renders these federations "less important" in the industrial scene is the new Labour Amendment Act and nothing else

This is because the Act shields managers against workers' action while empowering managers unilaterally

Unable

It is in this speech that Mr Childs sounded so paternalistic in his viewpoint on Saccola and the federations that he stated they were unable to do anything from Saccola which will both satisfy the bulk of their members and which Saccola could actually deliver

The federation's demand was simply that managers undertake NOT to implement the controversial clauses — something Saccola could easily achieve

Cosatu spokesman Frank Memmery quoted Saccola as saying that Saccola refused "to ask its members to give the undertaking"

In a surprising but not unexpected move, the chairman of Saccola's Mr Bobby Godwell, who chaired the ill-fated talks with the federations was awarded the Institute of Personnel Management's Human Resource Practitioner of the Year prize by the IPM congress

The majority of the IPM's members are practising managers — and they are the only who gave Mr Godwell that award

For which successful efforts were they recognising him?

By MOJALEFA MOSEKI

Pretoria Government drafted and passed it as a measure in which the Government confers managers with the right to pass judgment in disputes

Interpret

A manager can interpret and pass with ease a judgment on the dispute in which he is supposed to be the number one respondent or defendant

The workers have a right to go on strike action, or withdraw their labour, as a last resort tactic in forcing the managers of a company to reconsider their decision and continue negotiations until a mutual solution is reached

Strike action is the only weapon workers can



interpret and judge industrial disputes from the industrial courts and conferred it on managers — who are the major players in work-related disputes and in fact defendants

Given the uncertain and depressed state of the economy one recognises that the Government's motive in drafting and passing the Act is in spirit of a national "economic fix"

But the fact that this was to be achieved at the expense of cordial established respect and recognition for each other's part by managers and workers has been demonstrated beyond doubt by the appointment of a special police force to deal with strikes

an uncalculated for additional conflict in the labour relations arena

Before the passing of the Act workers country wide belonging to unions affiliated to the two black federations Nactu and Cosatu had staged work

Political comment in this issue by Aggrey Klaaste and Sam Mabe sub-editing, headlines and posters by Sydney Matlaku All of 61 Commando Road Industria West Johannesburg

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Residents join to ¹²⁷ save Kloof

By Helen Grange

Residents of Constantia Kloof, in Roodepoort, are up in arms about a townhouse development taking place on a picturesque ridge which, up to now, has remained untouched.

Mrs E Bradford, spokesman for a group of concerned residents, said an opinion poll had been conducted in the quiet suburb, and all residents canvassed said they rejected the development.

"The graders and bulldozers arrived a few weeks ago and are desecrating the whole side of the hill to make a road. Some 20 townhouses are planned at the expense of the indigenous bush on the ridge. They are destroying the ecology of the area," Mrs Bradford said.

The residents plan to contact Professor Paul Fatti, chairman of the Society for the Conservation of Northcliff Ridge, for advice on how to counter the development. Professor Fatti's team successfully pressurised authorities to stop building plans on Northcliff Ridge.

Mr Benny Kok, NP councillor for Florida, said that development on the Constantia Kloof ridge had been planned as far back as 1970.

"The original plans were for a seven-storey building, but it was later decided that townhouses would be built at an initial cost of R250 000," he said.

Mr Kok said the land was the property of the developers and it was "entirely up to them what they planned to do with it".

He said objections should have been made when the land was bought and zoned for building.

UNFAIR!

By MZIKAYISE EDOM

Sauton 8/11/88

A R300 MONTHLY subsidy promised by a construction company to first-time home buyers applies to its white clients only.

Schachat Home Builders recently placed an advertisement in a morning newspaper promising a monthly subsidy of R300 to all first-time buyers on the East Rand.

The company sells houses to both blacks and whites, but does not extend the subsidy to its black clients.

127 **Confirmed**

A white salesman employed by the company, who asked not to be named, confirmed that the monthly subsidy applied to white clients only.

He also confirmed that the company had established separate selling offices, one for blacks and another for whites.

A spokesman for the company, Mr Eric De Jager, yesterday confirmed that this subsidy applied to whites only.

He said: "But it applies to white clients who purchase houses worth more than R45 000 only. With blacks, they get the R140 monthly subsidy from the Government. If they (blacks) buy houses worth more than R45 000, they will have to apply for a subsidy from their companies (employers)."

**Blacks
cut out
of
housing
subsidy
offer**

Mr De Jager said the company has not decided to introduce this subsidy scheme to blacks.

A spokesman for the Permanent Building Society said: "The advert was misleading because there was no way that blacks could be offered such a high subsidy by the building societies. The highest subsidy we can offer is R140 a month, which the Government has decided upon."

The subsidy, the spokesman said, was given to first-time home owners for seven years only and it came from the Government.

OPINION STAMP

Shock over power bills

127
11/11/88
A DAVEYTON resident is angry over his monthly electricity bills which he says have never been less than R100 since he moved into his new house

"I moved into the house in May last year and for five months the meters were not read but I was receiving a bill of around R150 every month for electricity

"I approached the responsible department in the town council and I was told that meters were read by a private company and that until the council received the number of units the electricity charges were an estimate," Mr Ximba said

Meters

The Daveyton town treasurer, Mr R Coetzee, said the matter would be investigated

"It is only during the first month that the home owner does not receive his bill with electricity units as meters are read once a month," he said.

Mr Ximba lives with his wife who is a student and a four-year-old child. He said he owned a television set, a hot plate stove and a double bar heater.

"These three electrical appliances cannot cost me so much, especially as there is no-one at home during working days. We turn off the main switch during the day, but the bills are not getting lower"



Mr TOMMY Ximba: "Bills never less than R100."

Prof can ^{Sowetania} live in ^{10/11/84} white ⁽¹²⁷⁾ suburb

A THEOLOGY professor of Indian descent has been granted a permit to live in a whites-only suburb of Pretoria, a lawyer said this week.

Brian Curran, national director of Lawyers for Human Rights, said the permit issued to Professor Gerald Pillay was one of the few of its type in Transvaal Province since the Group Areas Act was adopted.

Wife

The Act mandates racial segregation of residential areas, which are established separately for whites, Asians, blacks and people of mixed-race.

Pillay and his wife, also an ethnic Indian, had applied for a permit to be able to live in Verwoerdburg, an upper-middle class suburb of Pretoria. Pillay is a professor at the University of South Africa, a correspondence school based in Pretoria.

They can live in white areas on the Reef says administrator

GREEN LIGHT FOR MIXED COUPLES

Sowetan 11/11/88

(127)

THE Transvaal's Administrator-in-Executive Committee has decided to grant permission for two mixed couples to live in white areas on the Reef.

The decision follows the earlier announcement that Unisa theology Prof Gerald Pillay and his wife, would be permitted to live in Irene, Verwoerdburg, relatively close to the university, "for as long as it pleases the administration".

In a media release in Pretoria, the province said that, in granting permission to the two mixed couples to live in white areas, the fact that the Group Areas Act was presently under consideration by Parliament and the President's Council had been taken into account. The committee's

decision will enable white Mr G Palkowich and his Indian wife, Nasera and coloured Mrs R. A. Searl and her white husband to live in Kempton Park and Roodpoort respect-

ively. No comment was available from the province on whether it had made a policy decision.

The cases highlight a paradox in the country's legislation, which permits mixed marriages but makes mixed couples subject to criminal prosecution for contravening the Group Areas Act — Sapa

Queue grows
for council
housing (127)

Johannesburg's waiting list for whites applying for council housing is increasing, and stood at 1163 at the end of October, according to the Housing Department.

About half the applicants want old age accommodation, 476 asked for economic housing and 112 needed assisted housing.

Seventy applicants were prepared to live anywhere but the most popular council schemes are in the southern and western suburbs, with senior citizens favouring Casa Mia Villa in Berea.

SCHACHAT Homebuilders has strongly refuted claims of discrimination on the basis of race in its marketing of homes.

An article in the *Sowetan* on Tuesday, November 8 under the heading "Unfair" alleged that Schachat Homebuilders was excluding black clients from a special subsidy scheme.

Mr Rob Crockett,

managing director of Schachat Homebuilders, one of the country's largest builders of individual homes, explained that this special subsidy offer applied only to housing developments on company owned land in certain areas where land had been held for many years.

"Because this land was acquired many years ago, at prices substantially

below current market levels, we are able to ease the burden on homebuyers by cushioning repayments for a limited period."

"Development in black townships is on land purchased and developed in the recent past," said Mr Crockett.

"As a matter of policy, and in order to relieve the burden on black homebuyers, we sell land virtually at cost and rely on very low profits from high volume building contracts."

Mr Crockett stressed that Schachat Homebuilder's special subsidy offer was unconnected to the Government first time homeowner's subsidy scheme.

Star 14/11/88 (27)

By Shehnaaz Bulbulia

Pageview residents facing evictions in terms of the Group Areas Act have refused to accept an offer to occupy Octavia Flats situated on the border of Fordsburg and Mayfair — less than a kilometre away from their present homes

Sixty-seven families are still holding out in what was once known as Pageview, and now re-named Vrededorp

"It's ludicrous. They want to evict us and relocate us within a walking distance from our present homes," said a resident

Those interviewed said they objected to forced removals

RENOVATE

"Why should I move out of a place which is legitimately mine?" asked one

Residents said they were prepared to renovate their present homes

Referring to Octavia Flats as "dilapidated military barracks", a Pageview resident said "I will not pay exorbitant prices to live in a hostel"

Octavia 'dump' not reasonable alternative

Prices range from between R34 000 for two-bedroom flats and a garage to R87 000 for a five-roomed flat and garage

Residents said "The authorities advertise the five-roomed flat as if it were a home

"In fact, they are separate rooms standing adjacent to each other"

The 61-year-old three-storey brick buildings, residents argue, are not suitable, alternative accommodation

Residents also complained of the inadequate safety installations. The building they said had no fire escape

"The authorities say they are doing us a favour by moving us from a dump

"They are in fact dumping us in a dump," said an angry resident

'People should have a right to choose where they stay'

After 80 years: last stand of the Pageview families

Star 14/11/8

By Shebnaaz Bulbulia

Over the past 40 years hundreds of families have been evicted from the once vibrant Pageview, and today, 67 families are still fighting their forced removal under the Group Areas Act.

One of the earliest

They have until November 30 to file a replying affidavit as to why they should not be evicted from Pageview, renamed Vrededorp when declared a white group area after the implementation of the Group Areas Act.

The Star has interviewed several of the residents as to why they refuse to be moved.

The Nana family is one of Pageview's earliest and today they are still battling to remain in the home they have occupied for more than 80 years.

Businessman Mr Mohammed Sulman Nana (64), speaks fondly of the days when

Pageview was a racially mixed area.

He recalls "This community was unique because of the camaraderie and brotherhood People of all colours, religions and lifestyles lived together."

Malay Location, renamed Pageview in January 1942, faced a slow death with the implementation of the Group Areas Act.

Mr Nana believes the authorities preempted any form of collective resistance against forced removals by opting to evict different race groups at different times.

"So-called African people were evicted and the next target group was the so-called Coloured people. By 1964 the area was essentially inhabited by the Indian community."

Between 1960 and 1970 Mr Nana says families were issued with notices, however evictions were slower because there were insufficient homes built in Lenasia.

During the 1970s Mr Nana says the backbone of the community was destroyed Fourteenth Street, the commercial

hub of the community, was shut down when businessmen were forced to trade in the Oriental Plaza, says Mr Nana.

Homeowners and tenants soon after became the targets of brisk and effective evictions, he says.

Family relations

Another resident, Mr Mahmood Hassan (47), says he was born and bred in Vrededorp. Reflecting on his roots Mr Hassan said his grandfather arrived in the early 1920s from India and started off as a hawker.

Part of a close-knit family, Mr Hassan says "Family relations became more loose after 1982 when we were served with eviction notices."

Mr Hassan says his brothers and sisters were forcibly removed to Lenasia, but he resisted the evictions.

People, he says, should have the right to choose where they would like to stay.

Dramatic increase in black housing sales

By Deborah Smith,
Pretoria Bureau

SA 15/11/88 (127)
Sales of houses in black urban areas had increased dramatically in the past year, according to Mr Alex Vice of the Transvaal Provincial Administration.

Mr Vice said 32 818 houses were sold countrywide between October 1987 and September this year compared to 9 239 between October 1986 and September 1987.

This brought the total number of houses sold since sales began in June 1983 to 98 603, he said.

Of the homes sold, 70 923 were in the Transvaal while the remaining 28 000 were sold in the other three provinces. Transvaal also had the largest number of houses available for sale, said Mr Vice.

Just over 30,5 percent of the available homes had been sold in the Transvaal, 16 percent in the eastern Cape, 12 percent in the western Cape, 54 percent in the northern Cape, 36 percent in Natal and 39 percent in the Free State.

If a person was the legal tenant of a government-funded house he or she had the pre-emptive right to buy the property, said Mr Vice.

Plans to convert old hostels revealed

By Shirley Woodgate (127)
Municipal Reporter

Plans to convert hostels in the Central Witwatersrand Regional Services Council area into flats and other types of dwelling units were revealed for the first time at last night's meeting of the council.

After a working group had considered requests from local authorities wishing to sell or convert existing buildings, it was recommended that the conversions be carried out by the private sector.

The Soweto City Council plans to turn its hostels into one and two-storey townhouses and to build 25-storey blocks of flats with a commercial and light industrial ground level development at Nancefield.

If this is successful the council will proceed with a similar development at

Jabulani.

Soweto plans include the conversion of 317 bungalows with 5 072 beds in Mafeteng into 800 dwelling units, the conversion of 393 bungalows in Dube into 1 040 two and four-bedroom units and the conversion of 272 bungalows with 4 352 beds into 600 dwelling units in Jabulani.

In Lifaeng, 164 bungalows with 2 629 beds will be upgraded into 350 dwelling units and in Nancefield 309 bungalows with 4 951 beds could be altered into 700 units.

Alexandra, with one 2 830-bed female hostel and two male hostels providing 5 590 beds is following a policy of privatising hostels, reducing density, sharing kitchens and ablution blocks. Some hostels have already been converted in conjunction with private enterprise.



R35 m for housing project at East Bank

By Norman Chandler

The role being played by the private sector in the huge urban renewal project at Alexandra township, north of Johannesburg, was emphasised this week when the Murray and Roberts Construction group disclosed that they are undertaking a R35 million housing project at East Bank.

The area is part of previously unused land backing up to the N3 freeway, and which is being used for housing and recreational facilities.

M&R Civils is this month completing a R5,8 million contract to provide services to the housing development.

This contract involves stormwater reticulation, water reticulation and 13 000 m of sewer piping. The company is also constructing a road system through the area, and has provided cabling for telephones and electricity.

TWO AREAS

The housing project calls for the building of low-cost, middle and deluxe housing in two areas — 343 stands are being developed in the northern area of East Bank with another 511 being made ready in the south. Stands range from 190 sq m to 700 sq m, with the average size being 600 sq m.

The redevelopment of Alexandra will cost more than R130 million and is scheduled for completion in 1990.

It was announced recently that the Alexandra Council had negotiated a R50 million loan from the Development Bank of Southern Africa and that the Central Witwatersrand Regional Services Council had allocated more than R40 million to help in the final two phases of the project. The renewal project, which called for the rehabilitation of "old" Alexandra and the building of new houses and roads at East Bank, was devised by Eskom town planners.



Big welcome for Asian Irene couple

By Helen Grange

About 150 Irene residents of all political camps except the Conservative Party attended a welcoming reception last night for a Unisa theology lecturer, Professor Gerald Pillay, and his wife, Nirmala, organised by residents

The couple were officially given the green light last week to live in the area

Mr Pillay said that although it was unusual for a person of colour to get a permit to live in a white area, more significant was the reaction of the Irene community to his new residential status

"It is the first time a white community has made such a stand, and it shows that many of the fears the Government has regarding this issue are unfounded

"My party was not only attended by liberal minded residents — it was attended by people from all political persuasions except for the CP," said Mr Pillay

Mr Pillay had not only been concerned about the roof over his head "It is individual freedom I am concerned about."

At the neighbourhood welcome party last night for the Pillays, Mr Rusty Gillett welcomes Professor Gerald Pillay, a theology professor at Unisa, watched by (from left) Mrs Wendy Damisse, Mrs Nirmala Pillay and Mrs Sue Brueton.

AMBITIOUS PLAN FOR HOMELESSES

THE Soweto City Council this week revealed plans to house more than 9 000 couples and families in a massive project in which hostels will be converted into family accommodation.

Plans for the conversion of five hostels in Soweto have already been drawn and the council has consulted architects and other experts on the project which is supposed to start early next year. The hostels are expected to convert into 9 440 "dwelling units". They are Mappela, Dube, Jabulani,

By MOJALEFA MOSEKI

The ambitious housing project also includes what is to be Soweto's first skyscraper of 25 storey flats at Nancefield and Lifetang hostels. The conversion of the two is expected to yield 7 000 dwelling units, according to the council's plans.

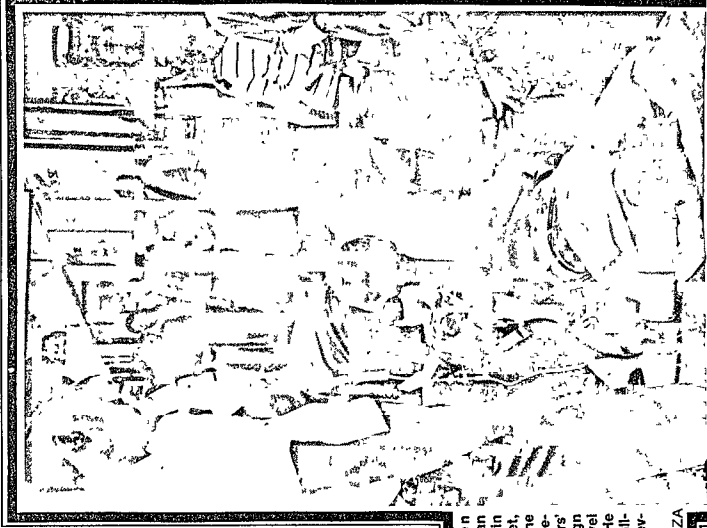
Plans for the multimillion rand housing scheme, together with recommendations from a working committee appointed to investigate the viability of the scheme, were submitted to the Regional Services Council meeting in Johannesburg on Tuesday. The meeting was attended by, among others, the administrator of the Transvaal, Mr Dante Hough, and several other township administrators, mayors, and chairmen of the management committees of the local authority councils.

Similar housing plans for Alexandra, Diepsmeadow and Dobsonville had also been investigated by the working committee. Recommendations put forward for the conversion were that finance was the major problem as

the National Housing Fund was unable to assist, at least for the next two years. But the Urban Foundation and the South African Housing Trust, which supports the building of houses for lower income groups, had reportedly shown interest in helping. The immediate problem facing the councils was providing alternative accommodation for hostel dwellers while the conversion progressed. Councils are busy making such arrangements for the hostel tenants.

AMBULANCE men administer first-aid to an injured man shot in Commissioner Street, Johannesburg, after he and two other men allegedly stole travellers' cheques and foreign bank notes at a travel agency in the city. He was admitted to the Hillbrow Hospital with several bullet wounds.

Pic: ROBERT WAGWAZA



Aids Day hailed

The declaration of December 1, 1988 as World Aids Day has been hailed as a step in the right direction, writes MOKGADI PELE. The city is sponsored through the World Health Organisation's global programme Aids. A leading expert on the disease, Dr. Ruben Sher, said the decision was in line with WHO's belief that the killer virus could be stopped.

He said that people would be reminded that their responsible behaviour could prevent them and stop the spread of Aids. Complicated and misleading information would be purged, he said. On the other hand, he would be urged to speak out and tell the world what they are doing to fight against Aids. Dr. Sher added "We will make a table the official World Aids Day symbol". There would also be updated facts sheets to educate, inform and stimulate debate, he added.

Vanderbijlpark is facing a rates rise shock

Property assessment rates in Vanderbijlpark are set to soar by about 60 percent to meet commitments budgeted for by the town council in this financial year

This is the opinion of the Conservative Party-controlled council's new management committee chairman, Mr Cas Pieters, who claims that "Vanderbijlpark's finances are in a state of chaos"

Naming problems which he thought had contributed to the state of the finances, Mr Pieters said they included an increase in salaries for municipal officials — for which provision was not made in the last annual budget — and

By Melody McDougall, Vereeniging Bureau (127)

the parking garage in the CBD which was being run at a loss of nearly R3 million a year

Referring to the pay increases, Mr Pieters said an additional amount of R1 930 000 would have to be paid to municipal employees during the present bookyear

He said he was disappointed after learning that the matter had already come before the town council, but it had been decided to do nothing until after the municipal elections

Because the increases were statutory ones to be implemented countrywide, there was no way of getting out of the situation

Mr Pieters said the parking garage at the Vaal Gate shopping complex had become an embarrassment to the council

He said that at the end of the financial year next June 30 next year, the parking garage account shortage would amount to R4 795 000 instead of the estimated R1 808 000.

He added that the management committee is investigating various other ways to run this "valuable" property

Residents up in arms over quality of their homes

WE'VE BEEN ROBBED

ES
127
Sowetan
2/1/68

By SY MAKARINGE

MORE than 35 families living in an elite area in Zola township, Soweto, are up in arms over the quality of their houses



FATHER Tobago Moseleane serves holy communion to his parishioners for the first time in more than four years. He was acquitted of treason last Friday. See story on Page Three. Pic: LEN KUMALO

They claim the houses are of poor quality and that the land on which they were built is not suitable for housing. The residents who moved to the new area about two months ago, told the *Sowetan* at a Press conference that the houses were built on a swampy piece of land easily flooded during heavy rains. They also expressed fears that the houses were not likely to withstand heavy downpours. The area was developed by Linco Project Developers, a Johannesburg based company which was also involved in a number of housing projects in Soweto.

Poor

The residents said the houses — priced at between R39 000 and R47 000 — were built of poor quality bricks and lacked many basic fittings that were necessary in modern homes.

"The houses are very ugly. The walls are crooked and the plastering uneven and yet we're expected to pay huge sums of money for a job that was badly done," one of the residents said.

Some of the residents' grievances include cracked walls, leaking

• To Page 2

The hero of the Pretoria massacre

ES
Sowetan
2/1/68

SOWETAN REPORTER

AN UNEMPLOYED black man became the hero of Pretoria last week when he apprehended a rightwing gunman who had earlier killed six black people and injured 17.

Mr Simon Mukondeleli told reporters last week that he decided to act when he saw a man, a self-confessed member of an ultra-rightwing organisation, reloading his 9 mm Beretta automatic pistol inside a Pretoria shop after he had gunned down several people.

Mr Mukondeleli said he went into the shop like a customer and walked slowly

towards the gunman "I tapped him on the shoulder and said "Sorry baas, daardie baas roep jon" "When he turned to look, I grabbed the gun and pointed it at him. He then raised his hands," he said.

An investigation has revealed that a victim of a shooting incident at Weiler's Farm, identified Mr Strydom as the killer from a photograph, although she failed to do so at a police identification parade.

REPORTS, pictures and comment in this edition may be censored in terms of the Government's state of emergency

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SWAPO is a registered political party with 760 000 members

Homes row

● From page 1127

roofs and lack of gutters, carpets, tiles and external light fittings

"We don't think we're being unreasonable when we demand that all these things be provided. After all, we are paying a lot of money for these houses," an angry resident said.

They said when they entered into contracts with the developers, they were led to believe that the houses would be built in Jabulani.

Mr John Griffiths, general manager of Linco Project Developers, this week said he was aware of some of the grievances and that his company was doing all it could "to put things right".

He said the houses were designed for the "middle lower income group" and built according to certain specifications which the clients were aware of prior to their moving in.

He said he would not be intimidated into doing things which were not specified in the contract.

"I'm however prepared to give a little bit more as a gesture of goodwill, but if they want a Rolls Royce instead of a Volkswagen they must pay a little bit more," Mr Griffiths said.

● See picture, page 3

CEMENT STOCK

Quality of new township houses angers residents

By Stan Hlopho

Angry Soweto residents are locked in battle with a development company over the quality of houses recently built in Zola township, Soweto

The 35 families are demanding that Linco Project Developers, a

Johannesburg based company involved in several Soweto housing schemes, give them what they paid for. The houses, built in an elite area in the township, are priced between R35 000 and R47 000. The Star looks at the opposing points of view

The residents say

Residents claim the houses were built on swampy land which was not suitable for housing as it could easily be flooded during heavy rains.

The houses, for which they were expected to pay huge sums of money, were of an inferior quality and lacked many basic fittings that were necessary in modern homes

The structures were

very ugly. The walls were cracked and the plastering uneven. The roofs were leaking.

Other grievances were that there were no gutters, fitted carpets, tiles or external light fittings.

When residents entered into contracts with the developers they were led to believe that the houses would be built in Jabulani.

The developers say

Mr John Griffiths, Linco Project Developers general manager, said banks would not have financed the project if the houses were of such poor quality as residents claimed

"The whole matter has been blown out of proportion. Most of the residents belong to the middle lower income group with joint incomes ranging from R1 000 to R1 500 a month. They have been living in tin shacks with no electricity.

"For the first time in their lives they have moved to decent houses which have been built according to specifications they were content with."

Residents had the option of four different designs. The first had two bedrooms, a diningroom, lounge, kitchen, and toilet-bathroom. The second had three bedrooms, diningroom, lounge, kitchen, a separate bathroom and

toilet and a carport. The other two designs were for medium size three-bedroom houses. All the stands were fenced

"If we have to include extras like carpets, tiles, stove and kitchen units, residents would have to pay more and most of them would not be able to afford higher prices."

The problem of the quality of the ground had been looked into by the company's engineers who had designed the houses with a reinforced concrete slab. Fears that houses would be flooded during heavy downpours were unfounded.

If the residents wanted extras, it would cost them between R10 000 and R15 000 more.

Mr Griffiths said that 25 residents who met him at the weekend were happy after he promised to attend to some of their grievances.

R50 000 HOUSE BLUES

Sowetan
127

A SOWETO woman who paid a construction company a deposit of R9 333 to build her a three-bedroomed house last year, is bitter with the company for delaying in erecting the house

Mrs Connie Direko bought the house from American Eagle Housing Construction Company based in Bree Street, Johannesburg in May last. She paid an initial deposit of R6 000

She paid a further

By MZIKAYISE
EDOM

R3 333 between May and December last year but the house was not erected Mrs Direko said the house she had bought was worth about R50 000

Promised

The house is to be built in Diepkloof Extension, Zone 5, Soweto

A spokesman for the

company, Mr D P L Geldenhus, said it was true Mrs Direko had bought a house from them He said the company would start with the building of the house this week

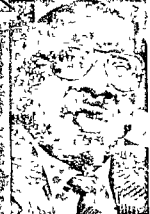
Mr Geldenhus promised to complete the house within seven days Usually it takes a construction company between two and three months to build a three-bedroomed house

Mr Geldenhus said

when Mrs Direko bought the house last year, the company was owned by other people He said the company had been experiencing financial problems since last year until he took over a few months ago

"When I took over the company, there was a backlog in the building of houses but my company hopes to overcome this before the end of the year," said Mr Geldenhus

New councils must resolve boycott



MR John Mavuso



MR Sam Mkhwanazi

RENTS

HEADACHE

127 Sowetan 23/11/88

Judgment



RAY Phiri, leader of popular band, Stimela.

SEVERAL newly-elected black councils on the Reef and the Vaal Triangle are meeting this week for the first time to face the mammoth task of resolving the rent boycott that has been going on for the past three years.

Transvaal Provincial Administration MEC Mr John Mavuso, has been addressing "orientation" meetings of councillors in the Transvaal. He is expected to address members of the Lekoa Town Council in Johannesburg today.

It is expected the rent issue will be among the topics he will discuss with the councillors. Late yesterday Mr Mavuso could neither confirm nor deny that he was to address the meeting. He referred inquiries to the TPA regional offices.

He addressed a meeting of Highveld councillors in Witbank yesterday morning.

The Soweto City Council and the Lekoa Town Council will be having their first council

By MOJALEFA MOSEKI and JOSHUA RABOROKO

meeting tomorrow. The rent issue is expected to top the agendas of both council meetings. Residents have called for a speedy settlement to the prolonged rent boycott. They deem it the major task facing the new councillors.

SACC

A high-powered delegation of the South African Council of Churches (SACC) has sent a telegram to the Soweto City Council seeking a meeting to resolve the rent issue.

The delegation will include Archbishop Desmond Tutu, the

• To page 2

66 At a formal ball, I'm not sure how often to dance with my partner. But I do know cigarettes to offer when sitting out. 99



*According to the English tradition it is not good to have too much attendance on one's partner at the ladies in the party. However, one must take for the first, last and interval dance. Regard cigarettes, by offering Mills Special one-way toes. After all, everyone appreciates the fine, luxury cigarettes.

Stimela

STIMELA, one of the country's most popular Strydom order

Rent issue

127 Sowetan 23/11/88 From page 1

Reverend Frank Chikane, Mr Cyril Ramaphosa, Sister Bernard Ncube and others.

The delegation was to have met the council's management committee two months ago but postponed the meeting because of the municipal elections.

In Tembisa the council was locked in a meeting yesterday but officials declined to confirm whether the rent boycott

issue in the township was on the agenda.

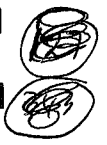
Other councils on the East Rand are to hold their meetings next week. Indications are the rent issue will dominate their agendas. In Vosloorus several residents this week told the Sowetan that council officials were confiscating their furniture and other property demanding that they settle their rent arrears before their goods could be returned.

127 24/11/88

HOME BUILDING & IMPROVEMENT

Supplement compiled
by SY MAKARINGE

THEY ARE BUILDING HOPE



Sowetan 24/11/88

THE South African Housing trust is soon to embark on three major housing projects involving more than R10-million and 7500 stands in an attempt to alleviate the critical housing shortage among the low-income group in the Pretoria-Witwatersrand - Vaal Triangle area.

The projects will be undertaken at Wildebeesfontein, near Vanderbijlpark, Rietvalei, near Krugersdorp, and Khutsong, near Carletonville, in conjunction with the Transvaal Provincial Administration

Mr Joe Taylor, managing director of the trust, said these areas had witnessed an explosive growth. He said there were depressing consequences of population pressure on already stretched resources.

Acute

The housing problem is acute and the squatter problem refuses to abate. A major initiative was obviously called for, and

MR Joe Taylor ... "housing problem is acute."

the announcement of these three development projects indicates that the solution of the region's problem is being accorded the appropriate priority status," Mr Taylor said.

He said of the three projects, the Wildebeesfontein scheme was the most significant in magnitude and the most ambitious yet undertaken by the trust.

He said it was envisaged that about 2500 stands of various

sizes would be serviced to levels commensurate with the target population's income profiles.

He said the cost of the stands would range from R2000 to R5000 while the construction of the houses would cost between R10000 and R14000. Houses to be developed in the first phase, which comprises about 1000 stands, were aimed at the low and middle-income black families.

"Although not of the

same magnitude, the developments at Rietvalei and Khutsong will be tackled in much the same way. About 5000 stands will ultimately be developed," Mr Taylor said.

He said a wholly owned SAHT subsidiary Khayaletu Home Loans, would make available home loans to spouses with a joint income of between R300 and R800.

"The provision of housing in these areas will make a significant contribution to alleviating the crisis, but the broadening of the economic base of these communities through the creation of jobs for the locally unemployed people and stimulation of local entrepreneurship is of equal importance," Mr Taylor said.

He said he was aware that the development of a viable town could not be achieved through endeavours of a viable town could not be achieved through endeavours of one organisation. He called on the public and private sectors to contribute towards the development of deprived communities.

A 10-yr homes plan
will alleviate crisis



HOME IMPROVEMENTS

Dealing with roofless life

So wefan 24/11/88

(127)

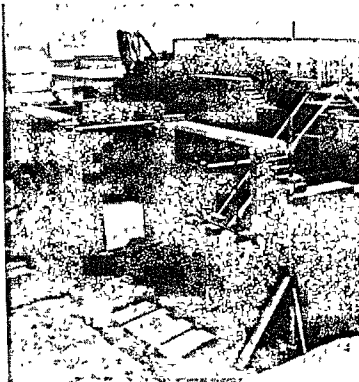
A MAN's basic necessities in life are food and shelter, but with prices going through the roof, many people — especially those in the lower rungs of the economic ladder — are finding it difficult to have a roof over their heads.

Many construction companies and developers are continuing to devise ways and means of overcoming the problem.

One of them is Hiprack Property Developers, a black-owned and Witbank-based company which has recently adopted and developed an American building concept in order to provide quality homes for the local market at the lowest possible prices

Quality

The company says it can make good quality bricks by mixing dry soil with five percent cement in a special brick-making machine. As the price of cement is one of the



ONE of the cost-effective homes being built by Hiprack Property Developers.

factors that push the cost of housing to unaffordable levels, the company says its concept will reduce the cost of houses considerably

Mr Shadrack Mahlangu, managing director of Hiprack, also said mortar was not needed when laying the bricks. He said it took only 12 days to build a four-roomed house using this concept. He said this drastically reduced

labour costs. Conventional homes take up to three months to be completed and needed skilled labour

Mr Mahlangu said a house that would normally cost R18 500 could be built using the Uniform Systems concept at only R12 500

"This is one of the most cost-effective systems that can alleviate the housing crisis in this country. The quality of

the houses is superb and compares favourably with that of homes built of brick and mortar," said Mr Jochem Kofahl, general manager of Uniform Systems Marketing, distributors of Master Foam machines

Mr Kofahl said although Hiprack had been frustrated from implementing the scheme in a wide-scale because of red tape, the concept had met the requirements of the Building Act and had been received with enthusiasm by the South African Housing Trust, the Small Business Development Corporation and at least one local authority

Concept

The company recently built a five-roomed show house in Witbank after the Witbank municipality was satisfied that the concept was cost-effective and met all building regulations

The company is soon to negotiate with other local authorities in the Transvaal as it believes it has a role to play in the solving of the acute housing backlog

HOME IMPROVEMENTS

Time marches on with a big project

(27) ~~28~~
Soweto
22/11/88

TIME Housing, one of the country's fastest-growing housing companies, is to be involved in the development of more than 28 000 homes at KwaGuqa, near Witbank, over the next 30 years in one of the most ambitious housing projects ever undertaken in this country.

The multi-million rand

project, which will also involve nine other contractors, is expected to eventually house more than 100 000 people.

The project was planned by the KwaGuqa Town Council and necessitated by attractive job opportunities offered by major concerns, including Eskom, the South African Transport Services and Highveld Steel.

There is an influx of

between six and eight families to the township every single day.

The new development is adjacent to the existing township which is inhabited by about 80 000 people.

Mr Colin Hibbert, executive chairman of Time Holdings, of which Time Housing is a subsidiary, said recently that it was a privilege for his company to be associated with the project.

and expects to have 60 houses ready for occupation by Christmas.

Wide

All houses have been designed to meet the needs of a wide range of income groups, with prices ranging from R25 000 to R60 000. Homeowners have more than 100 designs to choose from, along with numerous finishes and features.

Decent

Opening two Time Housing showhouses, Mr Hibbert said everyone was entitled to aspire to a decent roof over his head. He said in this country, people must strive to meet these aspirations with all the power at their command.

"We are convinced that this project will significantly contribute to the future prosperity of the people of KwaGuqa and alleviate in no small measure the massive housing shortage in one of the fastest-expanding communities in the country," he said.

While small service businesses, shops and cafes will be established soon, larger buildings such as shopping complexes and filling stations are expected to be built towards the end of next year.

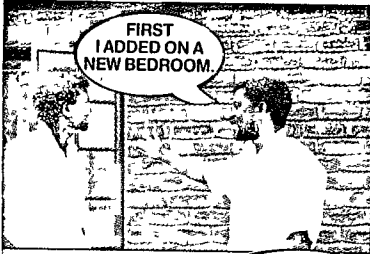
Fox Lake celebrates

FOX Lake Investments will have a celebratory party to mark the completion of the first 236 houses in Dlamini Extension, Soweto, on Monday.

The project is part of a R30-million development the company is involved in in Soweto.

The function starts at 1pm.

Robrik's all New Improvement Guide Give A Bigger and Beautiful House"



YOU MUST TELL ME HOW YOU WERE ABLE TO

HOME IMPROVEMENTS**New toilet has problems**

 127
FLUSHED!

AS THE unavailability of sewerage and running water continues to be the biggest scourge in many undeveloped residential areas in the country, a Pinetown-based company has come up with a unique solution to cut down on the outbreak of contagious diseases.

The company, H S Organisation, has designed a new toilet system, the first of its kind in South Africa, in an effort to improve the quality of life in rural areas, squatter camps and certain black urban areas where the bucket system is still in use.

Tested

The new system has already been tested successfully in black areas around Durban and has been given a stamp of approval by the South African Bureau of Standards.

Mr Jelle Dijkstra, Transvaal representative of H S Organisation, said the system had also been approved by the Department of Health, the South African Housing Trust and the Department of Community Development.

Hygienic

Mr Dijkstra, who described the system as very hygienic, said the toilet, manufactured from permanent maintenance-free glass fibre, was easy to instal.

Sowetan 24/11/88
 He said one simply needed to dig a hole and place the digester tank in it. The tank is then connected to a soakaway pit or a second tank with a plastic pipe.

Visible

He said the only visible part looked like any ordinary toilet and had a 12-litre water tank around it. This is fitted on top of the digester tank.

He said it had a pull rod which was used to flush the water and the excreta down the digester tank to either a second tank or a soak away pit.

Seal

He said one need not use chemicals as the toilet had a water seal which prevented smell from coming out of the tank.

Described as an affordable alternative to waterborne sewerage, the toilets are priced at R340 (for those with one tank) and R575 (for those with two tanks).

People interested in this system can either write to Mr Dijkstra at PO Box 821977, Southdale, 2135 or phone him at (011) 476-3165.

SABS
seal

It's what you'd call a constructive idea

Sowetan 24/11/8

127

THE Construction Club, formed two months ago, has launched an "impro-plan" to upgrade homes and build new ones.

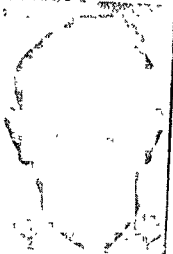
The club intends to build quality homes at greatly reduced prices that families can afford.

The club intends to build quality homes at greatly reduced prices that families can afford.

Mr Mike Richards, the club director, said many people were paying very high prices on property which was out of their price range.

"Housing is not the cheapest commodity around," Mr Richards said.

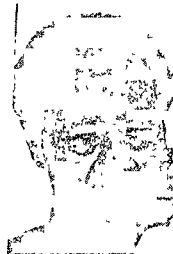
"We did research into current and future housing



MR Mike Richards, director of the Construction Club.

needs. We found that there was a need for upgrading and better esthetics, that families are expanding and that there were new housing requirements.

"The club will buy



MR Simon Montsisi, manager of the Construction Club.

components at substantial discounts which will be passed on to the members of a saving. This is possible if a number of people pool their resources and buy at the same time.

The club intends hiring sub-contractors within the community to do work on an outgoing basis. The main thrust of the club is to provide quality housing for low income groups who want a home, want to add additional living space or to improve their homes.

The manager of the club, Mr Simon Montsisi, said the club was open to people in the higher income brackets.

"We have 200 members and people are coming in daily to register," he said.

"We are thinking of opening branches throughout the country. We have had approaches from people on the East Rand, Vaal and on the West Rand."

Star 25/11/88

(127)

SACC to help end rent boycott

By Stan Hlopho

The Soweto Council has agreed to meet a delegation from the South African Council of Churches in a bid to resolve the 30-month rent boycott.

This was announced by the mayor, Mr Sam Mkhwanazi, at a council meeting yesterday.

The SACC delegation, to be led by the secretary-general, the Rev Frank Chikane, and Archbishop Desmond Tutu, will meet the executive committee on December 1 at the council offices.

The former council, which was ousted in the October municipal elections, was reluctant to budge on the rent issue, which saw the council faced with a R90 million deficit.

The mayor admitted yesterday that without the assistance of the entire community it would be almost impossible to find a solution.

"Soweto is our city, and every child, parent and civic leader can make a meaningful contribution towards the upliftment of the quality of our day-to-day existence," he said.

Mr Mkhwanazi said the cleaning up of the township was receiving the attention of his council and plans were under way to speed up operations.

The mayor said services such as water, electricity and sewerage were also receiving the council's attention.

Threatened residents must state their case

By Paula Fray

Pageview residents facing removals in terms of the Group Areas Act have less than a week in which to file a replying affidavit stating why they should not be evicted.

According to Mr E Kharsany, the residents have until next Wednesday to file the papers. The residents have asked for an extension of the deadline, but have not yet received a reply, he said.

"If the extension is given, it will take the pressure off us. We would like to stay in the area."

He said the 67 families facing eviction were quite "keen on testing the issue in court".

If they did not file a replying affidavit, the consequences could be very serious, Mr Kharsany said.

Moi thanks P W for sparing 'Six'

APC: Timp
26/11/88/123
[Signature]

By BARRY STREEK
Political Staff

KENYA'S President Daniel Arap Moi yesterday thanked President P W Botha for sparing the lives of the Sharpeville Six — and disclosed that they had exchanged letters on the subject.

President Moi told a passing-out parade of the paramilitary General Service Unit in Nairobi: "I am happy that President Pieter Botha responded positively to my plea for the Sharpeville Six.

"I wrote him a letter to which he responded. I have taken note of your concern."

President Moi did not give any further details about their correspondence nor did he say whether the two presidents had communicated with each other on other occasions.

In Pretoria a spokesman for Mr Botha refused to make any comment on Mr Moi's statement.

However, Kenya has for a number of years been strongly anti-apartheid and during the controversy after its former attorney-general, Mr Charles

Njonjo — who had a number of friends in South Africa including former PFP leader Mr Colin Eglin — was removed from office, it tightened up controls to limit contact with South Africa.

Mr Moi's disclosure that he and Mr Botha had exchanged letters could indicate an easing of relations between the two countries.

Last month the Deputy Minister of Foreign Affairs, Mr Kobus Meiring, said at the Cape Congress of the National Party that South Africa had trading links with all countries but one in Africa — and, it is reliably understood, Kenya is not the sole exception.

● Our Correspondent reports from London that British Foreign Secretary Sir Geoffrey Howe has warmly welcomed the Geneva Agreement on Namibia and the reprieve for the Sharpeville Six.

Opening a debate on Foreign Affairs in the House of Commons, he said: "We had repeatedly urged the South African authorities to reprieve them. Now they have and we welcome it. They know too we are helping black South Africans within South Africa."

Hangings: Call for more reprieves

Political Staff

IT is now more urgent than ever that the government suspend all executions, the executive director of the SA Institute of Race Relations, Mr John Kane-Berman, said yesterday.

"It is difficult to avoid the impression that political factors played a role in the 13 reprieves announced earlier this week," he said in a statement.

"Does this not mean that a terrible injustice is done to countless numbers of other people who are sentenced to death but have no one to take up cudgels for them, such as threatening economic sanctions if their sentences are not commuted?"

"The contrast between the reprieves and the almost routine carrying out of hangings of other people at the same time could not be more striking."

Mr Kane-Berman stressed that he was not criticising President P W Botha for exercising his prerogative of mercy. The issue was one of fairness, he said.

"It looks as if mercy is extended to some but not to others."

The institute's council has urged the government to declare an immediate moratorium on executions and to establish a commission of enquiry into the whole issue of capital punishment.

THE Alexandra Development Fund, which builds affordable houses in the

township on a no-profit basis, is trying to raise R150 000 to top up its revolving fund of R1m by selling 30 tickets at R5 000 each in a draw for a Toyota Sprinter. The car is worth R29 540

The winner will be drawn at a champagne breakfast at the Inanda Club at 7 30am on Wednesday, hosted by Times Media MD Stephen Mulholland in his capacity as founder of the fund

Development fund out to raise money

Business Day Reporter

The offer for tickets has been extended from the Advertising Agents Association to all the media companies, process houses, marketing support companies and marketing departments in the northern areas

Tickets are available from Ian Bernhardt at (011) 836-0259 or 838-1905

127
28/11/88

Houses badly built claim

By ELLIOT
MAKHAYA

28/11/88

THE residents of Hospitalview in Tembisa resolved during a meeting yesterday to start a trust fund to be used in connection with the condition of their houses and the township in general

The residents agreed that mutually each family will contribute R10 and more as the need arose.

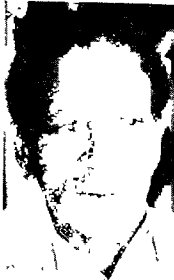
The residents complained during the meeting about poor workmanship such as leaking roofs, cracked walls, broken bricks and windows which rattle when there is a strong wind

They also complained about the dusty and untarred streets in Hospitalview

The residents complained that taxis charge them double the amount for travelling between Hospitalview and the greater part of Tembisa

Residents of the area known as Phase Four, who have been without electricity since 1987, were told that the company developing the area had committed itself to providing the service from this week.

• Mr Piet Harmse, town clerk of Tembisa, said that a construction company would start with the installation of storm-water drainage and tarring of roads in Hospitalview next year



MR Samuel Kolisang
... Lekoa mayor.

Secret weapon

LEKOA mayor Mr Samuel Kolisang yesterday said he had a secret weapon to break the four year rent boycott in Vaal Triangle townships.

Mr Kolisang, speaking at a meeting in Sebokeng, said one of the weapons he would use would be to communicate immediately with residents

He said his council had

By **JOSHUA RABOROKO**

decided to break the rent boycott. His predecessors did not consult with residents on the controversial issue, he said

Jonathan 28/11/88

He would not say whether rent would be reduced to R30 as

demanding by the residents, but said "much will depend on decisions taken by residents at numerous meetings we intend to hold within the next two months"

Mr Kolisang said the rent issue was "very thorny" to blacks, especially at this time of soaring unemployment in the country

He said residents should continue to pay as little as they thought would be enough to service facilities such as electricity and water supplies until the council has made a decision. His council would decide on what steps to take to meet the R77 million rent arrears

S/av 32/11/88

Deadline is extended (27)

The deadline for a replying affidavit from Pageview residents facing eviction in terms of the Group Areas Act has been extended to Friday.

Mr Ebrahim Kharsany, secretary of the Save Pageview Association, today said they had been given a two-day extension to file the replying affidavit to state why they should not be removed from Pageview.

About 67 families are resisting eviction from the former Indian area 32 years after it was declared "white" in terms of the Group Areas Act and renamed Vrededorp.

Mr Kharsany said the residents were working on the replying affidavit and were "prepared to test the validity of the Group Areas Act in court."

Residents did not want to move to an area 35 km outside Johannesburg.

Star 30/11/88

127

(127)

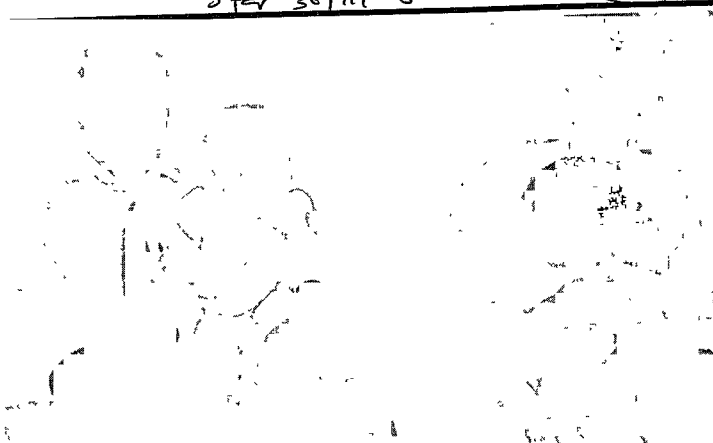
Windmill Park decision 'for PW'

The decision whether to proclaim Windmill Park a white area rested with the State President, a developer and estate agent, Mr Henry Arden Ford, said yesterday.

Mr Ford said the 19 Indian families threatened with eviction by the Conservative Party-controlled Boksburg Town Council were waiting for the approval of their permits and the proclamation of the area by the State President.

The families have been offered resettlement in neighbouring Villa Liza, 5 km from Windmill Park.

Chairman of the Windmill Park Indian Housing Committee, Mr Clemence Padayachee, said Indians had moved into the area with the full support of local MPs and members of the House of Delegates.



Living in perfect harmony ... Mrs Belinda Baxter, with 3-year-old Tashini on her lap, chats with her "friendly neighbour", Mr Clemence Padayachee, holding 9-month-old Kerry in Windmill Park yesterday.

● Picture by Alf Kumalo.

Appeal Court quashes evictions in Soweto

BLOEMFONTEIN — Soweto council had not been entitled to eject three residents from their dwellings in 1986, pursuant to section 65 of the Housing Act of 1986, the Bloemfontein Appeal Court found yesterday.

It upheld, with costs, appeals by Themba Mngomezulu, Isaac Radebe and Mxolisi Mphungwa against the dismissal of an application by them on the meaning to be given to the words "the rental payable" in Section 65.

In the Witwatersrand Local Supreme Court in 1987, Mr Acting Justice L. Goldblatt held that the words meant the rental that the local authority was entitled to charge for dwellings, the residents were lawfully obliged to pay — notwithstanding that such rental was not one determined by the National Housing Commission (NHC), or the Administrator on the recommendation of the NHC, as stated in Section 61 of the Act.

The three men were holders of residential permits for three houses erected in about 1959 by the Johannesburg City Council.

Yesterday Mr Justice Smalberger, with the concurrence of Mr Justice Corbett, Mr Justice Hoexter, Mr Justice Grosskopf and Mr Justice Vivier, altered the Witwatersrand Court's order and ordered the Soweto council to pay the appellants' costs, including those of two counsel — Sapa. (12) 6/11/88.

Star 1/12/88 Facing a third GAA eviction



Mr Ebrahim Khorasany his children face the axe too

By PAULA FRAY

The slight figure of Mr Ebrahim Khorasany, chief executive of the Islamic Bank and secretary of the Save Pageview Association, belies the iron will of a man who is devoutly religious and determined to fight for his right to remain in Pageview.

Mr Khorasany (44) became a symbol for many when the plight of the 67 Pageview families, who face eviction in terms of the Group Areas Act, became known.

This is not the first time he may be removed as a result of Government legislation - he faces a third possible eviction under the GAA.

During his childhood in Standerfont his family and the entire community were told to leave their homes and move to another area. "The uncertainty of the pending evictions made the community very anxious and insecure," he says.

30 YEARS ON

He was only 12 at the time. Now, more than 30 years later, he is watching his own children go through the same fear and insecurity as they wait anxiously for the Pageview issue to be settled.

His family later moved to Durban in 1970 he returned to Pageview, where he has lived with his wife and six children ever since.

Mr Khorasany does not want to move now, even though the area has been declared "white". He says he knew Pageview when it was a "mixed and vibrant community".

But the Save Pageview Association is not his only interest.

The CE of the Islamic Bank is a BA, a B Comm and a MEd from the University of the Witwatersrand.

In 1980 he started the Corporate Group of Companies and in 1983 he started the Islamic Corporation. In September this year, the Islamic Corporation was granted a licence to operate as a bank.

Mr Khorasany studies religion and takes his inspiration, guidance and discipline from the Islamic faith.

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Residents to act against council

By Lloyd Coutts

Residents of Reiger Park and Vosloorus are taking action from today against the Boksburg Town Council following its decision to enforce apartheid on public amenities.

It was agreed that residents would continue to work in Boksburg, but would refrain from patronising its shops or using public transport to get there.

The MP for Reiger Park, Mr Jac Rabie, came out in full support of the action at a meeting last night, which attracted people of widely dif-

ferent persuasions.

Messages of support from trade unions and other communities were read out at the meeting.

Residents were told a centre had been set up at the St Anthony's Catholic training centre to assist those needing advice on making hire purchase payments, collecting pensions and making bond repayments without going into Boksburg.

Residents would negotiate with a taxi association to provide transport to and from work, it was said.

Residents were called on

- Keep Boksburg white by staying out.
- Shop in towns where they were welcome.
- Close their accounts with Boksburg shops or alternatively request shops to collect their monthly instalments in the townships.
- Not to use petrol stations or buy cars in Boksburg.
- Support all sport and cultural organisations which had decided not to organise further sport and cultural events at Boksburg venues.

Dr
cil

Pressure to rescind by-laws

ADVICE OFFICE OPENS

A NEW advice office to help residents with problems such as housing, hire purchase contracts, unfair labour practices and dismissals is to be opened in Tembisa today.

The Mashemong Advice Office is at the Methodist Church, 517 Mashemong Section and will open from Monday to Friday from 8 30am until 1 30pm. The services are offered free of charge.

An official, Mr Motlale Mashiloane, said all residents with problems which could also include difficulties with obtaining birth certificates and identity documents were welcome.

For further information the telephone number is 924-1922.

11/2/88

(127)

127 8/11/1988

Indian's residence permit 'an exception'

Pretoria Correspondent

Permission granted to an Indian couple to live in Irene was an ad hoc case and did not mean that Verwoerburg suburbs were now open to all races, the council management committee warned at a meeting.

The only Conservative Party member of the council, Mr. Willie Theron, and Mr. C.S. van Deventer of the Ratepayers' Association, both protested against the presence of the Indian couple in Irene.

An Indian professor of theology at Unisa was granted a permit to live in the area by the Administrator of the Transvaal, Mr. Dame Hough.

This was in contrast to comment delivered by the Verwoerburg Town Council which rejected the idea in terms of the Group Areas Act.

Mr. Van Deventer expressed his dissatisfaction at the Administrator's decision, saying Mr. Hough had disregarded the council's comment.

Mr. Theron said he was unhappy with the situation and referred to the Nat election posters of "own residential areas".

According to the chairman of the management committee, Mr. Pieter Smith, the presence of the Indian family in Irene was only a temporary measure until the President's Council had made a decision on the Group Areas Act.

Mr. Smith said that if the non-white residential area of Diepsloot was established near Verwoerburg, the Indian academic would have to find alternative accommodation.

Houses built to spec says bank

127 ~~127~~ *Sowetan 2/12/88*

THE Standard Bank, financiers of most of the controversial Zola housing project, would not have financed the scheme had the houses not been built in accordance with specifications, Mr Terry Power, general manager of the bank's home loans division, said this week.

Mr Power was responding to claims by more than 35 families living in the newly-developed area that the houses were not worth the prices they were valued at as they were allegedly built of poor materials.

The residents had also claimed that the houses, priced at between R39 000 and R47 000 and allegedly built on an unsuitable piece of land, had crooked and badly plastered walls, which made them look "very ugly".

The houses also lacked basic fittings which were necessary in modern homes, the residents claimed.

Mr Power said his bank was satisfied that Linco Project Developers built the houses in accordance with the specifications that the residents had signed for.

He said the houses were inspected in three stages while they were being constructed. He also dismissed claims that they had been over-priced, saying they now had a higher re-sale value.

"We've got more money in those houses than anybody else," Mr Power said.

Reacting to fears that some of the houses might collapse during heavy downpours as they had been built on a swampy area, Mr Power said the houses were well above the 50-year flood line barrier.

He said this conclusion was reached after tests had been conducted in the area.

Meanwhile, Mr John Griffiths, general manager of Linco Project Developers, recently had a meeting with the residents of the Zola project during which he made an undertaking to "put some of the things right".

Mr Griffiths (not to be confused with the chairman of the Central Witwatersrand Regional Services Council) promised to fit gutters on all houses.

He said he would also re-plaster kitchen and sitting rooms as soon as possible. He, however, refused to re-plaster the walls in the bedrooms.

Mr Griffiths said he would not be intimidated into doing things he was not prepared to do.

He said residents who were not satisfied with their houses must hand them over to him.

Family lives in garage as housing wrangle drags on

STV 2/12/85

By Kaizer Nyatumba

(127)

A controversy has erupted between Mr Abobaker Mohamed (40), who says he has been on a housing list for about 15 years and has spent the past eight years living in a garage in Unaville, Grasmere, south of Johannesburg, and the Indian House of Delegates (HoD) in Johannesburg.

Mr Mohamed says:

"For the past eight years my family of six and I have been living in an old garage which was going to be demolished. I repaired it, added a toilet and a bathroom, put on the roof, ceiling and windows. I maintained it from the start right up to now

"That is how desperate I was. But now my family is getting bigger and living under such conditions is becoming unbearable, while other people are using your department's house for their own financial gain," he said in an affidavit sent to the HoD

Mr Mohamed said a nearby house on plot 73 had been standing vacant for several years and the tenant of the plot, a Mr M Changelryan, was also allocated house number 8256 Polaris Street in Lenasia Extension Nine as long ago as 1981

Mr Mohamed said a certain Mr Greyling he was dealing with at the HoD assured him that in the light of the available information plot 73 had been allocated to him, since nobody was allowed to own two houses.

Mr Mohamed then spoke to his MP, Mr MS Shah, who recommended to the HoD that the house be allocated to him

"I then went to the HoD offices personally where I found out that Mr Greyling had been transferred to another department and I spoke to a Miss Ebrahim instead, who went through my file and confirmed that plot 73 was allocated to me and that they were just waiting for the tenants to vacate the premises.

"Then on December 9 last year I phoned Miss Ebrahim, who told me there was a problem with my application and that her senior, a Miss Brits, had taken my file. I immediately phoned Miss Brits. Her attitude towards me was completely negative.

"She told me my chances of getting plot 73 were slim and that I must excuse her as she was late to attend a course. Yet after 20 minutes when I phoned again she was still there. I could not communicate with her because she kept on snubbing me, so I let an attorney write a letter," said Mr Mohamed.

On December 9 his lawyer, Mr V Jivanbhaga, wrote to the HoD and on December 22, a reply came, signed by E Brits. Plot 73 was still occupied,

"What makes my heart more sad is the fact that plot 73 was allocated to me but reversed in favour of a tenant renting two houses from HoD"

HoD spokesman says:

Mr Perry Chetty, HoD Ministerial Representative in the Transvaal, said it was not permissible for a person to rent two houses or plots.

"Because of the serious shortage of housing, we expect people to be honest and not try to get more than one house," he said

A senior community services officer, Miss E Brits, said plot 73 was now occupied by Mr M Changelryan's daughter.

When The Star said that when a reporter visited the house it was unoccupied and there was no sign of life, the regional representative, Mr C J Grundling, said the HoD would investigate

Miss Brits insisted that plot 73 was never allocated to Mr Mohamed

According to Miss Brits, Mr Mohamed has been on the waiting list for both a house to buy and a plot to rent since June 27 1988

Dubbing marina plan 'a

New housing project in Vosloorus (127)

CP Reporter

FHA Homes has launched a new housing project in Vosloorus on the East Rand.

The new development, adjacent to Reservoir Park and Woolfie's Estate just off the N3, will be known as Vosloorus Extension 25.

FHA Homes has also announced the opening of a sales office and showhouse area to assist home seekers. On display are four types of available houses.

There are approximately 1 500 stands available for development in this scheme. Of these, 400 will be utilised by FHA Homes. The remainder will be made available to other housing developers. The stands average 300 square metres in size.

The installation of infrastructure will be completed in eight phases between October 1988 and June 1989.

The area is situated close to existing community facilities. Shops, churches and schools are all within convenient distance. In addition, sites have been set aside for additional schools, shops, churches and other community facilities.

Taxi and bus routes presently serve the existing area adjacent to Vosloorus Ext 25, and it is anticipated that a taxi service will be established in the township during 1989.

By careful pricing and the introduction of a range of more economic house designs, FHA Homes is able to offer all inclusive housing packages starting at approximately R29 500 (stand included). With the first-time home buyers subsidy, this is affordable by families with an income of approximately R1 300.

"We are excited by this development," said Brian Longley, FHA Homes chief executive officer.

"We are now able to provide houses in an area with a level of infrastructural development equivalent to that found in the new elite areas in Katlehong and Vosloorus at very competitive prices."

Council to talk to residents in bid to end rent boycott

By ELIAS MALULEKA

THE Mamelodi Town Council has decided to cooperate with residents in an effort to resolve the three-year-old rent boycott.

The council also undertook not to evict rent defaulters until home owners have been called to account for their arrears.

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Mamelodi residents have not been paying rent since 1985 and the council says it is more than R3-million in the red.

Mayor BZ Ndizi said it came to the attention of the council that residents had more serious problems and evicting them would cause untold harm.

"It has also come to our attention that

most of the registered home owners have died and their children, mostly unemployed, are de facto owners of the houses.

Ndizi added that most of the 3 000 rent defaulters could not settle their arrears because they were unemployed.

"Half of the home owners are sub-tenants - most of the original home

owners have gone back to the homelands, leaving their houses with sub-tenants."

"He said the sub-tenants were not paying rent because they hoped to buy the houses cheap when they were sold."

"We have indefinitely suspended evictions to enable all home owners the opportunity to represent their cases."

By SOPHIE TENA

Authorities get tough

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c P/12/88

RENT defaulters are likely to end up in the small claims courts facing prosecution.

This is the latest in the battle between residents and black local authorities.

This decision may be taken as part of a plan to get people to pay their rent arrears which presently amount to R475-million, of which R361-million is owed on the Witwatersrand.

A second method by which rent arrears will be collected was announced by the Transvaal Provincial Administration recent-

ly. This is to have the arrears added to the purchase price of the houses.

A spokesman for the TPA said this, however, seemed far from being the solution to the rent boycott, and local authorities had been warned by government to find ways and means to recover the arrears.

He said these were just two of the actions local authorities could take to get residents to pay off their arrears.

He said that although this was not a healthy situation, arrears in rentals were merely part of the much greater problems of the financial position of black local authorities.

The spokesman warned that the addition of arrears to the buying prices of existing houses might slow down the sale of houses.

In 1986 a campaign was launched against the sale of houses on the Witwatersrand.

The campaign, he said, had been reasonably successful and caused sales to drop to an average of 200 houses a month.

Since 1987 the Authorities have been engaged in a renewed house-selling action in the larger metropolitan areas against the resistance to the purchase of houses on the Witwatersrand has been largely overcome.

At present 600 houses are being sold on the Reef

in a month and the total sold in the country has risen to an average of 2 500 a month from the earlier average of 300 a month.

Already 333 907 such houses have been identified for sale and 97 324 have been sold, leaving a balance of 236 583.

When the sale of houses commenced in January 1985 there were 268 846 houses available for sale, of which 32,284 — 12 per cent — were sold.

At present 29,1 percent have been sold following the huge discounts government has offered on the prices of houses.

Atteridgeville rents to go up

THE Atteridgeville City Council, which is R5 million in the red, yesterday officially announced rent and service charge increases in the township with electricity tariffs going up by 50 percent (127)

In a statement released yesterday, the new mayor, Mr V J Mathebula, said that although the new tariffs had been approved by the relevant authorities "it is not known when they will take effect because they have not yet been gazetted."

According to the mayor, site rentals for houses will go up from R16,35 to R22,50, hostel fees will be R4 more; cemetery fees will increase by 25 percent; church site rentals will go up from R16,35 to R22,50 and rental for business buildings will be 10 percent more *Sowetan 5/12/82*

Cop blunder



S 5/12/88

You've no right to relocate us, say Indians

Legality of forced removals faces test

The Save Pageview Association (SPA) lodged a replying affidavit in the Rand Supreme Court last week in what legal experts believe could be a test case on the legality of forced removals.

About 67 Indian families have formed a pocket of resistance in the area of Pageview, Johannesburg — previously a mixed community known as Vrededorp — and the affidavit outlines exactly why they believe the State has no right to relocate them to the Indian area of Lenasia.

Lack of amenities

At a press conference at the weekend, SPA secretary and the first applicant in the affidavit, Mr Ebrahim Kharsany, said that for the first time in the "history of the forced removals of the Indian community in Johannesburg, a test case will be made whether the relocation of the Indian people from the area to distant Lenasia 35 km from the CBD was justified".

He submitted in the replying affidavit that Lenasia was not "acceptable as a suitable alternative".

The SPA was formed in 1981 with the specific aim of preventing the eviction of families residing in Pageview. In March 1982 they were granted an interdict preventing the Department of Community Development from evicting Pageview residents.

According to Mr Kharsany, their stand is that "the authorities have no right to resettle the Pageview residents 35 km from their home".

Reasons advanced in the affidavit include Lenasia's distance from the city, the conditions of roads, streets and houses in the area, and the lack of amenities

such as schools, hospitals and clinics.

"The principal reason for not wanting to move is that the residents feel they should not be evicted because they happen to be of a colour that disqualifies them from living in their homes in Pageview," Mr Kharsany said.

He also claimed that most of the stands in Pageview had not been gazetted, which meant most of the residents and businesses had been moved without proper proclamation.

"The SPA is investigating the legal implications of suing the State for damages for wrongful eviction".

● Actstop has pledged full support for the residents of Pageview. Publicity secretary Mr Cas Coovadia said Actstop would "actively support the legitimate struggle of the people of Pageview to continue living where they have been for many generations".

'We'll camp in the streets'

The organisation would mobilise its entire support base and would "camp on the streets of Pageview with the residents, if they are forcibly removed".

Mr Coovadia said the residents were able to take their case to court because the Group Areas Amendment Bill had not yet become law.

Some of the effects of the Bill would be that the State would not be obliged to provide suitable accommodation when evicting people and that the onus of proof would be on the affected people to show that they were "legal". The State would not have to prove their "illegality", he said.

By Paula Fray

Rajbansi defamed me MP claims

Own Correspondent
DURBAN — House of Delegates MP Mr Pat Poovalingam has started a R60 000 defamation claim against Ministers' Council chairman Mr Amichand Rajbansi.

Summons was served on Mr Rajbansi on Friday, according to Mr Ash Singh, an attorney representing Mr Poovalingam.

The action arises out of two sets of letters Mr Rajbansi sent earlier this year. The first — in which certain remarks were made against Mr Poovalingam — was sent in February to all House of Delegates MPs.

The second — which also contained remarks about Mr Poovalingam — was sent in August to Mr Mamoo Rajab, MP for Springfield.

In his summons Mr Poovalingam contends that both sets of remarks were defamatory. He is claiming R50 000 for remarks made in letters to the MPs and R10 000 for remarks made in the letter to Mr Rajab.

Mr Rajbansi could not be reached for comment.

ANNOUNCEMENTS

Upset Pretoria

New book on Buthelezi

Star 5/12/88 (127)
Council has no right to demand payment

Rent for 15 000 homes illegally set

By Jo-Anne Collinge

The rent charged to tenants of about 15 000 Soweto homes was incorrectly set and therefore the municipality had no right to demand payment and no right to evict families who had failed to pay their rent, according to an Appeal Court judgment given last week.

In addition, the municipality cannot use the courts to recover the amounts owing to it, because these amounts have not been determined according to the law.

The judgment by the new Chief Justice, Mr Justice Corbett, with four others concurring, has major implications for families in certain areas of Soweto who have been evicted or threatened with eviction.

It also means that in some cases furniture and other household goods may have been seized under court orders without legal basis.

The Soweto Council has used court-sanctioned eviction and attachment orders as a means of fighting the rent boycott which started 30 months ago in the area.

By May this year the total rental and service charge arrears in Soweto amounted to R153 million, according to statistics supplied by the Bureau for Information.

The applicants in the historic case — Mr Themba Michael Mngomezulu, Mr Isaac Mzondeki Radebe and Mr Mxolisi Alfred Mphungwa, all from Jabulani — were evicted in August 1986.

They went immediately to the Rand Supreme Court to attempt to get an order restoring their household possessions to them. But the Rand Supreme Court decided that the Soweto Council was right in locking them out.

But the Supreme Court judge did grant the three applicants permission to take the case on appeal and it allowed them back in their homes until the final judgment was given.

They were represented by Mr Ismail Mahomed, SC.

The Appeal Court found that the houses in which the tenants were living formed part of a group of 15 000 built in 1959 under the Housing Act and funded by a private loan.

These "approved dwellings" built by private funding had to have their rent approved in a special way, according to the Housing Act.

"The rental had to be determined by the Administrator on the recommendation of the National Housing Commission," the judges ruled.

This had not been done, the judges decided. The rents in Soweto — including those of the 15 000 affected houses — had been set in another way in 1977, using the powers of another law.

The judges ruled that if the authorities wanted to use the provisions of the Housing Act to evict people, then they could only do so if the rent was properly set in terms of the same Act.

Electricity cut as R20 000⁽¹²⁷⁾ bill unpaid^{5/12/88}

By Sally Sealey

Tenants in a Jeppestown block of flats have been without electricity for three weeks because the head lessee of the building allegedly owes the Johannesburg electricity department R20 000

The tenants of Tillaby Court on the corner of Jules and Whittacker streets said they have been paying their electricity bills every month and have no idea why the head lessee, Mr Tony Pharboo, has not paid.

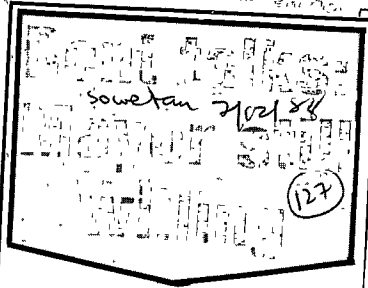
The tenants have receipts showing they have paid between R500 and R600 for rent, water and electricity.

Mr Pharboo said, "The reason why the electricity is off is because the tenants have not paid their bills"

Mr Pharboo was recently subject to an investigation into accommodation "middelen" by The Star

Actstop said it had contacted the Johannesburg electricity department after receiving complaints from tenants about the lack of electricity

A spokesman for Actstop, Mr Pressage Nkosi, said "We were told that Mr Pharboo owed the electricity department R20 000"



1-2/88
Sowetan

THE NEWLY elected Soweto mayor, Mr Sam Mkhwanazi, yesterday expressed his willingness to meet with a delegation of community leaders selected by the South African Council of Churches for talks aimed at resolving the ongoing rent boycott.

"I am strongly convinced that the rent boycott issue has become a community problem which can only best be solved in co-operation with the people and their representatives of civic institutions. We want as much input as possible and are willing to talk to all those concerned," said Mr Mkhwanazi.

He said it was the Sofasonke Party policy to involve the people in decisions which affect the lives of the residents

He said he told a gathering of more than 6000 people at the Jabulani Amphitheatre where the Sofasonke Party held a meeting that the party would inform them about the progress on the resolving the rent boycott issue early next year.

Presently he and members of his council were consulting and receiving the viewpoints of Government officials and community leaders before working out a solution

He welcomed the opening of a complaints office by the SACC and said that this would help establish the people's wishes. The Sofasonke Party has also pledged to open complaint offices for Soweto residents. The offices will help curb abuse of power by council officials and councillors alike

The SACC office in Soweto is at the Ipelegeng Centre, White City Jabavu, in office No 2 Two SACC officials were manning the office yesterday. They said the office hours would be from 8am to 4pm, but could be extended to late into the evening in the case of there being people laying complaints with the office

Soweto residents are requested to take their complaints to the officials who will hand over the complaints to an SACC delegation which will meet the council soon

(127) Sowetan 7/12/88
R475-m is owed

A TOTAL of R475 million is being owed in rent and service charge areas in a number of black townships, the Bureau for Information said yesterday.

By **MZIKAYISE EDOM**

- Eastern Province (R42 million),
 - Northern Cape (R9 million),
 - Orange Free State (R20 million),
 - Natal (R2 million),
 - Eastern Transvaal (R8 million),
 - Western Transvaal (R2 million),
 - Northern Transvaal
- To Page 2

REPORTS, pictures and comment in this edition may be censored in terms of the Government's state of emergency

The bureau said townships on the Witwatersrand alone owed R361 million.

To recover the money, the bureau said, a concerted effort would have to be made, particularly in Greater Soweto, to change the "negative perception of

rentals and service levies"

The bureau did not specify what kind of action should be taken to encourage residents to pay

The breakdown of the areas is as follows
● Western Province (R10 million),

'Civil disobedience'

- From page (127) (140)
- Far Northern Transvaal (R239 166), and
- Witwatersrand (R361 million)

"At the regional level, the West Rand (R317 million), the East Rand (R44 million) and Eastern Province (R42 million), show the greatest arrears in the rentals.

"Within these regions, it is specifically Soweto (R167 million), Deepmeadow (R46 million), Lekoa (R82 million), Tembisa (R17 million) and Mamelodi (R14 million), which are displaying the greatest arrears in rentals and service levies," the bureau said

"Although this is not a healthy situation, arrears

in rentals are merely a part of the much greater problem of financial position of the black local authorities.

"The arrears" on the Witwatersrand are the result of an orchestrated campaign of civil disobedience to express displeasure at the Government," the bureau said

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Noordgesig proclaimed a coloured group area

By Dawn Barkhuizen

Noordgesig, on the northern outskirts of Soweto, was on Friday proclaimed a coloured group area, the Labour Party MP for Klipspruit West, Mr Anthony Reeves, said yesterday.

The proclamation followed a 52-year battle by residents to have the area proclaimed for coloureds. It was allotted to coloured people for temporary residence in 1936.

Representations are to be made to the Minister of Local Government, Housing and Agriculture, Mr David Curry, for ownership to be granted to families who have been in residence for more than 20 years.

The Government this week approved in principle the declaration of a large development area

for black urbanisation west of Soweto.

Mr Reeves said the proclamation in Noordgesig by the Department of Constitution Development and Planning would provide residents with the opportunity to become home owners and relieve them of enormous insecurity.

There are 1 300 houses in the area.

Mr Reeves will request that families who have been living in houses for more than 20 years pay their last rentals on February 10 1989 and that from that date, houses be taken as sold to those families.

He will also request that families occupying houses for a minimum of 10 years pay R400 to acquire ownership rights, and those living there for under 10 years pay R600.

Township to get facelift

Soweto's Mr Clean

By **MOJALEFA MOSEKI**

THE ruling Sofasonke Party has planned a major clean-up operation for Soweto which will be launched today, said the mayor of Soweto, Mr Sam Mkhwanazi, yesterday.

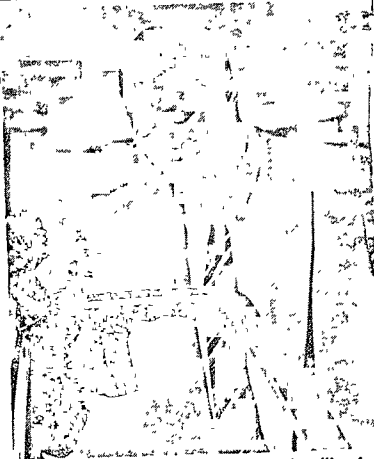
The clean-up operation is part of a massive upgrading plan of services in Soweto. These services include water reservoirs and electricity supply. Mr Mkhwanazi said his council was committed to a clean township. As an incentive, youths will be given 50 cents for every plastic

bag they fill with dirt. There will be a 100 000 plastic bags, 110 trucks and 22 front-end loaders and several tractors.

The council has also appealed to residents with trucks to assist in the cleaning operation. These assisting with their trucks will be paid according to going rates. They can contact a council official at 933-1705 or 933-1034 during working hours.

The cleaning operation is expected to last until just before Christmas.

Mr Mkhwanazi has also requested the council's cleansing department to re-employ staff fired during the council strike a few months ago. Those to be re-employed are expected to report to the Zondi offices of the council on Wednesday morning so that they can help with the big clean-up. Several tractors will also be used to move refuse.



SOWETO mayor, Mr Sam Mkhwanazi, calling for a clean-up operation . .

Residents face big tariff rise

Pretoria Correspondent

Atteridgeville residents will have to pay about R25 a month more following wide-ranging tariff increases announced by the local city council.

The township's mayor, Mr V J Mathebula announced that among the tariffs to be increased were electricity (50 per cent), water (19,05 per cent), refuse removal (45,39 per cent) and sewerage (25 per cent).

The increases will boost the council's monthly revenue by R986 682. The council is owed an estimated R2 million by residents.

Mr Mathebula said the increases had been approved by the relevant authorities and would be implemented once they had been gazetted.

The increases mean that the average rent will go up by about R25 a month and have been tabulated as follows:

- Sundry services — from R16,35 to R22,50.
- Electricity — from R23,50 to R37,70
- Water — from R11,50 to R14,50
- Sewerage — from R6 to R7,50
- Refuse removal — from R6,50 to R7,50 and house rental will stay the same at R4,70

The overall increases per household is 37,63 percent.

BUSINESS

COUPLED with the boom in urban black housing have come droves of fly-by-night operators who exploit home buyers

Johannesburg's Legal Resources Centre has received many reports of unscrupulous "consultants" who promise to build houses, demand deposits but never arrive to do the job

"The complicated freehold system poses problems for inexperienced people," says a representative for the LRC, adding that dishonest consultants tend to zoom in on first-time home buyers, who are unaware of the formalities and legalities of a building contract

Often loathe to enter into formal contracts because of the taxes and costs involved, people risk falling into the trap laid by contractors out "to make a fast buck"

One of these dealers is Robert Mkwanzazi, of Johannesburg-based Proper Homes. Mkwanzazi is thought to have skipped the country and is allegedly in Malawi.

Cases against Mkwanzazi have been won in the small claims court.

However, returned deposits from him have not been forthcoming.

"Consultants" like Mkwanzazi promise to obtain residential sites for people in the PWV once deposits of up to R1 000 and more are laid down. On investigation, Mkwanzazi's clients found the sites were either occupied by other companies or were non-existent.

When confronted, Mkwanzazi was allegedly evasive. After numerous queries about when building was due to start, his clients were asked by Mkwanzazi's employees to write a letter outlining their grievances. But their phone calls remained unanswered and their money was unreturned.

Penetration Louis Hlatshwayo, of Jabulani, is one of many waiting for his returned deposit. He entered into an agreement with Proper Homes during August 1987 in which they undertook to build a garage and two rooms for R17 000. Although he was not required to pay a deposit, he was not required to pay a deposit. However, three months later — in

Home today, gone tomorrow

The boom in black housing has brought with it droves of building 'consultants' who demand deposits, then disappear, reports KIM CLOETE

Hlatshwayo agreed that payment would be made in monthly instalments of R150.

During the subsequent months, he paid amounts totalling R1 350 — and was repeatedly told builders would arrive. He then received a curt message from Proper Homes saying that they did not build homes for pensioners.

Proper Homes also claims, as in the case of Kenneth Magubane, that in order for a client to have a site registered in his name, he has to pay a deposit of R1 000. Magubane paid the money while Proper Homes undertook to obtain and register the site. However, three months later — in

May this year — Magubane was informed the sites near Lesedi Clinic in Soweto were no longer available.

When Magubane went to the area he noticed another company had started building there.

An LRC representative advised prospective home buyers to seek help from the centre. He also cautioned against entering into verbal agreements, without knowing the implications of a contract.

And he warned buyers against "one-man, one-business" operations consisting of a builder operating with a few workers. Although some may be responsible contractors, many are loathe to enter into formal agreements with clients.

A representative for the Building Industries Federation of South Africa (Bifisa) has urged home buyers to be cautious of registered businesses which attach themselves to "gullible and misinformed" people and take advantage of them.

Bogus suppliers of building plans have also cropped up in the industry.

In 1983 United Financial Trust consultant, E Kyrnazis, allegedly charged people several hundred rands for building plans and promised to allocate stands in Soweto. The plans were never delivered and sites were never found. However, Kyrnazis was traced by the LRC and charges were laid against him. Complaints against other companies have been recently lodged in this regard.

Yet in with related building scams are a number of unfinished houses in the townships. It is alleged contractors are brought in, demand huge fees and then leave houses without completing building operations.

Often the construction is a rush job — finer details are forgotten and electrical installation and plumbing is not professionally done. In an effort to avoid this, a Bifisa representative has urged buyers to negotiate a settlement with a registered company which has been carefully scrutinised by an umbrella body in the building industry.

COUNCIL URGED TO WRITE OFF ARREARS

The South African Council of Churches said yesterday the Soweto City Council should write off arrears and compensate tenants evicted from their homes for failing to pay rents since 1986.

The Appellate Division said yesterday the Soweto City Council had no legal right to determine and fix site and house rentals for houses built by the Johannesburg City Council.

The judgment will make the Soweto City Council and other councils amenable to the approaches of the community that seek to resolve the rent crisis in ways that will ensure justice and dignity for the residents of the townships.

The implication of this judgment is that the Soweto City Council collected rent from people illegally for a long time," the SACC said in a statement to Sapa.

"This ruling is seen as a victory for the people who have waged a long struggle for years over the rent issue," it said.

"We hope that this judgment was handed down in the appeal brought by Mr Themba Mangomezulu and two others against a decision of the Witwatersrand Division of the Supreme Court that ruled in favour of the City Council.

Evict

The applicants had contended that the Council had no right to evict them because it had no jurisdiction over houses it had not built.

A prolonged rent boycott by Sowetians has cost the Council millions of rands and heavily curtailed council services.

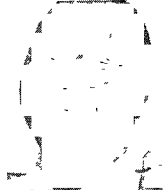
A delegation by residents of Soweto is due to meet council officials on Friday to discuss related matters.

— Sapa

GRANT WELCOMED

THE president of the National Environmental Awareness Campaign, Mr Japhta Lekgetho, has welcomed the R2-million grant by the Government to the Soweto City Council to help keep the township clean.

The grant will also enable the council to upgrade other services which have been in disarray since council workers went on strike some time ago



MR Lekgetho township clean up.

Mr Lekgetho said that for Soweto to remain a clean and habitable place, the

council should consider re-employing all their dismissed employees because their skills and knowledge were important to achieve this objective

Team

He said that each township in Soweto should have a team of 12 cleaners and one truck to clean up the township every day

Refuse removals should be every day and suggested that there should be three bins in

one house This was because of the many people who share one yard especially with squatters and people who still used coal stoves in their houses

He said the Government grant should be extended to other townships as well, "because it is not only Soweto which has problems with services"

There should also be a 24-hour team for sewerage blockages in the township, he said

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Soweto 9/11/88

...of the grenade has not been established our
police are investigating

9/12/88
Soweto rent crisis talks

JOHANNESBURG. — A Soweto Residents' Committee including Archbishop Desmond Tutu, the Rev Frank Chikane, Mr Cyril Ramaphosa and Sister Bernard Neube, will meet the Soweto City Council today to discuss ways of resolving the rent crisis in Soweto

No blacks living here — residents

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By Paula Fray

7/11/84

While the Conservative Party has said it planned to take steps against blacks living or doing business in the Johannesburg suburb of Newlands, many of its residents were unaware of the presence of blacks there

Addressing a ratepayers' meeting in Newlands this week, Mr Jacques Theron, leader of the four-man CP council team and recently elected councillor for the area, warned of steps against "non-whites currently living or conducting businesses in Newlands"

"Blacks (living) here? No dice," said a CP supporter in Newlands yesterday

And while whites, and often CP voters, said they knew of no "non-whites" living in Newlands, Indian and coloured businessmen were keeping a low profile and did not wish to be named

Many Indian and coloured businessmen in the main street of Newlands said they had had no complaints from neighbours about their presence there

Many Indian-owned shops have been there for more than 35 years

The coloured owner of a franchised take-away shop has already been fined for operating without a licence, which he cannot get until he receives a per-

mit in terms of the Group Areas Act About 300 people signed a petition for him to stay He has heard nothing since

Mr Theodorus Viljoen, owner of a cafeteria in Newlands, said he had no problems with his Indian and coloured neighbours doing business with him

"I signed the petition for the shop to stay But the problem is in the swimming pools No decent white bloke will allow his daughter to go into a pool when there are black men in it"

People of colour living in Newlands? "It's a lie" said the coloured owner of a take-away "There are white Afrikaners living in those houses (in Newlands) Where will you find them allowing a coloured couple next to them?"

Domestic worker Miss Rachel Mosholodi said she earned her keep in the back quarters of a house and knew of no black people renting back rooms in Newlands

But one resident, Mrs M J Labuschagne of Main Road, said blacks were living in one of her neighbours' garages "They make a noise at night

HOME-SEEKERS

HOMI-SEEKERS who believe they were ripped off by bogus estate agents can claim for compensation from the Estate Agents Board's Fidelity Fund, Mr Clive Ashpol, administrative officer of the Board, said this week.

This disclosure comes as more and more desperate black home-seekers continue to be swindled of their hard-earned money by unscrupulous estate agents who have been springing up in great numbers in the PWV area in the past few years. It also comes as police investigations into the massive real estate racket are being intensified.

Mr Ashpol told *Consumer Corner* this week home-seekers who were ripped off would be entitled to compensation provided they proved that they dealt with that particular estate agent in good faith. He said they must also produce documentary proof when submitting their claims to the Board.

Mr Ashpol also warned prospective home-buyers not to pay any monies to any estate agent unless he can produce a fidelity fund certificate as required by law.

"In fact, the certificate must be framed and displayed in a conspicuous position in the estate agent's office," Mr Ashpol said.

Consumer Corner continues to be inundated with complaints dated with complaints from people who unwittingly paid substantial sums of money to bogus estate agents as deposits for houses or residential sites. After collecting the money, these agents usually close down their

businesses and vanish. It was also found that in most cases these agents did not have trust accounts into which the monies in terms of law, were supposed to be deposited.

According to investigations, the monies are usually deposited into the agents' personal or business accounts.

Identity
This week a homeless couple told *Consumer Corner* that their R3 300 deposit for a house worth R33 000 in Vosloorus went down the drain when an estate agent they were dealing with disappeared from his offices in Vosloorus a few weeks ago.

Miss Magdeline Sedumedi said she and her common-law husband, Mr Benjamin Kubeka, were introduced to the estate agent, whose identity is known

to *Consumer Corner*, in June last year.


"We paid him a 10 percent deposit. He said he would start building as soon as possible. When we realised that there was no progress, we went back to him and asked if he was encountering any problems. He said we should pay a further R3 300 as building societies were demanding 20 percent deposits," Miss Sedumedi said.

She said she told him that she could not afford the money and asked to be refunded.

"He asked us to come back a few weeks later. We did as he asked us to do, but when we got to his offices, he was no longer there. He did not even leave a clue of where he could have gone to. We're going to report the matter to the police," Mrs Sedumedi said.

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Consumer
BY SY MAKARINGE



1501 B. 25th Oct

According to the Estate Agents Board, the estate agent in question has not been registered as a member of the Board.

According to the Act anyone who acts as an estate agent must be registered with the Board and must be in possession of a fidelity fund certificate.

Mr Ashpol has appealed to anyone who believes to have been given a raw deal by bogus estate agents to write to Mr Hendrik Scheepers, Head of the Legal Department, The Estate Agents Board, P O Box 8793, Johannesburg, 2000.

Mr Ashpol also confirmed that the Board was investigating at least four companies which allegedly ripped off several thousands of money running into

9/11 7-1-15 10/12/18

1220

Soweto council writes off rent arrears

SOwETO — The Soweto Council yesterday agreed to halt evictions and write off arrears from the three-year rent boycott, Chikane, secretary-end of the South African Council general, echoes

The unpaid rents and service charges are well over the R230 million mark, according to estimates. The new council, which took over in Soweto with an 11.5% poll in the

October 26 municipal elections, met a delegation of anti-apartheid leaders, which included Mr Chikane, Anglican Archbishop Desmond Tutu, and Mr Cyril Ramaphosa, chief secretary of the mineworkers union, to discuss the issue

This follows days after the Appeal Court ruled that the previous Soweto councils had not had the legal right to collect rent from people in houses

which were built in the 40s and 50s. Mr Chikane said after the discussions the council had agreed not to start evictions for arrears rentals and to also start evicting people

He said more discussions would be held to decide whether certain people should not be given ownership of their houses and what service charges or rental would have to paid in future

Mr Chikane said the council had

given the assurance that members of the delegation would not be harassed or detained while consulting with Soweto residents as they stated, "our grievances are their grievances"

Soweto Mayor Mrs Esther Mkhabela said on Thursday the council might compensate tenants evicted from their homes in the light of the Appellate decision. She did not say how this would be done — Sapa

Proposal to write off Soweto rent arrears

STAN HLOPHE

SOWETO City Council has agreed in principle to halt evictions and write off the massive arrears stemming from the three-year rent boycott.

This was the thrust of information given at a press conference after a delegation of prominent anti-apartheid leaders met council members for four hours at the council chambers yesterday.

The delegation included Anglican Archbishop Desmond Tutu, general secretary of the SA Council of Churches, the Rev Frank Chikane, general secretary of the National Union of Mineworkers, Mr Cyril Ramaphosa, the wife of Walter Sisulu, the jailed ANC leader, Mrs Albertina Sisulu, Mrs Ellen Kuzwayo and Sister Bernadette Neube.

Speaking at the press conference, Mr Chikane said the council had agreed in principle to write off the huge arrears stemming from the rent boycott that has lasted almost three years.

Mr Chikane said the councillors agreed that, because of the court ruling, no Sowetan was required to pay any of the millions of rands of rent withheld during the boycott.

He said further negotiations would take place to determine whether some residents should now be awarded ownership of their houses and what type of rent or service charges should be paid in the future. In the interim, he said, residents should not pay any rent.

Mr Chikane said they had consulted experts in connection with the transfer of houses which have been paid for by the owners, to investigate the abnormal meter readings and high electricity bills.

He said the delegation would report back to the council after holding a meeting with the community.

The council was led by its mayor, Mr Sam Mkhwanazi, and his deputy Ms Esther Mkhabela, town clerk Mr Nico Malan, city secretary Mr L S

● TO PAGE 2.

Arrears written off?

(127)

● FROM PAGE 1. 10/12/88

Geldenhuys, chairman of the executive committee, Mr P S Tshabalala, and his deputy, Mr M Mnguni

The meeting comes in the wake of the Appellate Division's ruling that the council collected rents illegally from residents and that evictions were unlawful.

The judgment followed an appeal brought by Mr Themba Lingomezulu and two others against a decision of the Witwatersrand Division of the Supreme Court which had ruled in favour of the Soweto City Council.

Mr Mkhwanazi, in a statement, said

"We at the outset want to make it clear that we are happy to meet you today. We are not mandated to look at national issues, but we have been mandated to look at local issues which we hope we can do with your support and co-operation.

"The Sofasonke Party came into power because we were prepared to address grievances and problems of the people. Your problems are our problems. When we came into office a month ago we immediately stopped evictions and harassment of the people.

"We have suspended any action against high electricity bills and have established complaints and information offices where these problems can be addressed.

"If you have suggestions we would like to have them in writing so that we can study them. Perhaps a further meeting can be arranged for January 1989 where your proposals can be discussed in full."

Archbishop Tutu, while outlining the position and interests of the delegation on the controversial rent issue, said it was a disease of this country which emanated from the fact that the majority of the people in South Africa were disfranchised and treated as if they were "dead".

He pointed out that the present council commanded more respect than its predecessor because of its resolution to solve the grievances of the community.

"We believe that the council would also like to see a true democratic South Africa."

Mrs Kuzwayo said Soweto residents were responsible people who never deliberately refused to pay rent. She said the boycott might have been caused by discontentment at exorbitant electricity bills and ever increasing rents.

9/11/12/88

Joy at Soweto rent ruling

127
~~288~~

'Residents should be compensated'

CP Reporter

SOWETANS have welcomed with joy the decision of the Bloemfontein Appeal Court that the Soweto City Council has no legal right to determine and fix site and house rentals for structures built by the Johannesburg City Council

The appeal was brought by Themba Mngomezulu and two others against a decision of the Witwatersrand Division of the Supreme Court, in favour of the Soweto council

The applicants contested that the council had no right to evict them because it had no jurisdiction over houses it had not built

A statement from lawyers representing the residents, said "We hope this judgment will make the Soweto City Council amenable to the approaches of the community that seek to resolve the rent crisis in ways that will ensure justice and dignity for all residents."

It added that the implication of the judgment was that the Soweto City Council collected rent illegally for a long time. "They should thus make amends by writing-off arrears and compensating those who have been evicted"

Meanwhile the organisers of a meeting between the council and a delegation elected by residents, planned for 10am today, said the decision made the meeting more important. Rent would also not be the only issue discussed

Accounts are too high, says residents ¹²⁷

By Grant Shimmin ^{12/14/81}

Residents of Ennerdale Extension 2 say they have received light and water accounts for exorbitant amounts, but the local office of the Peri-Urban Board says there is nothing it can do about it.

Mr Duiker says:

A private resident of the area, Mr Henry Duiker, received an account for a massive R1 407,69 at the end of last month, and now his electricity has been disconnected.

Mr Duiker says he is only one of a number of residents to have received accounts of such awesome proportion.

He moved into his house in May last year. For four months he received no statements on his electricity and water consumption but, of his own accord, he went to the Peri-Urban Board and paid what he considered a reasonable amount to avoid having to make a huge payout at a later date.

He started receiving statements, but until September this year these showed no meter readings. Then, from October to November, his consumption jumped by an incredible 14 000 units.

His request for a "split" of the monthly meter readings for the period was refused.

Mr Duiker refuses to pay the full amount, maintaining that there is a fault in the meter.

The Board says:

Mr Mel Kerstuy, a spokesman for the Peri-Urban Board, says he personally checked Mr Duiker's meter and the reading was correct.

He says it was a cumulative total for the period, adding that the amount charged worked out to an average of about R100 a month.

However, this was in addition to what Mr Duiker had already paid.

Mr Kerstuy says residents are receiving accounts for such large amounts because Ennerdale Extension 2 started developing before it was proclaimed in June last year.

The only solution his office sees is to allow these residents to pay off their accounts over six months, something Mr Duiker is adamant he will not do.

Daveyton mayor puts off increases in rent

By Abel Mabelane
East Rand Bureau

(27)
Rent increases which were due to come into effect in Daveyton at the beginning of this month have been postponed.

Daveyton mayor Mr Shadrack Sinaba said he postponed the increases because he had not been given a satisfactory financial statement justifying them.

"Until I receive a satisfactory financial statement, I cannot support the call for rent increases by council officials," Mr Sinaba said.

He added that he had ordered an investigation into the conditions of the hostels in the township because they were shabby and left much to be desired.

Mr Sinaba had also given an instruction that the allocation of sites must be investigated, as well as the guarding of councillors' businesses by municipal police.

"The Black Local Authorities Act makes provision for the guarding of councillors' houses by municipal police, not their businesses," Mr Sinaba said.

Soweto's rent arrears of R167-m 'to be written off'

12/12/88
Star
127

By Stan Hlophe

The Soweto City Council has pledged that there will be no more rent evictions and dawn raids, and that a firm decision on the rent arrears will be announced in January.

This assurance was made by the mayor, Mr Sam Mkhwanazi, following an historic four-hour meeting with a high-powered six-man delegation of community leaders at the council chambers on Friday.

The delegation comprised Archbishop Desmond Tutu, the Rev Frank Chikane, general secretary of the South African Council of Churches (SACC), Mr Cyril Ramaphosa, general secretary of the National Union of Mine Workers, the wife of jailed African National Congress leader, Walter Sisulu, Mrs Albertina Sisulu, Mrs Ellen Kuzwayo and Sister Bernadette Ncube.

The council was represented by Mr

Mkhwanazi, town clerk Mr Nico Malan, city secretary Mr L S Geldenhuys and chairman of the executive committee, Mr P M Tshabalala.

Mr Mkhwanazi said the council agreed with the delegation's view that the R167 million the council has lost as a result of the rent boycott should be written off. Full details would be announced after the next round of talks.

Friday's meeting comes in the wake of the Appellate Division's ruling that the council collected rents illegally.

Speaking at a press conference afterwards, Rev Chikane said further negotiations would take place to determine whether some residents should now be awarded the ownership of their houses and what type of rent or service charges should be paid in the future.

Archbishop Tutu



Rev Chikane

154 families given notice to vacate flats

By Sally Sealey

One hundred and fifty-four families have been given notice to vacate their Johannesburg flats by December 31

The families presently occupy four buildings in the city centre. They are Claridges, Waldorf Heights, Fabian Court and Ritz Plaza

Actstop, the organisation which fights evictions and other tenant-related problems, says that the occupants in three of the buildings have been involved in "a legitimate struggle for fair rentals and adequate services and conditions for over a year".

The tenants of Ritz Plaza have been involved in a similar battle for over five months.

Mr Cas Coovadia of Actstop's publicity secretariat said "The purported landlord of Claridges, Waldorf Heights and Far-

bian Court is Mr Farber and that of Ritz Plaza is a Mr Daya."

The Star called Mr Daya, who said he was no longer involved with the building

"The owner has now taken over the building and the matter now rests with the lawyers"

Mr Coovadia said tenants in all four buildings had a tacit agreement that they would pay certain rentals in return for tenure, services and fair conditions in the buildings

"The tenants paid their rentals for three years, but the landlords failed to provide the necessary maintenance and services to ensure reasonable conditions in the building"

Mr Coovadia said attempts by the tenants to meet the landlords to discuss grievances were in vain.

Soweto to repay 'unlawful' rents

By THAMI MKHWANAZI (19)

THE SOWETO Town Council is set to write off arrears and compensate tenants evicted from their homes for failing to pay rent since the beginning of the rent boycott in 1986.

Reacting to last week's Appeal Court judgement, which nullified rents levied by the Soweto Town Council since its inception, Soweto deputy mayor Esther Mkhabela said in an interview yesterday that her council had no option but to make good the unlawful collection of rent.

The Appellate Division ruled that the Soweto Town Council had no legal right to determine and levy site and house rentals for houses built by the Johannesburg City Council

According to a legal source, JCC houses are those constructed between

the foundation of Soweto in the 1940s and the date of its "autonomy" in the 1970s.

The judgement was handed down in an application by three Soweto residents who had challenged their evictions for failing to pay rent. It may affect other black local authorities.

Lawyers say the ruling does not cover service charges.

Mkhabela accepted that in order to "undo the wrong and start with a clean slate", her newly elected council was obliged not only to write off arrears and compensate people who had been evicted for failing to pay rent, but also to repay residents all rents levied in error

Electricity cut (127) in Lenasia home after R650 bill

By Grant Shimmn

A Lenasia resident claims his electricity has been cut off for being in arrears by a very small amount on his light and water accounts. The Peri-Urban Board says it is its policy to cut off residents' electricity as soon as they are in arrears.

Mr Mervyn Naidoo says:

Mr Naidoo alleges that his electricity has been cut off without prior notice and a R25 re-connection fee demanded after the amount was paid.

He said that last month he had received an account for R650 which he had been unable to pay immediately. His electricity was subsequently disconnected. When he consulted the Peri-Urban Board, he was told it would not be reconnected until he had paid every cent.

He eventually paid the account, but received another for R340 this month. Mr Naidoo said his consumption for the month was only 125 units, and feels that the board made a mistake. He has no garden and only a stove and "ordinary lights" in his house, and says that his accounts have been higher than those of neighbours who do have gardens.

The Peri-Urban Board say:

The Treasurer of the Peri-Urban Board, Mr De Wet Botha, said it was the board's policy to cut off residents' electricity as soon as they were in arrears, albeit by small amounts. He added that because of the many cases where electricity was disconnected (100 to 300 a month), the cut-off point was usually at about R40 to R50, though they could legitimately act on a resident less than R1 in arrears.

Mr Botha said the board no longer allowed tenants to pay accounts in instalments. Their Ennerdale office had thus acted illegally by allowing residents of Ennerdale Extension 2 to pay off accounts over six months.

He added that the high amounts charged to Mr Naidoo were probably due to a fault in the meter, which his office would check — for a fee. If the reading was more than five percent wrong, an adjustment would be made to Mr Naidoo's account.

Mr Botha said he would look into complaints from Mr Henry Duiker, of Ennerdale Extension 2.

Actstop 'harassed, raided' by police

By Sally Sealey
Actstop, the organisation fighting evictions and other tenant-related problems in the Johannesburg area, has been subject to a number of police raids and police harassment of tenant committees members in the past two weeks, says a member of their publicity secretariat, Mr Cas Coovadia

In a statement Mr Coovadia said "The past two weeks have been marked by persistent attempts on the part of security po-

lice from John Vorster Square to harass and intimidate Actstop members

"A number of flat committee members have been interrogated and their flats have been searched"

Mr Coovadia said a member of the publicity secretariat, Mr Pressage Nkosi, has had at least three visits.

The police-public relations division, Pretoria, said "We have to advise that this office does not comment on routine police duties"

Speculation 'cause for concern'

(127) B/dwy
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Demand for land pushes up prices 75% in fortnight

THE new development area west of Soweto is attracting buyers at such a rate that plots are selling at 75% more than they were worth two weeks ago, says B Swanepoel of Aida Estate agents.

She said plots that were being sold two weeks ago without houses at an average price of R20 000 were now being sold at an average of R35 000.

A spokesman for the Urban Foundation said it was obvious property speculation would be a matter of concern for landowners considering the sudden jump in land prices.

Swanepoel said Aida Estates, which has nearly 600 five-acre plots on its books, was selling most of the land and the plots with houses on them to upmarket black and coloured buyers.

Plots with houses on them were being sold for between R70 000 and R230 000. She said the question was whether banks and building societies providing bonds on the acquisitions would accept the new inflated prices on the properties.

A spokesman for SA Perm said the building society would have to carry out

EDWARD WEST

a new valuation study before he could answer the question.

She also said as far as she knew no provision had been made for those people from Soweto who could not afford to buy land.

There was, however, a long list of companies and some building societies that were prepared to subsidise those in need of financial assistance who wanted to buy land, she added.

Earmarked

The development plans have aroused considerable anger in nearby Westonia and Randfontein, where, according to reports, some residents see the creation of a massive black community on their front door as resulting in an increase in crime and squatter problems.

The area has been earmarked for industrial and agricultural development, with blacks owning smallholdings with full property rights. The land had originally been developed to relieve squatting in the PWV.

New homes venture by United in Nelspruit

Star 28/12/88
By Frank Jeans

The development company of the United Building Society, which closed the year on a positive note in new projects, has broadened its horizons as far as Nelspruit in the Eastern Transvaal.

The West Acres suburb of the town, with its superb viewsites, is the target area for a new homes venture by UDC and marketed by the Nelspruit office of estate agency, Aida Real Estate.

Mr Jonathan Fair, marketing manager of the UDC, says "The project comprising 57 stands will be on sloping land providing buyers with excellent views of the countryside east of Nelspruit."

"The well-wooded area is surrounded by existing, high-quality housing."

The United, so as to conform to standards already in the surrounding development, has stipulated that homes in the new West Acres extension must have a minimum area of 110 sq m, excluding outbuildings.

"This requirement will not only protect existing homeowners, but also the investment of all buyers of the 57 new stands," says Mr Fair.

The sites are all about 1 000 sq m, with prices ranging from a highly competitive R26 000 to R35 000.

All services such as tarred roads and street lighting are installed and landscaping has been preserved.

A victory amid the miseries of the rent boycott

TOWNSHIP residents had a year of victories and agonies as the rent boycott went into its fourth year.

During 1988, township councils countrywide tried to break the boycott by various means — evictions, court action, removing doors, and auctioning houses of rent defaulters.

Although the rent boycott has affected many townships nationally, it is centred in Transvaal, according to researchers.

The Appellate Division, the highest court of the land, recently ruled that one of the biggest city councils in South Africa had been illegally collecting rent from residents.

According to the ruling, the Soweto City Council had no right to evict or collect rent from residents whose houses were built with money from the Housing Fund or approved by the Housing Commission under the Housing Act of 1966.

Legal experts said the ruling was likely to affect other black town councils. They said most councils used the same methods as the Soweto City Council to recover rent arrears.

The Soweto City Council said only 12 842 houses would be affected by the ruling, but researchers put the figure at more than 20 000.

Lawyer Priscilla Jana, whose firm handled the residents' application, described the ruling as "one of the most important judgements of recent times".

Losses caused by the boycott in Soweto alone are estimated at between R200-million and R300-million.

Commenting on the council's professed intention to write off rent arrears, Jana said "They were bound by the judgement. This is the only reason they capitulated".

Jana pointed out that "the call for a rent boycott featured prominently in the charge sheets" of some of South Africa's most notable trials this year. These included the "Delmas" treason trial, the trial of the "Alex Eight", and the Pietermaritzburg United Demo-

Determined council efforts to break the rent boycott once and for all proved largely futile. And the boycotters score a rare court victory.

BY MZIMKULU MALLINGA

Legal Front reason trial. Legal sources said it would be interesting to see how the government responded to the judgement.

A further key development was the recent meeting between Soweto community representatives — including Archbishop Desmond Tutu and the SA Council of Churches' Rev Frank Chikane — and the council. It was the first such meeting since the boycott began.

Soweto's mayor, Sam Mkhwanazi, said the Appeal Court ruling had coincided with his council's efforts to solve the rent problem. "Even before the ruling we had indicated we were not going to evict people," he said.

Mkhwanazi said the council planned to meet Eskom and the Rand Water Board early next year to try to solve the related question of Soweto residents' electricity and water tariffs. Mkhwanazi said the council would also be meeting government representatives, but would not give details.

Asked what he would do if the government insisted that rent arrears were collected from houses not affected by the Appeal Court ruling, Mkhwanazi said "I would rather leave this council".

In another ground-breaking development, residents of four Eastern Transvaal townships agreed after lengthy negotiations to end their rent boycott if rents were reduced.

The townships were Mgwerya (Waterval Boven), eThandakanyha (Pret Retief), kwaZanele (Breyten) and Silobela (Carolina).

According to a lawyer who represented the residents, Phumiso Mjajabulo, negotiations were held at both

provincial and local level. Agreement was reached after many deadlocks.

An agreement was also reached to reduce rents for shops, business sites and churches.

As part of the agreement, the council undertook to inform residents two months in advance of any future tariff increases.

Mojapelo said the settlement was a breakthrough, although negotiations in the Barberton and Balfast townships were still deadlocked. The bar-sonke Party slogans invaded the dusty township streets promising people through loudspeakers that if the party won, they would only have to pay R15 rent.

As in other years, 1988 saw evictions in most boycott-hit townships — but this did not stop the boycott. In Soweto the houses of some rent defaulters were auctioned, but tenants

The Soweto council cited the rent boycott as the main reason that it could not raise the main wages of council employees. As a result, the township was hit by one of the longest strikes in South Africa's labour history, when 3 500 Soweto council workers downed tools.

Rent was also a campaign issue in the October municipal elections. Minibuses decorated with Sofas-sonke Party slogans invaded the

party won, they would only have to pay R15 rent. Sofasonke won the hearts of some pensioners, who voted it into power, on October 26.

As in other years, 1988 saw evictions in most boycott-hit townships — but this did not stop the boycott. In Soweto the houses of some rent defaulters were auctioned, but tenants

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YOU COULD LOSE!

MANY people who paid La Bella Home Developers large sums of money as deposits for homes are likely to end up as losers, even though a Garankuwa-based consultation company has assured them the situation is under control.

La Bella, a Johannesburg estate agency, left many desperate home-seekers in the lurch when they closed down their Commission-de Street, Johannesburg, offices a few months ago.

The home-seekers had paid the company money amounting to several thousands of rands as deposits for residential sites in new housing developments in Ilithy and Sandton, but the company did not have sites in Soweto.

Mr. Bhekis Mabusela, marketing director of BIT Consultants, told *Consumer Corner* this week that he had entered a deal with the Johannesburg-based company, but that the money received there dreams.

He said a general meeting to discuss the details of the deal would be held at Funda Centre, Diepkloof, on December 17.

Mr. Mabusela emphasized that he was not taking over the affairs of the company, but merely came into the picture to help the people.

Mr. Terry Power, general manager of the Standard Bank's home loans division, confirmed that the bank had agreed to finance the people who

Consumer

By SY MAKARINGE

Corner



had dealings with La Bella Homes, but said he would not be responsible for monies which were paid to the company.

Mr. Mabusela said he had read the Standard Bank deal only on behalf of people who paid La Bella Homes deposits for sites in Dlamini and Moliapo. He said people who bought houses or sites in other areas would not be included in the deal.

One of them is Mr. Lazzaro Mantlala, who paid La Bella Homes R7000 deposit for a house worth R35000 in Emmerdale.

However, the bond could not be registered as Mr. Mantlala did not have a permit to live in a residential area as required by the Townships Act.

"I told the company about this and they said they would fix the problem. When they could not, the owner of the house became impatient and decided to cancel the deal."

Mr. Mantlala said he had written to them and demanded a refund. They sent me from pillar to post. They said the money was in a trust account and that I should talk to their lawyer. Their lawyer, Mr. Henderson, told me there was no money."

Mr. Mantlala said he said he went back to their office a few weeks later only to find that they had disappeared. "They did not leave a forwarding address. I'm baffled and I don't know if I'll ever get my money back," he said.

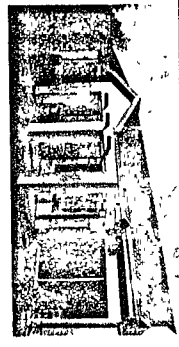
Lieutenant Cobus Esterhuysen of the fraud squad at John Vorster Square confirmed this week that he had received nearly 50 cases since the beginning of November. These bring the number of fraud victims of the company to more than 120.

Investigations by *Consumer Corner* found that the company was designated as a closed corporation on September 16. And contrary to its claims, the company did not have a trust account.

Mr. Mabusela said in an earlier interview that he was in possession of the company's books and it appeared that some of the monies paid in a deposits had not been accounted for.

He said some of the money was in a name of the business of the company.

Prospective homeowners told



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Rent 127 hikes illegal, court

From MONO BADELA

JOHANNESBURG — Since the rent boycott began in June 1986, Soweto has been dotted with huge billboards declaring "Houses are a bargain, but even a bargain has to be paid for"

This is no longer true since the Appellate Division of the Supreme Court in Bloemfontein declared that rental for some 15 000 homes in Soweto had been illegally determined by the authorities and that tenants were not obliged to pay these amounts

The Appeal Court decision has now created a new dimension to an already crucial issue that has so far cost the government nearly R500-million rand.

The applicants in the historic case — Mr Themba Michael Mngomezulu, Mr Isaac Mzondeki Radebe and Mr Mxolisi Alfred Mphungwa, all from Jabulani — were evicted in August 1986

Household possessions

They applied immediately to the Rand Supreme Court to restore their household possessions

But the court ruled against them

They were granted leave to appeal and allowed back in their homes until final judgment

The Appeal Court found that the houses in which the tenants were living formed part of a group of 15 000 built in 1959 under the Housing Act and funded by a private loan

"The rental had to be determined by the Administrator on the recommendation of the National Housing Commission," the court ruled

This has not been done. The rents in Soweto — including those of the 15 000 affected houses — had been set in another way in 1977, using another law

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RENT BOYCOTT RAGES ON

RENT boycotts were an attempt to address fundamental problems that people have with the

entire system of apartment, a delegation of Soweto residents told township councillors this week

The Bloemfontein Appellate Division recently ruled that the

Gangster killed

A MEMBER of a gang which has been terrorising residents in Daveyton, Bembu, was this week fatally wounded by a revenge seeking mob.

He was Mr. Christopher Niyela, (24) of Gaseba Street, Daveyton. He was killed by a group of people after he was found allegedly stealing furniture, and clothes from a house in the

public relations officer for the East Rand police, yesterday confirmed that a mob in Daveyton on Monday night Mr Niyela was killed by investigations (on a murder charge) were still continuing and that no arrest has been made. According to information received by the

dentis in Boya View for the past three weeks. The gang, the Sowetan was told, used to break into houses at night and stole goods that included clothes and furniture. At times, the gang also stole food, the Sowetan was told.

No-one was injured during the gang's reign of terror. The name was corrected

Soweto Council was not legally permitted to collect rents from houses built by the Johannesburg City Council

Soweto "have never refused outrightly to pay service charges. However, the quality and the cost of those services has always been a source of discontent."

In the light of the ruling the delegation, which included Nobel Peace Prize winner, Archbishop Desmond Tutu, told the councillors some residents would "consider claiming for damages arising out of unlawful evictions and other inconveniences they have suffered because of harassment by the authorities".

The delegation has also appointed experts to work on the question of the transfer of all houses to their "rightful owners, the occupants."

The delegation has appointed legal and other experts to look into

The statement said the rental question would depend on the outcome of the investigation and report of the experts on the transfer of houses to their occupants. It is said people in

as well as affordability requested the delegation to present to them a written document detailing the grievances of the people as well as suggestions for future action — Sapa

Hitch in rents write-off

Council's plan may be scuppered

MARK GLEESON and STAN HLOPE

A LEADING political analyst has warned against optimism over the Soweto City Council's decision in principle to halt evictions and write off the massive R167 million owed in rent arrears.

Mr Mark Swilling of Wits University's Centre for Policy Studies predicts that the Joint Management Council, which oversees local government affairs, might try to stop the council's plans as it sets a precedent for other areas.

"A lot of water still has to pass under the bridge," said Mr Swilling of the council's decision, which came after negotiations with several prominent anti-apartheid activists.

After their meeting last Friday with a delegation including Archbishop Desmond Tutu, South African Council of Churches general secretary the Rev Frank Chikane, Mr Cyril Ramaphosa, general secretary of the National Union of Mineworkers, UDF president Mrs Albertina Sisulu, author Mrs Ellen Kuzwayo and Sister Bernadette Ncube, the Soweto council pledged to stop all rent evictions and dawn raids and said a firm decision on the writing-off of arrears would be announced next month.

Soweto Mayor Mr Sam Mkhwanazi said the council agreed with the delegation's view that the R167 million the council had lost through the rent boycott be written off.

But Mr Swilling cautioned that JMC might try to break up the agreement because it went against Government policy of not negotiating with "revolutionary organisations" like the UDF or giving credibility to anti-apartheid leaders.

"This is a precedent that might well become a model for future negotiations. A lot depends now on the State. If the JMC decides that it is too great a threat because it gives credibility to extra-parliamentary leadership they could close down proceedings."

He predicted that such a step might have dire repercussions. "There is substantial grassroots pressure for a settlement of the issue. It's in response to that pressure that these negotiations took place."

"But struggles within the State structure over the agreement still have to come over the issue. On the one hand you have councillors keen to negotiate and then you have the JMC who are told not to."

"But local-level negotiations between groups like the UDF and Government is nothing new. We have seen them in the Eastern Cape before and the process there is reproducing itself exactly in Soweto."

On the practical aspects of writing off such a large sum, Mr Swilling pointed out that there was only one black council that did not receive bridging finance from the Government. "The Department of Finance has been bailing out councils right across the Transvaal for some years now," he said.

"Christmas bonus"

Soweto residents, too, have received the council promises with mixed feelings. Those interviewed at random by Saturday Star heaved a sigh of relief and described the news as a "Christmas bonus". However they feared the council would increase water and electricity tariffs to make up for the goodwill.

Residents, who wished to remain anonymous, said the announcement was welcomed and appreciated.

An Orlando West mother, however, said everyone would like to see where the council would get its money. "If the Government does not come to the council's rescue, I see no other way to get the money but from the residents."

She urged the council to credit those residents who had been paying rent and service charges all along. "People like me who had no alternative but to pay for water and electricity after being threatened with eviction and harassed in the middle of the night, would be glad to see what the council's attitude is going to be," she said.

A father-of-three at Emden North said the announcement was gratifying. However he urged the council to clarify its statement because residents would like to know when and how the debts would be written off. He asked if the council would levy a flat rate, or whether the charges would include site rental and service charges. "And what about those who have bought their houses and occupied them for 30 years or more?"

He further urged the council to reinstate dismissed workers as a matter of urgency.

A mother of two, from Zola, said it was victory for the residents who have waged a bitter battle with the authorities.

"This was a boycott against rent in which everyone was expected to play a role. If some people paid they should consider their money as having gone down the drain."

The council's change of attitude comes in the wake of the Appeal Court's ruling that the council had collected rents illegally from the residents and that evictions were unlawful.

The judgment followed an appeal by Mr Themba Mngomezulu and two others against the decision of the Witwatersrand Division of the Supreme Court which had ruled in favour of the council.

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Housing sales increase

THE Government's sale of council owned houses in black townships has increased by more than 700 percent in the past two years, the Bureau for Information said yesterday.

In the Witwatersrand alone, the sales increased by about 400 percent. The bureau said an average 300 houses a month were sold in the country's black residential areas.

The "big sale" started in February 1985, the Bureau said. In 1986, radical elements launched a campaign against the sale of houses in the Witwatersrand. It was

reasonably successful and caused sales to drop to a monthly average of 200," said the bureau.

Since October last year, the bureau said, this figure has risen to 600 a month.

A total 32284 houses were sold in 1985, the year the Government announced the sale of the two, three and four-roomed council owned houses in the country

Star 20/12/88

Pig's head is sent to Actstop man

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By Shirley Woodgate,
Municipal Reporter

A Christmas gift-wrapped pig's head was delivered last week for Actstop secretary Mr Mohammed Dangor at the Fordsbury clinic which is run by the organisation's chairman, Mr Cassim Saloojee

The innocent-looking parcel was left in the office at the Johannesburg Indian Social Welfare Association over the long weekend

When the staff returned to work three days later they were repulsed by the stench of rotting flesh

A shocked Mrs Gadiya Saloojee said an employee reported that a man had handed over the parcel, marked for Mr Dangor, on Thursday and had then driven away in a red Toyota Cressida

The action follows anonymous death threats made over the telephone to Mr Saloojee and himself, Mr Dangor said. He planned to report the incident to the police

Actstop, an organisation that fights evictions and other tenant-related problems, recently claimed it had been subjected to police raids and harassment

Eviction claim: official silent

A Soweto City Council township manager today refused to comment on reports that he ordered 20 families whose shacks had been demolished to leave an empty school of Protea, Mr Wilson Hlazo, referred to as Estelle Bester, who was not available at the time of going to press.

The families, from Chiawelo and Midway, now sleep in the open. They said Mr Hlazo visited them last Wednesday and told them they must leave the school as they had no permission to live there.

"I will not go until they throw me out," said Mrs Elsie Mbhele, who is disabled and has four children.

Star 21/12/88

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15-22/12/88

Uncertainty over rents evictions rule

By MZIMKULU MALUNGA

THERE is widespread confusion over how many households are affected by the recent Appellate Division ruling on rents in Soweto.

The ruling, made on November 30, prevents the Soweto City Council from evicting people from houses it did not build.

Legal experts say the judgement affects any house in any South African township which was constructed with money from the government's Housing Fund or money approved by the Housing Commission under section 61 of the 1966 Housing Act.

There is no general agreement on how many Soweto houses are affected under this interpretation, but one source estimated the figure at 20 000 in the whole of Greater Soweto.

However, the council's housing director, Estelle Bester, says that of the 82 000 houses in the township, only 12 842 are affected by the ruling.

"There is a lot of misunderstanding concerning the Appeal Court ruling — it does not affect all the houses in Soweto," said Bester. She added that the judgement was of a "technical nature".

"The ruling was not against the principle of rent collection. What happened was that the council was collecting rent under the wrong Act."

However, she would not comment on what steps the council was planning in response to the judgement.

The Soweto deputy mayor, Ester Mkhabela, has been reported as saying that the council is ready to write off the rent arrears and stop rent evictions.

'Rules applied selectively'

Star 22/12/88

Group Areas: rent-control racism alleged

By Sally Sealey

There is no racial qualification in the application of the Rent Act — but rent boards set up under the Act refuse to acknowledge that black tenants must pay rent-controlled rates because the tenants are violating the Group Areas Act, says Actstop official Mr Mahomed Dangor.

"The Rent Act does not mention race anywhere. However the Rent Board has said a person cannot claim recourse or relief from the law if they are breaking another law, in this case the Group Areas Act."

Mockery

"I find it strange that the Rent Board is prepared to accept representations from so-called disqualified owners on rent determinations but not from so-called illegal tenants"

Mr Dangor said that the rent boards set up under the Rent Act applied rules selectively.

He said Actstop was quite prepared to go to the Supreme Court to show up the double standards applied by the Rent Board.

Mr Dangor said two of the owners of Export House in Bree Street, Johannesburg, Mr Tony Pharbo and Mr Ishmael Patel, were disqualified persons but made representations through Mr FG Putter, which were accepted by the board.

He said the owners of Goldway Mansions in Jeppe Street, Johannesburg, Mr and Mrs Jay Naidoo, applied to the Rent Board for an increase, and it too was granted.

The last rent determination for the building was R88,53 and was made in 1982.

As of November 1 the rent was increased to R278,11, which is an increase of 21 percent a year.

Regional director of the Department of Local Housing and Government Works, Mr O Muser, said "This department is in the process of phasing out all rent controlled premises which were built and occupied before October 21 1949

"Tenants who are lawfully in occupation of such premises are protected for as long as they occupy the specific premises and if their income does not exceed the limit of R1 250 a month (married couples) and R750 a month (single without dependants) or tenants who are 70 years and older regardless of their income."

He said the Rent Board applied to all tenants lawfully in occupation — whites in proclaimed white areas, coloureds in proclaimed coloured areas and so on.

Disqualified

Mr Muser said that "rental determinations are based on the buildings and not the tenants.

"Disqualified persons are ... persons resident in an area proclaimed for other race groups."

He said he had it on record that the registered owner of Export House was a Mr Michael Papis and that the building had been in his name since 1980. Goldway Mansions had been registered in the name of Goldway Mansions (Pty) Ltd since 1936.

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RENT RISE SHOCK

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23/1/88

By MONK
NKOMO

THE Ateridgeville
Saulsville Residents
Organisation yesterday expressed "shock" at the new rent increases announced by the local council to start on January 1.

In a statement released yesterday both Asro and the Saulsville/Ateridgeville Youth Organisation (Sayo) said: "We have always maintained that without the necessary infrastructure the council cannot survive without milking the already exploited masses of the township."

Their reaction followed this week's announcement by the council that an average R25 rent increase per household will be implemented from January 1 next year.

Both Asro and Sayo yesterday accused the council of ignoring the fact that many people were unemployed and that the council itself had received no mandate from the majority of the residents to increase tariffs.

The statement added: "All this is taking place in spite of the recent favourable decision of the Pretoria Supreme Court which nullified the 1985/86 rent increases —

an order which the council has since appealed against.

"We are in touch with our people on the ground and we know that they simply cannot afford the new tariffs. The fact that the council presently has a deficit of R5 million even though there is no rent boycott bears testimony to this. We are fully aware that this heartless action of the council is reliance upon existing emergency repression for success but we will not leave the issue unchallenged."

Land prices

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soar ^{star} 24/12/88 west of Soweto

THE new development area west of Soweto is attracting buyers at such a rate that plots are selling at 75 percent more than they were worth two weeks ago, says Ms B Swanepoel of Aida Estates.

According to a report in the Johannesburg morning financial newspaper *Business Day* this week, she said plots that were being sold two weeks ago without houses at an average price of R20 000 were now being sold at an average of R35 000.

A spokesman for the Urban Foundation said it was obvious property speculation would be a matter of concern for landowners considering the sudden jump in land prices.

Ms Swanepoel said Aida Estates, which has nearly 600 five-acre plots on its books, was selling most of the land and the plots with houses on them to up-market black and coloured buyers.

Plots with houses on them were being sold for between R70 000 and R230 000. She said the question was whether banks and building societies providing bonds on the acquisitions would accept the new inflated prices on the properties.

A spokesman for SA Perm said the building society would have to carry out a new valuation study before he could answer the question.

She also said as far as she knew no provision had been made for those people from Soweto who could not afford to buy land.

There was, however, a long list of companies and some building societies that were prepared to subsidise those in need of financial assistance who wanted to buy land, she added.

The development plans have aroused considerable anger in nearby Westonaria and Randfontein, where, according to reports, some residents see the creation of a massive black community on their front door as leading to an increase in crime and squatter problems.

The area has been earmarked for industrial and agricultural development, with blacks owning smallholdings with full property rights. The land had originally been developed to relieve squatting in the PWV. — Sapa