

HOUSING & HOSTELS - CAPE

1989

Jan- Nov — DECEMBER
~~JANUARY~~ — ~~THURSDAY~~

Now PW wants to 'open' District Six

124
STimes 6/18/89

PRESIDENT BOTHA — responsible for the forced resettlement of 40 000 coloured people from Cape Town's District Six 23 years ago when he was Minister of Coloured Affairs — wants it reproclaimed a mixed area

He has instructed the recently established Free Settlement Board to consider opening District Six

This week, Minister of Constitutional Development and Planning Mr Gene Louw announced that the board had received a request from President Botha to look at a portion of the area known as "Zonnebloem"

The city council would be notified and the investigation advertised in the Press to seek comments from interested parties, Mr Louw said

If the President's initiative is successful, District Six — or at least part of it — will

By ALAN DUGGAN

become Cape Town's first free settlement area.

But community leaders were less than enthusiastic about Mr Botha's request.

Said Mr Anwah Nagia, of the Hands Off District Six Committee "You'll pardon me if I don't get excited about the State President's latest scheme.

"This is the same man who started the process of destruction His action now is meaningless, because anyone with intelligence can see that the Free Settlement Areas Act is an integral part of the Group Areas Act

Contrition

"Nothing has changed — and nobody with a conscience will live in District Six until that discriminatory legislation is abolished"

Mrs Beverley Roos, spokeswoman for the Open City Initiative, said Mr Botha's move was unlikely to mollify his critics at home or abroad

She commented "This is an act of contrition on the part of the man ultimately responsible for much of the pain and suffering that accompanied the destruction of District Six.

"I'd hope that this act of contrition would go further than a small area in central Cape Town

"But in the meantime, the only people who stand to benefit are those with money and no conscience The original inhabitants would never

go back — and, in any case, they couldn't afford to live there now."

Others speculated that Mr Botha might have acted alone in a bid to make up for his part in the District Six removals.

A spokesman for BP, which is backing an ambitious scheme aimed at the "renewal" of District Six, said "BP believes the Group Areas Act should be scrapped"

The oil giant welcomed moves to create open residential areas in parts of District Six, said the spokesman, but the conditions for such a reproclamation remained to be seen.

Report by Alan Duggan, 122 St George's Street, Cape Town.

Old District 6 being offered to all races

By FRANS ESTERHUYSE ^{ARGUS}
Weekend Argus
Political Correspondent ^{4/1/81}

DEVELOPERS of a housing scheme in Zonnebloem — earmarked as a possible open residential area — are going ahead with the marketing of housing units to all races.

Although a final decision by President F W de Klerk on whether it is to be declared an open area is still pending, the developers say they have been given the green light by government officials.

Zonnebloem — the old District Six which became a white group area — is one of at least four areas in various parts of the country which are expected to be declared free settlement areas soon, possibly before the end of this year.

Six remaining housing units in Zonnebloem's 51-unit Canterbury Square development scheme are being offered to all races. Prices range from R86 000 to R109 000 for two and three-bedroom units.

The developers, Leisure Development Company, say they were approached recently by government officials and were asked to offer the units to all races.

Since the developers began advertising the project as "selling to all races", inquiries doubled. The re-

maining units are now expected to be sold to people of colour.

Mr Arthur Quanton, managing director and architect of the company, confirmed this week that the company had been given the go-ahead. A call was received about a month ago from a government official who said the company could re-apply for group areas permits.

Earlier this year attempts to sell units to three people of colour fell through when permits were refused in spite of subsequent appeals.

At that stage the company had a substantial list of black and coloured buyers.

Inquiries this week to government housing officials in Cape Town about the group areas permit situation in Zonnebloem were referred to Pretoria.

A Pretoria spokesman of the House of Assembly's "own affairs" administration for local government, housing and works said he was not aware of any ruling that housing could be offered to all races. It was not the function of his department to do this.

Mr Hein Kruger, chairman of the Free Settlement Board, confirmed the board had taken certain decisions about proposed free settlement areas.

Distict Six campaign ^{13/Day 22/2/87} makes good progress ¹²⁴

CAPE TOWN — The campaign to restore District Six had made "significant progress" and hundreds of former residents had responded eagerly to the possibility of returning "home", BP Southern Africa chairman Ian Sims said yesterday.

He said in BP's 1988 biennial social report that dialogue with the community confirmed "strong support" for the project, initiated by the company in 1986.

The company made no apology for its involvement as a pressure group. "We believe it is not only a right but also an obligation."

Sims said the company sought:

- The elimination of discrimination by legislation,
- The achievement of a society which provided the opportunity for equality for all.

Sims said certain gains in many of those areas had already been made. As far as the District Six initiative

was concerned, progress had been made. BP, Cape Town City Council and 19 other private-sector companies were involved in a non-profit company to redevelop the area.

An opposition group believed District Six should be left as is — "a monument of rubble and waste to perpetuate the folly of apartheid and the evil of destruction".

Sims said this was "laudable" but he favoured the concept of a reborn District Six as a "living monument".

He said "In any case it seems impossible the authorities would allow the land to remain undeveloped and the choice would seem to be either the BP District Six project or some other form of development by the public sector and private developers."

Most importantly, the project was linked with the community in the construction of the living environments they wanted — Sapa.

Do site cleared for 'coloured' housing

8/1/52-22
SUN

By HENRY LUDSKI

THE first houses for "coloured" families are to rise from the dust of District Six

Six in the next few weeks

And the developer is a Salt River architect, Mr Wasfie Jassiem, who has refused to bow to community pressure

and take into consideration the "feelings and sorrow" of the thousands of families kicked out of the area under the Group Areas Act

The development is linked to the Labour Party-controlled House of Representatives, which supplied a list of prospective buyers

"I don't believe in all that nonsense that one shouldn't develop in an area until the Group Areas is scrapped," Jassiem told a SOUTH reporter who approached him about buying a property in the area

The stretch of ground situated between Keizersgracht Road and the Eastern Boulevard adjacent to the Muir Street mosque has already been cleared and "construction is due to start in the next few weeks," said Jassiem

Originally four other developers were also to have build homes there, but they withdrew because of "political pressure".

Jassiem is set to go it alone

He said he had been given a list of about 1 500 names by the House of Representatives' Department of Local Government, Housing and Agriculture, but was building only 26 homes

This week Mr Anwar Nagia, spokesman for the Hands Off District Six campaign, launched a scathing attack on developers who "shamelessly" developed in the area

"Any person, and particularly someone from the disenfranchised community, who develops in District Six does so consciously regardless of the feelings and sorrow of people who once lived there," said Nagia.

More than 50 percent of District Six is already taken up by the Cape Technikon.



Mr Anwar Nagia at a site recently cleared in District Six

Property boom over as sales fall, bonds soar

By TOM HOOD
Business Editor

ARCAS
4/1/89
THE property boom in Cape Town has clearly tapered off, according to City Council figures of transactions.

Properties worth R67-million changed hands in the Cape Town municipal area in October — down from R76-million in September and below the 1988 monthly average of R84-million

This is 51 percent below May's R136-million, the highest monthly figure for 1988, and 6 percent below the sales of R71-million for October 1987

Figures from the City Council today show the number of transactions plunged from 1 948 in May to 935 in October, and from 1 071 in October 1987.

Mr Boet van Straten, past chairman of the Estate Agents Board, says property sales are being hit by the high home-loan rates of banks and building societies.

SMALLER HOMES

Most bond rates have risen to about 18 percent after being 12,5 percent a year ago

A drop in house prices was already evident and many home-buyers were being forced to buy smaller homes as the increased bond rates had reduced their buying power, Mr van Straten said

Hardest hit were homes costing between R80 000 and R150 000, although prices of smaller properties remained stable, he said

The number of home-loan applications to Standard Bank has dropped sharply in the past few months, according to Mr Terry Power, the deputy general manager of the home-loans division

Bonds totalling R100-million were granted by the bank in December, down from the R255-million in July, he reported today

The drop occurred in spite of the bank's bond rate being "significantly" lower than that

charged by some of its competitors

Its bond rate will rise from 17 to 17,75 percent on February 1, a rate below that charged by most major financial institutions, said Mr Power.

Thousands of home-buyers have been told to increase their repayments to building societies and banks from this month and next

However, the Standard's experts believe that a slowdown in demand for credit indicates that a new rise in bond rates is unlikely in the immediate future

CAPE TIMES 12/1/89

NMC opposes demolitions

124
Staff Reporter

A GROUP of houses in the Bo-Kaap have become the centre of a struggle between the City Council, which wants to demolish them, and the National Monuments Council (NMC), which wants to preserve them

The City Council's housing committee this week resolved to send a committee to the Minister of National Education in an effort to solve the problem — but this still has to be approved by the executive committee

The idea of demolishing the 11 houses was first mooted by the council in August last year, when the City Planner's office reported that the homes were in poor condition, that it would cost tenants

too much to restore them and that the permission of the NMC should be sought to demolish them

Some of the houses are vacant and some are occupied, but the City Planner's report said the council would not be doing the tenants a good turn by offering them the properties and expecting tenants to renovate them

"To do a proper restoration will involve far more work and expense than the tenant initially envisages and even when complete the dwelling will never be as acceptable as a new dwelling," the report said

The houses vary from a double-storied house in Wale Street to the last remaining dwelling of a

terrace of six in Upper Dorp Street.

The housing committee heard this week that the NMC had not given a final decision on the question, in spite of a number of meetings and letters

A spokesman for the NMC said yesterday that the task of his council was to promote the conservation of historical buildings where possible

"Certainly the buildings in question represent some of the original fabric of the Bo-Kaap. Considerable concessions have been made regarding demolition in the Bo-Kaap in the past, but the NMC is of the opinion that it cannot accede to the demolition of these particular properties," he said

Rates rise squeezes out homebuyers

1987 News 2/11/89 124

By MICHAEL MORRIS
Weekend Argus Reporter

CLIMBING mortgage rates have cost some Peninsula homeowners their homes and are putting pressure on many others.

However, while money houses for the situation could worsen in the next few months they say clients home loan problems need not end in re-possession.

Home loan rates have climbed rapidly from 12.5 per cent in January last year and with most bank and building society rates moving up to 18 per cent from next month thousands of homeowners are beginning to feel the pinch.

In many cases monthly repayments have risen by hundreds of pounds and many people have found they can no longer afford them.

Homeowners in new schemes like the Blue Downs estate in Kulis River and housing developments in the black urban areas appear to have been among the first to have their loans called up.

Sale in execution notices for 18 properties in Melton Rose estate in Kulis River, Mitchell's Plain, Bellville, Parow Strand, Grabouw, Kensington and Colleton were published in

The Argus last week. The United Building Society secured magistrate's court judgments to sell 14 of these properties because the homeowners were in serious arrears with their mortgage repayments.

A spokesman said if the properties were not sold by public auction on the date set by the court, they would be repossessed and later sold by the building society itself on the open market.

But the UBS spokesman — echoing the views of other banks and building societies — said they were as eager as homeowners to avoid repossession.

All spokesmen said their institutions were doing all they could to avoid repossession of homes at a time when they were hard to sell and that every effort was made to resolve clients' problems before considering repossession.

A Standard Bank spokesman said: "We're in the money market and we don't want to get into the property business."

He added: "In fact, we are not having a problem with loan defaults at this stage."

Natal Building Society's acting regional general manager in the Cape, Mr Kevin Donnel-

ly, said: "Our arrears have not increased much at all but I think if there's going to be an effect it will become more noticeable from next month."

"What we have had is a lot of people coming to us with problems which we try to solve."

"I think it is important to realise that we — and all other financial institutions — are keen to help solve problems. It is our business to help people through bad times not just to get a house back and then sell it."

He added: "It is only when people ignore our letters and telegrams and do not come and see us to sort out their problems that they run into trouble."

The head of public relations at the United Building Society in Johannesburg, Mr Kevin MacGregor, said: "Our rate is going up to 18 percent next month and we find it usually takes up to three months for an effect to manifest itself."

"What we are expecting is that people who are still in the market for houses will not be so ambitious and will be forced down-market in some cases."

"But as far as repossession are concerned we have actually noticed quite a dramatic drop. I think this is largely be-

cause people are being more cautious and, if they do encounter problems they come in and see us."

"We are in the business of providing homes and the last thing we want to do is repossess."

Pension funds

Pension or provident funds could provide some relief for hard-hit homeowners, said Mr Hank Beets, Old Mutual's assistant general manager for employee benefits.

Mr Beets, who believed that at least some of the home-loan problems arose because "when money is cheap and interest rates are low, banks and building societies are keen to commit people to the maximum of their salary," said: "People can make application for a loan against their pension or provident funds as a trade-off, to help pay the mortgage."

It means you are giving up money you set aside for retirement, but having a home that is paid off is a major contribution to retirement security.

"Old Mutual is actually working on a scheme along these lines to give the individual greater flexibility with regard to their retirement savings."

Those who earn enough are building smaller houses, and there is strengthening competition between private developers involved in the scheme.

Blue Downs is one of the most important new coloured housing developments in the Peninsula a community destined to grow into a town of about 40 000 houses. So far, it has a population of 800 families.

The scheme is "progressing well" according to project director Mr Carel Marais but he describes as a "tremendous setback" the impact of the bond rate increase from 12.5 per cent to 18 per cent in a year.

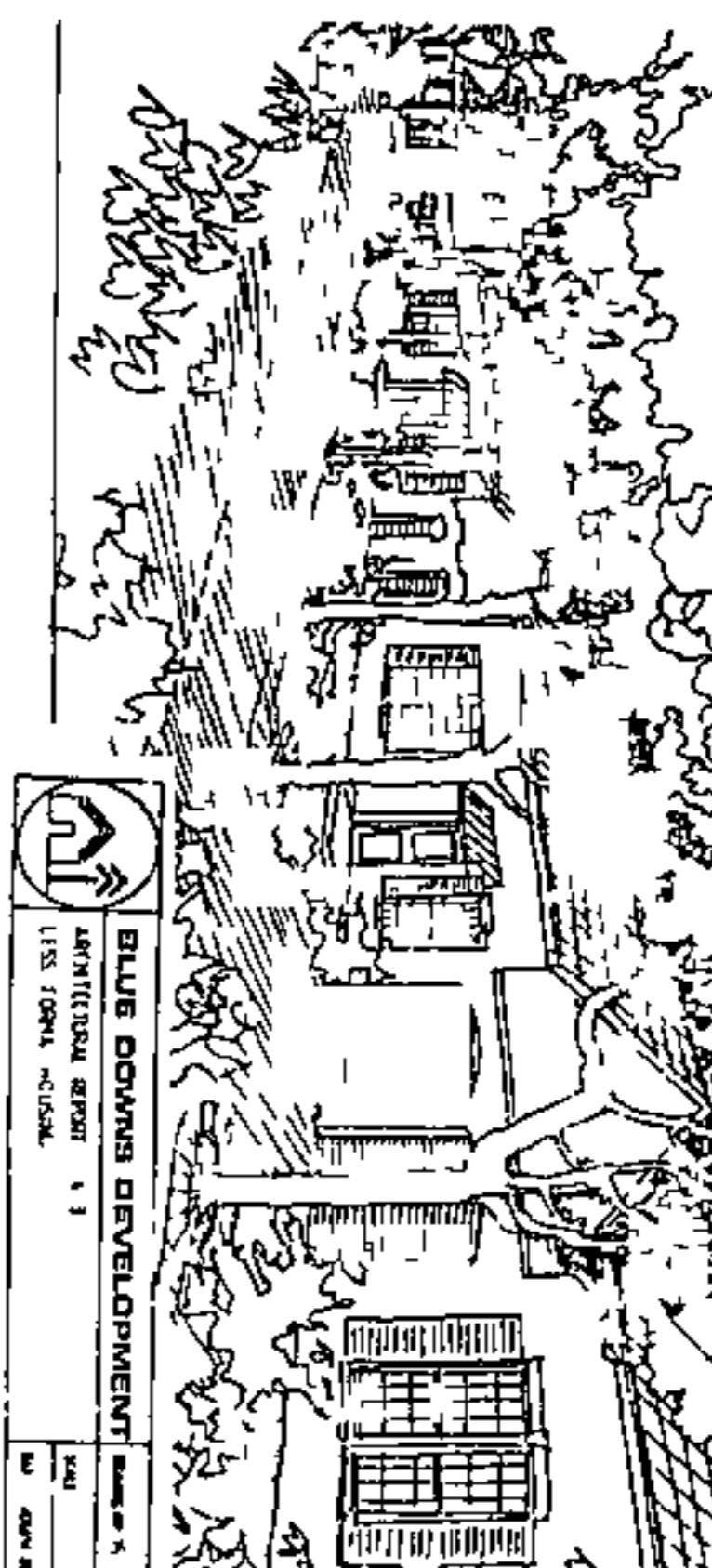
Under pressure

Coupled with a building cost increase of about 20 percent during the past year — and a predicted increase of between 15 and 20 percent for this year — development in Blue Downs is under pressure.

"We have tried not to reduce the error — only the buildings — so that owners will have the opportunity to add on later," said Mr Marais.

"The demand for houses is still there, the market for luxury homes has become more selective and while the 'middle' market has become bigger, people are going for smaller houses."

"Fortunately, being a private sector project developers have been able to adjust housing immediately to meet the new financial situation. There are about 800 unsold houses in Blue Downs, about 600 under construction and more than 4 000 on the drawing board."



This is an artist's impression of the Blue Downs housing complex near D F Malan Airport.

Scheme 'setback' as buyers withdraw

Weekend Argus Reporter

STEEP bond rate increases have forced scores of people to pull out of the huge Blue Downs housing development near Kulis River.

Fewer people are now able to afford homes in the scheme and developers say the pace of construction has slowed.

Those who earn enough are building smaller houses, and there is strengthening competition between private developers involved in the scheme.

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A spokesman for Goldbell Homes one of the companies involved in Blue Downs said: "A substantial group of people who were willing and initially able to afford homes were forced to back out because the bond rate put houses beyond their reach."

"For example, a family earning between R1 500 and R1 800 — and a first time buyer qualifying for a subsidy — could have bought a house for R58 388 when the bond rate was 12.5 percent."

"Now a year later, the same buyer can afford nothing more than R41 340."

"Of course people get increases in wages and salaries but they are never as much as the bond rate and families earning in the region of R1 500 and R1 800 are out of the market this year."

"Buy now, if you can"

The spokesman said: "One positive result is that there is much stronger competition between the developers, who are all bending over backwards to win clients."

"The best advice I can give is to buy now, if you can afford it. Increasing building costs and the possibility that the bond rate will go up another point or two this year mean that the price of housing will continue to go up."

A spokesman for another developer Bester Homes, said: "The effect of the bond rate depends on what segment of the market you are aiming at. If you are building houses in the lower price range the effect is not as great though lower income buyers probably can not afford them."

"But there is no doubt that there are many people who could have afforded a two-bedroom house last year but can't this year."

Herzlia comes out top

FEHANA ROSSOUW
Weekend Argus Reporter

D F MALAN High School did it again this year. They produced the biggest crop of A-class passes in the 1988 matric results.

But an analysis of the results puts Herzlia High School firmly in the position of top school in the Peninsula.

With a total of 162 matriculants who passed, Herzlia gained 136 matriculation exemptions and 23 A-class passes.

D F Malan had 254 matriculants who passed with 162 exemptions and 28 A's. A statistician analysed the

results for Weekend Argus by taking the size of the schools in the Peninsula into account.

He divided the number of exemptions and A's by the number of successful matriculants to get a measure of the size of the schools.

The figures were then multiplied by 100 to express the quantities and percentages.

Of the 310 schools in the Peninsula whose matriculants wrote the Senior Certificate a sample of 38 were chosen to investigate relative academic achievements.

Unlike 1987's results the Afrikaans-medium schools did not fare so well as their Eng-

lish-medium counterparts. Last year D F Malan Tygerberg High and Paarl Roos Gymnasium produced the most A's.

The 1988 laurels were taken by the English-medium schools.

The statistician ranked the schools' academic performance by giving the school one point for each percentage matriculation exemption and two points for each percentage A-class pass.

Herzlia tops the list with 112 points followed by Groote Schuur High with 104, Rondebosch Boys High 103 and Westford 103.

Paul Roos Gymnasium

moved from third position last year to fifth this year with 101 points and Rustenberg Girls High took sixth place with 99 points.

Although D F Malan had the most A-class passes, the school was placed in seventh position with 86 points.

Only 64 percent of their successful matriculants gained matriculation exemption compared to 84 percent of Herzlia matriculants.

The school with the lowest ranking, Ysterplaat High School with no points, had 51 successful matriculants with no exemptions or A-passes.

Paul Roos Gymnasium

Ratepayers face 13-14% increase

Cape Times 27/1/89 124

By PETER DENNEHY
Municipal Reporter

RATEPAYERS in Cape Town can expect an annual increase in the amount they are liable to pay of between 13 and 14% in the coming financial year

This conclusion may be drawn from remarks made by the City Treasurer, Mr Donald Geyer, in an innovative Financial Report presented in an easily understood format yesterday

Mr Geyer said he believed the council's agreed policy of restricting rate increases "to at least 2% below the consumer price index year-on-year increase" should be continued, at least for the immediate future

Asked what he believed the CPI was, Mr Geyer said "we could be looking at 15 to 16%" by the beginning of the council's next financial year, in July

His review covered the finan-

cial year ending on June 30 last year. His glossy and well-illustrated report was produced following a trend overseas

Usually City Council financial reports are voluminous documents that are virtually unintelligible to the average person, but the new 40-page Financial Report is full of explanations, diagrams, pictures and graphs

It is aimed at an audience of financial institutions, businesses, ratepayers' associations and interested persons

Among the salient facts in the report was that capital expenditure in the year to mid-1988 amounted to R168 million, far below the original budgeted figure of R263 million. Part of the explanation for this is that the council had hoped to spend R117 million on housing, but only R53 million was spent because of the shortage of subsidised loan funds from the government

Expenditure on the operating

(or "running expenses") account was R750 million, while income was R18 million higher at R768 million

This surplus came about because income from municipal rates, government payments in lieu of rates for their properties and traffic fines exceeded the budgeted figures

In the report on housing, Mr Geyer disclosed that 25 000 of the 32 000 homes built in Mitchells Plain in the past 10 years had been sold

In all areas combined, the council still has 35 500 houses and flats within its rental scheme

Cape Town's water undertaking supplies not only the city, but surrounding towns as far afield as Wellington and serves a total population of 2,6 million

Income from water bills amounted to R66 million, while electricity accounts amounted to R330 million. A proportion of this income is used to ease rates

Cape Times
31/1/89 (12/6)

Township in row over rates

By MONICA GRAAFF

A ROW has broken out between residents of Oudtshoorn's Toekomsrus township and the municipality over summonses to pay outstanding rates on houses the residents do not own.

Bridgton Management Committee alleges that the municipality

- Has served summonses on hundreds of residents to pay outstanding rates of R700 or more although only one resident had bought a house by December,

- Has lost records for 45 of the residents who received summonses,

- Has placed "an inordinately high" purchase price of R10 968 on houses that are structurally unsound,

- Last week "unlawfully" stipulated that buyers would be responsible for rates from the day they moved in, instead of the day they bought the houses.

But Oudtshoorn's town secretary, Mr Charles Erasmus, last night denied the allegations. He said all summonses had been withdrawn.

Couple failing to state race have their water cut off

CAPE TOWN — Water services have been cut off to a Western Cape house because the new tenants did not state their race on an application form

Kraaifontein mayor Sarel van Deventer yesterday confirmed his council stopped the supply to a couple whom neighbours want evicted under the Group Areas Act

He said the house belonged to a firm owned 49% by an Indian

"I wouldn't have taken steps unless I was aware all the people including every councillor, are behind me all the way," Van Deventer said

Own Correspondent

This latest incident comes as the Mayfair West race wrangle was joined on all sides

The CP, Black Sash, Jewish Board of Deputies and Lawyers for Human Rights flew into the fray yesterday over a truculent mob's prevention of an Indian family moving into a white suburb of Johannesburg, reports Sapa

CP law and order spokesman Moolman Mentz said the councillor

instrumental in barring the Indians had acted correctly

The Black Sash said it was disgusted and added the NP's policy of discrimination was a breeding ground for fear, hate and suspicion that was growing among whites

Jewish Board of Deputies chairman Gerald Leissnor called on police to "use their considerable power" to stop such incidents

He added the board was distressed by the appearance of vigilantes

The lawyers' organisation said SA would be torn apart by racial conflict

unless discrimination was removed from the statute books

On Sunday an Indian family who had bought a house in Mayfair West was not allowed to move in by a right-wing mob

Mentz said the CP had the highest regard for whites who took a strong stand against the influx by people of colour into white areas

The Black Sash said "This fear (of blacks) is stimulated by government-controlled media. Until apartheid is scrapped the Mayfair incident and this type of reaction will intensify"

Another 'Mayfair' looms on horizon

Sowetan 1/2/89

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FOCUS

ANGRY white residents of the small town of Kraaifontein, about 25km north of Cape Town, are threatening to take the law into their own hands over an alleged contravention of the Group Areas Act by a "coloured" family renting a house in Peerless Park West.

The small Horak Street house, bordering an open area separating the white suburb from the coloured area of Scottsdene, was repossessed by a building society and sold to a closed corporation which is renting it to the family

White residents, some of whom laid charges under the Group Areas Act on Saturday, met Kraaifontein Mayor Mr Sarel van Deventer and ward councillor and former mayor Mr De Wet Marais to discuss the "problem", and warned of another "Mafair-type" incident

Police opened a docket of malicious damage to property after death threats and AWB slogans were sprayed onto a house in Mayfair, Johannesburg, from which an Indian purchaser had been chased away

And in another racial incident in Kraaifontein, Mr Van Deventer came out in support of the principal of a creche who expelled a little white boy



FLASHBACK to Mayfair... "neighbours" make their feelings show.

whose mother legally changed her race classification from coloured to white

He said "Any right of admission is reserved I quite agree with the principal I would have done the same thing because I believe in upholding the political principles of the far right

Hurt

"Kraaifontein is a conservative area and most of the complaints from residents are about coloured people roaming the area"

During last night's

meeting, Mr Van Deventer warned that "someone is going to get hurt"

Referring to another group areas complaint in Kraaifontein which was "unresolved" after more than a year, he said "We have tried our best We went through the correct channels and what was the result? It was just negative Now we're not prepared to wait I fear people will take the law into their own hands — that's my honest opinion"

Mr TH Van Rensburg, who hosted the meeting, said "The same will happen as happened in Mayfair"

Mr Van Deventer said the issue had been raised with local MP Mr Giel Malherbe who had replied it was a "problem situation"

Urgent

Mr Van Deventer said he doubted whether the much-delayed Group Areas Amendment Act would ever become law

"In the meantime people move in and we can't accept that"

Deputy Mayor Mr A H Collyer is seeking an urgent meeting with Deputy Minister of Constitutional Develop-

ment and Planning Mr Roelf Meyer to discuss the issue, and Mr Van Deventer said the authorities had one week to reply satisfactorily

"We've also got limits to our patience," he said One resident, who declined to be identified, said he had laid a charge because the law had been "over-stepped"

"If they (the police) don't perform something has to be done, it's as simple as that The law has been disregarded and it shouldn't be"

He said he had heard of threats being made and had warned against these "I stepped in and said 'boys, don't take the law into your own hands', but we've got to open up this whole scene I'm personally sick and tired of double standards — you can't say to one 'you can't' and then to another just not say anything It's a long story — you can't sell your property, it's devalued and that sort of thing"

Grey

The authorities had to act — "they must say if it's a grey area or not," he said

The Horak Street house appeared deserted on Monday Water to the

house has been cut off because a municipal by-law — that tenants have to pay a deposit personally and state they are aware of Group Areas restrictions — has not been complied with.

Police spokesman Major Jan Calitz confirmed that a Group Areas complaint had been reported to the Kraaifontein police and that they were investigating

The creche incident involved five-year-old Wayne Shirley, who has a British father and "coloured" mother

Wayne, classified white, enrolled at the Pinnokio "Creche" in Kraaifontein last week. His "coloured" uncle fetched him at school and the following day he brought home a letter from principal Mrs Kate Colclough asking that he leave because the school was not multiracial.

Upset

She said Kraaifontein was a conservative area and parents would be upset if they knew Wayne attended the school

"Wayne is a lovely and intelligent boy and I am so sorry that I cannot let him stay," Mrs Colclough wrote.

But Wayne's mother, Mrs Amanda Shirley, said she was "furious"

"My child is classified white, his uncle's colour has nothing to do with him I feel that if Mrs Colclough has any doubts or complaints, she should have contacted me first and not sent the letter with Wayne. I would have gladly showed her his birth certificate The way she went about it is not the way to treat people

Sapa

Kraaifontein race issue taken higher

Own Correspondent

CAPE TOWN — The Kraaifontein controversy about a coloured family in a white area has been raised with the Deputy Minister of Constitutional Development and Planning, Mr Roelf Meyer

Mr G J Malherbe, MP for Wellington, in whose constituency Kraaifontein falls, said yesterday he had held a number of small meetings with residents. They had expressed concern about the situation.

He had spoken to Mr Meyer.

Nationalist MPs said yesterday the application of the Group Areas Act in its present form had be-

come a political problem. A virtual checkmate situation had arisen after a Supreme Court judgment in the Govender case.

This had laid down that people of the "wrong" race group could not be put out of a house unless alternative accommodation was available.

The new Group Areas Amendment Bill, which was meant to circumvent this by giving the Minister of Constitutional Development powers of discretion, was not passed last year because the President's Council referred it back to the President. A new law with less harsh penalties is expected this year.

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No house without 'yes' from mighty mayor

By DOC TSHABALALA

A HOUSING developer in Crossroads flew about 1 000km to a Ciskei farm to get mayor Johnson Nxgobongwana's permission to sell a house in the upgraded section of the squatter camp

The house has been built on the site of Nyanga Bush, one of three satellite camps where thousands of shacks were razed in 1986 by "witdoek" vigilantes

Mr Basil Payne, of Habitech Cape Homebuilders and Developers, said "normal procedure" was that Nxgobongwana had to give approval for every house sold to a non-

Crossroads resident.

Payne was reacting to a claim by Mrs Gladys Mbango that she had paid R850 deposit for a house in the area but was still waiting to hear when she could move in

"All we are waiting for now is Nxgobongwana's approval

"I flew to Ciskei as a matter of urgency last week to speak to Nxgobongwana on his farm where he is on holiday

"He indicated that he would be back in time to be able to attend to the problem."

Payne said Mbango would "definitely" move into the house

before February 10.

"We have done everything required of us, including acquiring a bond. All that remains now is her interview with Nxgobongwana"

Mbango, a mother of four, appeared sceptical that she would be allowed to move into the R15 000 house soon

"I am not impressed at all. They have made the same promise before," she said

Mbango claimed a builders' representative had told her the house would have electricity, fitted carpets



Mrs Mbango

• TURN TO PAGE 5

South 2/2-8/2/89

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• FROM PAGE 1

Crossroad's mighty mayor

She was surprised to discover this was not so

Payne said the house she had chosen was of a lower category. Otherwise she would have had to pay more than R900 deposit.

Mr Jan van Eck, independent MP for Claremont, said "Bearing in mind the desperate shortage of houses, it is intolerable that a mayor should have the power to decide who may buy a house

"Such a system lends itself to misuse. It also enables people like Nxgobongwana to increase their hold over the townships"

Mr R Schelhase, acting secretary of the Crossroads Town Committee, confirmed people from outside Crossroads had to obtain the permission of Nxgobongwana and the committee before they are allowed to buy a house in Crossroads

He said the main reason for this

was that Crossroads was presently being upgraded. In the process shacks and shanties were being removed from the area to make way for new structures

"It has been agreed with developers that first preference in the allocation of houses be given to local residents," he said

"The mayor interviews the person concerned to make sure who they are, where they come from and why they want to live in Crossroads.

"There have been too many troubles here and we are trying to avoid any more problems in future," he said.

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NEWS

Historic Homestead

by VIVIAN HORLER, Weekend Argus Reporter

FOREIGNERS cashing in on South Africa's troubled economy by buying prime Western Cape properties with cheap financial rands are doing the area the world of good, say estate agents

But PFP finance spokesman Harry Schwarz believes South Africa's heritage should remain in South African hands — and that the system of financial rands disadvantages South African buyers

There is no question of South Africa's heritage being stolen, says John van Niekerk, one of the trustees of the Buitenverwachting Farm Trust. In fact, the country's heritage is being restored and preserved by foreign money

Mr van Niekerk believes that without the money and commitment of Richard Mueller, the German who bought Buitenverwachting in Constantia in 1981, the farm would almost certainly have been carved up and turned into high density housing

Instead wine is again being produced on the farm, and at the 1987 International Wine and Spirits competition in London Buitenverwachting wines scooped three of the 12 awards won by South African wines

British casino and zoo owner John Aspinall bought parts of the De Goede Hoop estate in Noordhoek, developed by former Cabinet Minister John Wiley, who committed suicide in 1987. He had

sold off a large part of the estate, but Aspinall has been consolidating the property and has bought back 21 of the 46 two-hectare lots

It was reported when he bought the core of the estate that he had paid R1,9-million and was spending "a fortune" on restoring the homestead. He has since paid out at least R750 000 for additional lots

His main concern, according to Pam Golding estate agent Ray Duniee, is to "restore the fynbos to its original splendour"

German winemaker Han Joachim Schreiber bought the historic Neethlingshof wine estate in Stellenbosch four years ago, and his investment to date is "a double-digit million figure"

He has spent R800 000 restoring the old homestead, converting it into a restaurant and kitchen, and has embarked on a complete vineyard replanting programme. So far 100 hectares have been replanted

Mr Schreiber said, "I invested my money here because I believe in the future investment in wine farms or property is not a fast earner like bonds and stocks, but I am thinking in terms of years, if not decades"

"Foreign investment must be a good thing. With the South African economy as it is now the local investor would probably not be able to generate the kind of investment that a combination of local and foreign investors can generate."

Property agencies such as Pam Golding Proper-

ties and Seeff, both of whom have opened offices in London, are laughing all the way to the bank. But they also believe the sales are good for the country

"Claims that foreign investors are pushing up local prices are simply not true," says Harry McCracken, national sales director for Pam Golding. "They're certainly taking up some of the slack available, but they're also doing a lot of good to the country by bringing in the foreign money they're spending to upgrade these properties"

"In one sale I know of a foreign investor bought a wine farm for R10-million and invested R11-million in improving the property. He's put that wine estate on the map and is now producing one of the best wines in the country. And the local farmers just don't have that kind of wealth"

"They're not just coming in and sucking South Africa dry — they're investing more money to improve what we've got here"

Mr McCracken, echoed by Lawrence Seeff of Seeff, insisted that it was not a case of one price for foreigners and one for locals, although the use of financial rands by foreigners means they are effectively able to buy more cheaply than locals. When buying residential property here, including blocks of flats, foreigners may pay half the price in financial rands, but may export rents in commercial rands

Mr McCracken said Pam Golding's turnover for 1988 was R300-million countrywide, of which R40-R50-million worth of property went to overseas

buyers. This was not, however, only for residential properties

Mr Seeff, managing director of Seeff, said sales to overseas buyers had represented R30-million of their R170-million turnover last year

"Most of these consist of up-market houses which don't turn over at a rapid rate," he said

Seeff sold possibly two R1-million residential properties a month in the Western Cape. Of total transfers amounting to R120-million a month in the Western Cape last year, Mr Seeff estimated sales worth about R4 - R5-million were to foreign buyers

The advantage of foreign buyers for South Africa was that they expanded the market, he said

"Before the financial rand system was introduced people weren't buying. This system gives the seller a greater opportunity to sell his house"

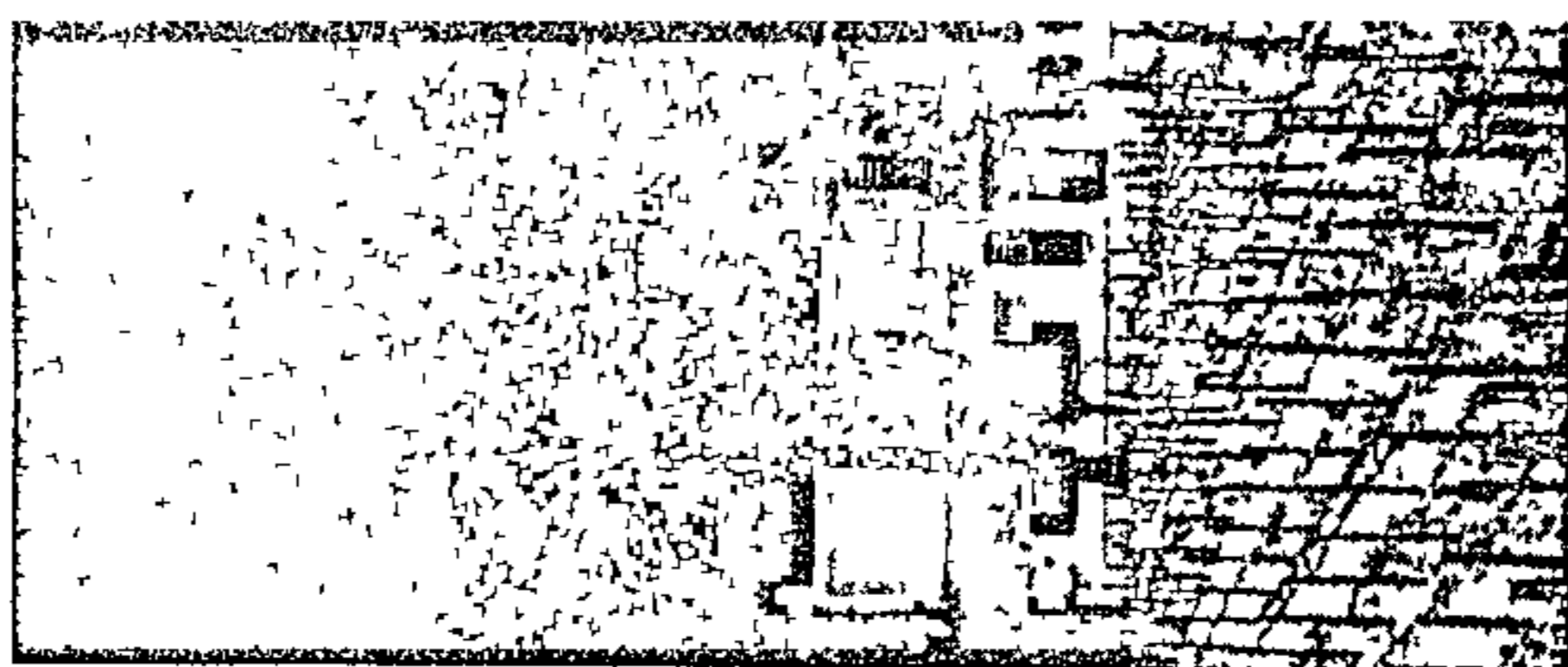
But Harry Schwarz has rejected the system. "Wine farms and houses which are part of South Africa's heritage should remain in South African hands," he said. "For a foreigner to be able to buy the South African heritage for a song does not appeal"

"I don't mind the sale of a flat in Sea Point, because that has no particular heritage value, but for other properties to be given away in financial rands I believe is wrong"

"I don't want to see restrictions placed on the sale of these properties, but I think if they are to be sold they should be sold in commercial rands — they're cheap enough"

"Selling properties in financial rands puts South African buyers at a tremendous disadvantage, because the system creates an inflated market"

"Financial rands should be used only for projects which create new jobs, for projects aimed at the advantage of the country. I see no advantage for South Africa in using financial rands to buy what I call heritage property"



The restored homestead at Buitenverwachting, Constantia. German Richard Mueller has invested "many mill" in the farm which once again produces wine.

P.T.O.

ARREARS 9/2/89
**Arrears on
homes to be
capitalised** (124)

ARREARS in payments on homes bought from the city council amounting to R3 412 020 are to be "capitalised", or added on to the price of houses.

This is the second time that home-owners' arrears have been capitalised, according to a report before the City Council's housing committee

The Department of Local Government, Housing and Agriculture of the House of Representatives gave Cape Town City Council permission to capitalise its R3,4-million arrears accrued up to July 88

It asked the council to ensure that such "moratoria" on debts were not abused

Star 11/2/89
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Coloureds threatened in Cape Town

CAPE TOWN — A coloured family living in Ottery have been warned by right-wing extremists that they are "next in line", following the hounding of a family from conservative Kraaifontein

Last night the couple, who did not wish to be identified, spoke about threats made to them, beginning with a white envelope addressed to the householder being found in their letterbox on Sunday morning

Inside was a headline from a newspaper which had been changed from "Kraaifontein dispute over 'coloured' family renting house in white area" to "Ottery dispute over 'coloured' family owning house in white area"

The message. "You're next in line," had been added

"I was shocked by the crude message. This is the work of a sick mind and a coward. Why could the writer not have faced me like a man? Then we would have been able to reason like adults," said the man, a Cape Town bus driver.

He vowed to stay: "I am not moving. They can do what they want, but I am staying. I have decided that I want to live here and this is where I will stay."

He expected police to protect him against the extremists. "I am a taxpayer and I am entitled to police protection"

His wife said she had a premonition they were next on the list after the Aziz family had been forced to leave their home in Kraaifontein last week — Sapa

JOHANNESBURG MUSICAL

Cape Times 15/2/84

Appeal to house homeless

Political Staff

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THE MP for Gelvandale, Mr Mia Loonat, appealed yesterday for empty flats at Algoa Park to be made available to the homeless.

Speaking during the mini-budget, Mr Loonat said it was sad to see the empty flats on one side of the road between Port Elizabeth and Uitenhage while on the other side were the shanties of Missionvale.

It was a cause of "hate, hurt and humiliation".

Mr Loonat said there were schools and hospitals in white areas which were not used to full capacity and which could be used to accommodate people of other race groups who were jammed into overcrowded facilities.

He warned that the longer South Africa dragged out the reform process the worse the country's financial position would become.

Curry to meet ratepayers after call for resignation

AA645 16/2/87 124

By ANDREA WEISS
Staff Reporter

THE Minister of Housing in the House of Representatives, Mr David Curry, has offered to meet the chairmen of seven ratepayers associations to discuss problems in the huge Blue Downs development

Mr Curry's response comes in the wake of a call for his resignation at a meeting of the ratepayers' associations this week

Residents from Electric City Tuscany Glen The Conifers, Hillview Malibu Village, Silversands and Forest Village held a joint meeting to air their grievances which ranged from a lack of telephones in the area to poor building standards

One of the complaints raised by residents was that letters addressed to the Minister had never been acknowledged

The chairman of Tuscany Glen's ratepayers association Mr Anthony Hartogh, said he had arranged a meeting between Mr Curry and Tuscany Glen ratepayers with Mr Curry's office in December last year

When he had telephoned two days before the proposed meeting he had been told Mr Curry was on leave

No trace of letter

Mr Curry's office had no record of the proposed January 18 meeting House of Representatives spokesman Mr Thinus Dempsey said

"There never was a meeting on January 18 nobody knows about it," he said

A letter which the Tuscany Glen ratepayers association wrote to Mr Curry last year could also not be traced by his office

Responding to a query about an apparent communication problem between the ratepayers associations and the Minister Mr Dempsey said The chairmen of the ratepayers associations of Blue Downs should contact Mr Curry's office as soon as possible to arrange a meeting

"If they decide Mr Curry must inspect the site, he will do it"

The projects manager of Blue Downs, Mr Carel Marais said because of the size of the Blue Downs development there would be a 'small percentage of inaccurate work but on average the work was quite acceptable

"I have seen examples of where windows don't fit and so on but all cases brought to my notice have been pointed out to developers who have undertaken to make repairs," he said

Money problem

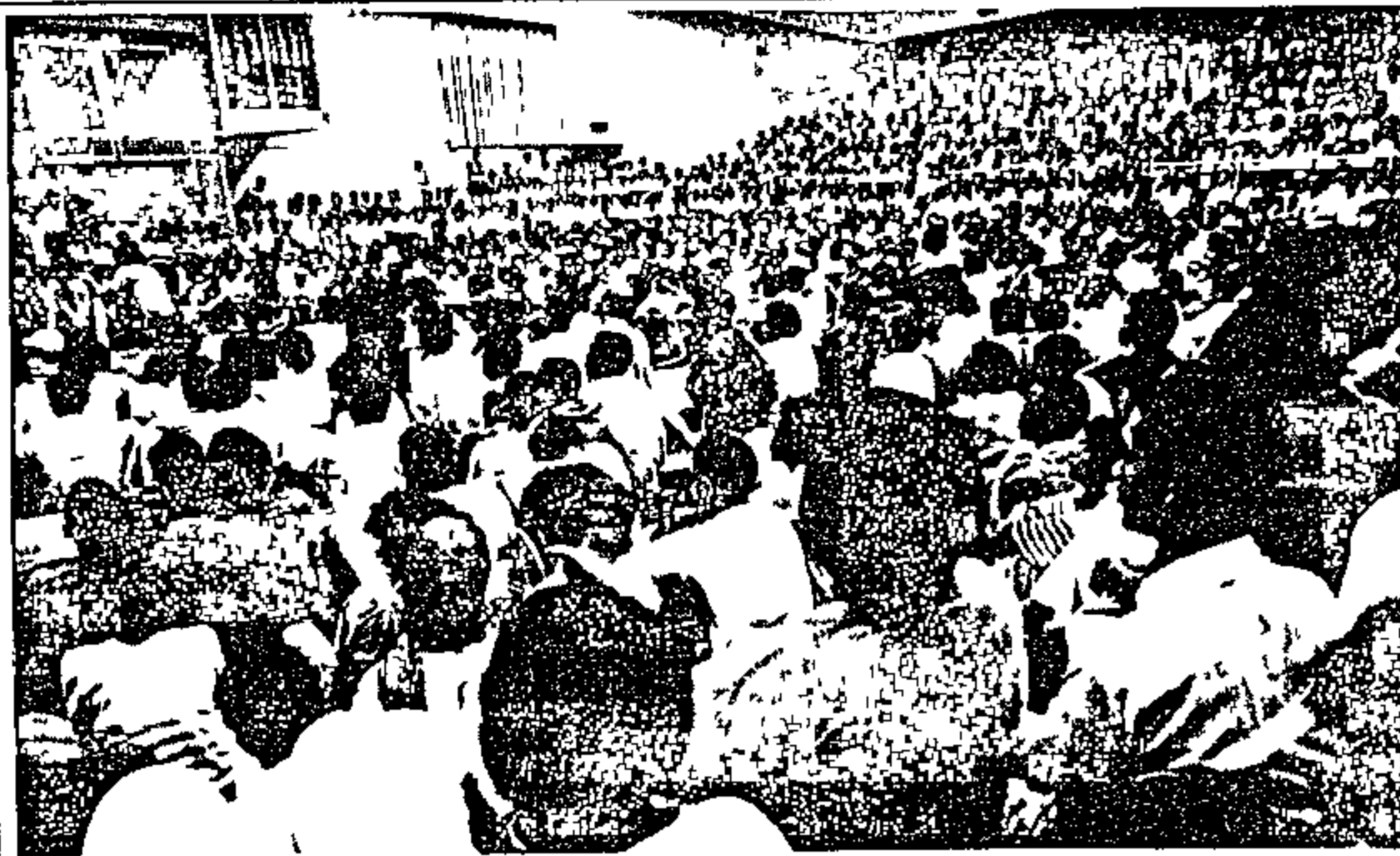
Responding to complaints about lack of facilities, including schools, sportsgrounds and shops Mr Marais said all the processes had been 'activated' but because of the fast pace of development in Blue Downs they would need some time to be sorted out

"The biggest problem is money This was foreseen in September last year and we have wracked our brains to find a solution," he said

Telephones could only be supplied to the area once Kleinville received an exchange, and schools would be completed by next year, he said

At present, eight public phones over a distance of eight kilometres served the area

Complaints about the postal delivery would be solved once all residents had put up their house numbers and fixed postal boxes to their homes he said



Picture: HANNES THIART The Argus

UWC RALLY Part of the crowd of about 2 000 which attended a rally in support of detainees on hunger strike

Jakes Gerwel warns of 'complacency'

Staff Reporter

IT was tragic that a hunger strike had to jolt the country out of its complacency about detention, said University of the Western Cape rector Professor Jakes Gerwel

Addressing a rally at UWC yesterday in support of detainees on a hunger strike, he said We were reminded this morning by senior police officers that it was illegal to show support for detainees or to speak on detention

Professor Gerwel referred to the 'horrors' experienced by thousands of South Africans in detention

'One person detained is one person too many'

It was tragic that a hunger strike was necessary to jolt the country out of the 'slow drug' of complacency and acquiescence

'Detention has become almost a fact of life in our nation We must guard against that'

Detention was central to the 'repressive mode' of a 'politically bankrupt government,' he said

The government had many laws with which it could control and convict people, yet it still found detentions necessary

We repeat our call for the release of detainees," he said

"We shall stop doing that when people are no longer detained"

LOVED ONES

A representative of the hunger strikers' parents told the audience that it was heartening to see such support

"This government seems not to care that we may lose loved ones through this hunger strike," he said

A delegation of parents had been left "unimpressed" by Law and Order Minister Mr Adriaan Vlok's expressions of concern for the detainees

In addition, Mr Vlok had said he was unable to discuss certain of the detainees whose cases were being investigated by the Attorney General

A student said sympathy fasts, including one from sunrise to sunset at UWC, would be held

I punched TV man, police major tells court

Supreme Court Reporter

A FOREIGN television cameraman and his assistant were removed from the scene of fighting in KTC because it was possible that their presence would fan the fighting, a police officer told the Supreme Court

Major Charles Roger Brazelle was giving evidence in the civil hearing in which the Methodist Church in Africa and 20 squatter families are claiming more than R200 000 in damages from the police for damage arising out of fighting in KTC in 1986 Thousands lost their homes

The claimants allege police did not act to prevent Witdoeke from attacking the homes of Comrades or "Maqabane"

"SHUFFLE DANCE"

Major Brazelle said he saw Worldwide Television News (WTN) cameraman Mr Craig Matthews and soundman Mr Vernon Matzopoulos in Dune Road near KTC, standing among Witdoeke

He saw the Witdoeke begin a "shuffle dance" for the cameras and ran to disperse them

He was under instructions to be on the lookout for journalists and to take them to Manenberg police station to be briefed

When he saw Mr Matthews and Mr Matzopoulos later he asked them to leave but Mr Matthews was rude and refused

INCITEMENT

Major Brazelle said he was anxious that the team go with him because he feared they could incite, albeit unintentionally, the Witdoeke to burn down shacks in KTC

He said he and Mr Matthews argued in the Casspir and Mr Matthews surreptitiously recorded it He refused to hand over the camera and so Major Brazelle confiscated it

'I got the impression he started the argument so he could record it'

There was a scuffle and Major Brazelle punched Mr Matthews in the stomach This had not been necessary, Major Brazelle said, but he was "highly irritated" that day

The hearing continues

Court tests smells from writer's pig farm

Supreme Court Reporter

THE Franschhoek pig farm of Afrikaans writer Professor Pieter Grobbelaar was visited by the Supreme Court to determine whether smells are offensive enough to warrant the removal of the animals

Mr Justice JJ Fagan, Professor Grobbelaar, his son Johannes, and legal representatives for the Franschhoek municipality, which brought the action, yesterday toured the farm the municipal dump and the homes of farm la-

bourers on the outskirts of the town

The municipality alleges that residents have complained for nine years of offensive smells coming from the Grobbelaar pig farm

Professor Grobbelaar has denied the allegation saying no bad smells "or fleas" came from his farm

'We are being made out to be responsible for all bad smells and fleas in Franschhoek,' he told the court this week

The hearing continues

Rondevlei Bird-Watch Day on Saturday

WE/Argus.

18/2/89

(124)

Anger, worry in 'upmarket'

by VIVIEN HORLER
Weekend Argus Reporter

THEY'VE got the blues down in Blue Downs, the multi-million rand upmarket housing development carved out of the bush near the airport designed eventually to be home to 250 000 people

So far about 800 families have moved into brand new houses, most of them first-time buyers

But instead of being delighted, residents are angry and worried. Soaring bond rates have meant many are paying far more than they anticipated or can afford

They are also angry about what they claim are shoddy building standards, and point to loose-fitting windows, cracks in walls and uneven plastering

There are not enough public telephones, the local exchange cannot cope with the demand, and some claim their post is not delivered. Drifting sand is a major problem despite efforts by some of the contractors to anchor the sand by ploughing in straw

Fanfare

And what happened to the promised schools, clinics and playing fields, residents ask

On Monday residents' representatives will meet Mr David Curry, Minister of Housing in the House of Representatives and the man who launched the sprawling development to a fanfare just over a year ago

Already relations between Mr Curry's office and the seven ratepayers' associations in the area have been strained by letters which apparently went astray. A meeting which was to have taken place last month and had been arranged in January, according to one ratepayers' association, had to be cancelled when Mr Curry's office informed the association the Minister was on holiday

Seven contractors won tenders to develop the site, and each has created its own "suburb"

Each differs in character and price structure from the others, ranging from Tuscany Glen, developed by Vista Homes, with its relatively large



The contractors have not fenced off the backs of properties in Hillcrest, resulting in residents being forced to do their own thing.

houses, to leafy Electric City, developed by Murray and Roberts/Rabie, The Conifers, developed by LTA, Hillcrest, developed by Goldbel (a joint venture between Goldstein Homes and Bellandia Homes), Forest Village

developed by Schachat, Malibu Village developed by Bester Homes, and Silversands, developed by Concor

Weekend Argus visited these areas this week and listened to some of the residents' complaints



Mrs Wilhelmina Prins, holding baby Fiona, watches as her sister, Lorraine Beukes, waters the lawn of the Prins's Conifers home. No fences divide the properties, and their neighbour's sandy yard backs onto their front garden.

Pictures DANA LE ROUX, Weekend Argus

Mrs Wilhelmina Prins lives in a two-bedroomed house in The Conifers with her husband, an electrician, and their three small children. They have maintained the grass in front of the house planted by LTA, and have planted roses next to the front path.

They paid R43 000 for the house, and are repaying the money at R510 a month, which includes their first-time buyers' subsidy. The family moved to The Conifers from servants' quarters in Ravensmead.

"I'm not really happy," said Mrs Prins. "Look, the wood in the doors is so badly put together you can see daylight through. And the sand blows into the house all the time."

Nearby lives Mrs Mary Court, for whose three-bedroomed house she and her husband, a boilermaker, paid R46 000 (monthly repayments R706). When Weekend Argus visited her, carpenters were fixing her sticking front door.

The family used to live with Mrs Court's parents in Mitchell's Plain. The eight-year-old daughter still stays in Mitchell's Plain because it is more convenient for the schools.

Blown off hinges

Mrs Court objected to the lack of privacy. "In some of the developments the contractors have put up fences between the houses, but there are none here. The place is too open, and there's too much sand."

Mrs Washieda Cupido lives across the road in a two-bedroomed house she and her husband bought for R44 000 (R526 a month).

"Look at this back door — it's been blown off its hinges three times. And

even with the windows closed, the sand comes right through because the frames are loose. Every morning you have to sweep up sand. And the skirting here is skew, and this plastering is bad. It's the finish that just isn't good enough.

"We used to live in servants' quarters in Bellville South and this is better, but it's not so good for the money we're paying."

In Silversands, Hadley Barreiro, a laboratory assistant, pointed to cracks which were being repaired by Concor. He paid R58 000 for his three-bedroomed house and his monthly repayments have soared from R540 to more than R800 (R940 with his subsidy). He paid a deposit of R500.

"I work to pay the bond and the electricity and that's all," he said. "We have to live on what my wife earns."

In Tuscany Glen Mr Jacob Carolissen and his wife live with their son and his wife in a large three-bedroomed house. Mr Carolissen paid R74 000 and the monthly repayments have just soared to R1 000.

"We've been here four months. There were cracks here when we came, and they fixed them, but look, they've come back again."

Mr Anthony Hartogh is the chairman of the Tuscany Glen ratepayers' association. He paid R63 000 for his house which he is repaying at R912 a month.

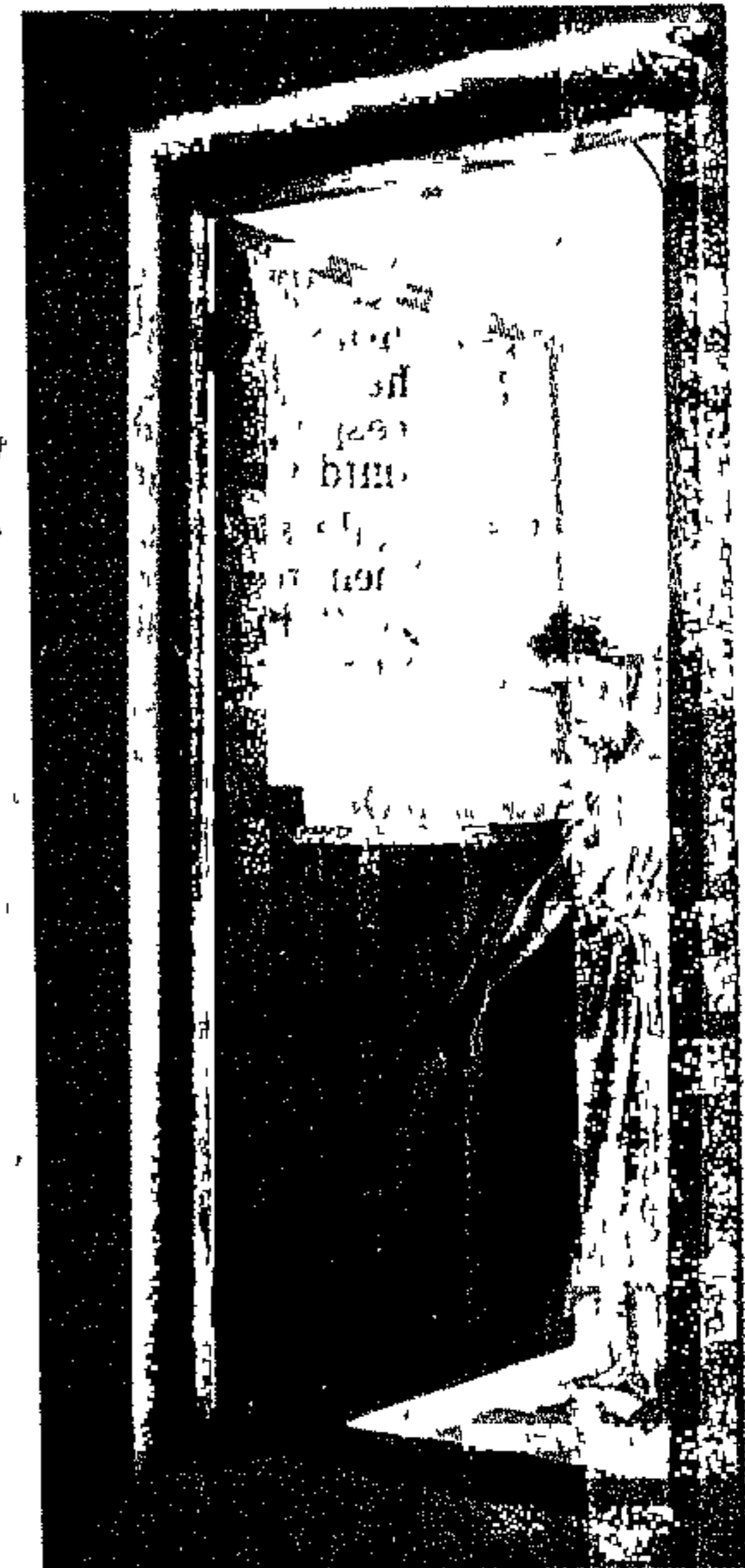
"There is no proper system for getting rid of stormwater here," he said. "When it rained the water lay in front of my house and to get out I had to climb over my neighbour's fence. I'm just waiting to see what happens in winter."

"When I spoke to Mr Curry he said, 'Why did you go to the Press and blow this up?' And I told him, it's because no one wants to listen to us."

Blue Downs project director Mr Carel Marais said he believed the biggest problems facing residents was the steep rise in interest rates.

"I am having discussions with financial institutions at the moment to see what can be done about the interest rates."

"We realise the people are battling, but I get the feeling the rates are due to come down, and if they can only bite the bullet for the next six months they'll be clear for a lifetime."



Mrs Washieda Cupido points to the door which has blown off its hinges three times. The bottom hinge has come away from the jam.

Blue Downs

147% leap in profits for Faircape

17/12/87
20/1/89
MARC HASENFUSS (124)

CAPE property developer Faircape Homes reported a 147% leap in operating profits and a doubling of dividends last year.

Earnings a share rose from 16,9c to 30,3c, enabling the board to declare a dividend of 10c a share for the year compared with 1987 when the company paid a maiden dividend of 5c a share.

The Faircape board said the 147% increase in operating income before interest to R7,7m was achieved through the increase in sales coupled with improved efficiencies.

The increased sales, together with rising interest rates, affected the interest bill which was up from 1987's R790 000 to R2,3m.

After allowing for taxation of R2,5m and outside shareholders' interest of R195 000, attributable profits increased by 129% to R2,7m.

Confident

Joint MD Mike Vietri said increased penetration into the black housing market contributed significantly to the Cape-based housing developer increasing turnover by 65% to R33m.

He said: "Our decision to expand into the black housing market proved more than worthwhile and there is no doubt that demand from this sector will continue to burgeon and, in spite of the current uncertainty in the economy as a whole, we are confident shareholders can look forward to another increase in profits during this financial year."

Faircape directors said the company had borrowed against pre-sold properties — in the form of building bonds taken out on projects — as two new townships were launched last year escalating short-term borrowings accordingly.

They said "These will reduce materially in the first four months of this financial year when transfer to individual purchasers takes place."

Vietri also expected a meaningful contribution to earnings from the company's recently acquired 49,9% interest in the recreation, health and leisure group, Health and Racquet Club Holdings.

ic choice to do so" he added
— Sapa.

New houses for Mitchell's Plain and Guguletu

The Argus Correspondent

JOHANNESBURG — New housing developments in the Cape by a leading South African company are exceeding all expectations.

Time Housing says the success of its building projects at Guguletu and Weltevreden Valley, Mitchell's Plain, are a result "of reading the market correctly and meeting its demands".

Mr Arthur Augoustatos, general manager of the group's Western Cape division, says the 50-home development at Guguletu exceeded expectations

He said the first 28 homes in the garden-style development were sold in less than six weeks and 26 were completed before Christmas. The remaining 34 were likely to be ready by mid-year.

DEMAND

The bulk of the company's market in the Cape is in the coloured housing sector

"There is an enormous demand by all population groups for quality homes," Mr Augoustatos said.

At Weltevreden Valley, near Mitchell's Plain, the building of the first of 900 homes begins this month.

The R70-million scheme will be completed by 1991, and so far 70 units have already been sold in advance of construction

CAPE TOWN 20/2/85
Curry to
probe 124
housing
grievances

THE Minister of Housing in the House of Representatives, Mr David Curry, is to meet representatives of the ratepayers of Blue Downs today to hear complaints about shoddy building, rising prices and the lack of amenities.

He said yesterday that he was prepared to investigate the complaints personally — provided the ratepayers would "name names" and pinpoint specific problems.

Seven major developers are involved in Blue Downs, being built on state land in the Kuils River Valley and 20% of the allocated stands are earmarked for smaller builders or owner-builders.

Residents have complained that many of the houses erected on these smaller stands were sub-standard.

Complaints were also lodged against the major developers over their building methods and finishes.

Guguletu

scheme

proves a

SUCCESS

9/11-7/13 22/2/89

124



Designed as a garden scheme, the Time Housing 50-home development in Guguletu has proved a success. High, PVA-painted walls and timber gates and doors give home-owners total privacy.

TIME Housing's upmarket 50-home development in Guguletu has proved to be a runaway success

Says Arthur Augoustatos, general manager of Time Housing Western Cape "The project has exceeded all our expectations

"Sales started only in September last year and we expect the remaining homes to be snapped up. The homes seem to be particularly popular with subsidised buyers

"The first 28 homes were sold less than six weeks after being put on the market and 26 of these were completed before Christmas, thanks to a proven fast-track construction programme. The balance is scheduled for completion by June"

"The project has been designed as a garden development. High, PVA-painted walls and timber gates and doors give home-owners total privacy

Conveniently located on NY1, Guguletu's main road, stand sizes range from 225 m² to 250 m²

Two- and three-bedroomed homes are selling for between R44 500 and R72 000 respectively, including land and all finance and legal charges

There are more than 15 basic designs from which to choose as well as numerous finishes and special features

Standard features of all Time

Housing designs include wall-to-wall carpeting, cement-tile roofing, full-feature kitchens, large built-in cupboards and wall tiling

In the remarkably short time since it was established less than a year ago, the Western Cape division of Time Housing — a member of JSE-listed management and financial services group Time Holdings Limited — has made significant inroads into the housing market in the Peninsula

Says Mr Augoustatos "The bulk of our market is undoubtedly in the coloured housing sector

"However, one must not lose sight of the fact that there is an enormous demand by all population groups for quality homes

"Unlike many developers, we offer the same homes to all races. The same designs. The same sales teams. The same construction personnel

"The secret of our success, we believe, lies in reading the market correctly and meeting its demands promptly

"We believe we have succeeded because we have gone to where the markets are, offering affordable homes starting at only R25 000

"Even more important, we offer home-owners total freedom of choice and flexible design packages to suit individual needs and lifestyles

"We are not in the take-it-or-leave-it market"

Building on the company's largest development in the Peninsula to date — a R70 m, 900-home scheme at Weltevreden Valley near Mitchells Plain — is expected to be completed by 1991. About 70 units have already been sold

Time Housing provides a complete management service embracing town planning, design and installation of services and final delivery of top-quality homes

Its business countrywide can be broken down into five percent white, 20% Indian and coloured, and 75% black.

"Strict in-house controls, among other things, help us to keep down costs and to pass on the savings to our clients," said Mr Augoustatos

"For example, we control all the civil engineering aspects of all our developments and virtually every other sphere of activity from the design of services to the sale of sites to prospective home-owners

"We also have an expert marketing arm to assist clients in choosing from the wide range of designs and finishes

"Our conveyancing department also deals with all the paperwork for our clients, including taking care of all legal aspects and bond applications, thus saving them valuable time and money," he said

TR645 23/2/89

Atlantis housing prices up

Municipal Reporter

SOARING building and land costs have led to even the most basic council houses exceeding the R30 000 limit for an Atlantis housing scheme, the Regional Services Council has been told.

Only a shell house could be built within limits and this was "unacceptable" to the Atlantis Management Committee and industrialists, the council heard yesterday

In December the housing board of the House of Representatives agreed to raise the limit to R33 000 for the 363-house contract — but this is no longer enough

Now the council has decided to promote self-help schemes, alternative building methods and alternative funding

In addition, publicity will be given to the 90 percent mortgage bonds the State offers to those earning up to R1 200 a month. This will push up the cost limit of the house, including land, to R35 000

Cape Town City Council's Mrs Eulalie Stott said the situation was "appalling".

Taking advantage of the 90 percent bond option would mean coming up with a R3 500 deposit if the house cost R35 000. Many could not afford even this

**Cape housing group
offers 5c a share**

DISA Development Corporation,
the Cape housing group which
showed a profit increase of 200%
last year, has declared a special
dividend of 5c a share

Disa MD Theo Stergianos said
"The dividend will not be paid out to
shareholders but has been credited
to a special loan account — a step
which will ultimately benefit all
shareholders"

The loan is linked to the com-
pany's ordinary shares at the rate
of R5 every 100 shares

Crisis for Cape home-owners

Cape Times 25/2/89
124

Staff Reporter

LOWER income home-owners are facing a cash crisis as costs soar while the buyers' market is shrinking with an 18% rise in house prices in just one month

Bond-holders, some of whom are battling to meet repayments which have jumped from R400 to R600 in just eight months, are fearful of another increase following on the bank rate increase earlier this week

Mr Carel Marais, project co-ordinator of the Blue Downs housing project, said yesterday that while he had no record of any repossessions of homes, "we are now running the risk that this could happen".

He was reacting to a claim by civic sources that buyers in the past two weeks had been paying deposits for homes but breaking their contracts on realising that

they could not meet their monthly repayments

The sources claimed that development companies were "too embarrassed" to take court action

Mr Marais said the government's minimum qualifying purchase price for a first time home-owner of R40 000 had been outstripped by market prices

A home costing R38 000 in January had now gone up to R45 000, putting prospective buyers "over the formula" and the home "out of their bracket"

"It's disaster adding on to disaster. It's the materials and labour that are pushing prices up, not the developers. For example pipes went up by 20% in September last year, engineering services went up by 15,3% in 1988 and cement is due to go up again," he said

In January 1988 a man earning R1 300 nett could buy a "reason-

able house" in Blue Downs. Today he had to earn R2 200 to buy the same house, something "no salary rise matches"

Mr Marais said the "totally human failing" of "buyers' eyes being a little bigger than their pockets" and a tendency to bank on salary increases which inflation duly swallowed, was adding to the crisis

"They just don't have the spare capacity of the upper-income groups," he said

Blue Downs had seen a 30% drop in sales about May last year when bond rates jumped dramatically and sales at present are "considerably down"

"I'm quite sure there are a number of desperate people right now," he said

For R45 000 a buyer in Blue Downs got complete legal transfer of land and a home with two bedrooms and carpeting throughout

A HOMECOMING for former District Six residents is on the cards after giant petroleum multinational BP launched a private sector initiative to revive the wasteland and identify 8 000 families who want to return

A mailing list of the former residents has already been drawn up, BP says.

In its latest social report this week, BP said the main aim of the initiative was to drive a wedge into the Group Areas Act.

"The strategy is to press for government approval to allow — at least in the short term — local areas to opt out of the confines of residential segregation, so proving that normal living environments are possible in South Africa," the report said.

"The offer to redevelop District Six and revitalise neighbouring suburbs (Woodstock and Salt River) is the means of attacking the Act"

According to the report, "delicate negotiations" are under way with the Government over a land exchange deal with the Cape Technikon — which controls roughly 30 percent of District Six — to "free up" land for housing development.

However, details of the negotiations were not disclosed in the report, which said the issue had to remain "confidential at this stage"

The Government's softening of its stand on group areas was also noted in the report, which is designed largely for overseas consumption

The report named several local and international companies backing the project, including Unilever, Volkswagen and Anglo American

However, certain preconditions have been laid down by BP.

- The area must be open to all races,

- The development must be on a non-profit basis,

- Former District Six residents must take an active part in the scheme, along with the private sector and the Cape Town City Council. On the redevelopment of

District Six may return to its lively old days

SA Times 26/2/89

By HAMISH McINDOE and AYESHA ISMAIL

Woodstock and Salt River, the report said "Many of those who were compelled to leave District Six . . . moved to Woodstock and Salt River"

The report said major financial institutions had joined the project to tailor financial packages for typical household incomes

Records

"To accommodate low-to-middle income families, bonds and loans have been designed to be affordable to household incomes below R1 500 a month"

BP also hopes to bring back some of the architectural flavour of the old District Six by referring to historical records and pre-demolition photographs.

It hopes to "re-create a living memorial to what was once there — the Seven Steps, the fish market or even the facades of certain streets and parts of the original street layout".

Homeless in face of regulations

By DALE KNEEN
Tygerberg Bureau

4045
CASE FILES 27/2/89
124

FORTY Brackenfell workers — including about 15 women — are living in abject conditions inside a construction company's factory because the town council refuses to let their employer provide suitable accommodation

The workers sleep on the floor of the factory building of Celmar Construction in Brackenfell Industrial between mounds of industrial material and rubble

They share one shower and two toilets. There are no kitchen facilities and little privacy for the women who have infants

"I can only describe the conditions here as cruel," said one of the workers who did not want to be named for fear of losing his job

"We sleep on blankets, the showers don't work and we have to make fires outside in order to cook

"We can't find accommodation elsewhere and even if we could we would not be able to afford it on our R60 a week wages," he said.

And if a solution is not found

by next month, the workers may well lose their jobs or their employer will face prosecution

The Kuils River magistrate's court this week gave Celmar an ultimatum to find suitable accommodation for the workers by March 22 or face a fine of up to R200

According to the factory manager, Mr Pieter van Rensberg, Celmar Construction purchased a nearby building with flat rights in the hope of converting it into flats for the workers — some of whom have been living in the factory for more than 10 years

The Brackenfell Town Council, however, would not allow the conversion saying coloured and black people were not allowed to live in Brackenfell Industrial

Unable to find other accommodation, the workers are faced with a choice of either staying on and risking arrest by the police for trespassing or building squatter houses in a nearby field

"The workers have been arrested for trespassing on several occasions, even though there have been no complaints I

have already paid a fortune in fines for them," said Mr van Rensberg

"I simply cannot understand the council's refusal to allow me to build flats for my workers as blacks are allowed to buy businesses in Brackenfell Industrial

"Surely if a coloured or a black man owns a business in this area he should be allowed to live on his own premises?"

Without the council's permission for the conversion, however, Mr van Rensberg either has to dismiss his workers, force them to move out of the factory or face prosecution

"I simply cannot fire a man who has been working for me for 10 or 20 years and so I will have to go to court," Mr van Rensberg said

Brackenfell Town Clerk Mr W P Visser said Mr van Rensberg had applied in July last year to convert the disco into a "hostel"

"It is against national regulations to build a hostel in an industrial area and thus the council was only acting according to a central law when the application was rejected," Mr Visser said

COPYING

Developers move in on last of the vacant land in Guguletu

MOST of the remaining vacant land in Guguletu has already been allocated to developers

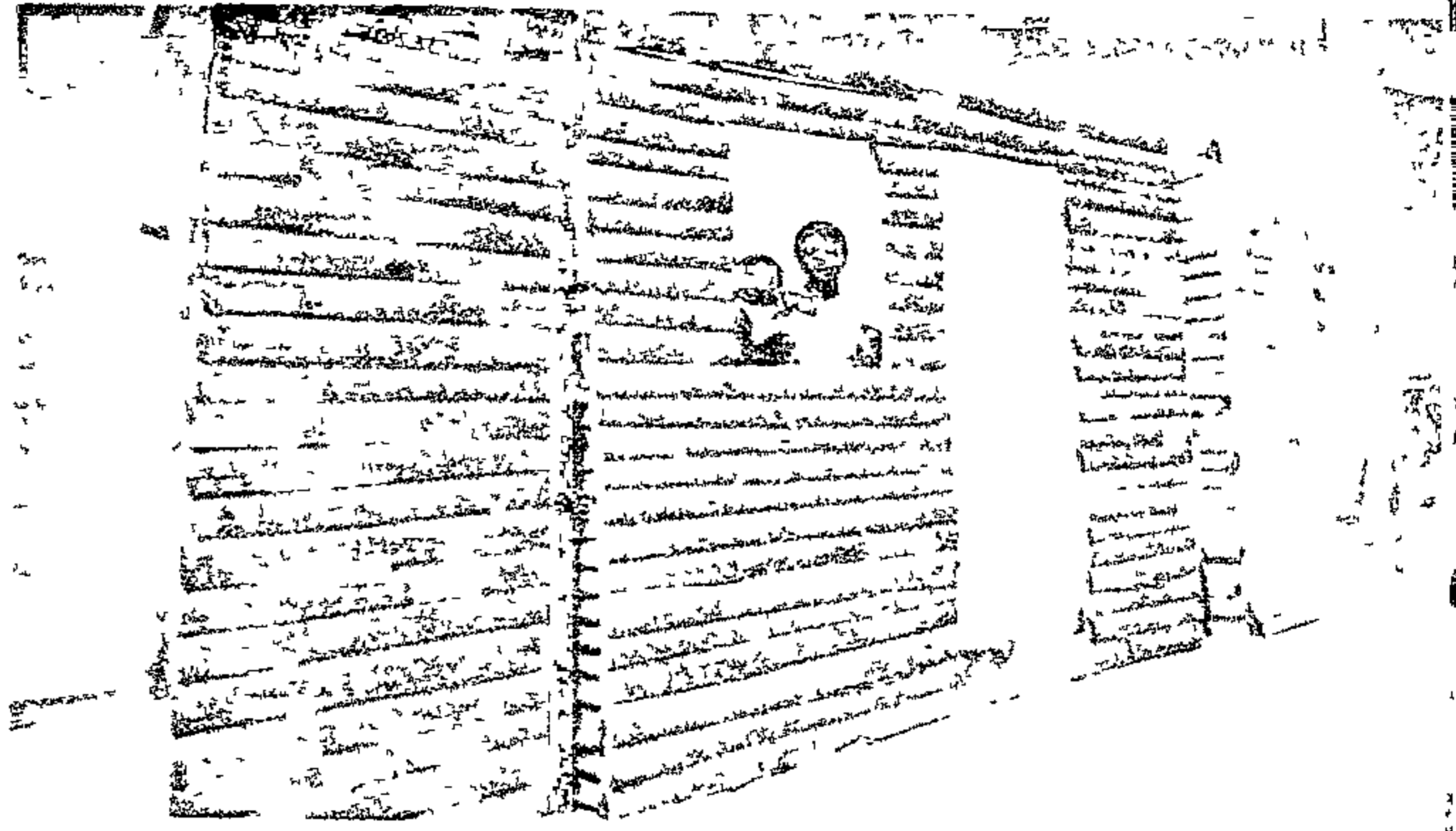
Khanyiso Property Developments, having recently completed a 10-unit development, are busy with an upmarket 45-unit project referred to as "The Triangle" adjacent to the

new Uluntu Utility Company's Khayelethu Park.

"These R60 000 three-bedroomed homes are between 75 m² and 80 m²," said marketing manager for Khanyiso, Mr Ashes Mngxali. "Included in the price are full stove and hob, kitchen cupboards, pre-cast garden walls, lead

lawns, carpets and tiling. Plots are around 400 m²

"Buyers select their plot, choose a house design and specify the finishes they require," said Mr Mngxali. Khanyiso is shortly to start on a development in Langa as well as 50 units in Town 2 Village 3.



BACK TO BASICS Mkwa Bungalows, a local Khayelitsha company, manufacture basic wooden walled structures lined with polythene which sell to the controlled squatters for R300 without a roof and R500 with a roof

Picture BRENTON GEACH

Umeliszwe Homes is building 30 homes in Guguletu on NY 38

Prices here range between R38 500 for two bedrooms (including plot and costs) to R46 000. These have sold exceptionally well, but a few are still available

Umeliszwe is a part-

nership between members of the Black Builders Association and established developers Shearwater Homes. "The partnership has provided local black businessmen with access to finance and development expertise and has provided Shearwater with credibility in this community," said Mr Phil Flockton of Shearwater.

Its latest project in Guguletu was the refurbishing of a block of flats in Malunga Park. The 18 two-bedroomed R30 000 flats were revamped to the tune of R250 000 and are believed to be the first sectional title development in the country.

Umeliszwe is negotiating with the Ikapa Town Council to purchase more land for townhouse and flat development.

Time Housing has 50

sites in Guguletu on NY 1 selling for an average of R55 000.

"We faxed 70 letters to companies and corporations to gauge the response among the private sector for the black community," said Mr Arthur Augoustatos of Time Housing.

"Following this through proved that few black people achieve the income necessary for this price range of housing. All our buyers are subsidised government employees and professional people."

In four months Time Housing sold 35 of the 50 units in this development — called Sakumzi Village — and plan to develop 100 stands in Village 3 in the future.

Both the Umeliszwe Homes and Time Housing developments are being marketed by Michael Oldfield Properties.

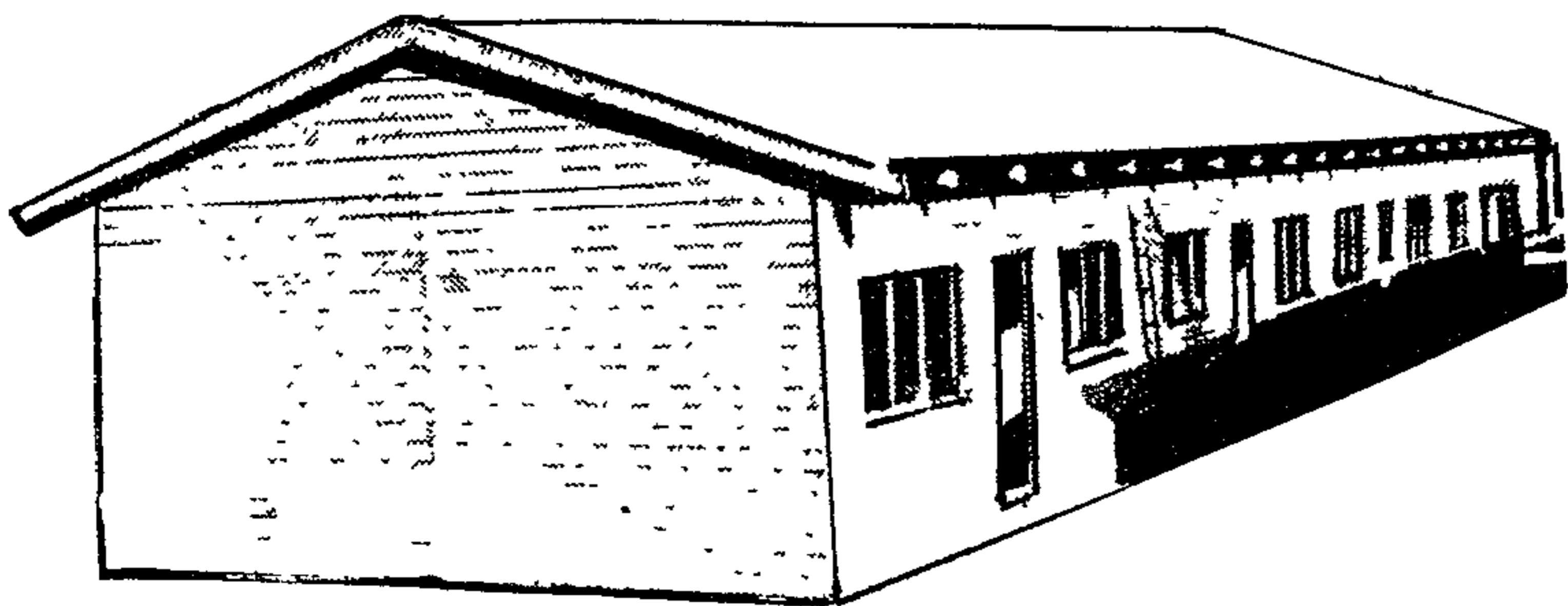
The finished, comfortable product.



FURNISHED COMFORT: The interior of one of the showhouses in the Tembani village a Faircape development

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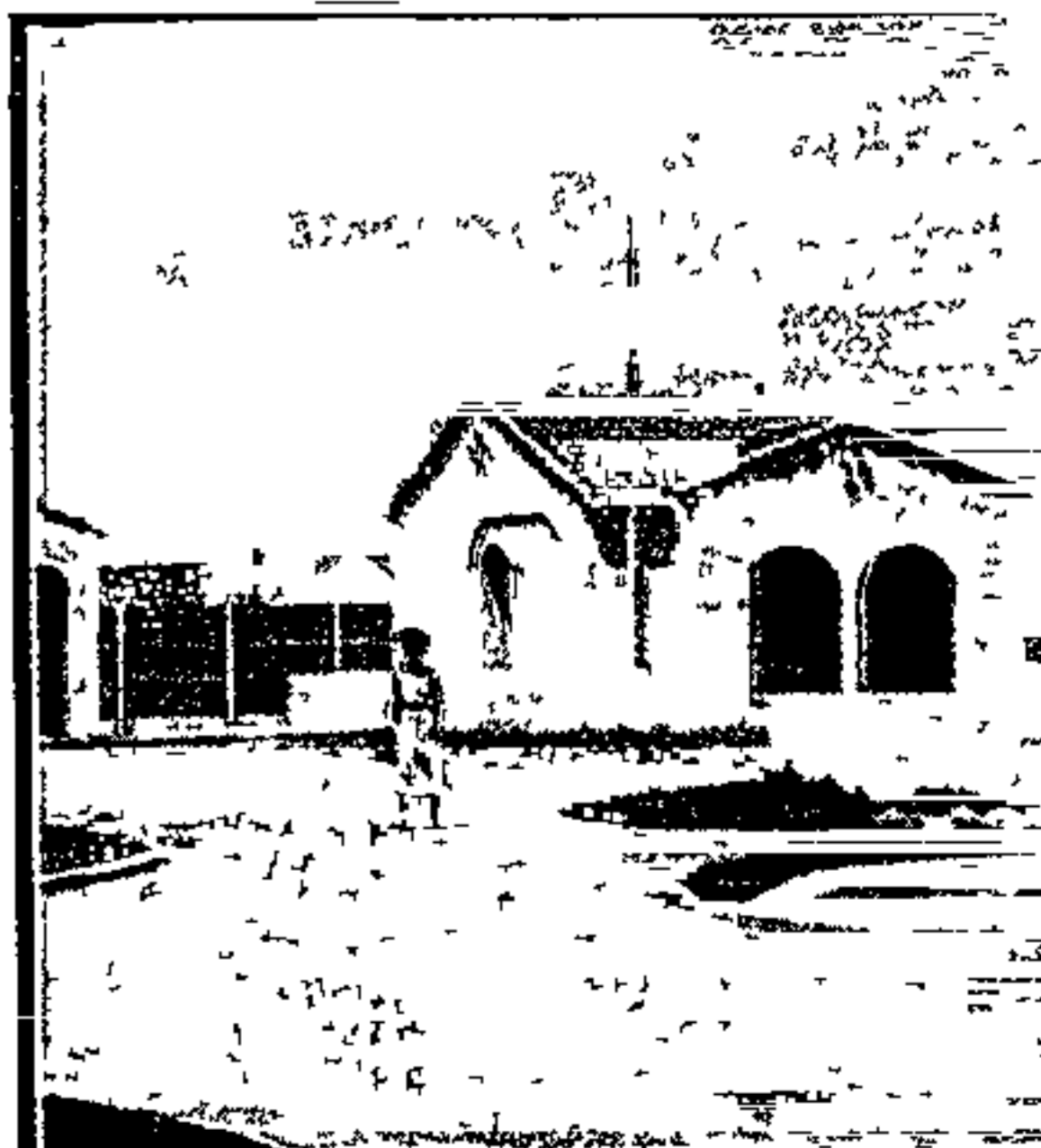
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Trust helps create jobs, clear home backlog

124

THE South African Housing Trust was created to involve the private sector in strategy to combat the housing backlog and to create jobs in communities with the greatest need for new employment opportunities.

An initial interest-free loan of R400 m was provided by the Government as seed capital with the understanding that a further R800 m would be raised from the private sector.

The SAHT was incorporated as a public company in November 1986 and commenced business in January 1987 with a full-time management team.

Functions of the team include funds generation, project assessment and development, disbursement of housing loans (through Khayaletshu Home Loans (Pty) Ltd), land acquisition, general administration and monitoring of projects to ensure adherence to an acceptable level of technical, business and ethical standards.

The SAHT has an educational role bringing wider understanding of the benefits of home ownership to low-income communities while encouraging local, community-based entrepreneurs to move into the mass housing market.

This includes the encouragement

of the self-builder, the man who acquires basic building skills and the confidence to build a home of his own, saving himself one-fifth of the cost.

The Housing Trust is non-racial and will assist any low-income community Owing to the homes and jobs crises in certain parts of the country it has not been necessary for SAHT to market itself as the worst affected communities and their leaders have approached the trust

Regulations

Total value of projects approved by the board from January 1987 to October 1988 was R730 million. These projects are expected to result in the provision of 30 000 serviced stands nationwide and the building of 37 000 homes within two years.

In the Peninsula a number of major developers have entered the low-cost housing market developing land granted by the SAHT. Regulations laid down by the Trust include a minimum and maximum price of houses (R12 000 to R20 000).

Low-cost housing developments are mainly in the Village 3 part of the Khayelitsha extension, Town 2 and Crossroads.

BLACK HOUSING



New plots for 200 homes

GM
Trent
28/2/89
124

ECONOMY HOMES
About as cheap as you can get in basic low cost housing — an Amakhaya Construction home in Town 2 Village 3 which sells for R20 672

Picture BRENTON GEACH

ONLY one development is selling freehold plots to the black community
This is Tembani Village on Swartklip Road
Faircape Homes, the biggest private holders of black housing land in the Cape, are at present completing the 200-home development
"Most buyers" said Mr Pleasley Magcanya Faircape Homes sales consultant have come from the informal and formal business sector
"They have also come from the top salaried company employees and State subsidised buyers"

Lights

The streets have been thoughtfully designed with grass and trees
An automatic sprinkler system has been installed to ensure steady vegetation growth
Special street lights line the roads and cul-de-sacs are paved
The development is designed to minimise traffic flow
Humps, sharp bends and narrow sections have been built to reduce speeding and increase the safety factor for children

Pergola

Home designs — which make provision for later expansion — include single and double-storey houses, extra bathrooms, separate dining and sitting room areas and additional bedrooms
Gardens are fenced for privacy and each home has a paved pergola leisure area

Construction has started on a shopping centre on the new Lansdowne Road extension behind Tembani

It has 19 units, also to be sold on a freehold basis

Employer's deposit to help staff

"LOW COST housing is far less attractive than more upmarket projects," according to Alan Davidson, area manager for Wimpey Homes, Cape Province
"Profits are only achievable if cost effective design, site control, good administration and consistent produc-

tivity and programme levels are maintained
"The developer finds himself engaged in a balancing act. He must provide an acceptable product using economic materials yet complying with the building regulations
"He must keep the product within the pur-

chasing constraints of borderline incomes and allow for a sale to occupation period of up to six months
Investment
"Wimpey Homes is tackling the housing crisis for the average black working man," said Mr Davidson

He advises employers of black staff to "Act now, get housing schemes organised and assist staff with deposits
"Your collateral investment of 10% of the purchase price would enable your employee to get a 100% loan Black employees need help to become home-owners and it is in your interest to see that they get it"

used for construction in Crossroads, Lingeletu and Khayelitsha
"These homes are selling from R12 500 to R21 000 at a lower interest rate of 11%," he continued
"Funding from the SAHT reduces a buyer's deposit from 10% to 5%, but qualifying conditions for a developer to receive funding are very strict."

R20 000 to R25 000 includes the cost of the serviced stand
The four house types offered in the scheme range from 37 m² to 44 m², all with open plan living and kitchen areas, separate bath rooms and one or two bedrooms
The slope of the roof in the larger units allows for an upper level sleeping loft with the living area, kitchen and bathroom below
The concrete block units are built close to the front of the stand and in most cases two units share a central wall to allow for extensions to the side and back of each site

As well as their middle market Graceland project which will eventually encompass 500 homes from around R38 000 Wimpey has been allocated 123 stands for the development of low cost housing in Crossroads

Funding
Mr Mike Louw, managing director of Habitech Cape, said "Black people feel an increasing need to make a future for themselves and want to create wealth through investment in fixed assets

"Habitech was the first home marketing company in the Cape to be granted funding from the South African Housing Trust (SAHT) last year

"From this trust, R11 m is already being

used for construction in Crossroads, Lingeletu and Khayelitsha
"These homes are selling from R12 500 to R21 000 at a lower interest rate of 11%," he continued
"Funding from the SAHT reduces a buyer's deposit from 10% to 5%, but qualifying conditions for a developer to receive funding are very strict."

Mr Louw also said "Buyers have a choice of design, but those who wish to finish off the interior in their own time can buy a shell house" which looks no different externally from fully finished homes"

In addition to their other black housing developments Bester Homes is constructing 500 low-cost units in Town 2 Village 3 and 300 in Crossroads as well as 180 in Ekumpheneni

The latter caters to low and middle cost housing with R17 000 to R20 000 for a two bedroom home and from R47 000 for three bedroom

A new range of designs developed by LTA Comiat for their 223 home Khayelitsha project has enabled them to reduce their building prices drastically and

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Khayelitsha
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Mr Tony Westbrook deputy managing director, pointed out that this range caters for only about three percent of the black home ownership market.

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Building Development Services
A DIVISION OF **RICHLAND (Pty) Ltd**

(CAA78745)

Focus on

BLACK HO

Trust helps create jobs, clear home backlog

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Employer's deposit

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"From th R11 m 15 ..

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A DIVISION OF **RICHLAND (Pty) Ltd**

(CAA28245)

New town to house about 4 500 families

CAPE TIMES 28/2/87 124
DEVELOPMENT of the largest new residential area for the black community, other than Khayelitsha, has begun at Mfuleni

The new town will be on more than 400 ha and will ultimately house more than 4 500 families. The value of the development will exceed R160 m, with capital provided entirely by developers Garden Cities and Housing League, the two oldest utility companies in the country.

A pilot project of 22 houses has been erected since the signing of the Land Availability Agreement last June.

These houses differ widely in price (from R29 500 to R59 000), specification and size and were built to gauge consumer preferences in this sector of the market. All have now been sold and are occupied by the new owners.

Feedback from the pilot project was used to guide the designs and specifications of the houses in the first phase of the new town and construction is now under way. First-phase houses should be ready for occupation in June, ranging in price from R35 000 to R60 000.

Houses are not being built on a plot-and-plan basis, which ensures that the purchaser is buying exactly what he sees. Buyers are offered a choice of either freehold or 99-year leasehold, with the former being the most popular despite the higher initial costs.

Both Garden Cities and Housing League have a history of becoming closely involved with the communities they help develop and liaison and co-operation with the Mfuleni Town Committee, which will continue after completion of the project, is being maintained.

As they are housing utility companies, Garden Cities and Housing League assist with the provision of facilities such as sports fields, halls, day-care centres, schools, churches and other amenities.

Serviced erven are to be made available to both individual members of the black community who wish to erect their own homes and black entrepreneurs who wish to acquire parcels of several erven for development purposes.

Between them the two companies have considerable experience in the planning and provision of low- and medium-cost housing and in the development of stable communities on a non-speculative basis. This is their first joint venture.

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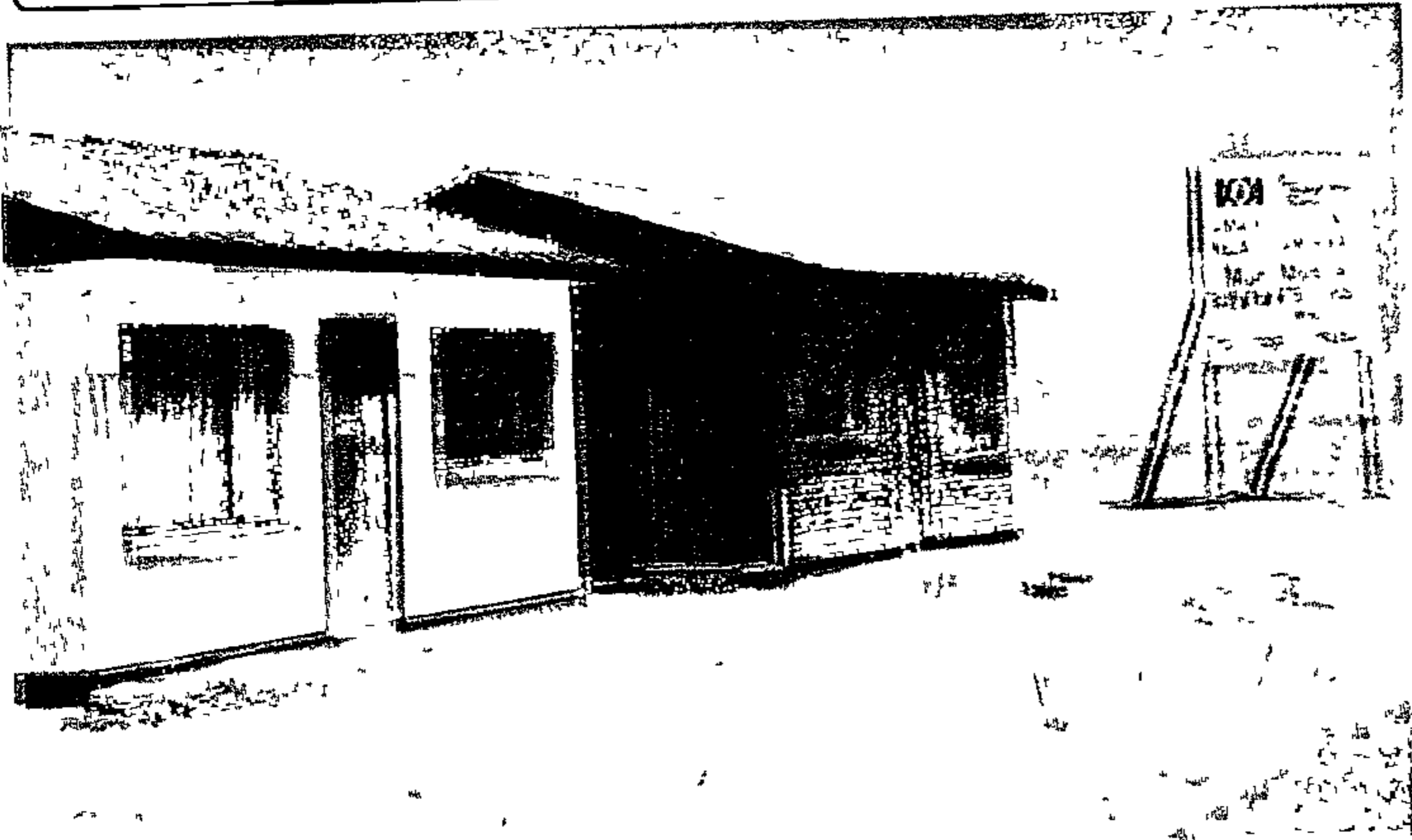
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Focus
on

BLACK HOUSING

CAPE TIMES 28/2/89 124

Timber ideal for Cape Flats



GOING FOR WOOD Building Development Services' Multi Module timber homes which can be rapidly and inexpensively constructed are selling in Khayelitsha Town 2 Village 3

NEARLY all new homes in the US, Canada, Australia and New Zealand are built out of timber

This has been the trend for some years and timber frame houses have more than adequately withstood the ravages of time

In South Africa however, people have tended to regard the timber frame house with some suspicion and the main consumer is the upmarket coastal holiday home market

In Khayelitsha the Building Development Services (BDS) division of Richland (Pty) Ltd is developing some 112 timber homes in Town 2 Village 3. These houses comply in all respects with the stringent requirements laid down by the SAHT and the local authorities

BDS are using the Multi Modules system developed in George which enables the builder to construct houses rapidly and inexpensively on site. The houses are well built, don't leak, don't crack and are generally better insulated against noise and temperature changes than masonry houses

THE huge backlog of available black housing is concentrated in the low-cost market

Low-cost housing starts at the very basic controlled squatting where minimal services are laid on and residents may build their homes with any available material

The most developed of these are probably the "bungalows" — a term applied to any semi-rigid structure varying in price, for example from R300 (in the case of Mkwa Bungalows) for four rough wooden walls and no roof to R500 with a roof thrown in

There are many stages between controlled squatting and a basic brick or concrete structure, but one that works well is the self-help scheme. Here a plot is allocated with connections for water and sewerage and the resident may live in a shack while constructing his home, making use of communal facilities until his own are ready for use

Several ways to reduce backlog

Within specified periods a starter slab must be laid, followed by a basic house and finally completion to the stage where the water and sewerage can be connected. Financial assistance usually comes from organisations and institutions concerned with social science

At the stage that these homes are complete the original shacks must be destroyed. Mostly, however, they are left

intact for other families or relatives to occupy while enjoying the availability of the services supplied to the main home. There are other benefits to these communities such as the extra revenue generated by group living

Next in line is the basic development house (which can be very basic — no ceilings, unfinished interior walls, washbasin and bath connections with no fittings, etc)

These homes are designed to be upgraded as the owner can afford it and generally allow space for extensions, garages and so on.

The basic house stage is where the private developer comes in. Depending on his arrangement with SAHT he can build homes between R16 000 and R22 000. Owing to the low profit margin, developers are forced to acquire a fair number of stands to make the development financially worthwhile.

'Biggest challenge'

The problem of condensation and interior mould growth experienced in many Cape Flats homes is totally eliminated

Mr Dave Williams, director of BDS commented "Selling timber homes will not be a problem. The response to the two showhouses recently completed in Khayelitsha has been overwhelmingly positive

"Our biggest challenge will be to hold prices down in spite of rapidly increasing costs of construction, to obtain affordable bond finance and to simplify and speed up the sales administration and bond approval processes

"The SAHT is acutely aware of these difficulties and we are working closely with them," said Mr Williams, who anticipates that at least 10% of the 4 450 homes to be built in Village 3 during the next year will be timber homes"

BLACK HOUSING

Pergola
Home designs — which make provision for later expansion — include single and double-storey houses, extra bathrooms, separate dining and sitting room areas and additional bedrooms

Gardens are fenced for privacy and each home has a paved pergola leisure area

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Khayelitsha

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Lights

The streets have been thoughtfully designed with grass and trees

An automatic sprinkler system has been installed to ensure steady vegetation growth

Special street lights line the roads and cul-de-sacs are paved

The development is designed to minimise traffic flow.

Humps, sharp bends and narrow sections have been built to reduce speeding and increase the safety factor for children.

ECONOMY HOMES

About as cheap as you can get in basic low-cost housing — an Amakhaya Construction home in Town 2 Village 3 which sells for R20 672

Picture BRENTON GEACH

Employer's deposit to help staff

"LOW-COST housing is far less attractive than more upmarket projects," according to Alan Davidson, area manager for Wimpey Homes Cape Province

"Profits are only achievable if cost-effective design, site control, good administration and consistent product

tivity and programme levels are maintained

"The developer finds himself engaged in a balancing act. He must provide an acceptable product using economic materials yet complying with the building regulations

"He must keep the product within the pur-

chasing constraints of borderline incomes and allow for a sale-to-occupation period of up to six months

Investment

"Wimpey Homes is tackling the housing crisis for the average black working man," said Mr Davidson

He advises employers of black staff to "Act now, get housing schemes organised and assist staff with deposits

"Your collateral investment of 10% of the purchase price would enable your employee to get a 100% loan. Black employees need help to become home-owners and it is in your interest to see that they get it"

As well as their middle-market Graceland project which will eventually encompass 500 homes from around R36 000, Wimpey has been allocated 123 stands for the development of low-cost housing in Crossroads

used for construction in Crossroads, Langeletu and Khayelitsha

"These homes are selling from R12 500 to R21 000 at a lower interest rate of 11%," he continued "Funding from the SAHT reduces a buyer's deposit from 10% to 5%, but qualifying conditions for a developer to receive funding are very strict"

Mr Louw also said "Buyers have a choice of design, but those who wish to finish off the interior in their own time can buy a 'shell house' which looks no different externally from fully-finished homes"

R20 000 to R25 000 includes the cost of the serviced stand

The four house types offered in the scheme range from 37 m² to 44 m², all with open-plan living and kitchen areas, separate bathrooms and one or two bedrooms

The slope of the roof in the larger units allows for an upper-level sleeping loft with the living area, kitchen and bathroom below. The concrete block units are built close to the front of the stand and in most cases two units share a central wall to allow for extensions to the side and back of each site

Humps, sharp bends and narrow sections have been built to reduce speeding and increase the safety factor for children.

The development is designed to minimise traffic flow.

Humps, sharp bends and narrow sections have been built to reduce speeding and increase the safety factor for children.

R52-m housing project for Mitchell's Plain

W/E ARGUS 4/3/87
By MAGGIE ROWLEY
Business Staff

124

A R52-million housing project is to be built jointly by The Housing League and Rabie Property Developers at Montclair in Mitchell's Plain

Dr G H Hansmann, chairman of the league, which is South Africa's oldest utility company, said a subsidiary, Utility Construction Company, would build the development of 820 homes

Prices of homes will range from R56 000 to R69 000 for two, three and four-bedroomed units

He said the project would be undertaken in phases with the first phase of 140 homes being offered for sale during the next month

"The development will be on an ideal site. It adjoins Mandalay, a leading suburb in the Mitchell's Plain area and is close to schools, shops and public transport," he said

Mr John Rabie, chairman of Rabie Property Developers, said a show village comprising six houses in various sizes would be created to give potential purchasers an idea of what type they can select

"A start will be made soon on the construction of the show village. The homes are being designed in Cape contemporary style and will be landscaped and fully walled"

● RECORD sales of residential properties in the R500 000 and above bracket have been recorded by Aida in the first six weeks of this year, says Mrs Aida Geffen, chairman of the group

She said that more than R10-million worth of residential property had been sold by the Park Town North branch of Aida since the beginning of the year

"For some time the upper end of the residential market had been softened by the number of professionals and top business people leaving the country

"But there is definitely a new mood of commitment in South Africa and the pendulum is swinging the other way," she said

"This augurs well for the other sectors of the market which tend to follow the trend of high priced properties," she said

Mrs Geffen estimates that financial and deals in residential property in 1988 did not amount to more than R200-million

● De Novo House, a home for physically disabled people on a farm near Kraaifontein, is to be upgraded and refurbished at a cost of R2,5-million

Work on the home, which falls under the House of Representatives, will be completed shortly, said Mr Danie Pienaar, project co-ordinator for Murray, Biesenbach and Badenhorst

When completed the new premises will have 6 000 square metres of space and will be able to house 150 people

The upgrading includes the combination of the two main existing buildings

Mr Pienaar said what had first appeared to be a simple reconstruction task soon became far more difficult because the existing buildings were in a derelict state and virtually every feature and facility had to be altered to bring the complex up to satisfactory standards

● Ten of the 22 units at Bellandia's The Lanes development off Ladies Mile in Bergvliet have been sold

All units have three bedrooms, two bathrooms, a garage and parking bay and are selling at prices from R120 000

● Oycon (Cape) Civil has landed two reservoir contracts for the Western Cape Regional Services Council with a total value of about R3,8-million

● Work on the rehabilitation of the section of failed slope above Victoria Drive near Camps Bay, Cape Town is nearing completion and should be completed by mid-April

Cape Town council wants city 'open' to all

(124) (22) BIDAM 3/13/89
CAPE TOWN — The city council here has applied to authorities to have the greater municipal area of Cape Town declared "open" to all races ;

Council spokesman Ted Doman said even though the Free Settlement Areas Bill had not yet been gazetted, council had accepted a motion in January to approach government, "and we did"

"We asked the government to rescind the Group Areas Act as applied to the City of Cape Town," Doman said
Government had acknowledged the

council's letter and would "reply as soon as possible"

Council had taken many decisions over the years regarding the Group Areas Act, the most recent being in January this year

Once the Free Settlement Areas Bill is gazetted, it would mean new areas could become open areas, while application could be made for existing areas to be declared "open" once all parties agreed

Meanwhile, thousands of people were desperate for accommodation, but the

Group Areas Act continued to prevent them from finding a legal place to stay because they were the "wrong colour"

This resulted in so-called white areas like Woodstock becoming mixed. Many coloured families moved into the area during the last few months after obtaining permits from the government

District Six was declared white in 1966 and families were gradually moved out, most to the Cape Flats, over a 12-year period, and it was thought likely to be the first area open to all — Sapa

First-time buyers of flats will now get subsidy

Business Editor

ARBUS 9/3/89

BUYERS of flats will now be able to get the government's first-time buyers subsidy as a result of changes announced in Parliament.

Until now, the subsidy was paid only to buyers of brand-new houses, which became smaller and smaller as builders battled to keep the prices within R65 000 — or R75 000, if they obtained an extra subsidy for special foundations

The subsidy will now apply to existing houses as well up to a R65 000 limit. But this figure must include transfer costs, which effectively lowers the price to about R63 000 to qualify.

BELOW R60 000

Houses are still on the market at this figure but mainly in outlying areas

Flats, however, can still be bought for below R60 000 in popular suburbs such as the Gardens, Sea Point, Rondebosch, Wynberg and other areas

The subsidy cuts bond repayments by about R190 a month and over seven years is worth R11 790, according to estate agents

● Housing subsidy extended —
page 3

ARBUS (124)

Thursday March 9 1989 3

Blue Downs package 'not satisfactory'

By MICHAEL DOMAN
Staff Reporter

HOME-OWNERS in Blue Downs had grounds for dissatisfaction with the package presented to them, according to the Minister of Local Government, Housing and Agriculture in the House of Representatives, Mr David Curry

A spokesman for Mr Curry said a meeting with the Blue Downs ratepayers committee on Monday — from which the Press were barred — had taken place in a "good spirit"

The Minister had expressed concern at the rapid rise in the bond rate from 13 percent to 19 percent within two years and had said "the whole financial package" in coloured housing would have to be examined

More meetings were planned and an independent arbitrator would be appointed

Blue Downs: Probe into complaints

Cape Times
9/3/89
124

By MEG BRITS

THE Minister of Housing in the House of Representatives, Mr David Curry, is to appoint an independent arbitrator to investigate the complaints of Blue Downs ratepayers

He is also to try, at ministerial level, to devise a new financial package to aid first-time home-buyers

Mr Curry is to meet ratepayers' representatives next week to decide on an arbitrator acceptable to both parties

Mr Curry barred the press from a similar meeting on Monday night

However, a spokesman for the minister said yesterday that ratepayers had complained of shoddy workmanship by the building contractors involved in the Blue Downs project and their failure to deliver promised

facilities

The minister now believed some residents had good cause for complaint and had decided in principle to appoint an arbitrator at the cost of the House of Representatives

Blue Downs ratepayers had also reiterated fears of foreclosure by their bond-holding financial institutions because many were having difficulty paying, due to the rise in the bond rate from 13% to 19% in a year

The spokesman said Mr Curry, who is also a member of the Ministers' Council on Housing, had reacted to this week's Cape Times article headed "Home-buyers Outlook bleak" by announcing that he would try to devise a new financial aid package for first-time buyers This would be taken up at ministerial level

Making it new

BP recently released its biennial social report. It is, if nothing else, an accurate barometer of the country, and times, in which we live. Where else in the world do companies publish glossy 80-page documents attempting to justify that they are a force for the good in something other than a purely profit-making sense? In chairman Ian Sims's words, BP would like to be seen as a corporate citizen "fully involved in dialogue and effort to achieve a new SA."

Perhaps the major article in the report is the account of BP's activities in District Six. In the last BP social report, in November 1986, BP made the offer to lead a private-sector non-profit initiative to help redevelop District Six and the adjacent suburbs of Woodstock and Salt River as desegregated residential areas. The detail of the offer was initially misunderstood, with various commentators erroneously believing that BP was planning to spend in the vicinity of R100m on some snappy rebuilding scheme.

That was never the intention. What was intended was a partnership between the private sector, the Cape Town City Council and the community — especially old residents of District Six. The private sector offer was, and is, to offer skills and finance on a non-profit-making basis. If the community does

10/3/89

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not take up the offer, though, nothing can come of the scheme. The private sector is not planning to build houses and give them away.

Perhaps because of these misunderstandings a measure of scepticism developed when it became clear that District Six was not going to reappear overnight. Indeed, the plan faced major obstacles from the outset. Firstly, it could not go ahead unless the government declared District Six an open area. Secondly, it could not go ahead without community support — and there was a body of opinion which thought it should remain undeveloped as a monument to apartheid's greatest folly. Finally, the development of the Cape Technikon threatened to make the plan unworkable.

The social report is an attempt to show sceptics that BP is not just in it for a PR exercise. Considerable detail is given of the activities so far undertaken by BP's professional team of architects, town planners and other advisers towards developing a programme of urban renewal in Woodstock and Salt River. This has involved detailed on-foot investigation of the area to get information on matters such as housing conditions, types of dwelling, parking, land transaction trends, ownership and availability of services. This information provided a basis for assessing various revitalisation options for the area. Suitable financial packages have also been designed.

Progress on District Six hinges on two factors. Firstly, will government be prepared to declare the area open? Recent flexibility on the part of Pretoria gives cause for some hope and BP says, without offering details, that it is involved in negotiations with government.

Secondly, can an accommodation be reached with the Cape Technikon whose plans for expansion otherwise threaten to stymie redevelopment plans because of the fragmentation of land they will cause? Here the report notes "the project team has researched an alternative plan which would realign the proposed campus to free up the maximum-sized parcel of land for domestic redevelopment."

Sensitive negotiations

What exactly this means, BP is not prepared to elaborate on, because of those sensitive negotiations with government. The report does add, though, that an accommodation with the needs of the Cape Technikon will "require altering part of the land use presently planned by the technikon to create a land bridge between the upper and lower parts of District Six." Sources close to the project say they feel more confident of success than at any time in the past three years. Nobody, however, should underestimate the considerable distance still to be travelled before the plan can reach fruition. ■

Blue Downs row: Mediator to probe claims

By KURT SWART

124 S/Tues 2/3/89

AN independent arbitrator is to be appointed to probe residents' complaints of shoddy workmanship and poor service in the controversy-racked Blue Downs housing development, housing minister David Curry announced this week.

The decision vindicated months of complaints from residents who felt they had been given a raw deal.

Mr Curry, who launched what was intended to be a prestigious upmarket suburb more than a year ago, this week admitted that some residents had good reason to be unhappy.

"I accept that there are reasons for dissatisfaction," he said.

"At ministerial level I will take up the issue of home-ownership not only in Blue Downs but in the whole of South Africa.

"There will also be discussions between financial institutions and local government to try and find a solution to the whole problem," Mr Curry said.

Nearly every Blue Downs suburb has reported similar problems - dissatisfaction with the quality of houses built, complaints that some developers were notoriously tardy in rectifying faults and defects and that the near-doubling of bond repay-

ments has brought extreme financial hardships to residents.

Residents of Blue Downs have now pinned their hopes on a crucial meeting to be held tomorrow between ratepayer representatives and David Curry when the appointment of an independent arbitrator will be finalised.

Last month a united front of ratepayers associations made a call for Mr Curry's dismissal, on the grounds that Blue Downs had been a massive bungle from the start.

Faulty materials

In response this week Mr Curry met the ratepayer representatives at a meeting from which the Press was barred.

Mr Graham English, managing director of Schachat Homes, welcomed Mr Curry's announcement of an arbitrator.

"There are a couple of developers who have not fulfilled their obligations, resulting in a negative image for Blue Downs. Yet a decent cross-section of the developers have been doing a decent job and have been painted with the same brush."

AK661 14/3/88 (B) 124

Blue Downs battle goes to President

By DALE KNEEN, Staff Reporter

THE seven ratepayers' associations of Blue Downs are to take their battle for better housing to the State President after Housing Minister Mr David Curry walked out of a meeting with the associations.

Residents from Electric City, Tuscany Glen, The Conifers, Hillview, Malibu Village, Silversands and Forest Village also called for a court arbitrator to investigate the controversy and vowed to "mobilise people's organisations" to back their endeavours to rectify what they claim is sub-standard building on a large scale.

Mr Curry, the Minister of Local Government, Housing and Agriculture in the House of Representatives and the man who launched the sprawling development near the airport a year ago, walked out of the meeting with the Blue Downs leaders last night after they refused to tell the Press to leave

"FALLING APART"

This followed months of complaints from residents that their homes in the multi-million rand upmarket housing development designed eventually to house 250 000 people were "falling apart".

The chairman of the ratepayers' association of Electric City, the Murray & Roberts/Rabie Homes development, Mr Dan Fletcher, said the associations had "played an honest game with Mr Curry but he has decided that if he cannot dictate his principles he will not take part at all".

The chairman of The Conifers ratepayers' association, Mr Ernest Abrahams, said a court arbitrator was needed to investigate the part played by the Western Cape Divisional Council, the banks and the housing developers in "this crisis that is affecting thousands of people".

Council considers 'shell' housing

15/2/89
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Municipal Reporter

THE City Council's housing committee is to consider providing only "shell" and "starter" houses on smaller plot sizes, and reducing stormwater drainage standards in future housing developments.

These decisions have been forced on the committee by rapidly increasing building and servicing costs

Mr David Curry, the Minister of Local Government, Housing and Agriculture, told the City Council earlier this year that he wanted the government's R30 000 limit per house reduced because too few houses were being built for the available funds.

However, it was doubtful that it would be reduced. Instead, it would remain at that level while inflation continued.

At present, only about R17 000 of the R30 000 total was spent on the house itself, as it costs over R8 000 to service plots and there were various other costs

These figures were based on plots of 250m², and assuming a building contract of at least 500 houses.

Still, the houses had no internal plaster or paint, no floor covering, no hot water supply, no sink cupboard, and only two internal doors.

They do, however, have electricity, ceilings, and hardstanding for a vehicle outside

1264
CMT Temp 14/3/87

Demand for apology after Curry walkout

By MEG BRITS

THE central ratepayers' committee of Blue Downs will ask Housing Minister Mr David Curry for a public apology for walking out of a meeting last night because the press was present

Meanwhile Mr Curry, the Minister of Housing in the House of Representatives, said late last night that his department would go ahead with investigations into Blue Downs as announced last week.

Mr Curry left last night's meeting with the Blue Downs ad-hoc committee — representatives of all the ratepayers' associations in Blue Downs — saying that he was not even prepared to discuss his reasons for doing so as long as the press was present

The meeting had been called to discuss the appointment of an arbitrator to investigate residents' complaints of shoddy workmanship and lack of facilities

Mr Curry said last week that he believed some had genuine cause for complaint.

However, he said last night that he was "not prepared to discuss sensitive matters with the press present"

The Blue Downs committee is now considering whether to appoint an independent arbitrator to request a commission of inquiry into the financing of Blue Downs or whether to take the matter to the State President

8/21/89 (124)

Housing project takes off at Mhluzi

By Norman Chandler

The dire need for rapid solutions to alleviate the housing shortage was emphasised at Mhluzi, near Middelburg, last week.

Launching a new development project at the Transvaal town, Mr Brian Longley, chief executive officer of FHA Homes — an Urban Foundation utility company — said that 350 houses would be built by his company in the first phase of the project. The project aims to complete 7 500 houses in seven years.

"The main objective is to upgrade the living standards of the people, to create better living environments, and have safe neighbourhoods for our children," he said.



The mayor of Mhluzi, Mr P Nhlapo, said that a "tremendous need" had existed over the past few years for housing in the area.

"Due to the abolition of influx control in 1986, Mhluzi's population has more than doubled the estimated number set out in the City Council's policy plan."

The city had calculated that 28 000 people would need homes in Mhluzi. The estimated current population figure is now over 60 000.

"The initiative to provide homes was taken in 1986 when we realised the importance of expansion and upgrading. A total of 510 ha was bought from the Middelburg Town Council, and the right to develop the land was allocated to Mhluzi Development Corporation."

'Politics' clouds Blue Downs talks

997-7415 21/3/87

(24)

POLITICAL differences had clouded the controversial Blue Downs negotiations, the Minister of Local Government and Housing in the House of Representatives, Mr David Curry, said in the House of Representatives yesterday.

Speaking during the Housing Vote debate, he said his political position as a minister in the tricameral system was not acceptable in certain quarters and some people did not want to work with management committees.

He suggested that the ratepayers' associations of Blue Downs operate on their own and take the lead in solving the housing problem.

It was also unfortunate that a steep rise in interest rates had occurred at a critical stage of the Blue Downs development, but this had to be considered as an unavoidable obstacle that had to be overcome.

Priority had been given to the provision of houses at lower prices than those at present available. This would probably be achieved through starter homes and self-help projects.

Two townships — Silversands and Delro Village — were already being developed in the 626ha Rotterdam area, while the development of Fountain Village and Hindle Park would start soon — Sapa

Settlement of misery

A BELHAR housing self-help scheme, the largest of its kind in the Western Cape, is slowly becoming a settlement of misery

Not only are many residents living in homes that are still unfinished, but many are hopelessly in arrears with their rent and are facing eviction

After three years of struggling to build their own "castles", the magic of owning their own homes has left a bitter taste

"They (the Regional Services Council) made the scheme sound like heaven but it's been hell

The 3-year battle to build their own homes has left a bitter taste in the mouths of the residents of the Western Cape's largest self-help scheme. HENRY LUDSKI reports:

for me from day one," said builder Barry Barnard

Three years ago, Barnard was as excited about owning his own home as a child is over a new toy

"I'd been living in rooms for so long that I jumped at the opportunity to own my own home," he said

But I struggled like hell to complete my home. That argument that self-help is the answer to our housing problems is a lot

of rubbish."

For Barnard and many other residents, the self-help scheme has also been a case of "broken promises"

Barnard said the RSC "promised" residents they would pay no more than R120 a month in repayments once their houses were complete

Two years later most residents are paying more than R200 a month — and their houses have yet to be

completed

"It's not fair that we have to pay such high amounts while we are still battling to finish our houses," said an angry Barnard

Like hundreds of other desperate homeseekers, many of the Belhar residents had either lived in backyard dwellings or shared homes with other families

A few years ago, when the government decided in principle to stop building rental scheme houses, it embarked on promoting home ownership through self-help schemes for poorer families and projects like Blue Downs for middle-income families

Today, an estimated 60 000 families are still waiting for homes while



Mr Christiaan Hartzenberg who is R 600 in arrears and facing eviction

living in overcrowded conditions on the Cape Flats

And those who have managed to secure their own homes through projects like the Belhar self-help scheme, are none the happier

Besides being the largest self-help project of its kind in the Western Cape, the Belhar scheme has also been plagued by continuous problems

Three years after the project was initiated many of the homes are still in a raw and unfinished state

Owning a house doesn't just mean having four walls and a roof, said 27 year old Barnard who has two children

As part of the self-help deal residents are given material to build the core structure of the house. The material includes building blocks for the outside walls, windows, three doors, an asbestos roof, a bath, sink and plumbing fixtures, and a toilet and geyser

However, finishing touches such as the inside

walls, ceiling, plastering painting and floors have to be added by the residents themselves

After five years of living in a garage with his family, the allure of home ownership for Andy Modise was overpowering

When he was given a chance to participate in the Belhar self-help scheme he jumped at the offer

The RSC made it seem so easy, only R300 deposit and your first payment after two years

Three years later, a disillusioned Modise is now chairman of the Belhar Self Help Action Committee, a body set up to try and alleviate the widespread unhappiness in the settlement

We are demanding less steep repayments so that we can afford to carry on finishing our homes, said Modise who, like many residents is several months in arrears with his rent

"How are we supposed to afford these high repayments when we have to feed our families, pay oth-

er debts and still work on our homes?"

"What the RSC isn't taking into account is that we built these houses ourselves and now we are being treated the same way as people who are given keys to finished homes

Most of the material they gave us was not expensive compared to what you must spend to finish a house. We have spent thousands of rands of our own money

"Also many times we have had to pay people to help us build sometimes even more than what we earn in a day," said Modise sitting despondently in his unfinished house in Adam Tas Street. Many residents like Henry Rudolph are on the verge of throwing in the towel

The inside walls of his house have been built just high enough to allow for some privacy. But the house has no ceiling, the walls are unplastered and the floor uncovered

"The council made it seem as if it was a path of roses," said Rudolph, who is 10 months in arrears with his rent and has been served with an eviction notice

Delegation

With three sons at high school, he is finding it financially impossible to build the inside walls — let alone add the house's finishing touches

"I've tried to lay some building blocks to complete the inside walls, but it's hard going because I don't have the money," he said

A delegation from the Belhar Self Help Action Committee recently met officials from the RSC which promised they to assist them in paying off their arrears

"This self-help scheme was started to help our people but now we need their (RSC) assistance to complete our houses

"We want to be happy here, but we are not being given that necessary step ahead," said Christiaan Hartzenberg who is R 600 in arrears with his repayments and who has also been served with an eviction notice

By the time of going to press the RSC had failed to respond to queries telexed to them a week earlier



Mr Henry Rudolph examines the unfinished section of his house

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DCM-listed
Faircape is
considered
a good buy

LIZ ROUSE

DCM-listed Faircape Homes, which qualifies for a main board listing, is considered a good buy on its prospects in the black housing sector.

The transfer to the main board should materialise in April or May, according to joint MD Michael Vietri.

The Cape's biggest owner of privately held land allocated for the development of black housing has had a good profit growth record since listing in May 1987.

Last year its turnover increased by 69% to R33m, while operating income leapt by 149% to R7.7m before interest, and attributable profits rose by 129% to R2.6m. The dividend was raised to 10c (5c).

The share is recommended as a buy at its current price of 120c by Senekal, Mouton & Kitshoff in its latest DCM Focus. One of the reasons for favouring Faircape is the group's ability to improve margins — its operating profit margin for the year to December 1988 was 23.3%, compared with 15.8% in 1987.

The only snag in 1988 results was a sharp rise in interest paid to R2.3m (R790 000) due to increased sales, higher bond rates and a leap in short-term borrowings, as two major townships were launched just before year-end.

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Mayors have no authority on housing

Political Staff

MAYORS of black residential areas in the Western Cape had no authority to act on their own accord to allocate houses, the Minister of Constitutional Development and Planning, Mr Chris Heunis, said yesterday

He was asked by the independent MP for Claremont, Mr Jan van Eck, whether mayors or town committees in the black residential areas in the Western Cape had any say or the final say about who might live or buy houses in the areas falling under their jurisdiction

Mr Heunis replied that the mayors did not have the say about who could live or buy the houses

"Mayors have no authority to act on their own accord without the approval of the relevant town committee"

Town committees also had no say over who could live in areas under their jurisdiction. However they did have a say over who could buy properties "but only if it is the property of the local authority".

123 124

PROPERTY

Call to design dwellings for bottom-end earners

By MAGGIE ROWLEY
Business Staff

DEVELOPERS of local technology have been challenged to design a housing unit that lends itself to labour-based erection and which families with an income of R500 would be able to afford

The challenge has been issued by FHA Homes, a housing utility company originally established by the Urban Foundation in 1983 under the name of The Family Housing Association

Mr Alan Kitchen, FHA research and development manager, said that houses costing R16 000 and more were affordable to less than 50 percent of the black population while the top end of the market — houses for R40 000 and more — was becoming saturated.

As a result FHA was trying to encourage entrepreneurs to develop and market viable low-cost building systems

To enable developers to do this FHA has set aside a number of stands in a Katlehong, a township near Germiston, for the erection of show houses

"Systems that merit consideration but do not progress beyond the drawing boards of their inventors or are unable to gain initial acceptance can now be tested in the market sector for which they are intended," he said

Mr Kitchen said that market perceptions of affordability, quality, attractiveness and ultimate acceptability of the product were crucial

to the success of any building system

"Once a degree of demand has been established, FHA could possibly take first option on the system and may become a franchisee or be involved in further development of the product for building construction purposes

"Our mission is to take housing down-market. In fact the challenge is to see how far down we can reach. Our aim for 1989 must be to make housing available to families earning as little as R500 a month," he said.

He said systems most likely to succeed were those that allowed the owners themselves to extend their houses as and when they had funds at their disposal

"Initially the owner of a serviced stand can build the most basic form of accommodation and gradually enlarge and upgrade his dwelling," said Mr Kitchen.

For further details contact Mr Kitchen (011) 8363381.

Blue Route

10

Bid to solve housing crisis

Jouefan 30/3/87

~~350~~ 124

IN a bid to solve the housing crisis at Mhluzi, a fast-growing black township near Middelburg, FHA Homes is to service more than 350 stands in a new development within the next few months.

Prices of the houses will range between R19 000 and R48 000, including the cost of land, according to Mr Brian Longley, chief executive officer of the company.

Mr Longley said the consortium involved in the development would provide full infrastructure, including domestic electricity, waterborne sewerage, street lighting, water, tarred and garded roads.

Community services such as

schools, shops, churches and sports facilities would also be provided.

Speaking at a function to officially launch the project, Mr Longley said his company's main objective was to upgrade the living standards of the people.

He called on the business community to assist their employees in the acquisition of homes.

The housing backlog at Mhluzi is so grave that an average of 26 people share one house.

FHA Homes believes that its involvement in the provision of homes in the area would contribute in the reduction of the backlog.

Coloured housing shock for city

Cape Times
5/4/89

124

By PETER DENNEHY
Municipal Reporter

THE city council's housing programme for coloured people may be brought to a virtual halt this year because it has been allocated only R41,3 million — or R14 million less than its minimum estimate of its needs.

And the Administrator of the Cape, Mr Gene Louw, said yesterday the province would receive only R49 million of the R392 million needed for housing and infrastructure in black residential areas during the 1989/90 financial year, reports Sapa.

Yesterday the council's housing committee resolved to point out to Mr David Curry, Minister of Local Government, Housing and Agriculture in the House of Representatives, the "serious implications" if the needed money was not forthcoming.

If necessary alternative sources of finance would have to be investigated to keep the council's housing programme on track, the committee decided.

Cape Town's original application for housing funds came to R95,9 million.

However, council officials were told that the House of Representatives had set aside only R35 million for the council to spend on housing and asked it to submit a revised funding request setting out "priorities".

The revised allocation was submitted in February, asking for R89,6 million but saying that a mini-

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Housing

Cape
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sum of R55,4 million was "required to maintain council's housing programme at a reduced rate"

Implications of the cutback in funds are

- Apart from 71 dwellings in the Bo-Kaap, no new housing projects will be started in the 1989/90 government financial year,

- No remedial work will be done in the council's housing estates, except for work on the three-storey flats in Heideveld,

- No council work will be done on providing housing for the elderly, and

- Work on the council's housing programme will come to an end by February next year

And at its monthly meeting last week the city council resolved to "reluctantly adopt" a report from the city planner that the council provide "shell" and "starter" houses

The report recommended that the city planner's proposals for council houses to be built with no internal walls on smaller plots should be publicised to gauge public reaction

The next 100 applicants on the waiting list would also be approached to find out their reaction, as it was not certain they would want the sort of house that still falls within the government's R30'000-a-house limit (for subsidisation purposes)

Even these shell or core houses will be built only in the next financial year, if at all

Meanwhile Mr Louw, warning of further cuts in services, told the extended public committee on Cape provincial affairs that the province's 1989/90 budget of R2 935 billion was less than the revised budget for last year and did not even keep up with inflation

He also said he was not satisfied with the quality of health services in at least 36 black residential areas, housing 500 000 people, in the Cape.

The only reason for this was a serious shortage of funds

House of Reps blamed for housing crisis

Municipal Reporter

CAPE Town's housing crisis has been blamed on lack of action by the House of Representatives as an estimated 60 000 city families — blacks not included — remain homeless

The council agreed at its monthly meeting yesterday to make representations to the coloured Housing Ministry pointing out the "serious implications" if the council did not get at least R14-million more than the R41,3-million it had been allocated

"The problem is not only one of money 'It is one of land too," said Mr Arthur Wienburg. The city was desperate for more land but could not get any

He asked whether the council should continue having housing under its wing while House of Representatives MPs abused it for not doing its job properly

It was not the council's job to relieve financial hardship which led to dissatisfaction over increased rents "We cannot do social welfare work .. That is for the government," he said

In addition, the council's waiting-list cost R1-million a year to maintain

RACIAL STRESS

Mr Neil Ross did not agree that the council should drop the housing portfolio "We don't want a divided city," he said.

However, he speculated that the limited housing budget of R41,3-million would lead to increased racial stress and suggested that because of delays in approving projects some of the money may remain unspent.

He said 45 000 coloured families were on the council's housing waiting-list and a further 12 000 on the old Divisional Council list

"The House of Representatives is not meeting its financial obligations and this city is feeling the burden," he said.

Housing committee chairman Mrs Eulalie Stott said the government believed self-help schemes would solve the problem.

It had provided about 4 500 serviced plots but people could not afford to build the houses themselves

'Warning' by HoR on Blue Downs

Staff Reporter

POTENTIAL home-buyers in Blue Downs, don't allow yourselves to be exploited "just because you urgently need accommodation" If you are not satisfied, don't buy

This is part of the message that the House of Representatives administration is giving to anyone interested in buying houses in the "city of the future"

The administration has taken out full-page advertisements both promoting privately-developed Blue Downs and giving potential customers warnings after a litany of complaints from dissatisfied buyers who have dubbed the development "Blue Falling Downs"

According to the advertisements, the House of Representatives administration is aware of only 22 complaints that are not being satisfactorily dealt with by developers

It advises buyers not to sign contracts unless they are satisfied with the houses, nor to sign that money should be paid out unless satisfied with the quality of the work in question

With the withdrawal of South African troops and the implementation of United Nations Resolution 435 and independence in Namibia, the Northern Cape near the border could be in for a period of growth **DEBORAH SMITH** of The Star's Pretoria Bureau reports

Cape awaits a Namibia boom

The Northern Cape — especially Springbok and Upington — is heading for an economic boom with an injection of new capital and an influx of people because of Namibia's approaching independence, according to business leaders in the area

Mr Keis Malan, vice-president of the Chamber of Commerce in Upington, said the town already had a housing shortage as South-Westers bought up properties in the area

Prices had increased dramatically in some instances, and there were not enough homes to meet the demand

Mr Anton Steenkamp, of the Small Business Development Corporation in Springbok, said there had been a great deal of interest from people in Namibia who wanted to buy businesses and homes

Mr Malan said the increased police and military presence would mean more money being spent in Upington

Mr Steenkamp and Mr Malan agreed that retail business and services would increase, though it was difficult to make long-term predictions

MILITARY BASE

"The whole community is expecting something to happen," said Mr Steenkamp

Mr Malan said much depended on the situation in Namibia after independence

He also predicted possible growth in Kahatle as a result of the military base

"The general feeling among business is that there will be an improvement in the economy," said Mr Malan

Mr Piet Venter, head of cultural and information services in Upington, was less optimistic, saying that though there had been inquiries, he had not seen signs of change

He did not foresee any difficulties in dealing with increased traffic in the area, though more tourists were expected on the completion of a tarred road to the Gemsbok National Park.

LOSING ON BOOM

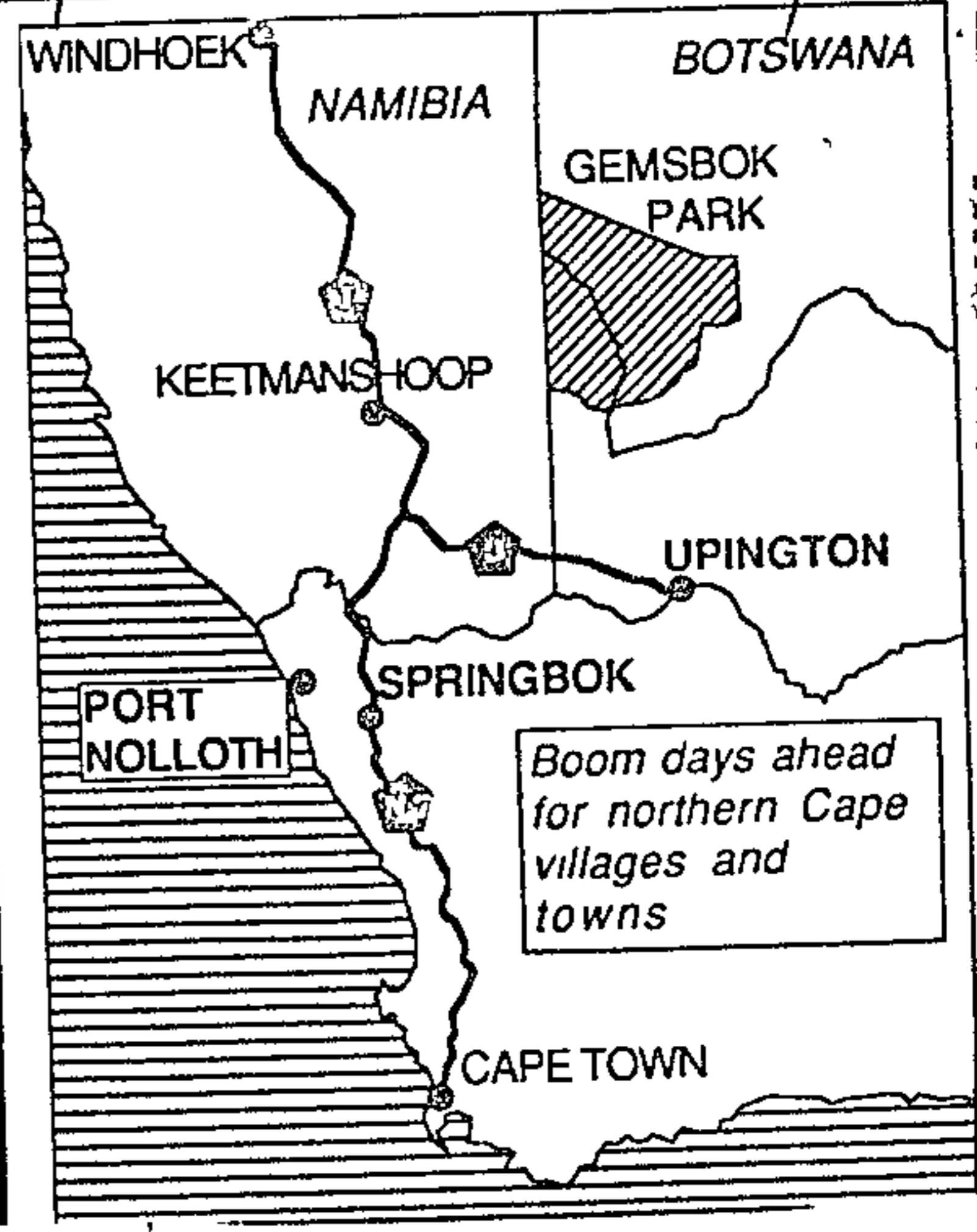
Mr Steenkamp said there were signs of a homes shortage developing in Springbok and he felt the municipality could contribute by helping development and making more land available for housing.

"If they don't act quickly we will lose out on some of the boom," he said.

A spokesman for the Springbok municipality said the town was likely to experience growth

Another centre likely to be affected by Namibian independence is Port Nolloth, where two shops, a hotel and other businesses have already been bought by people from Namibia

"People are still weighing their options as they wait to see what happens, though there will always be a military presence, because the border has to be protected," said Mr Steenkamp.



Louw warns on health, black housing

By SHARON SOROUR
Staff Reporter

LACK of money threatens to undermine the Cape's ability to maintain health services, meet the demand for black housing and maintain roads, says the Administrator, Mr Gene Louw.

He was opening the Cape Province Municipal Association congress in George yesterday.

"I am worried about our ability to maintain our precious road infrastructure and accommodate the many Third World patients who stream to our hospitals.

"The fact that the staff is overworked and posts have been frozen has a demoralising effect.

"I am also concerned about our ability to supply the necessary infrastructure for black housing.

"In this respect we have only R49-million for this year. We need R2 000-million over the following five years, beginning with R352-million this year."

Intense control

He urged the delegates, representing the Cape's 212 local authorities, to exercise "intense financial control and priority planning".

Given the present job and money shortages, he appealed to delegates to guard against corruption, theft and fraud, to exercise control "as never before" and to expose irregularities.

Evidence of criminal irregularities should be reported to the police.

"My administration will show no mercy in this respect."

He was worried that the combination of own and general affairs functions made it difficult for the executive committee.

"From a policy point of view, I can



Mr Gene Louw

relate to the division of own and general affairs. From a cost-effectiveness point of view it raises doubts. From a management point of view the duplication of functions is a threat."

The present system of property valuations was "a waste of time and money".

It was not advisable to continue for much longer with the system being used in the Cape.

The most likely alternative was for rates to be levied on the site value — except possibly in the case of business or industrial development — or on the erection of flats where improvements played a role.

Mugger murders boy, 6

AGRIGENTO (Sicily) — Giuseppe Clemente di Vincenzo, 6, who tried to protect his pregnant mother by offering his piggy bank to a drug-addict mugger, has died of knife wounds. The attacker smashed the piggy bank and stabbed the boy and the woman.

— Sapa-Reuter.

Government answers council on housing

CAPE TOWN 6/4/89
Municipal Reporter 124

CAPE TOWN City Council used only about R40 million of the R53 million allocated to it for housing last year, Mr Thinus Dempsey, liaison officer for the Ministers' Council in the House of Representatives, said yesterday.

He was responding to the council's outraged reaction when the housing funds it requested from the government were severely slashed.

"One must remember that another R30 million was allocated to Blue Downs and Delft, and R25,1 million to the RSC, bringing the housing total for the Peninsula to R96,4 million," Mr Dempsey said.

Asked why so much of last year's housing allocation had not been spent, a City Council spokesman said that permission to go ahead with new projects often took so long that the end of the budgetary year approached before contractors started work.

"Not all the delays are our fault," Mr Dempsey said.

5/1

Housing budget cut 'drastic'

Cape Times 6/4/89
124

By PETER DENNEHY

A MEDICAL association spokesman and an expert on the provision of third world housing expressed deep concern yesterday over drastic provincial budget cuts announced this week.

Administrator Mr Gene Louw's total provincial budget, for expenditure of R2,9 billion in the coming year, is a mere 6,9% above that of last year. This means it is a smaller budget in real terms, as it has not kept up with inflation.

Housing expert Mr Colin Appleton, formerly of the Urban Foundation, said the government's mere R49 million for housing and infrastructure in black residential areas throughout the province was not nearly enough to meet even the demand for serviced sites in Khayelitsha alone.

"The demand here (in the Peninsula) is for over 8 000 new sites a year," he said. "The cost of services (sewerage, electricity and water) for each plot is in the order of R8 000, which makes R64 million a year already."

Mr Appleton said projects already started would surely take up this year's entire budget, and nothing new would be tackled.

"The trouble in South Africa is that although we have a non-racial housing

policy, different racial groups have different access to housing policy instruments such as first-time buyers' subsidies and materials subsidies," he said.

"That is part of the reason why the Cape Town City Council gets R41,3 million for coloured housing while only R49 million is allocated for black housing throughout the province."

On the medical side, Dr Norman Levy, chairman of the local branch of the Medical Association of SA, (MASA), said that now that privatisation was the "buzzword", the provincial hospitals were falling further and further behind.

"Tygerberg and Groote Schuur, the teaching hospitals, used to be the very best," he said. "Nowadays the private hospitals are the best equipped. They are even talking of allowing medical students to train there instead."

By way of example, he said at least one teaching hospital did not have a new machine to break down kidney stones.

However, he knew there was no money, and he did understand the problems the provincial authorities faced.

"I would hate to think that the money is being spent less effectively in other places than health services," he said.

Heunis: No more land available

CAPE TOWN 12/4/89 Political Staff (124) 300
THE government was not considering any further land available for black housing, commercial or industrial development in the Western Cape, the Minister of Constitutional Development and Planning, Mr Chris Heunis, said yesterday.

He said this in reply to a question tabled by Mr Jasper Walsh (PFP, Pinelands

However, should any applications be submitted to him in terms of the Black Communities Development Act for the provision of more land for black development in the Western Cape, he would consider their merits, Mr Heunis said.

'Shoddy' work in Blue Downs

PHOTO TOP BY THE PRESS, BOTTOM BY THE PRESS

Houses in the Confers, the LTA Comrat development in the massive Blue Downs housing project are subsiding and are in danger of collapsing according to a report prepared by an independent architect.

Meanwhile the Confers Ratepayers Association has denied a statement made to the Cape Times by the Minister of Local Government Housing and Agriculture in the House of Representatives, Mr David Curry on Monday after he met ratepayers and representatives of LTA Comrat.

Arbitrator

Mr Curry said officials of his department would investigate on behalf of residents who complained of shoddy workmanship and that their houses were unsafe.

However Mr Ernest Abraham's chairman of the association, said yesterday that Mr Curry had agreed at the meeting to appoint an independent arbitrator in seven days and that the terms of reference would be acceptable to all parties.

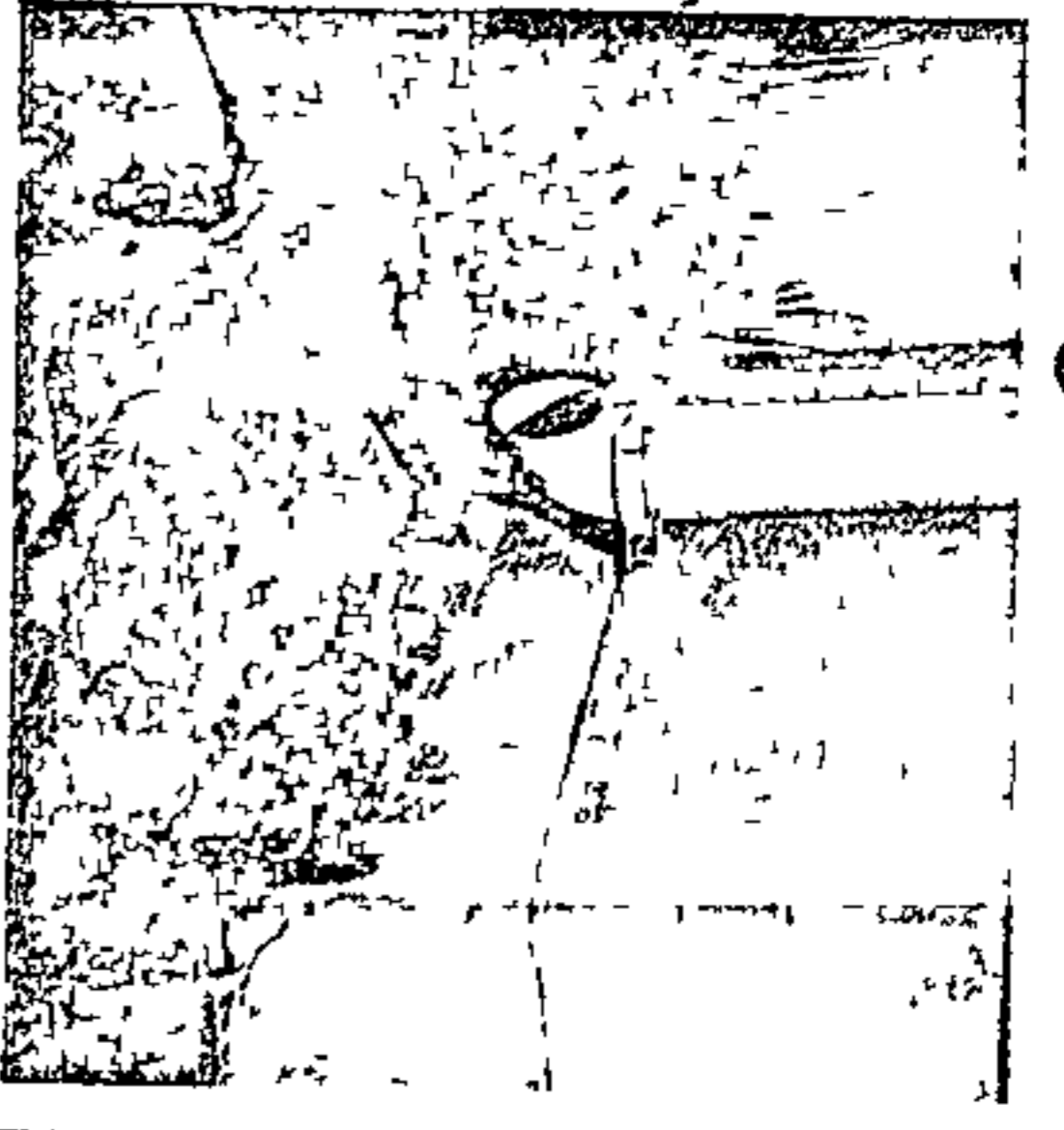
The architect's report, drawn up after an inspection requested by Confers ratepayers, has found that the foundation slabs of the houses were laid on sand which appears not to have been stabilised and is under compacted and are consequently subsiding.

Approved

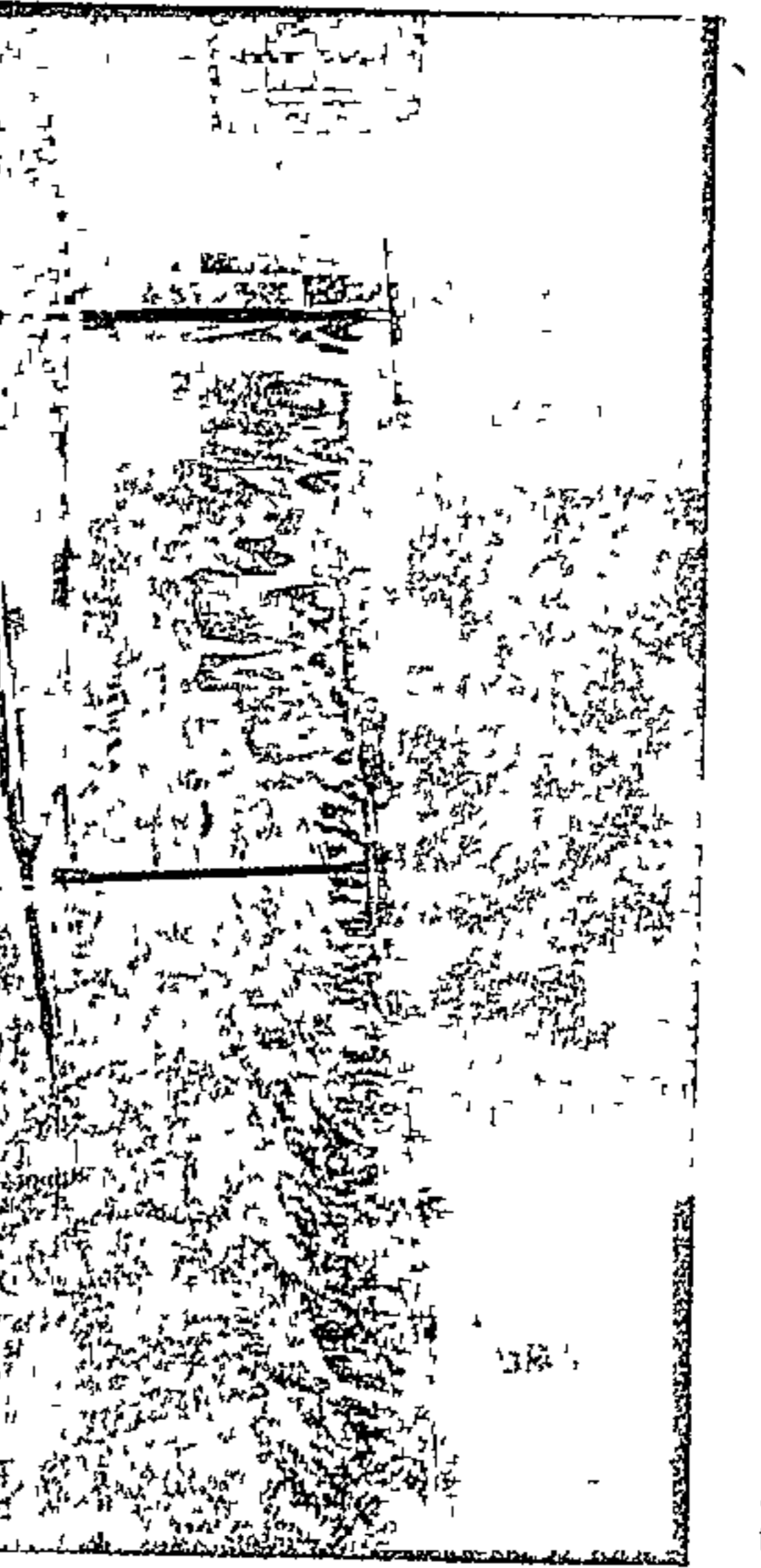
The report says downward deflection on the slabs is causing the outer walls of the houses to draw inwards resulting in structural damage which would make the houses substandard.

Heavy rains which washed away sand from the footings of the houses and let water under the slabs would mean a real danger of the walls collapsing.

Mr Alan Gouvernel, managing director of LTA Comrat, said yesterday that plans for the houses had been approved by the relevant local authority that foundations had been designed by professional engineers familiar with local soil conditions and that inspectors from bond-granting building societies had inspected the work at all critical stages of construction.



WASHAWAY Rains caused the soil to wash away under the footing



LANDSCAPED? The view from most back doors is a vast sandpit

He said "We have built 164 houses in the first phase of our Blue Downs project and are committed to build a total of 1500. We are also as a reputable developer, committed to quality. We are not there to make quick money and get out."

"The subcontracting builder LTA Building, is also a major reputable

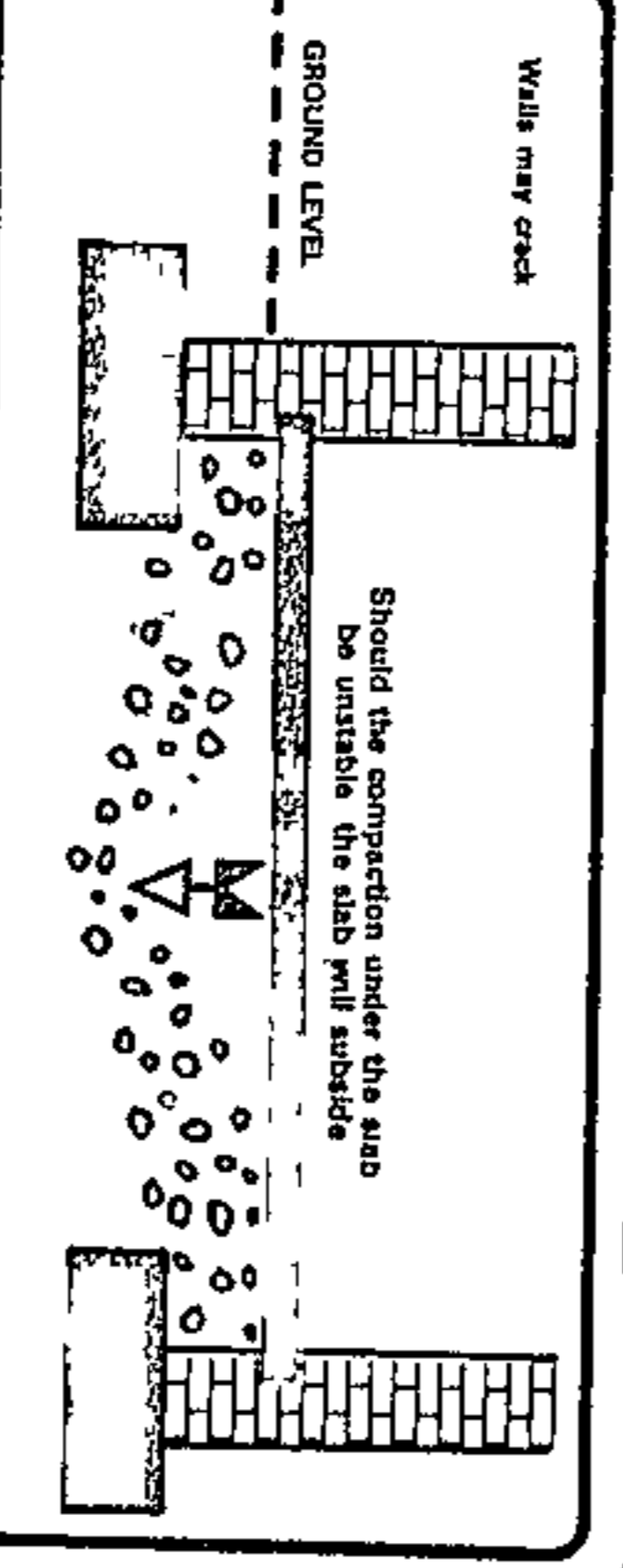
Report claims that homes in danger of collapsing

the land on which the continuously worked houses are built had not been stabilised. It is usual to do so with straw when building on sand.

Recent rains had washed raw sand away, the report says and exposed the footings of several houses.

The floors in several houses were "wavy" indicating that the ground under the foundations had not been compacted or was undercompact. An outward indication of this was that fitted carpets were being split by the stress.

An indication that the walls were being drawn inward from the sketches shown to buyers and dow and door frames signed by them



PROBLEM What will happen if the underlying ground is under-compact

firm and I believe it unlikely that there would be structural problems of any magnitude. We also have our own contracts manager on site at all times to ensure good quality.

I'm not saying all the houses are perfect. There are always minor defects in a new housing development, which of course we will make good.

However Mr Gouvernel said "We are human and if there has been any real mistake which causes major damage, we will rectify it."

"Housing is a small part of our business and we would not jeopardise

the future of two major companies for problems in this development."

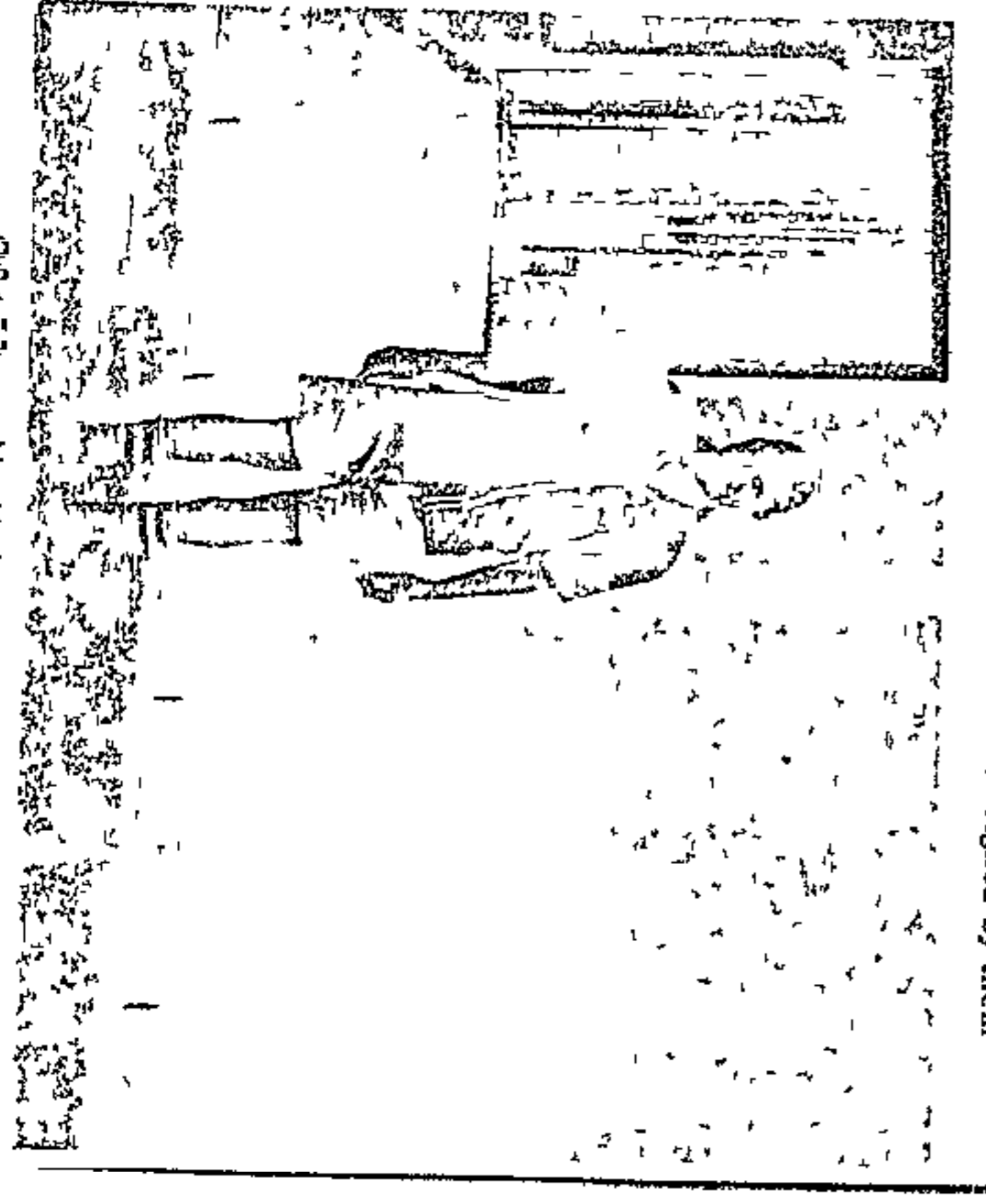
Meanwhile, many ratepayers are considering stopping bond payments until their houses are fixed to their satisfaction — or to that of an independent arbitrator paid for by Mr Curry's department.

Mr Abraham's last week sent Mr Curry a lawyer's letter demanding that the issue, which has been at stake for weeks, be resolved.

Last month Mr Curry expelled the press from one meeting with the Blue Downs Ad Hoc Committee — representatives of ratepayers in

Report by MEG BRITS

In some cases the house even looked different from the sketches shown to buyers and signed by them



Blue Downs' houses: Report

City Times 12/14/89
Staff Reporter

124

HOUSES in the Conifers, the LTA Comiat development in the massive Blue Downs housing project, are in danger of severe structural damage which will, at the very least, make them substandard

A report prepared by an independent architect, at the request of Conifers ratepayers, says the foundation slabs of houses inspected are subsiding and pulling the outer walls inwards

It says that this could result in collapse in heavy rains, because water under the slabs could cause them to subside completely

At the least, it says, the problem would probably cause severe structural damage, making the houses substandard

Meanwhile, some Conifers residents are considering stopping bond payments until their houses are repaired, while others are going all-out to have an independent arbitrator appointed. Bond repayments in the area range from R540 to R1 000 a month

● 'Shoddy' work in Blue Downs — Page 9

May, April 12, 1989

1/24/87

1220

CAPE TOWN — Residents of the Ottery/Kenwyn area have threatened to report estate agents who sell or lease property to blacks.

A notice of intention to prosecute, bearing more than 130 signatures, has been posted to estate agents. It records "indignation at the underhand manner" in which agents and their employees "blatantly contravene" the Group Areas Act.

Agents have denied the allegation and at least one, who doesn't deal in the

Residents threaten agents

area, but received a copy of the notice, has threatened to sue.

The notice from Kenilworth Extension Estate Ward 16, read "We therefore give notice to all estate agents and their employees that if, at any time, we notice or it is brought to our attention that the above-mentioned contraventions are taking place in Ward 16, full details will be handed to the police

with instructions to prosecute.

"If the relevant estate agents or their employees thereafter continue with the contravention, legal action will be taken against them."

Plumstead estate agent John van Niekerk said his firm had received a copy of the notice, although they had sold only to whites in that area. He said they always pointed out to

prospective buyers that it was a white area, although closed corporations were "quite legal and permissible", provided they put in white tenants.

Chairman of the Southfield/Naruna Rent and Ratepayers' Association in Ward 16, Dennis Phillips, said he had been told of the notice, but did not know who had organised it.

His executive had "objected strongly" to Cape Town City Council's open city call, and believed a referendum should have been held — Sapa

GRAHAMSTOWN. — Residents in a "coloured" township near here are moving back to the African townships because the rents in the Lavendar Valley sub-economic housing complex are too high

The 80 houses built in Lavendar Valley were completed in 1987 in an attempt to alleviate the housing shortage. Over 400 families are still on the housing waiting list.

As a sub-economic complex, Lavendar Valley, popularly called Vergenoeg because of its location, was supposed to provide cheap housing.

Two years later, rent arrears amount to more than R74 000 and people are moving back to the townships or seeking cheaper accommodation elsewhere.

Rents in Vergenoeg vary between R150 and R500 a month. Residents received letters in March this year informing them their rents were to be increased with effect from January 1989.

Many families who could not afford the increases have since moved or have been forced to share already overcrowded homes with other families.

Residents claim they were "tricked" into occupying houses in Vergenoeg. They say they were promised that there would be no rent for the first six months.

Before this time lapsed all residents were issued with a bill for rent arrears, averaging more than R1 000 a household.

Residents also complain that after two years their houses have fallen into disrepair.

Many houses have already developed gaping cracks in the walls. Built out of hollow ash blocks, the walls have a veneer of cement plaster bagged on the outside and even less inside.

Already many houses show signs of this "plaster" peeling away.

The foundations of many houses are subsiding. The soil on which the houses are built consists mainly of clay, known for its instability.

Living in these houses is proving a health hazard, Mould has to be regularly



Vergenoeg houses 'cost far too much'

CRAMMED TOWNSHIP. A view of Lavendar Valley, known as Vergenoeg

scrubbed off the walls, which, along with the asbestos roofs, seep during the rain. There are also no ceilings and the cement floors have no covering.

There is no hot water and a R200 deposit has to be paid before the electricity is switched on.

Most of the houses are built only a metre away from three of their boundary fences, precluding extensions.

At R30 000 each, the houses are not worth their price, claim residents.

Grahamstown's assistant town clerk, Mr. Charl Malan, laid the blame for the high rents at the door of the Department of Local Government and Housing in the House of Representatives.

"The Department granted us a loan to service the land and the property may not be sold at less than cost price," he said.

At a public meeting held recently to explain the high land prices, the blame was put on the high contract price for building the houses.

Despite having been paid in advance, the first two contractors went bankrupt

before completing the Vergenoeg houses. A third contractor was then paid to complete the job. The high rents and land prices were therefore meant to defray building costs.

According to the city council, residents are expected to pay an amount for rent which is based on the income of the breadwinner in the family.

But they must also pay a service charge which varies according to the householder's income and the size of the house.

This scheme is part of the new rent and sales formula conceived by the Department of Local Government and Housing in the House of Representatives.

The Grahamstown Management Committee

(GMC) has been ineffective in reducing the rents in Vergenoeg.

Before the 1988 October elections, the GMC campaigned around the rent issues in Vergenoeg as the Grahamstown Rent and Ratepayers Association (GRRA).

The GRRA went on to win a clean sweep in the GMC municipal elections

Now, six months later, they want to withdraw as representatives of Vergenoeg in protest at the housing crisis.

A member of the GMC, who lives in Vergenoeg, said the committee wished to withdraw from the negotiating table since the normal channels of protest had not yielded any results — AN/A

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Cape Times, Thursday, April 27, 1989 3

Query over future of Vista's Blue Downs suburb

Staff Reporters

A BIG question mark sits over the future of Vista Homes' massive 700-unit suburb in Blue Downs after news yesterday of the company's provisional liquidation.

Vista Homes (Cape) (Pty) Ltd was provisionally wound up in the Rand Supreme Court on Tuesday despite promises just last month of "business as usual" from former managing director Mr Eugene Parkin.

An order for the final winding up of holding company Vista Homes (Pty) Limited was granted on April 11.

A secretary at Vista Homes Cape told the Cape Times yesterday that Mr Parkin's "services were terminated" last week.

A spokesman for Westrust, liquidators of the Transvaal company, said they could provide no answers as to the position of Blue Downs buyers at this stage.

Provisional liquidators for the Cape company were to be appointed in the next couple of days.

Mr Anton Hartogh, chairman of the ratepayers' association of Tuscany Glen, the Blue Downs suburb in question, said the association would list itself as a creditor if the company went into final liquidation.

He said the ramifications of the move would be immediately discussed with ratepayers' representatives.

Ratepayers there have long been negotiating with Vista Homes over repairs they want effected to their houses. They also want facilities and amenities they claim they were promised at the time of purchase and which have not been built.

Three-bedroom houses in the suburb were selling for R62 000 early last year and prices have risen since then.

An inspection of the suburb by the Cape Times at the weekend revealed several common problems, among them the fact that roof tiles in the development were loose.

This, said residents, caused the damp-proofing in roofs to be ineffective and ceilings to split, crack and drop repeatedly, despite some repairs having been made.

The Cape Times saw houses facing on to open canals which trap water during the rainy season, effectively prohibit front entry to the houses and become breeding grounds for mosquitoes and other insects.

Vista Homes Cape is also responsible for the group's developments at Kraaifontein (150 units), Brackenfell (66) and Kuils River (72).

Disa Homes reports 44% earnings drop

CAPE-based property group Disa Homes has posted dismal results for the six months to end February with earnings dropping 44% to 43c (62c) a share

Lowered margins resulted in a 25% decrease in operating profit of R1,9m (R2,4m) on a 37,4% boost in turnover which was expressed as a base index of 100

Pretax income dropped 20% to R2,1m (R2,5m) and a 12% tax hike lopped off R805 000 (R717 000), which left attributable income 40% lower at R1,3m (R1,8m)



DISA HOMES

BRENT MELVILLE

Disa declared a special dividend of 5c a share or R1,5m on February 10, free of normal tax for shareholders

The dividend, which will not be paid out to shareholders but will instead be credited to a special loan account, is a step which will benefit all shareholders, says chairman Theo Stergianos

The loan is linked to the company's ordinary shares at the rate of R5 for every 100 shares

The results are especially disappointing in the wake of last year's impressive 200% profit increase

"The period under review has been a

difficult one for the housing sector," explains Stergianos

"There has been a levelling off in the demand for houses because of increasing interest rates and changes in the first-time homebuyers' subsidy scheme which effectively lower the price of a house qualifying for this scheme," he says

However, Stergianos is confident of improved results during the second half of the year

Disa is trading at a share price of 35c on a historical dividend yield of 11,4% and a price/earnings ratio of 2,6, as against sector averages of 6,3% and 7,1, respectively

Govt's black housing sales 'unsuccessful'

THE government's great housing sale to black people did not have much success last year — only 150 black people, all in the Transvaal, bought property under freehold title last year, the Minister of Constitutional Development and Planning, Mr Chris Heunis, said yeatsredya in Parliament in reply to a question by Mr Jasper Walsh (DP Pinelands).

However, 34 688 applications for 99-year leases were approved last year. Mr Heunis said 145 properties in Johannesburg and five in Witbank were sold under freehold title to black people in 1988.

In the Cape, 9 867 properties were leased under 99-year title, 6 031 of which were in the Eastern Cape, 2 606 in the Western Cape and 1 230 in the Northern Cape.

R8m project to upgrade KTC

THE Administrator of the iKapa town Council, Mr Faan Naude, yesterday announced the start of an R8-million project for the upgrading of KTC

Speaking at a meeting hosted by the Masincedane committee in KTC, Mr Naude also said 2 442 serviced sites would be established by 1992

The area to be upgraded is bordered by Miller Road, Terminus Road and Great Dutch Street The CPA, the Regional Services Council, the iKapa Town Council and the KTC community would co-operate in running the project, he said

Since the project would be completed in phases, serviced sites would become available as they were completed, Mr Naude said

Mr Gladstone Ntamo of the Masincedane committee said that while he appreciated the project, 1992 seemed "a long time away"

He asked what was going to be done in the meantime about homes which were being flooded by the winter rains

He also said he hoped the CPA had noted that people had asked to be left to build their own homes on the serviced sites since they could not afford houses which cost R42 000

Tough times force residents of Mitchell's Plain to squat

AKES 2/5/89
PCU 8/20

By MICHAEL DOMAN, False Bay Bureau
DRIVEN by unemployment, the inability to pay rent, or landlords who claim they need their rooms, Mitchell's Plain residents are being forced to "squat"

One group of three lean-to's has adorned the grass verge of a bridge over the railway line in Westport Drive, near the Mitchell's Plain Town Centre, for a few months

And in recent weeks, two families in Tafelsig have been squeezed out of their single rooms in nearby houses on to fields where they are sheltered by only plastic sheeting and barricades constructed from their furniture

Former transport worker Mr John Stevens has lived in the railway bridge community of seven people for six months

"I lost my job and couldn't pay the rent for my room in Eastridge, so I came to live here in November last year," he explained

The shelters on the side of the bridge are built of canvas, wood, plastic and bushes, but Mr Davids is happy just to have cover over his head

"It can be unpleasant outside, but at least the rain is kept out"

"We get our water and use the toilets at the Town Centre — about 400 m away During the day we have to struggle to get food at the Town Centre

"From time to time we can get work gardening or cleaning nearby, but it would be better to get a job.

"There are no factories nearby and we don't have the train fare to get to the industrial areas"

Mr Davids said the city council had visited them and that some churches gave them supplies and clothing on occasion



Picture LEON WULLER, The Argus
OUT IN THE OPEN: A Mitchell's Plain family, Mr Cornelius Meyer, his common-law wife Mrs Annette Hendricks and their four-year-old daughter Luanne, have been living in this makeshift shelter after losing their rented room more than a fortnight ago.

Cont.

Families

Two shack families who were unprepared for the heavy rain last weekend were the Hartoghs and the Meyers of Tafelsig.

Henry and Veronica Hartogh have lived with their six children — aged from three to 18 years — in a 3 m by 3 m shelter on a field in Heuningsberg Road for two weeks.

They have spent many years sub-letting single rooms from council tenants.

Said Mrs Hartogh, "We paid R40 a month for the last room the eight of us shared, but there are so many things you have to stand from your landlord".

Last weekend's rain came before the Hartoghs had covered their shelter with plastic sheeting from helpful neighbours.

"The children's clothing was ruined and we couldn't send them to school," said Mr Hartogh.

Mrs Hartogh is a machinist at a clothing factory, but was put off work for a week after the rain because of an asthma attack. She also limps as a result of the poliomyelitis she had as a child.

Her husband is a driver and the couple say they have been on the city council's housing waiting list for six years.

City council spokesman Mr Ted Doman said the municipality was not building any more houses to cater for the 45 000 people on its waiting list because of a lack of money, but was continually negotiating with the House of Representatives for more money.

Clifton site leases fetching nearly R1-m

1986/5
4/5/89
124

Tenants petitioned the council to convert the system to a more permanent tenure — but the council's proposed prices came as a shock in 1987

Tenants — some of modest means and many years' tenure — objected to being branded "fat cats" Many have left, unable to pay the asking price or vastly increased rents

Council Executive Committee chairman Mr Dick Friedlander said the land — "the Riviera of South Africa" — was a public asset The proceeds of the sales would be used to finance development throughout the municipal area

Those who chose not to buy would be allowed to continue leasing the site for the tenant's lifetime on a 25-year lease basis

Hard-up owners

Tenants' spouses or other family members might be able to take transfer of the land Concessions would be made available for certain hard-up owners.

The option to buy would stay open indefinitely but prices would be reviewed every two years

Sea Point councillor Mr Chris Joubert said the city should be "extremely satisfied" with the prices decided on by the council

Killer hurricane

MOSCOW — Four days of hurricane-force winds, hail and snow in Uzbekistan, a republic of Soviet Central Asia, have killed more than 60 000 sheep and goats and damaged almost a million hectares of crops — Sapa-AP

By ANTHONY DOMAN, Municipal Reporter
BEACHFRONT bungalow leases at Clifton have been changing hands for nearly R1-million in anticipation of Cape Town City Council's final prices for the sought-after sites on the "Riviera of South Africa".

The council-owned bungalow sites at Clifton, Glen Beach and Bakoven are to be converted from leasehold to freehold.

Provisional site prices, ranging from a "market related" R75 000 to R228 000, were out of reach of some long-standing tenants, who have since moved out

But the well-heeled are paying hundreds of thousands simply for the privilege of leasing a bungalow

The land costs extra Leaseholders have the option of buying it or of taking out extended leases.

Prices "going crazy"

A council property official said site prices had been circulated to leaseholders He expected the prices to be advertised and objections invited before the end of the month

"We are following the usual procedure for disposing of council land"

Estate agents say bungalow prices are "going crazy". One is on the market at R1,5-million The land on which it stands has a council price tag of R200 000

Mrs Glenda Blachowitz, Sea Point manager of a major city estate agency, said. "We have sold several One went for R850 000, another for R795 000 and a couple of smaller ones went for R235 000 and R285 000"

Estate agency director Mrs Denise Dogon said "Prices are going crazy The cheapest bungalow I have sold — a real little shack — went for R275 000"

Branded "fat cats"

The going rates for prices work out to from R4.000 to more than R10 000 a square metre — for postage-stamp sized plots of between 100 and 200 square metres

For decades the sites have been leased on a monthly basis By 1987 monthly rents ranged from R90 to R150

124
4/15/89
at 11:45

Dismissal at probe

By MEG BRITS

BLUE DOWNS residents have expressed dismay at the composition of a committee of investigation appointed by Mr David Curry, the Minister of Local Government, Housing and Agriculture in the House of Representatives

Mr Ernest Abrahams, ratepayers' chairman in the LTA-Comiat suburb the Conifers, said his organisation would oppose the appointment of the committee and petition Mr Curry for an independent arbitrator appointed by the Association of Arbitrators

And Mr Anthony Hartogh, ratepayers' chairman in the Vista suburb Tuscany Glen, has called for an earlier report compiled by officials of Mr Curry's department to be made public before the new committee begins its investigation

Mr Curry yesterday announced that Mr P Roux, a former regional magistrate, has been appointed as a one-man committee of investigation to inquire into and report on alleged poor building work in Blue Downs

Mr Le Roux is to be assisted by Mr C Lloyd and Mr P Loubser of the CSIR's division of building technology

Mr Curry said he had made the appointments in response to complaints received from ratepayers'

organisations and home-owners in Blue Downs, who had supported the idea of such an investigation

Mr Hartogh said. "I protest most strongly at the presence of CSIR staff on this committee. We have been told that the CSIR is the only organisation which can conduct the materials tests, we believe necessary and their presence on this committee means they will not be independent when we do get to arbitration."

He also called for a report on an investigation into Blue Downs residents' complaints, apparently compiled in May last year by officials of Mr Curry's department, to be made public

"And if it turns out in the course of this investigation that those who compiled it were wrong or failed to act on what they did find, they should be fired."

Mr Dan Fletcher, chairman of the ratepayers' umbrella body, the Blue Downs Ad Hoc Committee, said "We aren't interested in these people. We want an arbitrator appointed by the Association of Arbitrators. I think the appointment of this committee is merely a delaying tactic because, if it does find justification for our complaints, we would probably have to go to arbitration to solve the problems anyway."

Mr Abrahams said "We will oppose this appointment. I will be sending Mr Curry a petition with at least 100 signatures from residents of this area

requesting an independent arbitrator, in terms of our sales contracts with the developer."

Mr Curry said it was imperative that the rights and investments of home-owners were protected. "The object of the investigation is to provide an independent and objective assessment of all the allegations made to facilitate speedy resolution of disputes between buyers and developers."

The area of investigation will take in all six major suburbs in Blue Downs — the Conifers, Tuscany Glen, Schacht's Forest Village, Bester Homes' Malibu Village, Golbel's Hillcrest and Model Homes' Electric City

The committee's brief is to evaluate complaints — bearing in mind that, for the prices paid, buyers in Blue Downs are entitled to "a product which offers value for money, complies with normal, acceptable standards of building work, complies with the provisions of the building regulations applicable in the area and complies with the provisions of agreements entered into between buyers and developers."

The liquidator of Vista Cape, Mr Les Cohen, confirmed yesterday that next week he is to meet Mr Hartogh and "people from the House of Representatives" to seek ways to meet Vista's obligations in Tuscany Glen Vista has been in dispute with its builder on the project, Basil Starke, since January.

Child, Michael T. ...

CAPE TRIPS 29/4/89

Blue Downs: Curry orders an inquiry

By MEG BRITS

HOUSING minister Mr David Curry has approved an "independent committee of investigation" into Blue Downs

The announcement comes after the provisional liquidation this week of Vista Homes (Cape), developer of the Tuscany Glen suburb in Blue Downs

And it emerged yesterday that, before the application for liquidation, Vista Cape was in dispute with the builders of Tuscany Glen, Basil Starke Building

A spokesman for Mr Curry, Min-

ister of Local Government and Housing in the House of Representatives, confirmed yesterday he had approved the appointment of an "independent committee of investigation"

In February, Mr Eugene Parkin, managing director of Vista Cape at the time, assured residents through the press that Vista Cape would not be liquidated and that it would be "business as usual"

At a meeting with Mr Curry and a group of Tuscany Glen residents on March 15, Mr Parkin is reported to have said that there

were sufficient moneys in trust to attend to repairs to their homes, to which he had agreed

However, staff at the Vista Cape offices this week said Mr Parkin's services with the company had been terminated

Mr Leslie Cohen, of Westrust, the liquidator of Vista Homes, has been appointed the provisional liquidator of Vista Cape

He said, Vista Cape had been in dispute with Basil Starke Builders, the company contracted to build most of the houses in the suburb, prior to the application for liquidation

Blue Downs ratepayers revolt against Curry

By MEG BRITS

THREE ratepayers' organisations in Blue Downs will refuse to appear before the committee of investigation appointed last week by Mr David Curry, Minister of Local Government and Housing in the House of Representatives

Spokesmen for the three organisations said yesterday that they would not take part in the investigation on the grounds that amendments suggested by them to the committee's terms of reference had been ignored

In addition, Mr Curry had not consulted them, as he had agreed to do, on the composition of the committee, they said

Meanwhile, a spokesman for Mr Curry confirmed yesterday that the committee of investigation, composed of former regional magistrate Mr P J Le Roux and two assistants, would have no powers to subpoena evidence. Neither developers nor residents could be forced to take part

Last month Mr Curry sent out circulars advising the residents of Blue Downs that he intended to appoint a committee of investigation

The ratepayers' umbrella body, the Blue Downs ad hoc committee, returned the circulars with amendments to the terms of reference proposed by Mr Curry. Among these amendments was a specific recommendation that the land price issue be investigated

Residents have complained that, despite original assurances by Mr Curry

and officials of his department that plot prices in Blue Downs would be held between R10 000 and R12 000 because it is built on state land, these have risen to as much as R25 000 in some areas

At meetings with the committee, Mr Curry gave undertakings that his department would finance an independent arbitrator acceptable to both developers and residents to investigate disputes and that the terms of reference would be acceptable to both sides

However, a spokesman for the committee said yesterday that he had not consulted it after these meetings but had "simply gone ahead and appointed whoever he wanted"

On this basis, the ratepayers of Forest Village, Hillcrest and Electric City had decided to take no part in the investigation

Mr Ernest Abrahams, ratepayers' chairman at the LTA-Comiat development The Conifers, said this was another in a long series of moves by Mr Curry "to defuse the issue and protect the developers"

Mr Anton Hartogh, ratepayers' chairman at Vista's Tuscan Glen, said he still expected a report compiled by officials of Mr Curry's department to be placed before the committee of investigation, before any new inquiry was begun

The ad hoc committee is to continue to press for an independent arbitrator appointed by the Association of Arbitrators

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CM: Trip

9/5/89



Homes for another 75 000 on the Flats

By ANTHONY DOMAN ¹²⁴
Municipal Reporter

HOUSING for 75 000 people at a cost of R450-million at Delft, near Blue Downs on the Cape Flats, marks the start of a drive to encourage home ownership among lower-income groups and to make a dent in waiting-lists.

Mr David Curry, Minister of Local Government and Housing in the House of Representatives, announced the first phase yesterday

Only the 80 000 now on council waiting-lists in greater Cape Town would qualify, he said.

Sharing

Each local authority would be allocated houses in proportion to its list, so Cape Town would get 47 percent and the Regional Services Council 25 percent.

The project — scheduled to take about eight years — would be the first in which all local authorities in the metropolitan area would share in the housing stock, he said

Delft was the last single portion of land in the Peninsula suitable for such a big development



Mr David Curry

for people with monthly incomes between R400 and R1 000, Mr Curry said.

The 1 000-hectare Delft will eventually accommodate 15 000 houses with community facilities, schools, an industrial area and shops.

Mr Curry suggested that Delft was something of an experiment.

"Our basic idea is to make poor people home-owners," he said

"We must move away from the poverty culture."

Building contractors had been asked to submit "affordable house types" ranging from R12 000 to R18 000 for a show village of 85 houses. Work is due to start in August.

Asked to elaborate on what kind of housing would be available, Mr Curry spoke of "lots of core housing and starter homes"

"We don't intend building another sub-economic scheme," he said

He found himself caught between people who said standards were too high — and thus too expensive — and those who said standards were too low.

"We are in a tough position"

Project co-ordinator Mr James Slabbert said people who earned from R400 to R450 could afford a house package costing about R20 000. For those earning up to R1 000 the limit rose to R30 000

Tenders are being invited for services to the first phase at an estimated R14-million. Building of houses should start there in July 1990.

R450-m mini city for Peninsula

By MEG BRITS

HOUSING Minister Mr David Curry yesterday launched the first phase of a R450-million sub-economic housing scheme at Delft, near Blue Downs.

Plans for the complete project, on 1 000ha of land east of DF Malan Airport and between the Stellenbosch and Somerset West arterial roads, include 15 000 houses to accommodate 75 000 people within the next eight to 10 years.

Mr Curry, Minister of Local Government and Housing in the House of Representatives, said the project was an attempt to alleviate the housing shortage in the Cape metropolitan area, estimated at 80 000 units.

He said each local authority in the area would be allocated a quota of the stands and would select people from their waiting lists with a monthly breadwinner's income of between R400 and R1 000 a month.

This would put the prices of houses, including stands, of 200m² to 350m², at R20 000 to R30 000. The houses would cost R12 000 to R18 000.

The private sector has been invited to submit proposals for erecting affordable "core" or "utility" houses.

Mr Curry said his department would help individuals to enter into building contracts with private developers "to ensure that they are protected technically when houses are built".

He also said that a new road was being built to Belhar and the station to provide access to mass transport.

Mr Tink
10/5/89

(124)

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HOUSE OF ASSEMBLY

The recent number of inhabitants per main structure as indicated in brackets in (1) is regarded as normal acceptable occupation. The overcrowding occur per residential site and not per house. During the socio-economic survey in October 1988 it was established that every hostel bed represents an average of 3,2 persons. The overcrowding, therefore, is most critical in regard of the single quarters. The reason for this is that single people live within a family relation in the single quarter units.

Handwritten: *124* and *[initials]*

QUESTIONS

† Indicates translated version

For written reply

General Affairs

Persons accommodated in specified areas

285 Mr J J WALSH asked the Minister of Constitutional Development and Planning

- (1) What total number of persons could be accommodated as at 31 December 1988 in the (a) houses and (b) single quarters available in (i) Langa, (ii) Nyanga and (iii) Guguletu without there being undesirable overcrowding.
- (2) (a) how many persons are estimated to be living in these (i) houses and (ii) single quarters in (aa) Langa, (bb) Nyanga and (cc) Guguletu and (b) in respect of what date is this estimate furnished?

B607E

The MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

This matter vests in the Administrator of the Cape Province and he has furnished the following reply

(1)	(a)		(b)
	Houses	Single quarters (beds)	
(i) Langa (6 1)	17 537	9 990	(ii) Single quarters
(ii) Nyanga (8 0)	33 696	8 104	
(iii) Guguletu (6 5)	51 090	7 707	
(2) (a)	(i) Houses	(ii) Single quarters	
(aa) Langa	29 735	31 968	
(bb) Nyanga	36 562	25 933	
(cc) Guguletu	81 789	24 662	

(b) Information as on 31 December 1988

SWA: elections

347 Mr J R DE VILLE asked the Minister of Foreign Affairs

- (1) Whether the holding of free and fair elections is one of the pre-conditions of a settlement in South West Africa, if so,
- (2) whether the parties participating in these elections will be permitted to receive financial support from foreign organizations, if so, what are the relevant details,
- (3) whether he and/or his Department will take measures to ensure that no party participating in these elections will obtain any unfair advantage over any other such parties, if not why not, if so, what measures?

B714E

The MINISTER OF FOREIGN AFFAIRS

- (1) Yes
- (2) Yes subject to the provisions of the relevant international agreements and Resolution 435 of the Security Council of the UN
- (3) In accordance with the provisions of Security Council Resolution 435 (1978) this is the task of the Administrator-General of South West Africa and the Special Representative of the UN Secretary-General

Critical Hostel beds normal

By BARRY STREEK

Cape Times 11/5/89 124

THERE were only 25 701 beds available last year for the 82 565 inhabitants of single quarters in Cape Town's three older townships, the Minister of Constitutional Development and Planning, Mr Chris Heunis, revealed yesterday.

This averages out to 3,2 people to every bed in Langa, Nyanga and Guguletu, he said in reply to a question, which was tabled by Mr Jasper Walsh (DP, Pinelands).

Mr Walsh commented: "This is totally unacceptable and shows the lengths they have to go to sleep at night"

Mr Heunis also said that in terms of information furnished by the Admin-

istrator of the Cape Mr Gene Louw, it was estimated that 148 086 people lived in 92 323 houses in the three townships

However, the number of inhabitants per main structure in Langa was 6,1 while in Nyanga there were 8 inhabitants and in Guguletu there were 6,5 inhabitants per structure

This number of inhabitants per structure was "regarded as normal, acceptable occupation", Mr Heunis said

Mr Walsh said "Against this background we have pleaded with Mr Heunis to make more land available for black housing

"If these people are prepared to live under such conditions of discomfort, we must understand why there is a growth of squatter communities in the Western Cape"

BE

Cape Times
12/15/89
124

Court Land returned to evicted men

Staff Reporter

A SUPREME Court judge yesterday ordered the Kwanonqaba Town Committee at Mossel Bay to restore two residents to their homes within five hours of judgment — or face contempt of court proceedings

Granting the order about 11am, Mr Justice H L Berman added the rider that its contents be telephoned and transmitted by facsimile to the respondents

He also ordered that the Kwanonqaba mayor and town committee chairman would have to prove in court on Monday why they should not be committed for contempt if the applicants were not reinstated in their homes by 4pm yesterday

The urgent application by Mr Wilson Sijaji and Mr Elleck Mawaba follows their eviction last Monday morning by Kwanonqaba Town Committee officials accompanied by riot police and dog handlers

Attorney Mr Enver Daniels, for the applicants, said in papers that the town committee officials had repeatedly ignored representations on his clients' behalf

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CLIFTON

124 Mail

Golden huts

Clifton, scene of lingering sunsets and home of the Cape jetset, has confirmed its reputation as SA's most expensive real estate

Recent sales have shown that people are prepared to pay R50 000 for a parking bay and nearly R1m for properties which have almost no garden

In the words of one estate agent, Glenda Blachowitz of Seeff Properties, "The market has gone crazy. People are paying a fortune for shacks"

Most people in Clifton live in flats. However, a fairly large group occupy the bungalows on the beach. The Cape Town City



Clifton bungalows ... prices rocket

Council owns the land on which these bungalows are built. Historically, it has leased the land at nominal rentals. Two years ago, though, the decision was taken to sell the land (*Property* January 16, January 30, February 13 1987). Independent land valuations were made and values, for plots most of which are no larger than 250 m², ranged from R170 000 to R228 000. Since then people buying bungalows, that is, the buildings on the land and the lease, have had to sign an agreement acknowledging they are aware of the valuation put on the land, and that they will have to pay the amount in order to retain their purchase rights once the council's policy takes effect.

However, they could have a bit more breathing space. The council is still negotiating with interested parties, including the National Monuments Council, which is anxious to preserve the character of the area. In addition, various statutory steps relating to town planning regulations must still be tak-

en

At issue are 171 plots, mostly in Clifton but also at Glen Beach and Bakoven. Recent transactions include a bungalow which sold for R650 000. The property is on a 456 m² stand with a land value of R193 000. By the time the owner has actually bought the land, he will have paid nearly R800 000.

A bungalow on a plot of similar size and value is currently for sale at R850 000, which suggests a final transaction price in excess of R1m. At the lower end of the market, a bungalow on a 223 m² site, valued at R155 000, was recently sold for R270 000. These high prices are an indication of strong demand pursuing a very limited supply. Most bungalow owners are unwilling to move and sales are few.

The proposed shift from leasehold to freehold is, according to Denise Dogon of Durr Estates, only one reason for the "quite remarkable" improvement in the market in recent months. Dogon estimates that prices on the entire Atlantic seaboard have increased in the order of 30% in the past eight months. Other reasons she cites are a movement of visitors away from Durban to Cape Town, less overseas travel because of the

poor exchange rate, and an increased willingness to buy property because hotels are difficult to get into and extremely expensive for families. An increasing number of sales are made to people who live in the interior.

The council, alive to criticism that its policy could have the effect of replacing lifelong tenants with rich absentee landlords, is pursuing a flexible approach. Thus tenants will have the option of either buying their plots, selling their leases, or gradually paying market-related rentals (for the land). A spokesman for the council notes that current rentals range from about R80 a month-R120 a month, including rates. Some tenants believe the valuations placed on their properties are too high and speak bitterly

about "financial eviction"

But, as Geraldine Fitzgerald of Pam Golding Properties points out, three or four years will have passed from the time of valuations to when sales start to take place. Her conclusion is that the land is fairly valued. "I really don't think anyone is overpaying. It is not a lot of money for the best piece of ground available on SA's coast"

R15m retirement village approved

12/4

Political Staff

A R15m retirement village for Bothasig, Cape Town, has been approved in principle, Budget and Works Minister Kent Durr announced yesterday.

The proposed village, on a 5ha site in Vryburger Avenue, will comprise 355 flats and a service centre.

Construction on the project is due to start in March next year and should be completed at the end of August in 1992.

Announcing the project, Durr said he believed the village was aimed at making "life cycle housing" possible in Bothasig and would help build a greater sense of community in the area.

Sl Times 14/1/87

R15m for posh Cape houses

By Udo Rypstra 124

CAPE-based Panda Properties has launched a R15-million residential development in Rondebosch, Cape Town, hoping to attract buyers from the Transvaal.

Financed by Saambou National Building Society, it is believed to be the biggest single residential development in the area in the past 50 years. It comprises 89 houses with a minimum of three bedrooms. The houses cost from R160 000 to R200 000.

Garages

The scheme, to be called Sangrove, is on 5,4ha of vacant land previously owned by Marsh Memorial Homes. It borders on Kromboom Parkway and public open space on the south boundary.

The developers believe Sangrove has an investment potential comparable with similar high-quality schemes, such as Alphen Mews and Constantia Village, where buyers are said to have doubled their capital in a short time.

Ten houses will be double storeys. Most will have double garages.

Peelton refugees get temporary homes

By Norman Chandler
Pretoria Bureau

Hundreds of Peelton East refugees, living in church halls in King William's Town, moved to temporary homes at Ginsberg township, near the town, over the weekend.

The move followed an agreement reached between the refugees, the Deputy Minister of Foreign Affairs, Mr Leon Wessels, and the town council of King William's Town last month.

Hundreds of tents and temporary arrangements for water and sanitation were provided on the municipal commonage adjoining Ginsberg.

The Peelton issue — which came about when Ciskei security forces bulldozed houses in the Peelton East area, near Bisho, after residents said they no longer wished to be part of Ciskei — simmered for six weeks before Mr Wessels reached an agreement on their future.

Residents fled into King William's Town, and sought refuge at the Sacred Heart Catholic Church centre, opposite Dale Junior School, one block from the central business district.

The Border Council of Churches interceded on behalf of the residents and officials held discussions with the South African and Ciskeian governments in a bid to settle the problem.

9/11/15 23/12/15 (124)

Council rates system under investigation

Municipal Reporter

THE city council has named a three-man committee to investigate the desirability of separate charges for municipal services such as cleansing and sewerage, instead of including them all in the rates bill

The committee comprises Mr Jan Steyn, a former Supreme Court judge and chairman of the Media Council, Mr Gerhard Krone, a consultant to Pim Goldby, and Mr Patrick Naylor, a consulting engineer who is also a director of First National Bank.

One of the most important matters it will investigate will be the effects which a change in the rating system would have on the city's growth and development.

On Cape Town's present "flat rating" system, rates are determined both by the value of each piece of land and by the buildings on it

An alternative would be the "site rating" system used in Johannesburg, where, generally-speaking, land is rated according to its site, regardless of what buildings have been erected on it, how much they are worth or how much income they generate

The flat rating system is considered to be good for the preservation of historic buildings, but many believe the site rating system is better in respect of promoting development.

With the site rating system, owners who do not adequately develop well-sited properties pay rates which are high in comparison with the income that their buildings generate.

The committee is to present an interim report to the council within three months. Anyone who wants to make a contribution may write to the Town Clerk at P O Box 298 Cape Town 8 000 not later than January 29

'We're free but we'll still fight for Alex'

FOUR released Alexandra activists have vowed to continue reviving civic structures and mount a campaign for affordable houses in the township

Paul Tshabalala, Mzwanele Mayekiso, Siphon Khubeka and Richard Mdakane, all executive committee members of the newly formed Alexandra Civic Organisation (Aco), were freed early this week following a 15-day hunger strike. They suspended their strike last Friday after promises of release from detention. They felt the government wanted to intimidate and stop them from participating in community activities.

Aco's publicity secretary, Obed Bapela said a march has been planned for early next year. Various organisations, churches and trade unions will be invited. Aco plans to embark on other projects which still have to be finalised with other Alexandra organisations.

"Strengthening Aco and other community structures will also strengthen

By MZIMKULU MALUNGA

the Mass Democratic Movement," said Bapela.

The housing issue in Alexandra is a sensitive one. Many flats stand empty because people cannot afford to buy them. Shacks are beginning to mushroom in Alex.

"The flats are not accessible to majority of the people because they are expensive," said Bapela.

He said the council was not allowing people to rent the flats, instead it was selling them at prices ranging from R21 000 for a bachelor's flat to R46 000 and R66 000 for four-room and six-room flats respectively.

"People cannot afford to buy the flats. The demand is that they should be rented at an affordable price. Consideration must be given to the income of the workers when talking about affordable prices for flats and homes," said Bapela.

He added that 85 percent of workers in Alex earned less than R500 a month and that 53 percent of Alex residents were unemployed.

The money which is being pumped in for upgrading the township is only used for infrastructural purposes and not for providing more houses. "Presently houses in Alex are being built by the private sector which builds for profit."

Aco wants land to be made available to cater for the increasing number of people in the township, which is home to more than 200 000.

Last issue of the year

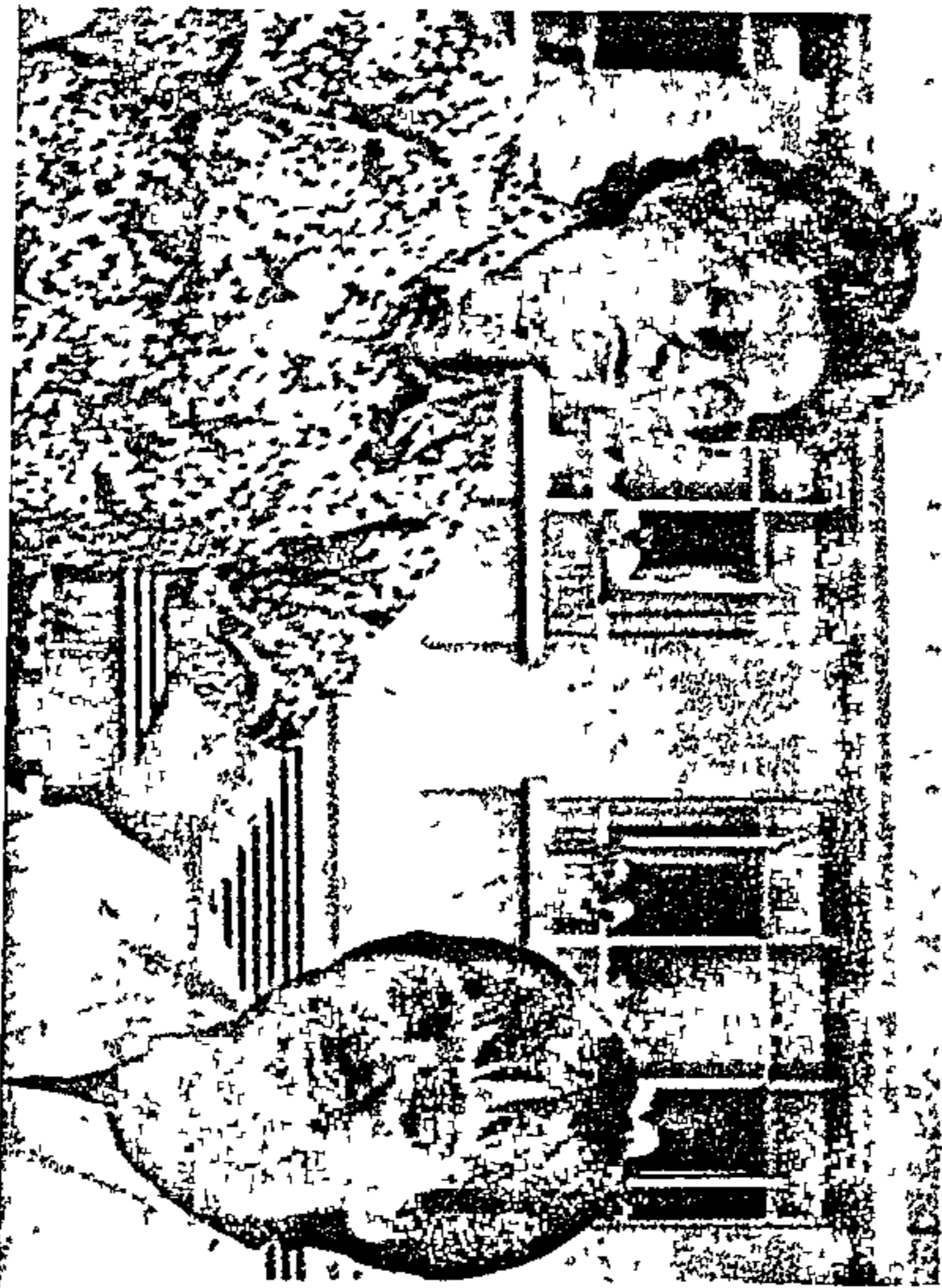
This is the last issue of the Weekly Mail this year. We will be publishing our next issue on Friday, January 19 1990. We wish our readers a happy and peaceful festive season.

124 ~~124~~ journal
21/12 - 18/1/90

30% fee hike Charge shock for townships

CPK
Tina H
19/12/89
124

Chris gets home for Xmas



By CHRIS BATEMAN
HUNDREDS of thousands of Peninsula township residents will next year have to pay service charges or pay up to 30% more as struggling black local authorities attempt to reduce a mountain of debt.

The town councils of Langelethu West (Khayelitsha) and Ikapa (Langa, Gugulethu and Nyanga) have a combined operating deficit of at least R37 million — the result of years of unrest and rent and services boycotts.

Confirming a 30% hike in service fees from February 1, 1990, Ikapa Town Council spokesman Mr Ian Grisdale said it was the first such increase in 11 years.

The unaccustomed service hike — timed to coincide with a period of relative township peace — raised fears of renewed tensions and a widespread backlash. It immediately drew fire from the Langa Ratepayers' Association (LRA), which questioned the

Ikapa Town Council's legitimacy and its "top-heavy" white administration. Calling for blacks to administer themselves, LRA chairman Mr Price Sigwana referred to a recent Supreme Court ruling in which Paarl's Mbeke Town Council was stopped from implementing increases and ordered to repay residents.

"We don't want to have to take the same steps but if it reduces tensions we will," he added.

Mr Grisdale said whites ran local authorities because there were no suitably qualified and experienced black people.

The 30% increase has been approved by the local Joint Management Committee but is still subject to approval by the CPA's executive committee, he emphasised.

Mr Graham Lawrence, town clerk of Langelethu West Town Council, said many of Khayelitsha's estimated 245 000 residents had never paid service charges.

Mr Ricky Schelshase, Old Crossroads Town Committee adviser, said he had also applied to have service charges introduced by early next year.

International link in Groot Constantia theft?

Report — PAGE 2

700 hit for traffic offences in swoop

CITY traffic police netted more than 700 offenders in a one-night clampdown on driving violations at the weekend — and more swoops are set to follow.



A family in their curtained section of the shed

PICS YUNUS MOHAMED

Crammed into 'animal' shed

By CHIARA CARTER

ABOUT 60 construction workers and their families are living "like animals" in a wood and iron shed in Lwandle, the Strand, after being moved from Mbekweni by their employer

Asla (Pty) Ltd erected the shed in Lwandle five years ago. Measuring five metres by 40 metres, the shed is divided into two sections and originally housed about 30 workers and their families

Since September, however, the population of the cramped shed has doubled and about 60 workers and their families now jostle for living space

The new occupants were previously housed in Mbekweni in Paarl, but were told by their employer in August that they would have to move to Lwandle.

The wife of one of the workers, Mrs Nomphele Tambo 44 said her husband had been told they would have to move from their hostel in Mbekweni because the company needed them at the Strand

Tambo said that when they had arrived at Lwandle there was no room for them in the shed and arguments broke out

She said the Mbekweni workers spent three days sleeping on the floor of the Lwandle community hall because there was no room for them in the shed

An affidavit subsequently placed before the industrial court by lawyers for the workers claim that the original occupants of the shed were told their wives and children would have to leave to make room for the new workers

The workers allege that when they refused to demolish cardboard and

cloth structures built by families living in the shed 10 watchmen were called in to remove the structures

According to the affidavit there are now 24 beds in one half of the shed and 26 beds in the other. The beds are less than 50 cm apart.

The affidavit says that the workers are angry that their families are being sent away, that the living conditions are a health hazard and that the overcrowded conditions mean that there is quarrelling about space and stealing

The workers claim that the change in accommodation is an unfair labour practice and that the right to decent accommodation is part of their contract with the company

The Mbekweni residents want to return to their old accommodation which included running water and electricity

'We cannot breathe or sleep here' said Bethé Njiti 33

One cannot expect people to live like animals'

The company says the responsibility for living conditions rests with the Cape Provincial Administration

It has denied that it has a contractual obligation to provide accommodation for its employees

Shocking

The industrial court dismissed the application on the grounds that "the picture was too vague" and referred the matter to section 46 of the Labour Relations Act in terms of which full evidence could be heard

Noting that the company had responded in an "evasive manner", the presiding officer commented that if the allegations were true, then "a shocking state of affairs where humans are virtually treated like slave labour in ancient times would exist"

A spokesperson for the Helderberg Advice Office where the workers went for help said the high-handed manner in which management had advised the workers, on one day's

notice, to abandon a family life style could only lead to greater labour unrest and discontent

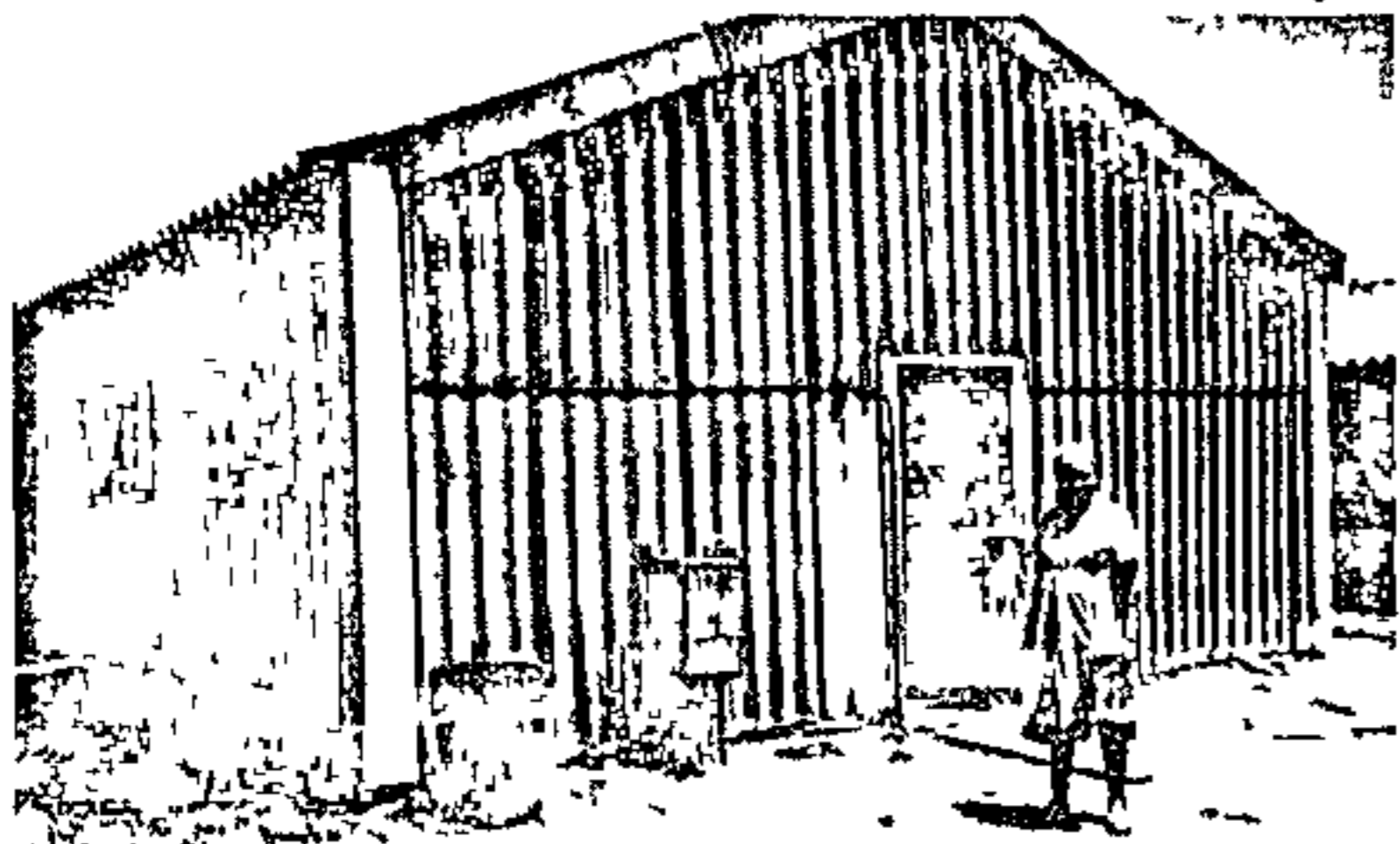
She said the living conditions in the shed were appalling

The workers, who have elected a committee to fight for better living conditions, now intend pursuing the matter under section 46 of the Labour Relations Act in the industrial court

It will be the first time the court is asked to rule on the standard of accommodation employers should provide



A resident with additional "occupants" — her pet budgies



A resident outside a shed at Lwandle near The Strand which is home to about 60 workers and their families

Detainees

Large numbers of students and staff from the University of the Western Cape have been jailed, detained without trial, restricted or banned over past years.

Now, particularly at Christmas time, we remember all persons still being held in detention and we think of their relatives and friends.

The University of the Western Cape once again calls for the release of all political prisoners and detainees; the abolition of detention without trial; and the lifting of all restriction and banning orders on individuals and organisations.



UNIVERSITY OF THE WESTERN CAPE

Coloured families live in old cells, claim warders

124
GROSS
3/12/89
COLOURED prison warders and their families at Pollsmoor jail are living in converted prison cells which were found unfit for prisoners, while their white counterparts have attractive individual cottages with beautiful lawns, a warder has claimed in an affidavit before the Cape Supreme Court

Warder Gerrit Opperman, a member of the Police and Prisons Civil Rights Union, also said black and coloured children as young as eight years old were held at Pollsmoor while awaiting trial and mixed with hardened criminals during exercise and meal times

Opperman's affidavit was filed as the basis for an application by himself and 10 other warders, most of them also Popcru members, for an interdict

against the Minister of Justice, the Commissioner of Prisons and the acting commander of Pollsmoor, lifting their suspension from their jobs

They were suspended last month after taking part in an illegal demonstration. The application was on Friday postponed by Acting Judge Hoberman to December 8

Opperman said in his affidavit that Popcru was founded on November 5 to help its members seek redress against racist and discriminatory practices in the Prisons Service and SA Police

"As members of Popcru we, are extremely concerned about the fact that black and coloured children as young as eight years of age are held at Pollsmoor while awaiting trial - Sapa

Family to lose 'gift' house

CP Correspondent

THE descendants of an 82-year-old pensioner who was given a house by Grahamstown Municipality more than 20 years ago, "by mistake," are being evicted.

Dirk Jacobs was given the house in 1966 and lived there with his wife, three children and four grandchildren until his death five months ago. At the time of his death his daughter and two grandchildren were staying with him.

Soon after Jacobs' death his daughter, Ann Cannon, applied to have the house transferred to her name.

According to lawyers, deputy town clerk Charl Malan said the house was given to Jacobs "inadvertently" under the Common Law Act and therefore they had the right to evict the present occupants at any stage.

Show village of housing development open to public



One of the homes in the R15 000 range at the Delft show village

Picture ANDREW BERGMAN

Cape Times 2/12/89 (124)
FIFTY-SIX show houses at Delft, the House of Representatives' new "affordable" housing development on the Cape Flats, were opened on Thursday by the Minister of Housing, Mr David Curry — and from yesterday the show village was open to the public

The houses in the village, just off the R300 to the east of DF Malan Airport, have been built in a record six weeks by 18 contractors/developers selected by the Delft Project Team

After the initial viewing period the show houses will be sold to the first applicants, and thereafter similar units negotiated between buyers and the developers will be available to those accepted for housing at Delft.

Some 2 000 families should be in occupation at the first town, "Voorbrug", by the end of 1990. The development is designed ultimately to take 75 000 residents

Semi-complete form

Mr James Slabbert, Delft's project coordinator, has said that the project represents "a breakthrough in Cape housing — and it is the first large-scale attempt to provide occupant-owned homes at prices that many coloured people can afford

"Units will cost between R12 500 and R17 500," he said "To achieve this many of the units will be available for sale in semi-complete form, without some or all of the

features and fixtures which an owner can install himself later.

"The buyers will therefore have the choice not only of a variety of designs, but also between larger, incomplete houses or smaller, complete units. Almost all units will be capable of extension"

Each of the selected developers was asked to build three houses, one worth R12 500, one R15 000 and one R17 500 — and to state clearly for potential buyers the possible extensions and modifications and the costs.

Housing waiting list

Two assisted self-help agents have also been appointed to help owners in their work, and to stock materials on site for sale to them at reasonable prices

To be eligible for housing at Delft, the breadwinner of the family must earn over R400 and less than R1 000 per month. He must have forwarded his name to his local authority and ensured that he is included on their housing waiting list. The local authorities are passing such names on to the Delft project team, who are inviting suitable applicants to visit them at Delft.

The buyer's salary will determine the size of the house loan which will be made available to him. The project team expects the majority to make use of the individual housing loan scheme being organised by themselves

Housing project to provide for 15 000

CAPE TOWN — The House of Representatives has launched a major R550m project to provide low-cost homes for 15 000 Western Cape families over the next decade.

The 1 000ha of land which has been made available for development in an area called Delft, borders Blue Downs on the Cape Flats and is east of D F Malan airport.

The project has been spread over a fairly long period to ease pressure on government resources which will be used to subsidise home loan repayments, and the homes are expected to be completed at a rate of about 2 000 a year, starting from January next year.

Described by Department of Local Government, Housing and Agriculture project co-ordinator James Slabbert as a "breakthrough in Cape housing", the project will provide substantial relief to the estimated 80 000 coloured people in and around Cape Town who are waiting for homes of their own.

A show village of 57 houses has already been completed and will be open for viewing tomorrow. About 19 largely Cape-based developers are building houses for between R12 500 and R17 000, with smaller 24m² homes selling at about R20 000 and larger 65m² homes, at about R30 000

124 B/D 11/2/89

LESLEY LAMBERT

To achieve these prices, many of the houses will be incomplete when they are sold — without features and fixtures such as water cylinders, inner doors, ceilings and plastering

A subsidised repayment scheme will enable people earning between R450 and R1 000 a month to buy homes in the area.

It is understood that people earning between R950 and R1 000 will be entitled to a R30 000 loan with monthly repayments of R322, while those earning between R450 and R950 will qualify for a R20 000 loan with monthly repayments of R65

People who want to build their own homes will be offered plots varying in size from 200m² to 350m² for between R4 000 and R7 000. The Western Cape branch of the Urban Foundation will run a self-help programme to train builders

The development project will also put aside 300ha for industrial development.

When he announced the project yesterday, House of Representatives Housing Minister David Curry said the people of Delft would be encouraged to contribute to the development of their community

R550m project for homes for 75 000

Cape Times 1/12/89
Staff Reporter 124

IN the first major Cape Flats housing development since the tricameral Parliament began, R550 million is to be poured into providing homes for 75 000 people in Delft, next door to Blue Downs

The joint project by 18 developers and the Department of Local Government, Housing and Agriculture in the House of Representatives was yesterday touted by co-ordinator Mr James Slabbert as affordable to "a significant number of people" and "a breakthrough in Cape housing"

His claim was immediately challenged by the chairman of the council's housing committee, Mrs Eulalie Stott.

Mrs Stott said the homes were simply not cheap enough for the majority of the 70 000 people on the Peninsula's housing waiting list

Developers say the homes (with plot) will sell for between R20 000 and R30 000 and are aimed at families with a breadwinner earning between R400 and R1 000 a month

Mrs Stott said the scheme, while deserving praise, did not address the real needs of about 80% of the 70 000 applicants with single breadwinners who earned less than R600 per month

Construction is due to begin in January

UPROAR OVER HOMES MADE OF HARDBOARD AND S



The nine rondavels erected to house squatters which have caused an uproar in Lavender Hill



Mr Janadien May stands outside the wood-and-iron shanty for him by the City Council

EIGHT hardboard panels screwed together, one hinged to make a door. The floor is concrete, there are no ceilings and only one window.

Rondavels, made of hardboard, one-and-a-half metres in diameter. Barely big enough for a bed let alone a family.

The dwellings taking shape in wind-blown Lavender Hill represent the shameful state to which housing has deteriorated in the Western Cape and elsewhere in South Africa.

"This shows what the City Council thinks of us — that we are less than human beings," said a Lavender Hill resident as she pointed to the hardboard rondavel erected for her family.

While thousands of people flock to Cape Town's Baxter Theatre to see the community play Lavender Hill Blues, residents are experiencing its misery first hand.

Over the past decade the government has slowly detached itself from the problem of housing for low income families.

Slowly the telling consequences of this action are manifesting themselves. Tens of thousands of families are stuck on municipal housing waiting-lists with very little chance of every realising their dreams. Now families are living in rondavels.

The poor state of housing in Lavender Hill is shocking.

For residents the latest insult was the erection of nine rondavels in St Alexander Circle two weeks ago.

The rondavels brought a reaction from residents throughout the area, said Lavender Hill Advice Office worker Lewellyn Jordan.

I asked the City Council what they thought they were doing but they passed the buck to the local management committee and said it was not being funded by them.

The rondavels which take a few hours to erect, are only one and a half metres in diameter.

Eight hardboard panels are screwed together with one hinged on the others to make a door. The floor is concrete, there is no ceiling and only one window.

Mrs Evelyn Hartnick, one of the first residents to move into a rondavel, lives with her husband and three children, including one only three weeks old.

She has only managed to move a bed and one small wooden table into the dwelling and had to give the rest of her furniture away.

I used to live in 12th Avenue Retreat. The Council told us they had no other choice but to move us to this place, Hartnick said.

It's very draughty in here, my children and I have been sick since I came here. I was much better off in my shack in Retreat.

Hartnick said Council workers had told her she would only have to live in the rondavel for a short time, although I am not happy here at all. I don't like this rondavel, it's not a proper

Housing bl

124 South 2011 - 6/12/89

house she complained. When the wind blows the whole place shakes and makes a noise and when it rains the hardboard swells and the place is freezing cold.

In the rondavel next to Hartnick's an iron bedframe and three cardboard boxes filled with clothing had been left on the concrete floor. There was no sign of the occupants but with the belongings on the floor there was scarcely space for anyone to enter.

Share taps

A worker in brown overalls who was erecting another rondavel said he was employed by the Lentegeur Psychiatric Hospital. He did not want to give his name.

The worker said he was told only nine rondavels were being erected and it was being done for the government.

The families housed in the rondavels

have to share two taps and three toilets.

Further down the street residents are no better off. There are about 50 wood and iron shacks erected by the council in the backyards of other homes.

The shacks were built first and as the houses were completed residents moved in.

The shacks are divided into two rooms and families as large as eight live cramped inside.

Mr Janadien May has lived in one of the shacks for the past four years with his wife and four children.

It's hot inside in summer and freezing cold in winter, he said.

There is no ceiling and the sand is seeping through the uneven cement floor. The mice have eaten away most of the wooden supports and it's impossible to keep the sand out when the wind blows.

May was moved into the shack when the Council decided to develop the ground where he was squatting in 8th Avenue Retreat. He was told the shack would be a temporary home until a decent house was found.

The new houses erected in the past two years in Lavender Hill are no better.

Called Stack Sack houses by the residents, the houses are erected with plastic bags filled with a mixture of one part cement and nine parts sand. The bags are then covered with cement to make walls and the roof is buttressed with wooden beams.

Cardboard

There are no ceilings and the floors are bare concrete. The houses are divided into two rooms and residents have to partition their own living quarters.

Mrs Rachel Ram and her husband

Sydney have lived in their "stack sack" house for two years. Their rent is R187 a month.

The Rams have divided their shack into four rooms with sheets of cardboard. None of the walls reach the roof, making privacy impossible.

I ate my sweat building this house was paid R4 a day to work like a slave, Mrs Rachel Ram said.

Look at this house now. All the walls are buckling, we can't knock nail into the walls without all the plaster falling out and when the wind blows it rains sand into the house.

The house has one cold water tap and no electricity. Residents in stack sack houses, many faced unemployment and retrenchments, feel the rent is exorbitant.

Several were served with eviction notices last month after failing to pay their rent arrears.

They want too much for these shacks.

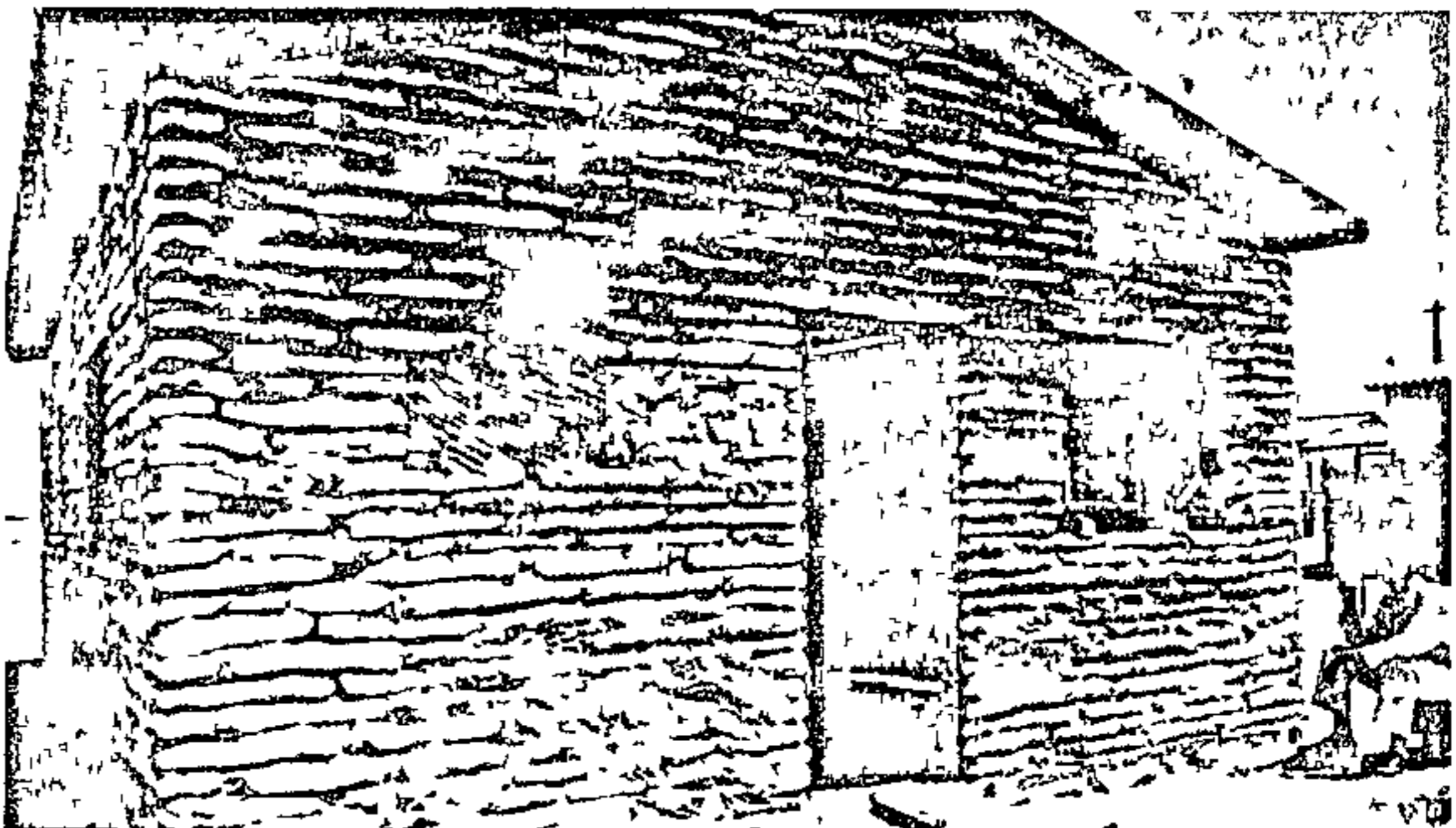


Lavender Hill resident Mrs Angeline Miller sits in one of the rondavels. With a bed inside, there is no room to move.

HARDBOARD AND STACK SACKS IN LAVENDER HILL



May stands outside the wood-and-iron shanty erected for him by the City Council



A "stack sack" house near completion. The houses are erected with bags filled with sand and cement. PICTURES by YUNUS MOHAMED

Living blues

Residents of Lavender Hill, near Cape Town, can choose from three kinds of housing, all of which have been described as "fit only for dogs". The "houses" — made from hardboard, "stack sacks" or wood and iron — indicates the growing housing crisis in the Western Cape, and throughout South Africa, since the government shirked its responsibility to provide housing for low-income families. REHANA ROSSOUW investigates:

... moved into the shack when he decided to develop the site. He was squatting in 8th Street. He was told the shack would be a temporary home until a permanent house was found. The houses erected in the past in Lavender Hill are no

Stack Sack houses by the City Council. The houses are erected with bags filled with a mixture of cement and nine parts sand. They are then covered with concrete make walls and the roof is made with wooden beams.

Cardboard houses are no ceilings and the floors are concrete. The houses are divided into two rooms and residents partition their own living

Sydney have lived in their stack sack house for two years. Their rent is R187 a month.

The Rams have divided their house into four rooms with sheets of cardboard. None of the walls reach the roof, making privacy impossible.

I ate my sweat building this house. I was paid R4 a day to work like a slave, Mrs Rachel Ram said.

"Look at this house now. All the walls are buckling, we can't knock a nail into the walls without all the sand inside falling out and when the wind blows it rains sand into the house."

The house has one cold water tap and no electricity. Residents in the stack sack houses in Lavender Hill face unemployment and retrenchments. Several were served with eviction notices last month after failing to pay their rent arrears.

They want too much for these shab

by houses. We are paying more rent than people who live in decent houses. It's not fair, Ram said.

Jordan said the Advice Office was inundated with residents complaining about the poor quality of housing in Lavender Hill.

He said the council's usual response was that the people were better off in poor quality housing than in squatter camps.

"The houses that have been built in Lavender Hill are below human dignity. When the people lived in squatter camps they at least had the opportunity to improve their homes according to their incomes. They cannot improve the houses they are living in now," Jordan said.

These people were lured here on false promises and it is the Council's responsibility to address their problems.

It is not only the residents in these houses who are complaining, but residents all over Lavender Hill. What kind of community can we build in a rondavel settlement?

City Council spokesman Mr Ted Doman said while the Council was not shirking its responsibility for the poor standard of housing in Lavender Hill, these were all they could afford to build with the money allocated to them by the coloured Minister of Local Government, Agriculture and Housing, Mr David Curry.

The City Council does not have its own money to build houses, they are all government houses. We act as an agent for the government, Doman said.

On behalf of the City Council I want to apologise to the people of Lavender Hill and the people who will be moving into the stack sack houses.

"This is all we can build with the money we get."

Doman said although the rondavels were seen as a temporary measure to relieve the squatter problem, people could expect to live in them "for the foreseeable future."

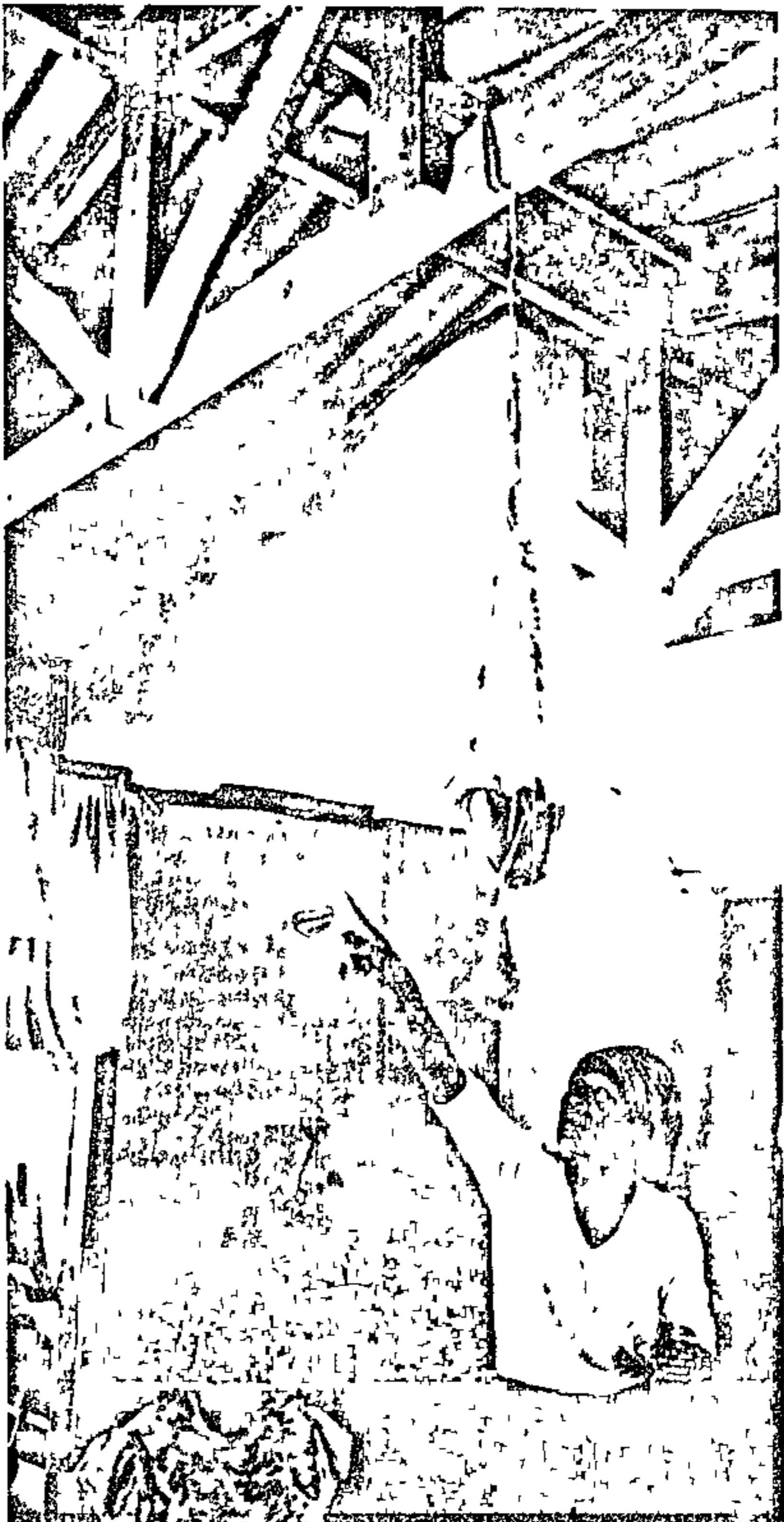
The stack sack rents were high as they were intended to pay back the money the government allocated to build them.

An absolute minimum is provided to build houses. The government gives the City Council a maximum of R30 000 to build each house and this includes the price of the plot," Doman explained.

Because plots seldom sell for less than R15 000 nowadays, this leaves us with only R15 000 to build the house.

With such a little money we can only build shell houses with no ceilings and sometimes even no baths.

In the long run, no one wants to live in a rondavel and we realise that it is not ideal. But we are a long way from realising the ideal.



Mrs Rachel Ram points to the buckling walls and exposed ceilings in her "stack sack" house.



With a bed inside, there is no room to move.

R550 million Delft housing project opens today

By MAGGIE ROWLEY, Business Staff

THE R550 million Delft housing project bordering Blue Downs and offering homes from R12 500 was opened officially today

The project, one of the largest of its kind in the Western Cape, is expected to provide 16 000 houses within the next eight years

A show village of 57 houses built by 18 developers at a cost of about R900 000 in a record six weeks will be open for public viewing tomorrow

Breakthrough

Mr James Slabbert, project coordinator with the Department of Local Government, Housing and Agriculture in the House of Representatives, said the project represented a "breakthrough in Cape housing" as it was the first large-scale attempt to provide occupant-owned houses at "prices that a truly significant proportion of coloured people can afford"

Each of the developers had to build three houses, one of each in the R12 500, R15 000 and R17 500 categories. Houses and plots would sell for between R20 000 and R30 000. The smallest houses were 24 square metres, while the largest offered was 65 square metres

Customers could buy either a show house or a plot and develop it themselves. Plots from 200 to 350 square metres would be sold for between R4 000 and R7 000, he said

"To achieve these low prices many units will be available for sale in semi-complete form without features and fixtures such as water cylinders, inner doors, ceilings and plastering"

Early decision

Mr Slabbert said an early decision by potential buyers was desirable because the current house prices would by agreement with the developers be fixed only until the end of June next year. Thereafter normal escalation would apply

To be eligible for housing at Delft, the family breadwinner must earn more than R400 and less than R1 000 a month and must have forwarded his name to his local authority and ensured he was included on its waiting list. The local authorities were passing names of people on the waiting list to the Delft team

"There are 80 000 people on the waiting list and as such I believe the development is likely to be the fastest single housing project yet seen in the Cape," said Mr Slabbert

People earning between R400 and R600 could choose from 18 houses, between R600 and R800 from 19 houses, and those earning between R800 and R1 000 from 19 houses



August 30/11/89
R-4

SELECTION: Three of the Delft houses in the R12 500 category

He said that in most cases housing loans would be available through the Housing Board at fixed repayment rates so buyers would not be subject to fluctuating interest rates

"In view of the problems experienced elsewhere since the rise in interest rates, the project teams will be going to great lengths to ensure people understand exactly how much they will have to pay"

To avoid some of the problems seen on other large Cape housing projects, the project team would be on hand at the Delft Information Centre to help all buyers negotiate their transfers and loans

"In addition the project team will check work done by contractor and developers to ensure it is up to acceptable standards"

The first phase would consist of 2 000 houses scheduled for

completion by the end of next year. Work would begin in March, he said. The project would be developed at the rate of about 2 000 units a year

A primary school for 1 000 pupils was already under construction and a section of this school was expected to be in use by the third term of 1990. A community hall, offices and a creche were already completed and parks and communal areas were planned

Legal action looms over District Six

124) LESLEY LAMBERT (20)

CAPE TOWN — The Cape Town City Council is planning a legal challenge to proclamation of Zonnebloem (formerly District Six) as a free settlement area.

The action is part of the council's campaign against the piecemeal removal of racial discrimination.

The council made its intentions clear in August this year when it said it would distance itself from a project initiated by BP to redevelop the area until government opened all residential areas and repealed the Group Areas Act.

BP has since put the project on hold until these conditions are met.

At a monthly meeting yesterday, most councillors approved a motion calling on the council to reiterate its "strongest opposition to the piecemeal opening of the city" and to investigate ways of contesting the proclamation.

The motion appealed to government to permit the entire municipality to become an open area not bound by the provisions of the Free Settlement Areas Act or any other discriminatory legislation.

It was also suggested the correct procedures laid down by the Act may not have been followed.

The executive council was requested to get legal opinion on the possibility of contesting the proclamation in the Supreme Court. 8/Day 24/11/89

● Comment: Page 10

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Local housing crisis intensifies

By LESLEY LAMBERT

THE Western Cape's housing shortage has worsened considerably this year as waiting lists soar and low-cost home building projects are choked by rising costs and limited funds.

The Cape Town municipality, which covers the city and areas like Mitchell's Plain, has built less than 500 homes in the course of the year — the lowest number since 1956, according to housing committee chairman Eulalie Stott.

This is in spite of an official waiting list of

perhaps, Durban. This is largely because black people were not recognised by the authorities as official residents in the area until about four years ago, with the result that their housing needs were not addressed until then.

Official waiting lists exceed 100 000 families and are growing rapidly as more people move to the cities.

Property developers and builders find it virtually impossible

to produce the fully serviced, conventional low-cost homes they built for R10 000 ten years ago, for less than R30 000, which is the cut-off limit for state housing subsidies.

Land is often cited as another problematic factor, which would continue to constrain housing development in the western Cape even if the funds were available.

Current activity in black housing is mostly in the undeveloped parts of Khayelitsha,

where the Cape Provincial Administration is providing serviced sites on which people erect their own dwellings.

There are estimated to be 300 000 people, including squatters, living there now.

The available land is planned to accommodate 600 000, although some people believe it will only be big enough for the existing community.

The Lingeletu West Town Council, which incorporates about 80% of de-

veloped Khayelitsha, reports that, with the funds it has at its disposal, it has only built 250 homes this year in its attempts to help reduce a waiting list of up to 5 000 people.

Rabie Property Developers is building about 80 homes at an average R30 000 each a month and it is estimated that two other developers in the area are doing about the same. But, it is not viable for them to build houses for less than R30 000, they say.

Areas like Langa,

Gugulethu and Nyanga, which fall under the Ikapa Town Council, have no land left to develop and there is an official waiting list of 85 000, according to council officials.

However, they say there is an intensive search for new land and attempts are being made to provide more houses within these areas by increasing their density.

Council officials say they are hoping to get some land, acquired by the CPA in December last year, in near-

by Philippi

124 B. Day 22/11/89

Housing crisis around Cape Town intensifies

CAPE TOWN — The Western Cape's housing shortage has worsened considerably this year as waiting lists soar and low-cost home building projects are choked by rising costs and limited funds

The Cape Town municipality, which covers the city and areas like Mitchell's Plain, has built less than 500 homes during the course of the year — the lowest number since 1956, according to housing committee chairman Eulalie Stott

This is despite an official waiting list of 40 000 families, which remains as long as it ever has been

Like many other local authorities battling under the sustained pressures of rising costs and urbanisation, the Cape Town municipality does not have sufficient funds to begin to meet the low-cost housing needs within its boundaries

In greater Cape Town, the black housing shortage is believed to be worse than in any other metropolitan area except, perhaps, Durban

This is largely because black people were not recognised by the authorities as official residents in the area until about four years ago, with

LESLEY LAMBERT

the result that their housing needs were not addressed until then

Official waiting lists exceed 100 000 families and are growing rapidly as more people move to the cities

Property developers and builders find it virtually impossible to produce the fully serviced, conventional low-cost homes they built for R10 000 ten years ago, for less than R30 000, which is the cut-off limit for state housing subsidies

Activity

Land is often cited as another problematic factor, which would continue to constrain housing developments in the western Cape even if the funds were available

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However, they say there is an intensive search for new land and attempts are being made to provide more houses within these areas by increasing their density

Council officials say they are hoping to get some land, acquired by the CPA in December last year, in nearby Philippi

'Parowstroika' sparks at tense civic meeting

By RONNIE MORRIS

"PAROWSTROIKA" — an electric form of dialogue and discussion between aggrieved residents and their town fathers — played itself out yesterday when about 200 Ravensmead residents met the town clerk and senior officials

The three-hour — sometimes highly-charged — meeting between Parow town clerk Mr T H Carstens and senior officials and a delegation of the Ravensmead/Uitsig Civic Association (RUCA) was to discuss high electricity accounts and annual flooding

The residents handed over a memorandum listing grievances about unusually high electricity accounts and the winter flooding which Mr Carstens assured them would be placed before the town council for investigation

Earlier, residents, who had gathered at the Moravian Church, were warned by police that permission had

not been granted and that they could be arrested if a planned march to the municipal offices took place. Cars and public transport were then used

Residents told of electricity accounts increasing almost fourfold since Parow municipality took over electricity supplies. They objected to the municipality using estimates of electricity consumption rather than using meter readers

Mr Carstens said tariffs charged by the municipality were identical to those charged by Eskom and that the municipality was not allowed by law to make profits from electricity

Community leader Mr Trevor Wentzel asked the municipality to follow a policy of "Parowstroika" and to be open and consult the community

Mr Carstens and his officials rose when residents sang Nkosi Sikelel' Afrika at the end of the meeting

Rent arrears: Row brews on Cape Flats

CMT Traits 13/11/89

124

Staff Reporter

A ROW is brewing between the Grassy Park Management Committee and the House of Representatives over evictions in Grassy Park, where 558 tenants are in arrears with their rent

A meeting was held on October 30 between senior officials of the Department of Local Government, Housing and Agriculture in the House of Representatives, the Western Cape Regional Services Council (RSC) and the chairman of the Grassy Park Management Committee, to discuss the inability of tenants to pay rent

Chairman of the Grassy Park Management Committee Mr S Ebrahim said that in May last year the committee strongly disapproved of the budget

"We said that if rates go up, rents would also go up and at the time people were already having difficulties in paying rent," he said

When the Minister of Housing

Grassy Park tenants face eviction

In the House of Representatives, Mr David Curry, was informed of the plight of the tenants, a fund of R250 000 was made available to all areas under the jurisdiction of the RSC in the Peninsula

Mr Ebrahim said the fund was "a drop in the ocean"

"It is insufficient because the arrears of the entire RSC division exceeded R1 million," he said

For two years, he said, his committee "has succeeded in preventing people from being evicted by going to the minister"

Mr Ebrahim went on "Mr Curry structures his rental formula on the income of the breadwinner only, not taking any other factors into account

"We called tenants in and assessed their financial position, taking the entire household into consideration. From that we decide how much they must pay into their arrears account

"The management committee feels that each tenant's situation should be analysed and a decision must be taken on merit"

He added "It's not the tenants' fault that they are in arrears"

"The law states that if someone falls into arrears with his rent, he must be evicted"

Mr A Fuchs, an official in the Department of Local Government and Agriculture in the House of Representatives, said the R250 000 fund was for people who could not afford to pay their rent, but earned more than R400 a month

He said his department did not want to evict people, but wanted to help them

The fund was made available for this financial year only and the situation would be reviewed in June next year

Bond repayments: Info centre set up in B Downs

Staff Reporter

THE Department of Local Government Housing and Agriculture in the House of Representatives has started an information centre to assist people who cannot afford to keep up their bond repayments

An official of the department, Mr A Fuchs, said the purpose of service was to act as a mediator between people who were in danger of having their houses sold in execution and financial institutions

He said interest rates over the past 18 months had put pressure on a lot of people and many were suffering

"This is beyond our control, economic factors control that. We feel that affordability is a serious problem and we want to provide a service

"The object is to assist people to help them retain their houses

"We had discussions with building societies and other financial institutions and they want to help

"We agreed that one of the problems was lack of communication"

Mr Fuchs said people didn't want to approach financial institutions when they couldn't pay their bond repayments. The centre did that for them

The office, in Blue Downs, started operating at the end of October and is open to people from all areas. It has been advertised and a brochure circulated

He said that within a week, Ms Belinda Fortune, who runs the office, had received 112 calls and conducted 15 interviews

"There has been a tremendously positive response and it is working well," Mr Fuchs said

In one instance, the centre stepped in and stopped a family from losing their home one hour before it was due to be sold in execution, Mr Fuchs said

He urged people to approach financial institutions or to contact the centre at 904-3698

CAPE Provincial Administration officials are considering a black housing development in the southern Peninsula — just 16 months after former Minister of Constitutional Development and Planning Chris Heunis ruled out the possibility.

The outcome of the CPA's investigation is crucial to thousands of squatters presently living in shacks on undeveloped land in the Noordhoek, Fish Hoek and Clovelly areas.

It is especially important to 14 Noordhoek squatters charged with contravening section 1 of the Prevention of Illegal Squatting Act. Four have so far been convicted.

There is no land presently designated for black housing in the southern Peninsula.

As spelled out last year by Heunis, who has since retired, official policy was that the distant Khayelitsha township would have to accommodate future black housing needs.

Several hundred Noordhoek squatters had first-hand experience of this "solution" in 1987 when they were

Cape may OK black housing

By GAYE DAVIS,
Cape Town

forcibly relocated to plastic tents on a flattened sand-dune in a section of Khayelitsha, some 40 kms from their jobs and schools.

After a Supreme Court application early last year, they won the right to return.

But the administrator of the Cape, who was ordered to pay the costs of the application, lodged an appeal against the court's decision — to be heard next Tuesday.

When the squatters returned, they found the land they previously occupied had been cleared for an up-market white housing development.

They settled nearby, next to a rubbish tip, on land owned by the Regional Services Council (RSC) and a private landowner, David Bridgman.

Then, in April this year, charges of contravening section 1 of the Act

were laid against 14 squatters by Bridgman and the RSC — in what is believed to be the first use of the newly amended Act against squatters in the Western Cape.

The onus is on the squatters to prove their innocence rather than on the state to prove their guilt. On conviction, a magistrate is compelled by the Act to order their eviction and the demolition of their homes.

This is the fate facing four of the 14 squatters, who have already been convicted and are now awaiting sentence. Attorneys representing them said eight more are to be tried on November 14, while the trial of two is set to continue on November 24.

Neither the chief executive of the Regional Services Council, Chris Moeke, nor Koos Theron, MEC in charge of community development, would this week comment on why the prosecutions were proceeding in the face of the possibility that land

might be allocated.

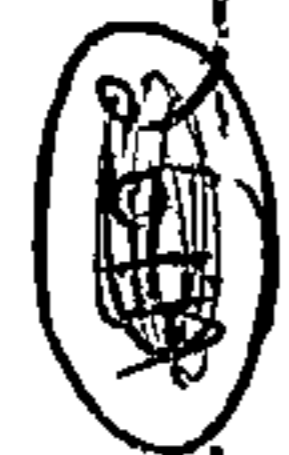
Theron is due to meet with representatives of southern Peninsula squatter communities tomorrow "to discuss their needs".

A representative of the Surplus People's Project, Josette Cole, said however that the communities' expectations of the meeting were that Theron was going to tell them whether land was available, and where.

The Democratic Party MP for Simonstown, Jannie Momborg, in whose constituency the squatter communities fall, told the *Weekly Mail* that in a meeting with Theron and other officials he was given "certain indications" that the CPA had decided to acquire land "between Kommetjie and Fish Hoek" to house the squatters.

He had suggested to Theron that if land was going to be made available, the prosecutions should not proceed and that the land the squatters were on should instead be declared a transit camp, thus legalising their presence until they could be housed.

3-9/11/89.



134 WSMail

Township unemployed hit by rent increases

by EDWARD MOLOINYANE
Staff Reporter

FEAR and anger has gripped the tiny township of Mbekweni near Paarl, where protests against the chronic housing shortage, poor living conditions, the poor state of schools and tariff increases has led to the arrest of about 142 residents since September 6

There have also been 20 detentions under emergency regulations in the same period

Illegal gathering

The first group arrested, numbering 76 people, were charged with public violence and after their initial appearance in the Paarl Magistrate's Court, 66 schoolchildren (including several minors) who went to listen to the case, were arrested as they left the court

They were charged with attending an illegal gathering, according to the local advice office

A worker at the advice centre, Ms Chantel Fortuin, said all the defendants were now out on R100 bail

Mr Stanley Jacobs, of the Mbekweni Civic Association, said residents, the majority of whom were unemployed, had many long-standing grievances which were submitted to the town committee long before the tariff increases were implemented

Community demands included

- The provision of affordable houses to alleviate the huge housing shortage,
- The supply of electricity to all households,
- The tarring of streets and,
- The repair of schools, some of which did not have windows and had not been painted for ages

"But on all the occasions that we went to the committee's offices, the secretary told us that he was just an employee of the committee and could do nothing," Mr Jacobs said

He said the last straw came at the end of August when the committee, which had been expected to attend to the original complaints, increased rentals and service charges by up to 140 percent without notice

"They immediately switched off electricity and stopped refuse removal in order to make us pay. But there is no way, even if we wished, we can pay such crazy amounts as the majority of residents in this township do not have jobs"

Discussions

He added that although the seven-member committee, which included a member of the South African Police and a Prison Warder, had not been elected, residents were prepared to deal with it "if they had our welfare at heart"

One of the old residents, Mr Holiday Sikota, 68, said the old municipalities were "better" because before increases were implemented, residents were

called to the community hall discussions

An Anglican priest, the Rev Andrew Hunter, said the incidents of violence were a "direct" result of the actions of the security forces and kitskonstabels

Also hit by the increases is the nearby squalid shanty town called "Silver Town" which houses more than 800 families in an area planned for 400

One of the residents, Mr Thobile Moshoeshe, 29, said the rental, which had been R7,85, had now been increased to R13,95

Mr M J Steyn, secretary for the Mbekweni Town Committee, said the turmoil in the township "definitely had nothing to do with the increases" as these had been implemented in the whole of Paarl, including the white town

He did not know about grievances



Picture: EDWARD MOLOINYANE, The Argus

UNEMPLOYED: Mr Thobile Moshoeshe, one of the many unemployed residents of the shanty settlement known as "Silver Town" in Mbekweni

CME Taps 3/1/89 124

Ratepayers stall sale of Blue Downs homes

Staff Reporter
THE auctions of 20 Blue Downs houses have been stopped by the intervention of the combined ratepayers' association. More than 77 homes in the area had been advertised for sale-in-execution auctions in the next six weeks. The secretary of the Blue Downs joint Ratepayers' Association, Mrs Cherrel Herbert, said yesterday that she and other officials had met financial institutions last week.

The institutions were not keen to repossess houses and indicated that last-minute relief could be granted immediately before the sales-in-execution, she said. The relief, however, should be negotiated with the financial institutions on an individual basis and no form of blanket relief could be considered.

Mrs Herbert runs a crisis centre from her home at 1 Willow Way, Hillcrest, for all Blue Downs residents with housing problems.

"The financial institutions had been very helpful," she said.

● On Saturday and Sunday, a congress of delegates from 30 areas in Blue Downs will be held at Industria House, Salt River.

Mrs Herbert said the aim of the congress would be to form a permanent ratepayers' association.

"We want to provide houses, comfort and security for our people."

By Robyn Chalmers
TIME Housing has been appointed to manage a project which will provide homes for the entire permanent Mossgas workforce

Time Housing is a member of the JSE-listed management and financial services group Time Holdings

The services to be provided by Time Housing can be divided into three major categories — finance, project and property management and sales and marketing

Time Housing managing director Mike Graham says the contract, one of the largest to be awarded recently, has several notable features.

"First, private sector experts are brought in to work with Mossgas and advise on providing a housing package

Houses for all the staff

(124)
tailor-made to Mossgas staff-ers

"The scheme encourages home ownership and has been designed with the prime objective of minimising Mossgas's investment in permanent staff housing. This is a novel approach and will save Mossgas big sums of money in the years ahead."

The financial services include raising bridging finance funds at favourable rates. A feature of this service is that employees buying houses can take advantage of low rates for up to 15 years

Mr Graham says the major responsibility of Time Holdings will be the project management of all contractors and developers. It will ensure the smooth and cost-effective

project execution and delivery of top-quality houses

The company will develop a project programme and ensure that contractors' performance meet time, cost and quality demands. The first houses are expected to be ready early next year. The project is scheduled for completion by mid-1991

Time will provide property management services related to rented houses as well as maintenance and security services for these properties

Time's land procurement and sales and marketing work has been designed to take cognizance of the fact that it is Mossgas's prime objective to sell as many houses as possible by offering employees a wide choice of sites and designs

The company is investigating sites in the vicinity of Mossel Bay, in addition to those already bought by Mossgas.

As part of its sales service, Time will help employees to select designs, sites and specifications and thereafter carry out bond and conveyance procedures on their behalf

Mr Graham says "As sales managers, we will be able to provide prompt feedback to Mossgas about the housing requirements of its employees

"This, in turn, will allow for quick and effective adaptation of the product range and specifications to meet these demands, avoiding the pitfalls of most large projects where hundreds of iden-

tical houses remain in company ownership"

He says that in the past two years Time has opened five housing branches to meet the needs of employees in areas like Witbank, Klerksdorp and Welkom.

"This experience will stand us in good stead in Mossel Bay. We are also fortunate to be able to draw on other resources in the Time group, particularly project management expert Time Projects. It is handling capital projects worth R50-million"

Time Housing will establish an office in Mossel Bay for the duration of the contract. The company's regional director of the Western Cape, Arthur Augstator, will be in charge of the project.



Mike Graham ... housing scheme saves money

Cape Times 28/10/89 (124)

Mbekweni authorities cannot cut electricity

By RONNIE MORRIS
Supreme Court Reporter

THE Town Committee of Mbekweni, outside Paarl, and the Administrator of the Cape were yesterday interdicted and restrained from cutting off the electricity of two residents and, further, from requiring them to pay increased tariffs for site rentals, sanitation and refuse removal charges and water and electricity charges.

The order was granted by Mr Acting-Justice B Hoberman in application by Mr Pinkipayi Jackson Letweli and Mr Holiday Sikota. An application for a review of the decision to increase site rentals and electricity and water charges will be heard in the Supreme Court at a later date.

In papers before the court, Mr Letweli said he had lived in Mbekweni since about 1970 and had initially paid Paarl municipality for all the charges relating to his occupation of the house.

Later he had paid the administration board and more recently the town committee. Electricity was installed in the township in 1985, he said.

The town committee took over the administration of the township in 1986 and was responsible for the provision of sanitation, refuse collection, water and electricity and the collection of all charges.

'Considerably higher'

His lawyer had told him he had been informed by the town committee secretary that the town committee did not have and never had had the right to increase rental for Mbekweni houses because none of the houses was constructed with funds from the town committee.

In August this year he received as usual his statements from the town committee and to his "surprise and alarm" saw that many of the charges and tariffs were "considerably higher" than previous months.

Mr Letweli said he had received no prior warning from the town committee of any of the increases and had first learnt of the increases when he received his statements.

He had also not received a letter in English and Xhosa and neither had he seen a notice advertised in the Paarl Post, Mr Letweli said.

Mr John Whitehead, instructed by the Legal Resources Centre, appeared for the men.

Help on the way to ease burden of bond payments

Case AL64) 24/10/89 (124)

By TOS WENTZEL
Political Correspondent

FINANCIAL institutions have agreed on steps to help home-owners who have difficulty with bond payments

The problems, which have emerged in housing schemes in various parts of the country, have been discussed at a meeting between representatives of the financial institutions and the executive of the Blue Downs Ratepayers' Association

One of the main points of discussion was the rise in the number of sales in execution where bondholders had defaulted

Last-minute relief

The meeting was arranged by Mr Jasper Walsh, MP for Pinelands and Democratic Party spokesman on housing

He said that the institutions shared a willingness to help and they had made it clear that they were not keen to repossess homes

They also said that last-minute relief could be granted, immediately prior to a sale

However, relief could be negotiated only on an individual basis and no form of blanket relief could be considered

Spokesmen for the ratepayers' association indicated a desire for negotiation and pointed to the ignorance, fear and uncertainties of first-time home-owners.

Mr Walsh thanked the institutions for their co-operation and their willingness to help

He said there appeared to have been a lack of communication

Buyers were unaware of their responsibilities and rights and, largely through fear, did nothing until it was too late.

Efforts would now be made to open offices out of normal hours to enable individual home-owners to discuss their problems and negotiate relief

There had been a number of important lessons from the Blue Downs experience, Mr Walsh said

Critical challenge

In the rush to transact sales, far too little attention had been paid to contractual obligations and the financial assessment of potential buyers

There was also evidence of some unscrupulousness in forcing sales

Provision of housing remained a critical challenge and hopefully the Blue Downs experience would help to meet the challenge, Mr Walsh said.

The Minister of Housing in the House of Representatives, Mr David Curry, has announced that an information centre will try to help people who are having difficulty in keeping up bond payments

Blue Downs houses saved from hammer

By MICHAEL DOMAN
False Bay Bureau

AS many as 77 Blue Downs houses have been advertised for auction in the next six weeks, but quick work by the combined ratepayers' association has already stopped 11 of these sales in the nick of time

A spokesman for the association, Mrs Cherrel Herbert, said she and other officials visited the home-owners and advised them to contact their building societies

This strategy was agreed to at a recent joint meeting with representatives of First National Bank and the Allied, United and Permanent building societies.

LAST-MINUTE RELIEF

Mrs Herbert said the financial institutions had said they were not keen to repossess houses and that last-minute relief could be granted immediately prior to sales-in-execution.

This relief could be negotiated on an individual basis and no form of blanket relief could be considered.

Mrs Herbert runs a crisis centre from her house at 1 Willow Way, Hillcrest, for all Blue Downs residents with housing and family-related problems

She said 11 home-owners whose homes were to be sold

on Monday and Tuesday this week had been advised to visit their building societies to work out some agreement

She added "Ten more houses are scheduled to be sold tomorrow and 56 others on October 31, November 15 and December 6.

"These are the sales we picked up from visiting the Kuils River Magistrate's Court — there could be more.

"It's great to see the joy on these people's faces when they realise that there are people to help them

CRISIS CENTRE

"Our voluntary crisis centre is open from 7pm every day of the week and we often work until 2am, trying to get to all the people in danger of losing their homes"

Blue Downs residents would take steps to form a permanent ratepayers association at a congress at Industria House, Salt River, on November 4 and 5.

● Mrs Herbert emphasised that the present ratepayers' association was not affiliated to any political organisation and it had asked the Democratic Party's Dr Zac de Beer to help set up the building societies meeting because of his financial affiliations

'No role for big builders in housing'

ARGUS
26/10/89

124

By ANDREA WEISS, Staff Reporter
SOUTH Africa's housing shortfall of more than two million units should be met by owner/builders rather than large developers, according to Mr Wolfgang Thomas, head of the Small Business Development Corporation

In the latest Rode's Report, a research-based quarterly journal on the property market, Mr Thomas justifies a swing to owner development by pointing to the difficulties experienced with the 40 000-unit Blue Downs project in the Western Cape

Flexibility

Seven large developers were employed there one went bankrupt, another performed extremely badly, costs escalated, dissatisfaction was expressed over the standard of workmanship and developer/subcontractor relationships deteriorated, according to Mr Thomas

While acknowledging that owner/builders cannot meet all housing needs, the owner/builder's input combined with greater flexibility would keep costs close to available funds, he says

He suggests

- Large developers should develop only serviced sites which would allow them a reasonable return on their projects but prevent them from hoarding or speculating on land. At present, artificial shortages are making prices skyrocket

- Serviced sites should be auctioned to private individuals with only limited restrictions on their purchase, for instance a two to three-year building obligation and one plot per person.

- The resale of plots should be allowed possibly only subject to an initial six-month resale embargo.

- Suburban external services should be available and of a standard related to the desired residential standards. Also there should be minimal restrictions on building plans, materials used and phasing of construction

- Information about plans, architects, builders and low-cost supplies should be disseminated.

- Basic facilities should be available on time.

The outcome of this approach may look chaotic at times but in the long-term would be more cost-efficient and self-satisfying to local communities. In addition, it would boost local entrepreneurship, Mr Thomas said.

A core home in the township from only 25c a month

AKGUS 23/10/89

124

By EDWARD MOLOINYANE
Staff Reporter

CORE houses with rents ranging from 25c a month to R61,88c are mushrooming in Site B and Site C, Khayelitsha, as overjoyed residents take occupation of what, for many, is their first home in years.

Amid the sand, squalor and shanties in Khayelitsha, the new owners labour to improve the basic three-roomed houses built by members of Black Builders' Association and sold at "bargain prices" about four months ago.

The association built the houses, which sell for R7 000 each, in conjunction with the Lingeletu Town Committee. The committee obtained funds from the National Housing Commission as part of the "self-help scheme," according to Town Clerk Mr Graham Lawrence.

Given R1,75-m

Repayments range from 25c a month to R61,88c, depending on income.

He said the housing commission had given R1,75 million for the provision of about 251 houses in the shack settlements and "more houses will be provided on a continuous basis."

Of these, he said, 101 had been completed in Y Block, 101 in P Block in Site B and 49 in Town Two, near Green Point. In June this year 13 similar houses were handed to their new owners in Site C.

"The National Housing Commission scheme is designed for lower-income group earners to qualify for a house by proving their earnings to be between R50 and R800 a month. Repayments on these will be between 25c and R61,88 depending on their income," he said.

During construction the sub-contracted company provided "skilled labour and technical knowledge" to the prospective owner, who assisted in the building of the house, he added.

No bathrooms

The houses, which have neither ceilings nor bathrooms and are not painted inside, are built on site-and-serviced plots with an outside flushing toilet. They occupy about 41m² and are so close to one another that fencing is impossible.

Single parent and mother of three Ms Mantoa Lesiea, 32, of P84, Site B, who had lived in KTC and Crossroads before she moved to Khayelitsha, said she was "very thankful to our headmen who have fulfilled their promises" by providing proper houses.

"I have been living in a shack since my arrival in Cape Town from the Hex River Valley farms in 1978 and have witnessed so many deaths by fire in those shacks. My family can now sleep soundly without thinking about being burnt in a shack. Even if the house was smaller I would still be happy, as long as it is not a shanty," she said.

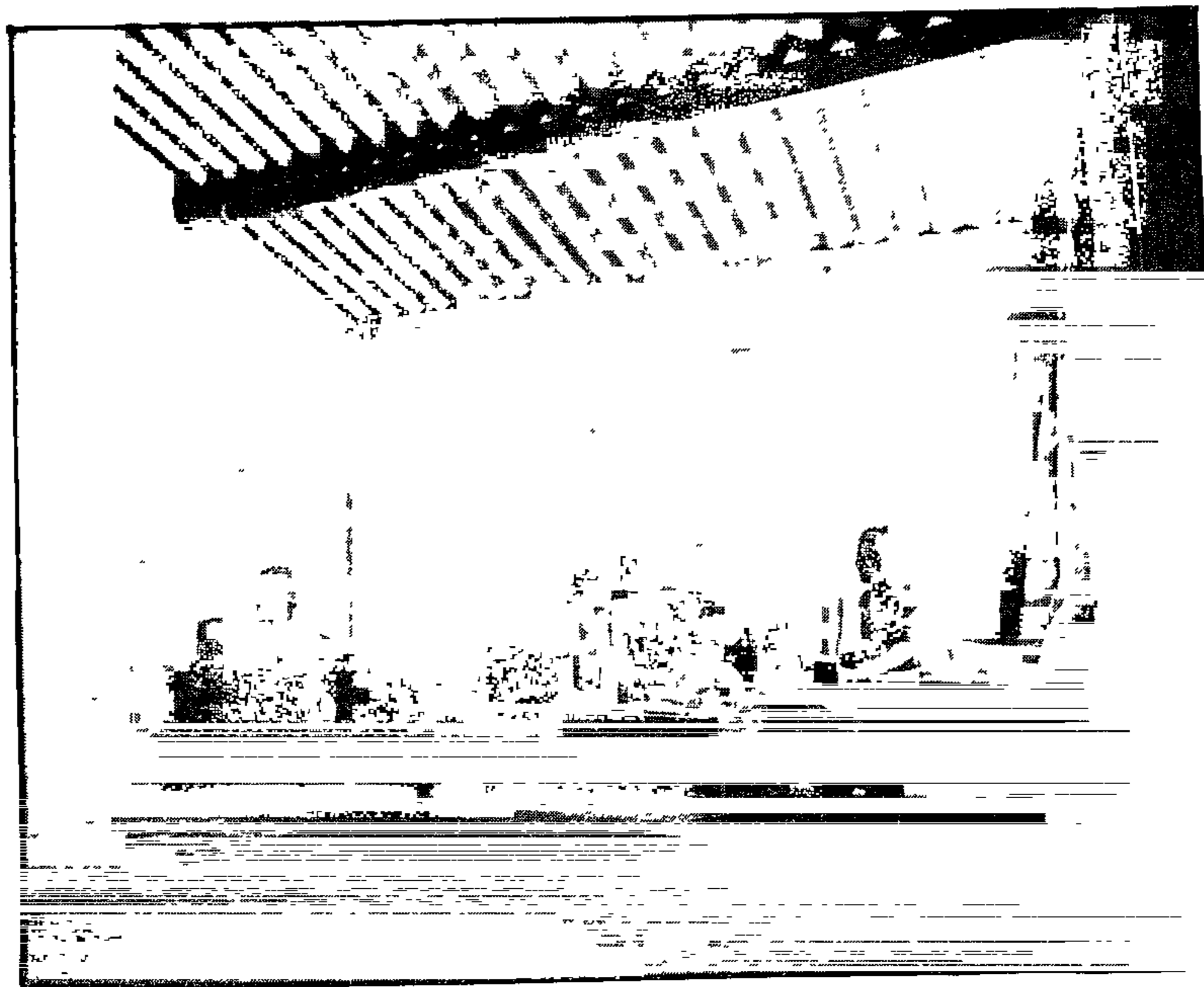


BARGAIN HOUSES- Some of the 251 houses already occupied in Khayelitsha. Here Mrs Mantoa Lesiea is pictured outside her new "bargain home," P84 in Site B.

□□□□

PROUD- Although the new houses have no ceilings and are not painted, their owners, who have been living in shacks for most of their lives, are proud of them. Hawker Mirriam Lutu (holding children), her brother Siphon and their sister-in-law Noselo relax at their new home.

Pictures LEON MULLER
The Argus





ON THE MARCH . . . Scottsville residents march through Kraaifontein in protest against high electricity bills and evictions. Police kept a low profile. **INSET:** A Kraaifontein municipal worker surveys the demonstrating crowd from his window.

Pictures ANNE LAING

CAPE TOWN 20/10/89 (124) 700

Residents march on municipality

By **PETER DENNEHY**
Municipal Reporter

MORE THAN 300 Scottsville residents marched about 2km from a church to the Kraaifontein municipal offices yesterday to complain about electricity bills which they claim rose suddenly from less than R100 to several hundred a month

Mr Ralph Stuurman, a lawyer for the Kraaifontein Residents' Association, said more than a dozen homes had their electricity cut off on Wednesday and residents were struggling to have

them restored, even after making payment arrangements

Mr Frans Claasen of Petunia Street said he had received a bill of R970 for two months' electricity, while his usual monthly bill was a tenth of that.

Another Petunia Street resident, Ms Petronella Pharo, complained that her power had been cut off and the R200 she had gone to pay to have it restored had not been accepted, as officials had demanded the entire outstanding R345

Mr Patrick Canovi of Kudu Road said his electricity had

been cut off yesterday after he received "exorbitant bills"

After negotiating with residents, municipal officials pledged yesterday to investigate their cases

Acting town clerk Mr Pierre du Preez said changes in the accounting system had led to confusion. He attributed the higher accounts to "longer periods between meter readings". Eskom used to read the meters every 28 days, but since the municipality had taken over electricity reticulation they were read only every 42 days, he said

Blue Downs bonds: State to offer advice

ARCUS
20/10/89
124

By TOS WENTZEL

Political Correspondent

THE Blue Downs information centre is to try to help home-owners who are having difficulty keeping up with bond payments

Attention has been focused on the huge Blue Downs development where some residents' bond payments are said to be more than 60 percent of their income

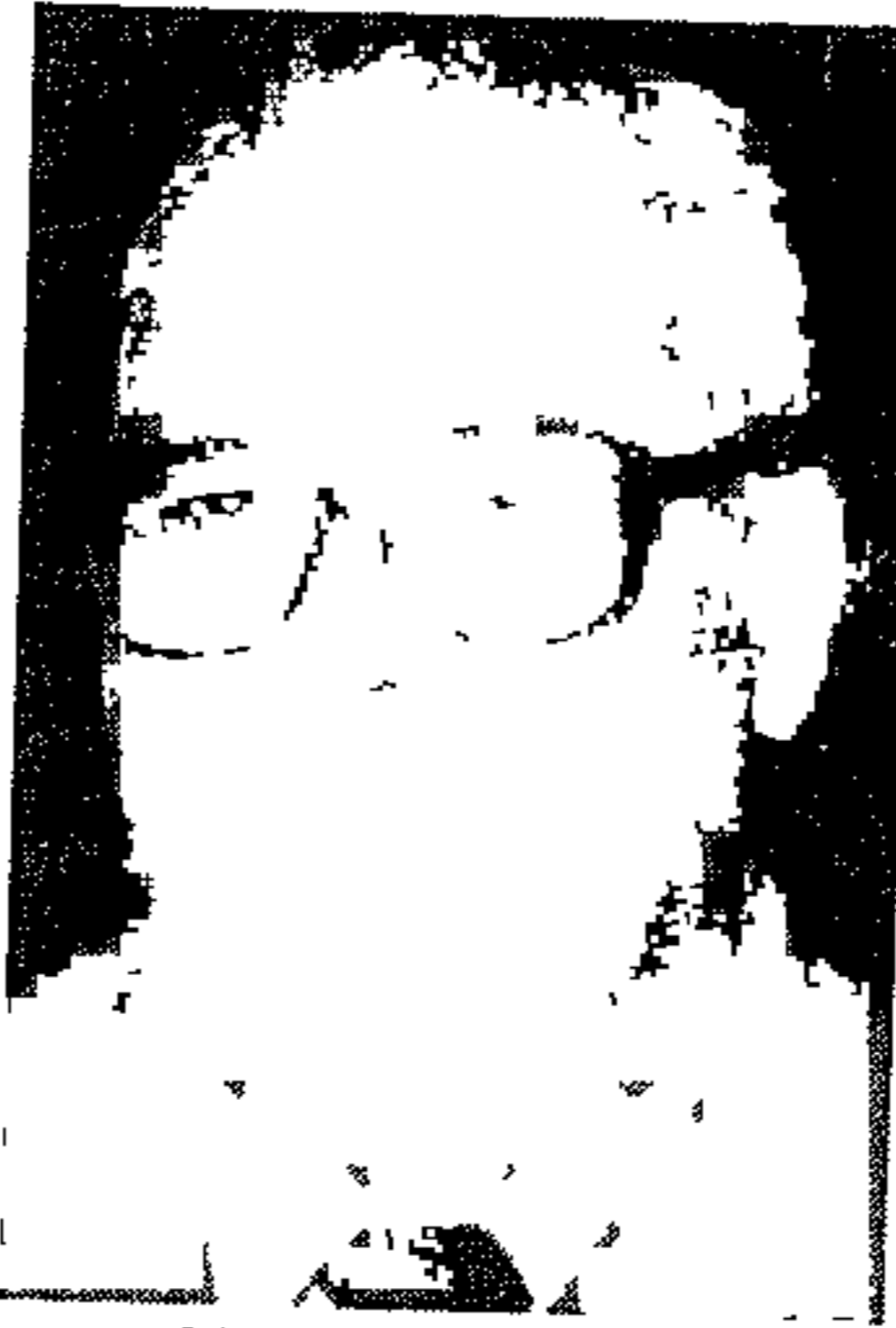
The Minister of Housing, Mr David Curry, said today the information centre would be expanded to assist home-owners in larger Cape Town and, later, the rest of the country

Throughout country

He said that although the focus was on Blue Downs, people throughout the country were having difficulty meeting the high bond interest rates. Many had bought their homes when the interest rate was 12,5 percent. It was now 20 percent.

Private developers had been allowed to build on state land in Blue Downs because the government did not have funds to meet all housing needs.

It had been necessary to draw private enterprise and money from building societies and banks into providing housing, Mr Curry said.



Mr David Curry

Department officials said the number of Blue Downs residents in difficulty was sometimes exaggerated. Inquiries had found there could be a few hundred.

Direct state aid would be too expensive, difficult to administer and a move away from the idea of encouraging private enterprise and home-ownership.

Homeowners who were in trouble could make arrangements with their building societies. These could include extending the repayment period or pegging the interest rate at

17 percent, as had been done under a government scheme.

Under the government scheme, home-owners could peg their interest rate at 17 percent provided they had bought their homes before May 1. Their balance might be no more than R90 000 and the value of their homes no more than R120 000. They had to be in financial difficulty and had to occupy their homes.

The officials said building societies were not keen to repossess houses and would go out of their way to help people.

Mr Curry emphasised that although his department could not give direct aid it wanted to play a facilitating role in getting homeowners and building societies together to try to iron out problems.

Buyers

Through its information service it also wanted to help people who intended buying homes. People had to be made aware of the pitfalls.

A pamphlet distributed by the department warns homeowners that if they stop payments they stand to lose much.

● The Blue Downs information centre's telephone numbers are (021) 904 3698 and 45 5631.

CAM-7015 18/10/89
124

Court order to stop cutting off of power

Supreme Court Reporter

THE Town Committee of Mbekweni was yesterday interdicted and restrained in the Supreme Court from cutting off the electricity supply to the homes of two residents or requiring them to pay increased site rental, sanitation and refuse removal and water and electricity charges.

Mr Acting-Justice I Farlam granted the order after Mr Pinkipayi Jackson Letweli and Mr Holiday Sikota brought an application against the town committee and the Administrator of the Cape.

The provisions of the order will operate as an interim order pending the return day of the interdict application on October 27.

In an affidavit, Mr Letweli, who lives at U Block, Mbekweni, said that from the time the town committee assumed local government responsibility for the township he had been paying charges relating to his occupation of the house.

He had since then

been issued with three separate accounts each month — one for electricity, one for water and one for house rental. He did not know how the rental charge was made up but it appeared that a portion of the amount related to service charges.

His lawyer had told him he had been informed by the town committee secretary that the committee did not have and never had the right to increase rental for Mbekweni houses because none of the houses were constructed with funds provided by the Mbekweni Town Committee.

On August 18 Mr Letweli had received his three accounts as usual and was alarmed to see

that many of the charges and tariffs were considerably higher than the previous month.

He had received no prior warning and had learnt that the increases had been implemented only when he received his accounts, Mr Letweli said. When he was unable to pay the new, higher electricity account in full, the committee cut off his electricity.

He was unable to afford the increased charges and tariffs and there was no prospect that he would be able to do so in future, Mr Letweli said. He added that he feared the town committee would cut off his electricity again.

Township residents get order to prevent rent rise

AR645 18/10/89 (124)

By LINDA GALLOWAY
Supreme Court Reporter

TWO residents of Mbkweni township outside Paarl have obtained a temporary order against the Town Committee and the Administrator of the Cape, preventing them from implementing rent, water and electricity, sanitation and refuse-removal increases.

The order was granted by Mr acting-Judge I Farlam in the Supreme Court, Cape Town, yesterday after an application by Mr Pinkipayi Jackson Letweli and Mr Holiday Sikota. It was given pending the review and setting aside of a decision by the Town Committee to increase residential site rent, monthly sanitation and refuse-removal charges, tariffs for water and electricity sup-

ply and the basic electricity levy. The return date for the application is October 24.

Mr Letweli said in papers that he had lived in Mbkweni since about 1970. He had initially paid Paarl Municipality for all the charges relating to his occupation of the house. Later he had paid the Administration Board and more recently the Town Committee. Electricity was installed in the township in 1985. The Town Committee took over the administration of the township in 1986 and was responsible for the provision of sanitation, refuse-removal services, water and electricity and the collection of all charges.

However, he had been advised that the committee was not em-

powered to increase rents on properties because the dwellings had been constructed with funds from the National Housing Commission and not from the Town Committee.

In August he became aware that his bills were "considerably higher" than the previous month, although he had been given no warning of an increase.

He had not seen a letter, in English with a Xhosa translation, which the secretary of the Town Committee said had been delivered to all registered tenants of Mbkweni. Nor had he seen an advertisement in the April 27 issue of the Paarl Post giving notice of an intention to promulgate by-laws for the levying of service charges.

X-roads housing contract split between 2 firms

CPA 714/18
10/10/89

124 32 130
By CHRIS BATEMAN

A MAJOR housing contract worth R9,7 million for the second phase of upgrading Old Crossroads has been split between two companies after extended wrangling on "technicalities", a CPA spokesman confirmed yesterday

The contract is to be shared by Stocks and Stocks (Johannesburg) and Bester Homes (Cape Town), after the CPA rejected an Old Crossroads Committee recommendation that the cheaper Johannesburg tender be accepted

Letters informing the companies of the final adjudication are to be posted by the CPA after directors of both companies met Mr Koos Theron, MEC in charge of Black Affairs, at his office late last week.

Construction work expected by early September was delayed as Mr Theron and his executive director of community services, Mr Dantjie Retief, examined the original Old Crossroads recommendation

Stocks and Stocks (Johannesburg) tendered for R9,2 million, Bester Homes for R9,6 million and Stocks and Stocks (Cape Town) for R9,8 million, according to Mr Ricky Schelhase, local government appointee to Old Crossroads

Chief estimator for Stocks and Stocks (Johannesburg) Mr Louis de Jager said the two companies had adjusted specifications and would now each build 440 homes of about 50m² each with improved cavity walls

On receipt of their letters they would submit guarantees and sign contracts, beginning work by the end of this month. Construction was expected to take a year, he said



Defiance, rent protests in Oudtshoorn

From MAKHAYA MANI

OUDESTHOORN. — High school students in the townships of George this week launched the defiance campaign in the area by holding a rally in a local civic centre

A planned march to the George police station did not go ahead after a magistrate refused permission

Speakers at the rally called on residents of George to be "part and parcel" of the national defiance campaign

Police monitored the rally but kept a low profile

Meanwhile six matric students of Imizazo Yethu High School in Sandkraal near George were informed that they would not be allowed to write the final exams as their names did not appear on a candidates' list.

An official of the Department of Education and Training visited the school and said the problem would be sorted out

Matric exams are reported to be starting on October 20

Meanwhile, 4 000 people from Bhongolethu and Bridgton vowed at a mass meeting not to pay their rent arrears as demanded by the local municipality

In a packed Alpha Hall, residents shouted Afrikaans slogans of "First food then rent"

The meeting followed final warnings by the Bridgton Municipality to about 1 900 residents that they would be evicted if the arrear rent payments were not made.

"This municipality is demanding rent from us while we live in bad houses with leaking toilets," one resident said

Land agreement for new township

By HENRI du PLESSIS
Staff Reporter

THE future of the Strand township of Lwandle, once threatened with demolition and the settlement of the inhabitants in Khayelitsha, has been secured with the signing of a land availability agreement between the Cape Provincial Administration and the South African Housing Trust

The agreement was the final step guaranteeing the planned development of the township, said Mr Daantjie Retief, executive director of the CPA's department of community services

Mr Koos Theron, MEC, signed the agreement on behalf of the CPA and Mr Lourens Le

1240
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Roux represented the Housing Trust Lwandle committee chairman Mr Ephraem Nyongwana represented the community. The agreement was signed at the township's community hall this week

The development of the township — a run-down area with potholed streets and no modern services — was planned after several years of persistent campaigning by residents and the Somerset West Town Council

The township was threatened at one stage by demolition when authorities wanted to resettle the residents in Khayelitsha

The first phase of the development, the provision of water, sewage, electricity and roads, has already been launched

The second phase would start off with the building of 500 houses worth between R12 000 and R20 000 each, said Mr Le Roux

These would be the first of about 2 000 houses to be built according to a new town plan

A primary school would soon be built by the Department of Education and Training

The town plan also made provision for a new community centre which would include municipal offices, a clinic, a bus terminal, a cemetery, an electricity sub-station and a dam to contain flooding in the winter

A major problem the town planners had to contend with was to fit all the new developments into the township's small 75-hectare area



Living conditions at Sats hostel 'disgusting'

By EDWARD MOLOINYANE
Staff Reporter

CONDITIONS are "disgusting" at the South African Transport Services hostel in Langa, according to black employees

But Sats say the facilities offered are more than adequate considering the price of full board and lodging ranges from R63 to R87 a month

The workers, mostly migrants, are inmates of Ikwezi Hostel, a Sats-owned single-sex hostel next to the railway line in Langa township

Some who wrote to The Argus said they had been living at the hostel for years. They insisted on remaining anonymous "for fear of victimisation"

They claimed

- There was no hot water at the hostel — a "terrible inconvenience" in winter

- A "substantial amount" was deducted from their wages for food, which they said was bad, and they felt the deduction was a "rip-off"

- This deduction was compulsory and workers not willing to live at the hostel had no choice

- Sleeping facilities were "appalling" A thin mattress, provided when the worker joined SATS, was never replaced

- Admission of visitors was at the whim of security guards who often turned them away.

However, Mr Brian Lotter, Sats regional public relations officer, said he had received no complaints from residents. The three-storey hostel houses about 375 employees

He said the hostel was being upgraded, and each floor now had its own recreational area

which included a TV set and "so on"

"Apart from his bed, each resident has a mattress and a side cabinet for his personal belongings. The allegation that there is no hot water is totally unfounded," Mr Lotter said

He added residents were given three meals a day. If it was not possible for them to return for lunch, food was "given to them in the morning to take with them to their workplace"

He said the dining and kitchen facilities were "regularly inspected"

Those earning up to R8 490 per annum paid R63 a month and those earning from R8 491 to R12 600 paid R75 and those earning more than R12 601 paid R87 for full board and lodging

He subsequently invited The Argus to tour the hostel, which has three blocks, each with three storeys

Tour findings

The tour revealed that one of the blocks, with eight men in a room, had been recently repainted and there were new lockers, three thin mats per bed, a light switch nearby and a TV room on each floor. Hot water facilities had also been installed

The ground floor had been completed in the second residential block

The manager Mr G Coleman, said the third block had been turned into a "store room". He said he did not have the keys for it

The kitchen, in a separate building, was tidy. Meals were served in the adjoining hall

There was a bar in this dining room and the area also serves as a "cinema" for weekly film shows

550 home project for Khayelitsha

A 550-house development is to be launched near Khayelitsha station by Rabie Property Developers MD, Mr Leon Cohen said the project marked a major breakthrough in the provision of affordable housing

"Buyers will have a choice of conventionally built brick houses or units of pre-built fabrication. The two-bedroomed units, branded as Future Homes, will be priced at around R30 000 and, at current interest rates are aimed at families with a combined monthly income of R900," he said

A show village of seven homes — four conventionally built and the other three pre-built fabrication, has been constructed to show prospective purchasers what they will be buying and at what cost

"The pre-built fabrication method is far quicker, providing a house in a matter of a week, compared with six weeks conventionally"

Mr Cohen said the selling price constituted a package deal covering the land, house and bond and transfer costs. The homes will be sold with a three-year guarantee on structure and will be funded by conventional bond finance

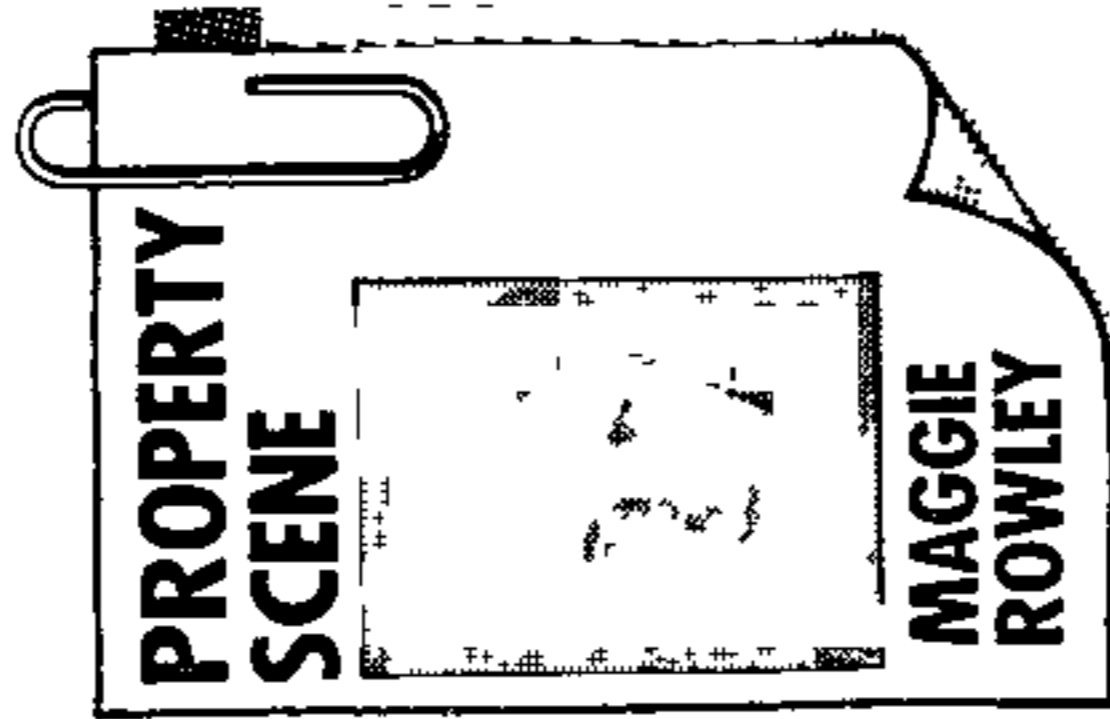
"A buyer of a R30 000 house will be looking at monthly repayments of R262, given that he will enjoy a first-time buyers' subsidy"

He said the marketing campaign would be backed by a drive to show major employers how lower-paid employees could own homes

The Future Homes development is one of three by Rabie in Khayelitsha. Khanya Park, where homes are priced from R45 000 is sold out while Elitah Park, a 600-home extension of Khanya Park will be launched shortly

THE value of new civil engineering contracts for the first eight months of this year was 10 percent down on the same period last year and the recent cancellations of a number of road tenders does not bode well for the months ahead, says the South African Federation of Civil Engineering Contractors

SAFCEC says that the value of contracts awarded during August was R125-million, which was higher than then previous two months



"However, the overall downward trend which started in the second quarter continues and even without any inflation adjustment, the value of contracts so far this year is running 10 percent below the same period last year"

The number of new contracts recorded by SAFCEC during August was 135, including 34 road contracts (R86-million), 27 contracts for township roads and services (R53-million), 31 water supply and sewerage projects (R44-million) and 43 contracts for other work (R67-million)

The largest contract recorded for August was a R45,3-million reconstruction of 80km of the Port Edward to Bizana road in the Transkei which was awarded to LTA Construction

LTA Construction was also awarded the R18,7 million contract for the construction of Phase 1 of the Marina Martiniq at Jeffrey's Bay including harbour, canals and roads

The R12,4 million civil work for the reaction water treatment plant at Mossref was awarded to the Concor/Ovcon joint venture

The Kangwane government awarded Basl Read the R10,5-million contract for Phase 1 of the Tonga main road while the NPA Roads Department awarded provincial road bridges over the Mdloti and Mvoti rivers to Stefanutti & Bressana (R3,3-million) and WJM Zululand (R2,9 million) respectively

Murray & Roberts (Cape) will construct a 3 ml reservoir on the Little Brak River and a pumpstation under a R3,1 million contract with the Department of Water Affairs

BARLOW Rand Properties has completed two developments costing a total of R3,2 million for motor dealerships in Cape Town. These are a 2240m² property in Lansdowne Road, Claremont for Auto Atlantic and 2200m² premises in Salt River Road for the Barons Volkswagen dealership

The two developments are part of a R24 million programme of commercial and industrial projects being undertaken by Barprop

WORK is to start soon on R3,5 million alterations to the Cellars Country House hotel in Constantia, which caters mostly to overseas clientele. Work includes the construction of 10 en-suite bedrooms, enlarging the kitchen and dining area, a meeting room, an extended driveway

AGREEMENT has been reached between the National Monuments Council and the developers of a new city project which will incorporate a group of Victorian houses, provisionally declared a national

monument last year, near the Gardens Centre.

Mr Ian Fife, of the developers, Newport Real Estate said the agreement about the conservation of important buildings and their incorporation into a new project, followed two years of negotiations between the council and the developers

"The developers, the NMC and the Cape Town City Council recently held an intensive two-week series of meetings to investigate alternative solutions for the site"

He said the details of preservation, restoration and development were now being finalised by officials and development professionals

"Negotiations were difficult and it was not easy to comply with the requirements of the council

"But the end result will be a satisfactory — even exciting — city environment. The Monuments Council has shown that it can work with developers. We just need more experience with each other"

A spokesman for the council said the present unsatisfactory loading arrangements for the Gardens Centre caused severe problems in Hiddingh Avenue and made the conservation of some of the buildings unviable

"However, significant buildings will be retained and conserved and the new development will fully acknowledge the historical character, scale and environment of the properties"

Mr Fife said that since the properties were vacated, thieves had stolen much of the valuable cast iron decoration, fireplaces and other Victorian elements and the houses had been damaged by vandals and vagrants

"This was in spite of precautions taken by the developers. The repair and restoration of the buildings will consequently now be much more difficult and expensive"

The first completed frame of the structural steel jacket for the Mossgas synfuels project's giant offshore platform has been successfully rolled up into its final position at the jacket construction site at Saldanah

Mossgas offshore project director, Mr John Crompton said the fear of the unknown had been broken. "We can tackle the next jacket with absolute confidence and more South African input"

The jacket, with a height of 122m and a mass of 14200 tons, will be completed by October next year, when it will be loaded onto a barge and towed to the platform's position in the sea, 85km from Mossel Bay

Moving into ^{Cape Times} 6/10/87 R7 000 ¹²⁴ self-help houses

By PETER DENNEHY
Municipal Reporter

KHAYELITSHA Mayor Mr Mali Hoza handed over the keys of about a dozen out of 46 R7 000 self-help houses to the new owners at a ceremony in the Lingeletu West Town Council Hall yesterday.

Each of the owners had been actively involved in the building, said acting town clerk Mr Graham Lawrence.

Ms Elsie Mgaba, a 26-year-old kitchen worker, showed the Cape Times her new home in P block, Site B, which has a lounge, two bedrooms, an unfitted kitchen and an outdoor flush toilet.

There are no taps in the house but there is one outside.

The houses do not have ceilings but these can be added later. External walls are painted but not the internal ones. Each of the houses has two doors and four conventional windows.

Each house is built on a concrete base. The walls are made of concrete blocks cemented together. Roofs are of corrugated asbestos.

None of the houses have electricity but Mr Lawrence said that an electrification network was available.

Proved earnings of between R50 and R800 a month are needed to participate in the scheme.



HOME OWNERS ... Ms William Magwayi (left) and Ms Elsie Mgaba with the keys to the R7 000 houses they helped to build in a street which does not yet have a name in P block, Site B, Khayelitsha.

Picture REUTER

Settlement board
STC 4/10/89 (124)
studies Cape area

CAPE TOWN — The opening of a free area in Ottery/Wetton is being investigated by the Free Settlement Board

After Zonnebloem, it is the second Free Settlement Area being investigated in the Cape Peninsula.

The move has been welcomed by the MP for False Bay, Mr Adriaan Jordaan, who said whites and coloureds had already acquired land on which to build houses — Sapa

S/Times 1/10/89

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Red tape out in a R450m housing plan

Business Times Reporter

THE spirit of deregulation is alive — even in the Department of Local Government, Housing and Agriculture.

The department has set up its first project team to coordinate and promote the House of Representatives R450-million "affordable" housing scheme at Delft on the Cape Flats

The scheme is designed to provide homes for 80 000 people within 10 years on 1 000 hectares between the Kuils River freeway and DF Malan Airport. It breaks new ground in the development of low-cost housing, providing a range of designs and finance plans. The take-it-or-leave-it attitude is out.

Community

Delft project co-ordinator, senior town planner James Slabbert, says it is the first time such a team has been appointed.

"We aim to iron out all the communication problems which can be expected in a project of this size," says Mr Slabbert.

"We will liaise between private developers and the department. Above all, we will ensure that buyers know exactly what they are getting and we will advise them on finance schemes."

The project team will be responsible for providing housing and community services.

The plan calls for 26 primary and 10 high school sites, a central sports complex, 12 informal sports fields, 25 church and 25 creche erven, a community health centre, retirement centres, medical facilities and 80ha of industrial land.

Tenders

Bulk earthworks for the first township of 2 000 sites are nearly complete and services for the first 84 houses have been installed.

Civils contracts for the first phase have been awarded and tenders are being called for electrical installation. The contracts are worth about R12-million.

A show scheme with 57 houses and an information



JAMES SLABBERT ... buyers will be told all

centre will open on December 1.

Mr Slabbert says "We are conscious of the fact that many of the people we will deal with are not accustomed to buying houses. We are giving them a range of options to suit different pockets."

"Potential buyers have three main options on stands of 200 m² and 300 m²."

Supervision

In the first they can apply for a site from the department and enter into a contract with a builder of their choice.

Second, they can join Delft's assisted self-help scheme. They can apply for the land and draw materials and seek technical supervision from contractors appointed by the project team. The team keeps a watching brief to ensure everyone gets a fair deal.

The most simple option is to choose a house in the show village built by 19 selected contractors. The buyer can choose the design on show or modified versions of it, with an accurately costed list of available extras. The project team has ensured that prices will not go up before July 1 when the Haylett Formula-

tion on escalation will apply.

"This should encourage a quick choice and avoid the confusion that escalation clauses cause," says Mr Slabbert.

The showhouses, with total costs between R13 000 and R30 000, are probably "the first genuinely affordable houses in the Cape's history", says Mr Slabbert.

In each of the price categories it is possible to select a small unit with most of the finishes or a larger, more basic unit with plaster, paint, internal doors and geyser to be added later.

Stormwater

The scheme has tarred roads, stormwater drains, a sewerage system and prepaid meter electricity.

To qualify as a buyer at Delft the breadwinner must earn at least R400 a month. Subsidised finance could be provided by the Housing Board.

A social plan based on those used for new town development in the UK has been drawn up by consultants.

"Almost all decisions will be taken in conjunction with the community," says Mr Slabbert.

Anger at 'pay now, use later' lights system

By DOCTORSON TSHABALALA

ESCOM's new "pay first, use later" electricity consumption system has been introduced in the Western Cape

But residents in Ekuphumleni, Khayelitsha where the system has been introduced claim it is not accurate

The only other township where the system has been introduced is Kwanobuhle near Uitenhage

Dismissing the claim Escom's marketing service officer Mr Kokkie Viljoen said the system "is one of the most accurate inventions in the world. The card system was introduced in this country last year. It does not interfere with existing meters

Consumers pay 16 cents a unit and may buy as many units as they wish

The meter's indicator shows how many units have been used

Residents said the meters were causing mayhem with their household budgeting as

they often buy twice during certain months. They also complained the meters had been installed while they were not at home

Escom employees and council officials come while we are at work and install the meters without our consent" said Mr Reggie Malimba, chairman of the Ekuphumleni Ratepayers Association

Malimba described the actions of Escom and Langelethu West Town Council as an "unacceptable act" and said it was an infringement which amounted to trespassing

Residents alleged that the meters were not accurate. They felt that the indicator some times moved faster than normal

Viljoen said consumption depended on the number of units used

Some households he said were using heaters and other appliances which consumed more power than normal

If people are careful about using current, they will have less problems," he said

The box is accompanied by warnings not to tamper. It warns that tampering will result in immediate disconnection and a R200 fine

A resident, Mrs Doris Masoleng of 1893 Town 2 Village, has already been fined for "tampering" with her meter

She said officials from the Langelethu West Town Council had arrived in the morning to inspect the meter

"They told me someone had tampered with the meter and my supply was suspended immediately. I was told to pay a reconnection fee of R200"

Some residents were annoyed by meter which were placed on sitting room walls instead of the kitchen

A spokesperson for the Cape Provincial Administration refused to comment because the matter is between the residents, Escom and the Town Council of Langelethu West

The council has not responded to inquiries

New homes misery

HOME ownership in Cape Town's African townships is off to a dismal start

Thousands of buyers in new housing schemes from Langa to Khayelitsha are frustrated by poor workmanship, developers who do not explain all the ins and outs of property deals and salesmen's empty promises

Adding to their hardship are soaring interest rates, high Regional Services Council levies, wages that cannot fund their expenses and the lack of insurance against political unrest

Take plumber Mr Joel Matshila for example

At the beginning of April he happily moved into his R35 200 house in Village Green Nyanga East but his security was short lived as he discovered structural and other defects

Like many of the new ownership schemes Village Green is marred by leaking roofs, damp and cracked walls, broken door and window handles and faulty drainage systems

Structural problems

While Matshila is trying to have his structural problems solved, he has to pay R770 a month for his house while he earns only R968

"How do I live on that (R198)? he asks. "That kind of money you normally spend before you reach home. You finish it on transport and mealie meal"

Not far from the Matshilas, Mr Welile Ntlanga pays only R145 a month for his R35 000 house, but finds even this relatively low bond repayment and service charges a burden on his low, general worker wage

He shares the house with his niece Sweetness who says "Most days we go to bed with empty stomachs, because we cannot buy food"

Village Green, built by Homes 2 000 for the Ikapa town council, has shattered many homeowners' dreams

Mocked by residents as "Ikapa prison camp" and "a compound, 34 uninspiring and identical houses are crammed together on a small piece of land between Menwabisi Road and Fenyang Street and some of the dwellings cost up to R45 000

Abuse of property

Most of the people there are drivers or labourers who earn as little as R750 a month

Speaking from the new Boksburg office of Homes 2 000 a senior official Mr Donald Mather, said his company could not be held responsible for the abuse of property by the owners

All buyers signed a checklist before moving into their homes

The buyer inspects the house and pin points defects. If they are happy they sign, he said

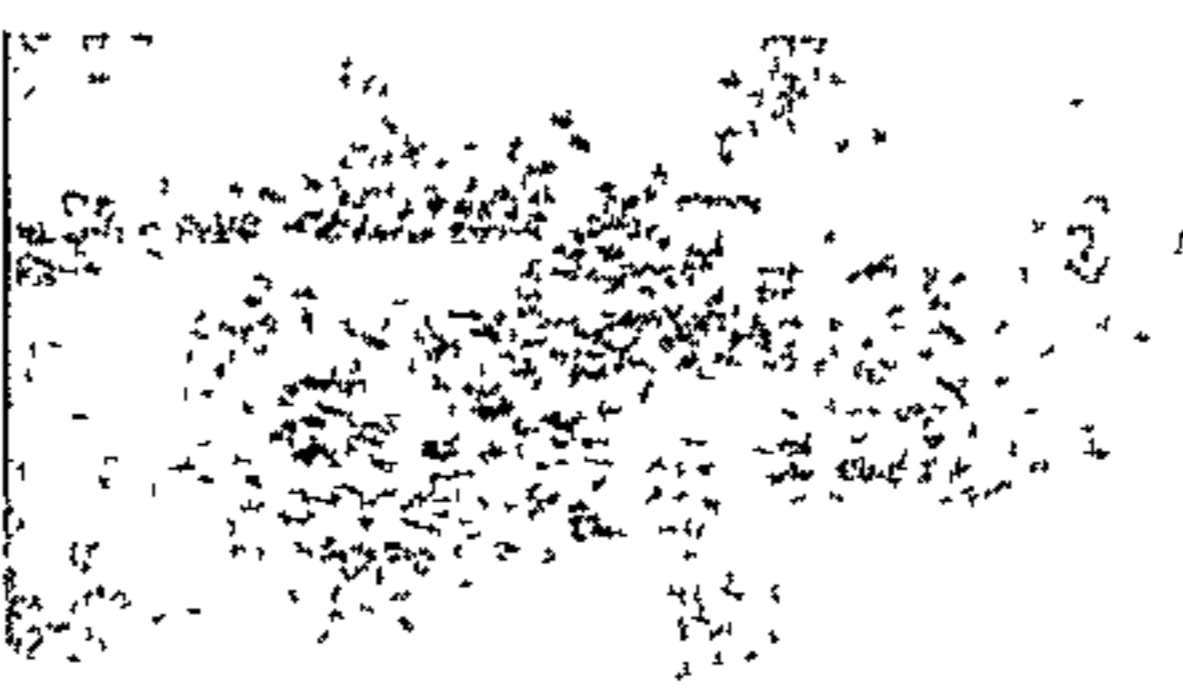
Foundations were designed by a civil engineer who ensured that specifications were met

Mather said the company would consider sending experts to Cape Town to inspect problem houses if residents put their complaints in writing

On complaints about high housing costs Mather said many buyers did not understand their contracts and how interest rates worked

Ikapa town council administrator Mr Stephanus Naude said he would comment as soon as he had inspected the houses

Graceland, one of Khayelitsha's elite



Mrs Vathiswa Gxiva, a final-year BA student at UWC, points to the problem ceiling at the new home of her cousin, Mr Eric Kwaaiman, in Village Green

suburbs, is another source of misery to new property owners

Mr Alan Davidson, area manager for the developers Wimpey Homes, said the company was aware of structural problems which had been caused by poor soil conditions

However, he said the company gave buyers a three month maintenance guarantee to cover roof construction and a guarantee to cover other structures

"We have our maintenance man whose duty it is to look at complaints. He sees to it that all defects are repaired"

But we are unable to do anything if people do not write to tell us about their problems. I agree that most of the time the problem is our own, but in some instances the occupant fails to tell us about it, so we cannot do anything about it

In May Graceland resident Mr Mavumbuko Ntshendwana cancelled his contract with Wimpey Homes before he moved into his R53 000 house because he was unhappy about bad workmanship

He forfeited his R4 000 deposit when the building society told him the defects were not their problem and that the deposit would pay for the plan and administration fees

Ekuphumleni, about two kilometres from the False Bay coastline, is another problem suburb in Khayelitsha

The approximately 2 000 homeowners have formed a ratepayers association in a bid to get redress

Civic leader Reggie Malimba, an insurance agent, said there was widespread anger among residents especially over the poor quality of the homes

In some instances completed houses re-

mained unoccupied after homebuyers expressed unhappiness over the defects

He accused developers of exploiting people not fully aware of all the pitfalls of homebuying

He said he had signed an agreement to repay the building society about R500 in bond repayments

The instalment rose to R800 in just under three months. We're now forced to pay bonds which we simply can't afford

"We're making repayments on 100 percent bonds although most homebuyers put down a deposit. These things have never really been fully explained to us"

He said they had been under the impression that their properties were bought on a freehold basis only to be told later we have bought under leasehold rights

In a freehold agreement, the land on which a house is built is registered in the buyer's name for 99 years, while the State retains the right to the property

Mr Patrick Mpekula said he had lost count of the trips he made to the Mitchells Plain and Khayelitsha offices of the developers Bester Homes, to complain about his collapsing ceiling, mouldy walls and cracked walls

Each time they promised to attend to my complaint, but I'm still waiting

The ceiling is gradually falling in, the walls are damp and sand and water come in through the ceiling and window frames

Bester Homes site manager Mr Boet Rossouw refused to discuss residents' grievances with SOUTH

A Cape Provincial Administration spokesman said the CPA could not comment on a private issue

From house to squatter camp

SEVERAL Blue Downs families, evicted from the homes because of arrear bond repayments, have moved to a nearby squatter camp.

Kleinvlei Squatters Camp, on the outskirts of Blue Downs, was set up by the Regional Services Council to provide temporary shelter for squatters who had been moved from Solomons Bush near Stellenbosch.

Squatter leader Paul Stefans said most of the squatters had come from Kleinvlei, where they had been evicted after their rent was in arrears.

But recently, Blue Downs residents have made the camp their temporary home until they find relatives or friends to house them.

"I feel so sorry for them. I've been a squatter almost all of my life, but it's very sad to see people who have once lived in a house here among us."

The squatter camp is primitive, with none of the facilities homeowners are used to. The 200-plus residents share one tap, and there are no streets or toilets.

"We have to pay between R7 000 and R9 000 for a two-bedroom house in a selfhelp scheme. Many of us don't earn enough and we have seen how the Blue Downs people struggle to survive."

Meanwhile, hundreds of residents in Blue Downs, Cape Town's newest dormitory township, threatened a "bonds boycott" after a protest march last Sunday.

The march, which started off with about 300 people in pouring rain and soon swelled to about 600, protested at the role of housing developers and building societies.

Picket sales office

Waving placards — some attacking David Curry, Minister of Housing and Local Government in the House of Representatives — the protesters marched through several suburbs tailed by two police vans.

The police, however, did not interfere and the march and rally ended peacefully.

Residents decided at the rally to picket the sales offices of the developers and start a "bond boycott" in some of the areas worst hit by evictions.

It was also decided to support those families faced with eviction.

Earlier, Mrs Shirell Herbert of the Blue Downs Ad Hoc Committee said residents were banding together in a desperate bid to save their homes.

Mr Carl Marais, project director for Blue Downs and attached to the House of Representatives, said the bond repayment difficulties of the residents "falls outside our sphere".

Marais said the government was "as upset as everybody else" about the plight of the residents.

"We are hoping that the bond rates will come down although it does not seem likely in the near future.

"We are in a commercial situation and commercial factors will determine how things in Blue Downs will develop.

"House prices are expected to rise by 20 percent next year but in my view we are still able to provide housing at prices comparable to anywhere else in the world."

Spokespersons for several building societies said it was "advisable" for bondholders "to come and discuss their problems with us".

"No matter how the matter is ultimately resolved, bondholders will still be liable for arrear payments. A bond boycott will definitely be counter-productive," a spokesperson for UBS, Mr Neil McGreggor, said.

Blue Downs: De Beer will 'try and help'

Staff Reporter

DEMOCRATIC PARTY co-leader Dr Zach de Beer yesterday responded cautiously to the plea of assistance from Blue Downs residents — but promised to “try and help”

Residents have approached him amid mounting controversy over a threatened bond boycott by 400 residents.

Residents claim losses of homes for non-repayment of bonds, alleged shoddy workmanship and the lack of community facilities

Hundreds of residents staged a protest march at the weekend and have sent Dr De Beer a list of grievances

Dr De Beer said from his Johannesburg home yesterday he had yet to receive any correspondence, but confirmed having been phoned by a Blue Downs resident about the controversy

“I asked him to send me all the documentation and he mentioned they felt building societies should have protected them against contractors,” Dr De Beer said

Until he had received the documentation there was little he could do to intervene

“I do know that while some building societies may be stick-in-the-muds, they are not dishonest people and they do not go back on their word,” he added

Dr De Beer said he was prepared to talk to friends in the building societies to assess the situation, but emphasised that as a Transvaal MP and had little “local standing”

Meanwhile, Mr Graham English, managing director of one of the major Blue Downs developers, said in a statement to the Cape Times that market research in five Blue Downs suburbs had shown that 95% of residents are happy with their homes

Chairman of the Combined Blue Downs Rate-payers' Associations, Mr Don Fletcher, said about 15 000 people were negotiating with building societies for home-owners to repay monthly the amount contracted at the time the bond was applied for, and to “cap” the remaining amount (ie to have the difference between the initial bond repayments and the current interest-affected instalments added to the capital amount)

More city homes to go

By PETER DENNEHY

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A SPATE of pending sales-in-execution by public auction — of 50 houses, five plots and nine sets of moveable personal possessions — were advertised on Friday in Cape Town's English daily newspapers

The houses were in a large number of suburbs ranging from Blue Downs, through Belhar, Kuils River, Kleinvlei, Kraaifontein, Mitchells Plain, Kenwyn, Grassy Park, Wynberg and Sunnydale

Most of the houses were in coloured "group areas", but there were also some in "white" group areas, accord-

ing to the notices

Government Gazette figures for both banks and building societies show that 312 dwellings were sold in execution countrywide in the last week of last month, 60% more than in the previous week.

Mr Norman Axten, vice-chairman of the Association of Mortgage Lenders of South Africa, said he hoped that we had "reached the worst of it now" and that things would get better from now on

He was confident that this would be the case, unless the interest rates rose again

Members of his association were "very conscious of a desperate desire to reach some solution which is equitable

and would enable the person to stay in the house"

Mr Brian Short, spokesman for one of the member institutions of the association, said foreclosure of bonds was a last resort. It was not generally in the interests of either the borrower or the lending institution

"This sort of thing only happens in a declining market. In such a market there is no way that a lending institution could benefit," he said

In some cases, people threw in the towel without even telling their financial institution, but in many cases they gave up only after a prolonged series of attempts to keep afloat

"Hang on to your property,

we will pass through this stage," he said "There have been an increasing number of foreclosures, but our forecast is that the current position will hold and in the first quarter of next year we should see the interest rate decline"

Mr Short said financial institutions did usually attend auctions at which houses on which they had bonds were sold and they were entitled to bid for the houses

Although financial institutions were entitled to claim the difference between the amount for which the house was sold and the outstanding bond amount, in practice attempts to do this were "very rare"



Blue Downs residents ask Zac's help in housing crisis

By MICHAEL DOMAN
Staff Reporter

BELEAGUERED residents of Blue Downs have appealed to parliament for help in resolving their bond repayment blues — this time to Dr Zac de Beer, co-leader of the Democratic Party

And hundreds of residents yesterday marched through the streets to protest against the steadily rising number of home-owners who face the prospect of having their houses sold over their heads

Chairman of the Combined Blue Downs Ratepayers Associations, Mr Don Fletcher said he knew of seven families who had already lost their houses and scores more who had been served with sale in execution notices

Mr Fletcher who has been served with an execution warrant himself, has accused over zealous salespeople of "bending the rules to qualify people for houses in Blue Downs

"Bad apples"

He said he has daily meetings with residents at his home because families call to seek assistance with their repayment problems

He said "Salesmen have been saying that those who have been evicted were bad apples who didn't properly qualify anyway

"That's not fair Nobody took into account the rise in the interest rate That sort of thing should have been carefully looked at before approving people who just scraped the qualifications for bonds and houses"

Mr Fletcher said the ratepayers associations — representing 15 000 people — were negotiating with building societies for home-owners to repay only the amount contracted at the time the bond was applied for as a monthly instalment, and to have the difference between that and the current interest-affected instalment added to the capital amount

This was being discussed even though it might mean people had to repay their bonds over a much longer period than



THE DOWNS BLUES Hundreds of placard-wielding Blue Downs residents march through the streets to protest against soaring repayments on their homes

Picture: BRENTON GEACH The Argus

initially contracted for However should the interest rate drop less would have to be added to bonds

Mr Graham English, managing director of Schachat Homes, who built Forest Village in Blue Downs, said building societies would appreciate bond-holders making 'their best offer'

"They must show willingness at least A 'no pay attitude will force building societies into a corner' he added

Last week it was reported that 4 000 Blue Downs bond-holders had decided to stop all bond payments to draw attention to their plight

Ratepayers associations general secretary Mrs Cherrel Herbert said "We've compiled a list of all our correspondence to various people on our problems, and sent it to Dr Zac de Beer

"We hope he will grant us an interview and we would also like to see the State President"

New Cabinet fails to impress Zac but pleases other MPs

Political Correspondent

THE Cabinet shuffle has prompted strongly contrasting responses from politicians some of whom see it as cautious and uninspiring and others as bold and imaginative

Many agree that Mr F W de Klerk's selection is intended to signal his commitment to getting negotiations for reform under way as soon as possible

However Dr Zac de Beer, parliamentary leader of the Democratic Party does not think there are any important political conclusions to be drawn from the Cabinet's composition

He believed Mr De Klerk's selection had been a cautious exercise to keep as many people as possible happy

Of Dr Gerrit Viljoen, appointed Minister of Constitutional Development Dr De Beer said although he had the confidence and friendship of Mr De Klerk, he had not run his past two portfolios well

A surprising feature was the inclusion Dr Wim de Villiers, who had been respected in the private sector as a forceful and effective manager he said

Dr De Beer welcomed the presence of the first woman in the Cabinet

Dr Denis Worrall a co leader of the DP said he thought the appointments were bold and imaginative

Labour Party leader the Reverend Allan Hendrickse believed Mr De Klerk had put together a good team

He was particularly pleased with Dr Viljoen's being given the key portfolio of Constitutional Development in an effort to get negotiations going

Mr Frank le Roux parliamentary chief whip of the Conservative Party, said Mr De Klerk's appointments showed little imagination and would hardly inspire the country

Dr De Villiers' appointment was interesting but the CP wondered what claim had enabled Mr J de Villiers a nominated MP to become Minister of Agriculture over others who qualified for the post

The Cabinet is to be sworn in on Thursday

Mr De Klerk is to be sworn in as President in Pretoria on Wednesday

124

BOND BOYCOTT

HOMEOWNERS in three sections of the greater Blue Downs area have embarked on a bond boycott amid allegations of "fraudulent activity" by some developers.

Residents in the R2-billion Blue Downs housing scheme are accusing developers of "unscrupulous actions" and of selling newly-built houses to homebuyers who do not qualify for bonds

TOP PAGE TWO

P.T.O.

By MCEGSIEN WILLIAMS
FAMILIES are pitched in a desperate battle for survival behind the pretty facades of homes in Blue Downs, Cape Town's newest township located about 35 kilometres from the city centre

This week the ad hoc umbrella body for the area claimed that 400 of the township's approximately 2 200 homeowners, mainly young couples who are first-time buyers, are "in trouble" with financial institutions over arrear bond repayments

The steep rise in bond rates over the past six months has dealt a crippling blow to the dreams of many of Blue Downs' residents — and the hopes of the state to erect a R2-billion city for "coloured" people on the shifting sands of the Cape Flats

Blue Downs was seen two years ago as the first major move by the government to privatise the provision of mass housing with an envisaged 40 000 homes to accommodate 250 000 people

The first phase of the project however seems to have come unstuck with the order books of builders shrinking rapidly in recent months as the interest rates soared

Mr Dan Fletcher, chairperson of the Blue Downs Ad Hoc Committee, a formative umbrella civic body representing several of the suburbs in the area, said the majority of Blue Downs' residents faced a financial crisis

"We deal daily with families faced with financial ruin and homelessness after being served with execution of sale notices on their homes

The majority of people in Blue Downs face hardship and the only lucky ones are those with subsidies from employers

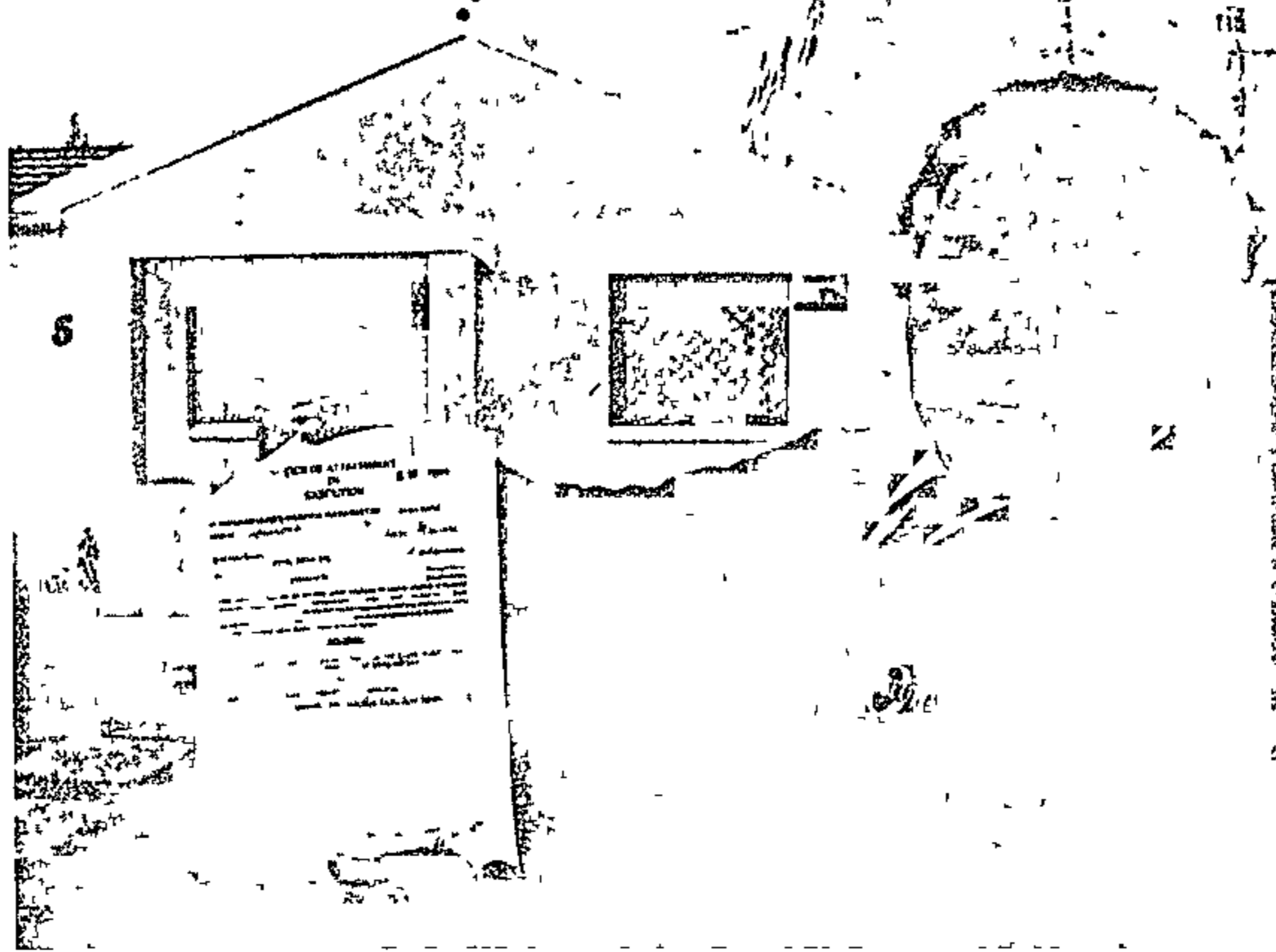
He accused some developers of being 'unscrupulous' and of dumping homes on buyers with misleading advertisements

"Now, the building societies and banks are moving in to secure their investments and the defaulting homeowners have to bear the losses

Many of these people have seen their dreams of an own home and a happy future in Blue Downs turn to a nightmare"

Bond-blues

Angry owners boycott



REPOSSESSED Mr Dan Fletcher with an execution of sale notice

Residents' financial problems in many of the township's suburbs are compounded by widespread unhappiness with the quality of the homes

Many have grouped into civic associations and have undertaken involved litigation and disputes with the builders and the originators of the project — the House of Representatives Department of Housing and Local Government

Some have appointed their own civil engineers to assess the shortcomings and shoddy workmanship of builders, while others are refusing to make bond repayments because of dissatisfaction with the quality of their houses

The government has now appointed a committee of investigation into the construction of the Blue Downs houses while residents in one of the suburbs Confers, are going to arbitration with one of the builders in a

dispute over the quality of the houses

Residents have also accused the developers of "broken promises" which include

- The provision of a R250-m rail link
- The provision of sports facilities such as a stadium swimming pools and tennis courts.
- The building of primary and secondary schools,
- The building of a civic hall

Said Fletcher Most of these promises have not been kept What has particularly affected homebuyers is the original price of theerven Many are now paying double that"

The project director for Blue Downs, Mr Carl Marais, conceded that the project had "slowed down" because of the high interest rates

"One must bear in mind that Blue

Downs is not a subsidised scheme and is subject to the state of the economy

Responding to the residents complaints about the lack of facilities Marais said the construction of a primary and secondary school was underway at a cost of R5 2 million

A railway line to Blue Downs has been placed on a priority list and awaits a decision by the central government

"Plans for the provision of proper recreation facilities will be announced shortly, although temporary arrangements have been made A civic hall is under construction in the suburb of Hill Crest.

Several building societies contacted for comment refused to divulge figures or the extent of the problem except to request homeowners in trouble to contact them

FROM PAGE ONE

An allegation of fraud has been made against a Southfield developer after a homebuyer found that a building society had been given wrong information on a loan application form

Mr Noel Siebrits said he got the "shock of my life" last week when he requested particulars of his bond and for the first time saw the details on the loan application form

"I remember being asked by a representative of the developer to sign a blank application form which she would complete and submit to the building society

When I received a copy of the form I found that the name of my employer was given as that of the developer for whom it was claimed I had worked for the past five years as a general foreman

In fact I've been employed by an Epping packaging firm for more than a year and had never been in the employ of the developer

Siebrits said the salary entered on the form had been grossly exaggerated His postal address on the application form was that of the developer

I've been unable to clear up the matter with the developer and have handed the matter to my attorney to investigate a charge of fraud

I've decided to give up the house as my wife who is pregnant, can no longer tolerate the stress and tension A relative finds himself in a similar situation and I think what happened to me is simply the tip of the iceberg

Siebrits claimed that he had not received any notification or documentation regarding the registration of the bond or how and on what basis payments had been made to the developer by the building society

Meanwhile at least 40 homeowners in three suburbs in the Greater Blue Downs area have stopped bond repayments because of structural and other defects in their newly-built homes

Approached for comment on behalf of the developer Mrs P Young denied the allegations made by Siebrits

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Mother leads fight against housing giant

MRS ADELAIDE ARENDSE is a determined woman

This petite mother of six has banded together a tiny community of 24 families in Devon Park and Forest heights in the greater Blue Downs area in a desperate bid to retain their homes

The families angered by the quality of the homes they have recently bought have refused to make bond repayments for several months

Now their running battle with financial giant, the United Building Society which is threatening to repossess the houses, may end in court

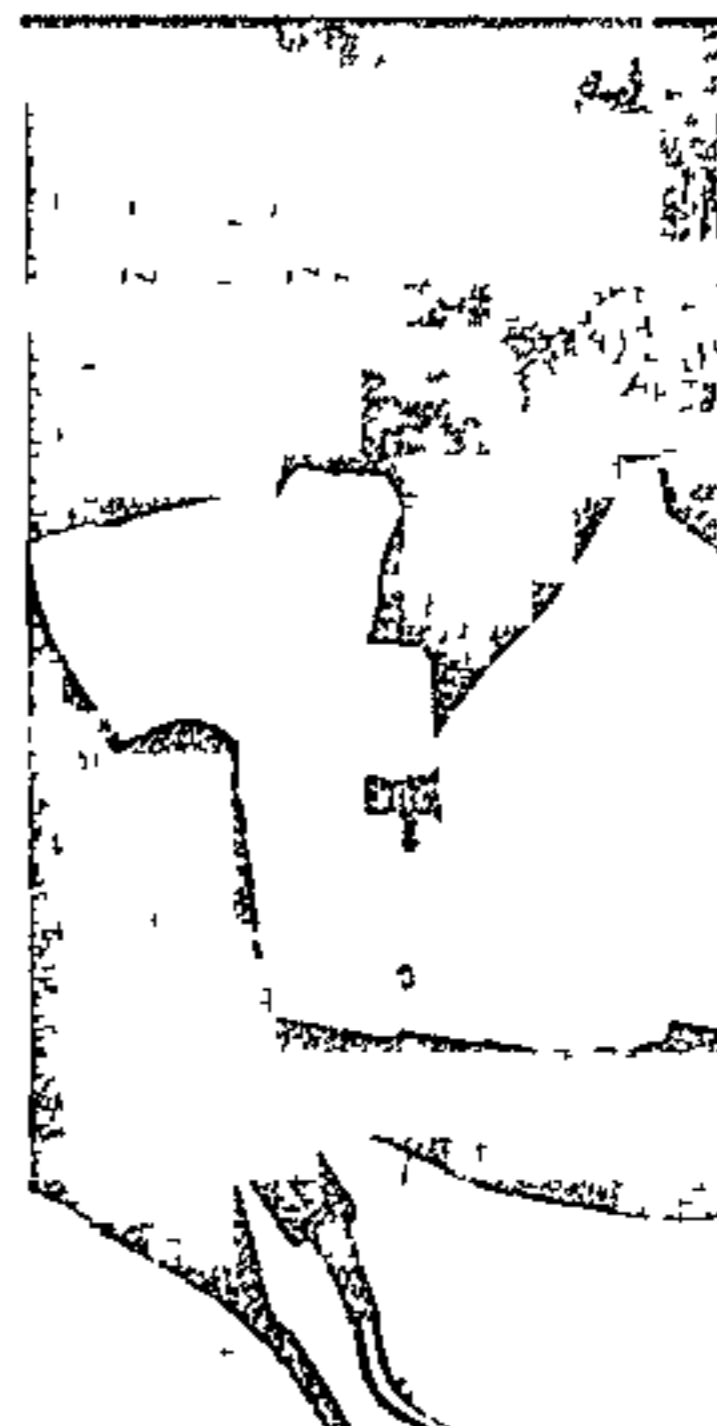
The community covers the legal and other costs by each family contributing R150 a month

Arendse bought a house for R65 000 in Devon Park in December last year Immediately after moving in she spotted numerous defects including a leaking water pipe which ruined the carpeting in the house

"I could see the house wasn't worth the money we're paying

"Second hand material such as window frames were used and the overall workmanship is of an inferior quality"

Arendse, a hairdresser, said the defects were common to almost all the houses in the scheme



Adelaide Arendse

To prove their point, the families appointed a firm of consulting engineers to investigate their claims

In a report released by the engineers BS Bergman and Partners it was found that an aggregate 250 building defects existed in the 24 houses examined

The report stated that the defects posed a security risk to the occupants and involved poor workmanship and bad planning

Side double doors and back doors are so badly installed that burglaries occur frequently as they can be opened easily with a key

"The quality of the external cement block skin and plaster to the outside wall is so poor that the burglar bar fixings pull out without difficulty"

The report stated that cracked walls and badly installed plumbing and electricity cables were common

Some houses were constructed on different even than promised

The lawyer acting for the families said the UBS was proceeding with litigation against his clients and it was likely that the matter would go to court

It is very clear my clients have been given a raw deal but they are up against a powerful organisation

A spokesperson for the United Building Society said he would comment on the matter as soon as his own investigation was completed

RAIN IS THEIR ENEMY NO 1

W/ARGUS 19/8/89 (124)

Where babies are dying of the damp



REMEMBER last Tuesday, when the heavens came down like walls of ice?

This was Miller's Camp near Nyanga that day — but before the rain.

Even then green, stagnant stretches of water were lapping into the lower-lying shacks.

In those shacks, while we were there, it was only ankle deep, calves stayed dry. But that's too bad for the babies lying in the shacks, who are dying of the damp.

Operation Hunger has identified Miller's Camp as being in desperate straits.

Mr John Nziwele, head of the well-knit community, says there are some 3 000 people in the camp, originally from old Crossroads, most of whom are unemployed in the formal sense. Some do piece work two or three days a week for R10 to R12 a day. Others are good carpenters or dressmakers but lack materials. Some buy and sell cabbages and beans and pumpkins. One shack calls itself the Lusaka Super Market.

"We need a bulldozer to flatten 200 shacks, and after the water is pumped out we need rubble to fill in. Clothes, especially baby clothes, food, especially full cream powder, milk for babies, blankets, rolls of black plastic for roofing.

"We need health workers, there is no clinic or mobile clinic, just two health workers who come around and there is too much sickness here for them with the green water. We need lots of medicines."

Among the women we photograph are Gladys Nokuzola, Sylvia Sonkana, Adelaide Moi, Nommasilo Nzima and as we talk and the rain starts again, they laugh.

OK, so you're young and you've got someone else's Wellington boots and a cast off man's jacket, but back home, in the background, Mum empties the water from her shack.

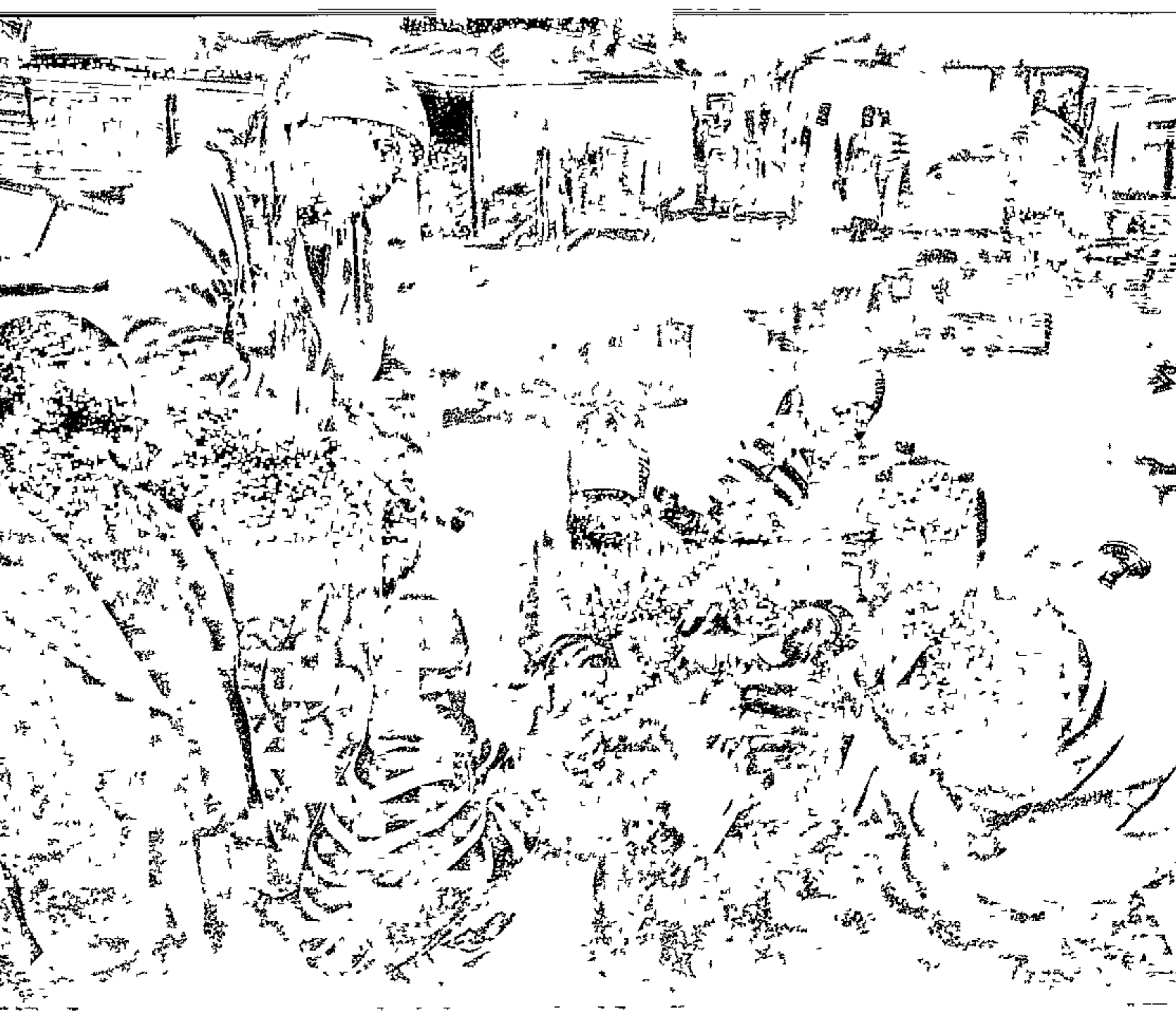
When your world has turned to mud, right, balancing a bucket of fresh water isn't that easy.



By
GORRY
BOWES-
TAYLOR
Weekend
Argus
Reporter

Pictures
HANNES
THIART
Weekend
Argus

■ Miller's Camp and Operation Hunger would be very grateful for any help. Please telephone Philip Davids or Roselle Fraser at Operation Hunger: 797-3667 or kindly deliver the goods to their office at: Coates Building, Maynard Road, Wynberg. At the same time you could buy your R10 Operation Hunger ticket for Gold Reef Seven, and wander around the excellent craft shop.



The philosophy is that if you can't keep dry you might as well be warm hands — if someone lugged in dry wood from somewhere.

Property dealers up in arms over dumped financial rand

By MALCOLM FRIED

CITY property dealers are at odds with politicians and financial analysts over the significance of the government's scrapping of financial rand deals for foreigners buying South African property.

Minister of Finance Mr Barend du Plessis announced on Wednesday that local pressure — mainly from the Western Cape — had led to the move

Overseas buyers now have to spend commercial rands on farm and residential property — costing them about 20% more and putting them on a par with local buyers

The move was yesterday welcomed by Democratic Party finance spokesman Mr Harry Schwarz, but property brokers said it was an "emotional" step and would have little signifi-

cance

"We're talking about a fraction of one percent of property deals," said Pam Golding Properties managing director Mr Cecil Golding

Seeff Property Organisation managing director Mr Lawrence Seeff said the overseas demand for financial rands for residential property was less than three percent of the total demand for other investments

Mr Schwarz said, however, that despite the government's "politically convenient timing", an "extremely unfair situation" had been resolved.

"To claim that less than one percent of property is involved or to give other across-the-board statistics is not the point.

"Overseas deals had been confined to only a small section of the expensive property mar-

ket, where foreigners have been allowed to compete to their own advantage for too long — since 1986."

The low value of the rand and relatively cheap prices for South African property made local buys attractive enough without the "added and unnecessary incentive of an artificial monetary unit"

Mr Schwarz's view was echoed by business consultant Dr Craig Stein

"There's no doubt that locals are now better able to compete with foreigners," said Dr Stein

The "terrible abnormality of the 'property rand'" was also criticised by the managing director of Transvaal-based property firm Camdon's Nationwide, Mr Scott McRae

"We shouldn't be giving away the family silver."

Chinese funny boat towed to Table Bay



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Still a long way to go

**CONGRATULATIONS
UWC & LTA**



There is a branch
near you....

**85 BRANCHES
COUNTRYWIDE**

STUDENTS at the University of the Western Cape believe the university still has a long way to go in solving the accommodation crisis

The general opinion is that the two hostels built near the campus at a cost of R8-million will only provide mild relief for the university's accommodation woes

A SOUTH survey indicated that students were deeply concerned about the need for the university to build more hostels

The issue of students being forced to squat was raised frequently

Many students were not happy with the university's controversial system of refusing accommodation on campus to students who have failed their final examinations

A 22-year-old student from Mapetla Extension, Soweto, who asked not to be identified, said she was forced to squat because she had failed her second year

She had come to UWC because she admired the university's commitment to the struggle for justice

"UWC is seen as a symbol of hope to students who come from poor backgrounds," she said

"Many of us face financial problems back home which affect our studies. It would be in keeping with UWC's spirit to revise its policy on accommodation for those who fail."

Miss Florence Alexander, 18, a first year BSc student from Port Elizabeth, said the university should build special hostels for married students

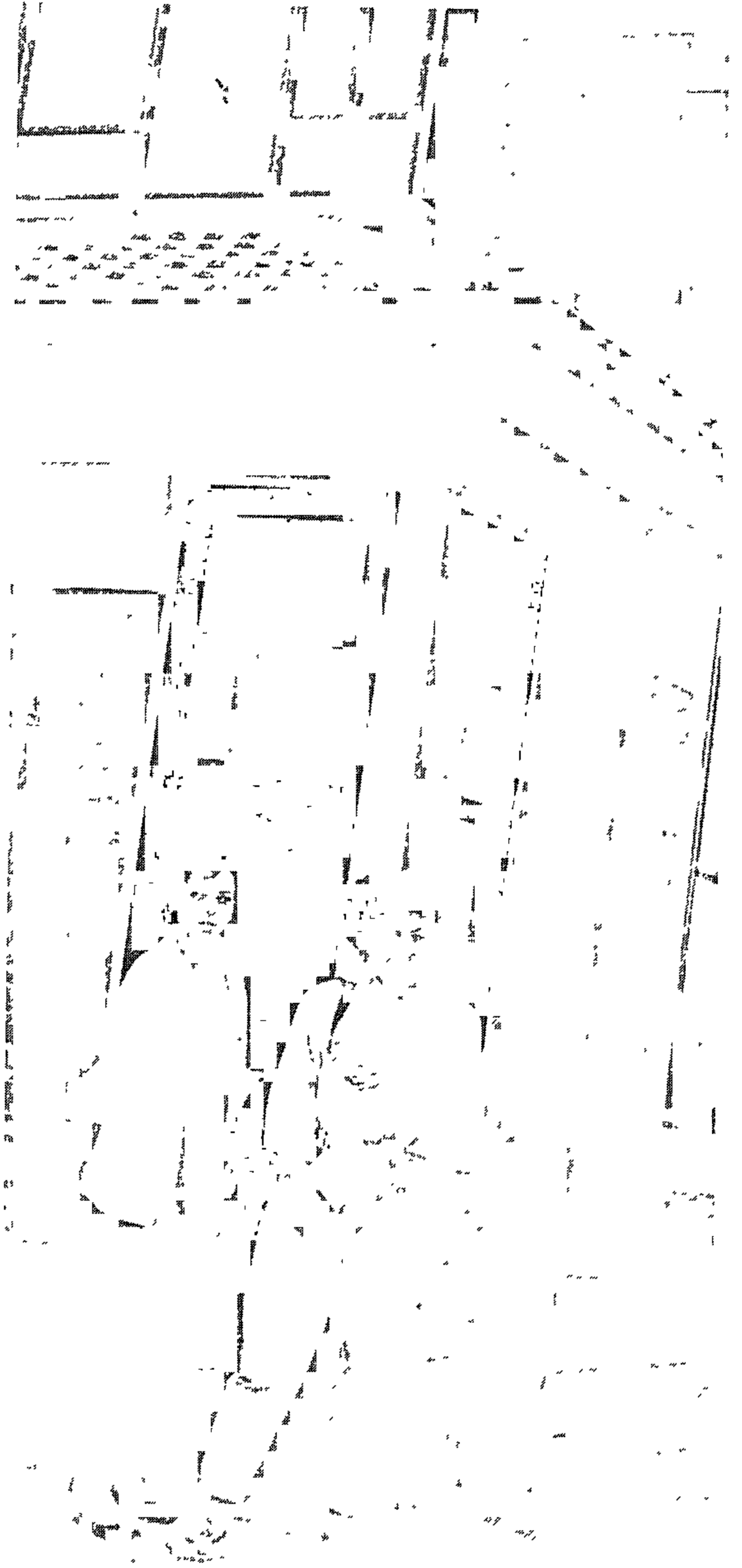
A married student from Swellendam, whose husband is also studying at the university, said preference should be given to married students when allocating accommodation

The university's practice of barring married students residential rights on campus was "grossly unfair", she said

Many students complained that the high cost of living further exacerbated the problem of finding accommodation

"My biggest problem is trying to stretch my bursary to cover all my expenses," said one student

A student from New Brighton, Port Elizabeth, said it was expensive for students to live off-campus as they had to pay transport costs to and from the university



BRAND NEW: UWC media assistant Jennifer Abrahams and Thandi Davids seen at the entrance to the new Belhar hostels

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124



The interior of the new hostels is finished with a mushroom and white colour scheme

UWC hostels geared to performance

GOOD academic performance and social enrichment

These are the human factors which determined the design of the University of the Western Cape's new off-campus residence recently completed in Belhar at a cost of R8-m

The completed first-phase accommodates 310 students. Flat units for an additional 190 students will be available when the project is completed.

The residence, in Belhar, is within a 10 minute walk of the main campus.

The residence allows UWC for the first time to accommodate about 20 percent of its 11 000 students which brings it within reach of other universities such as UCT (20 percent) and the University of Port Elizabeth (26 percent).

Decorating

The residence consists of two grassed and landscaped courts divided into flats which also make provision for married couples.

The blocks of flats are three storeys high. Each flat has a kitchen and dining area.

Rooms are fitted with built-in cupboards and individual basins. Toilets and bath rooms are off the landings.

The interior decorating has been finished off with a mushroom and white colour scheme.

Accommodation is provided for 160 males and 140

females. The shared community space between the two courts gives access to the dining hall, community lounges, games rooms, laundrette and house committee rooms.

The dining hall can accommodate up to 250 people.

Sociability

Architect Paul Andrew says the difference between the Belhar residence and other hostels is the absence of corridors.

We were concerned with the security, communability and sociability which the complex would offer.

"We wanted to encourage communication among the groups of people in residence."

Andrew says the residence was built off campus because of the limited on-campus land.

Our ultimate dream is that the building form permits and enables the development of enriched socialising as well as creating the opportunity to achieve academic excellence.

"We can expect the demand for on-campus accommodation to be high because the students are drawn from all over South Africa, and the housing stock within easy reach of the campus is not of the type that easily accommodates the students in 'digs'."

He said R10-million had to be spent on residences annually to keep the residential student component at 20 percent of the total student population.

Fin rand

and deal off

Govt stops

s foreigners' property spree

Capl Tmfs 11/11/89 (124)

By AUDREY D'ANGELO

THE government yesterday scrapped financial rand deals by overseas buyers of South African farms and residential property.

The Minister of Finance Mr Barend du Plessis, made the announcement yesterday and a spokesman for his department said the action was taken after pressure from people mainly in the Western Cape, who complained that foreigners were buying up historic farms and pushing up property prices in areas like Clifton.

The system has been strongly criticised for giving foreign buyers an edge over South African buyers. Prime residential properties on the Atlantic seaboard and some of the country's most prestigious wine farms have been the targets of foreign investors since the scheme was introduced in 1986.

Last night Mr Du Plessis said overseas buyers would no longer be able to pay half the cost of purchases at the finrand rate of exchange.

Under pressure

"The demand from abroad for these properties may therefore be discouraged to some extent."

The minister has been under pressure for months to withdraw the concession which gave foreign buyers an effective discount of between 15 and 20%, depending on the going rate of the finrand.

Mr Du Plessis told Parliament in April that since 1985 a total of R1,275 billion had been invested in property in South Africa through financial rands.

However, of this, R52 million had been invested in agricultural property and R306 6 million in residential property. About R917 million was spent on commercial property.

But estate agents specialising in such sales — some of whom have opened offices in London and sent teams with multi-million property portfolios to Britain, Europe and the US — were not disheartened last night. They said the rand is so weak against the British pound and other currencies that local properties will still be cheap to overseas buyers.

The executive director of the SA Property Owners' Association (Sapoa) Mr Peter Erasmus said the change would hardly affect the property market.

Psychological effect

"As long as the rand remains a cheap currency South African properties will continue to remain cheap for foreign buyers. Investors are more concerned with finding good investments than going bargain hunting round the world."

Mr Lawrence Seeff, managing director of the Seeff Property Organisation, said the loss of the finrand concession meant that residential property would cost overseas buyers about 20% more and this might have a psychological effect on them. But with £100 000 they will still be able to buy a property costing nearly R500 000.

Mr Carl Scheppening, managing director of the Board of Executors Properties, said that finrand transactions were only a small percentage of total property sales and the withdrawal of this concession 'will hardly dent the property market'.

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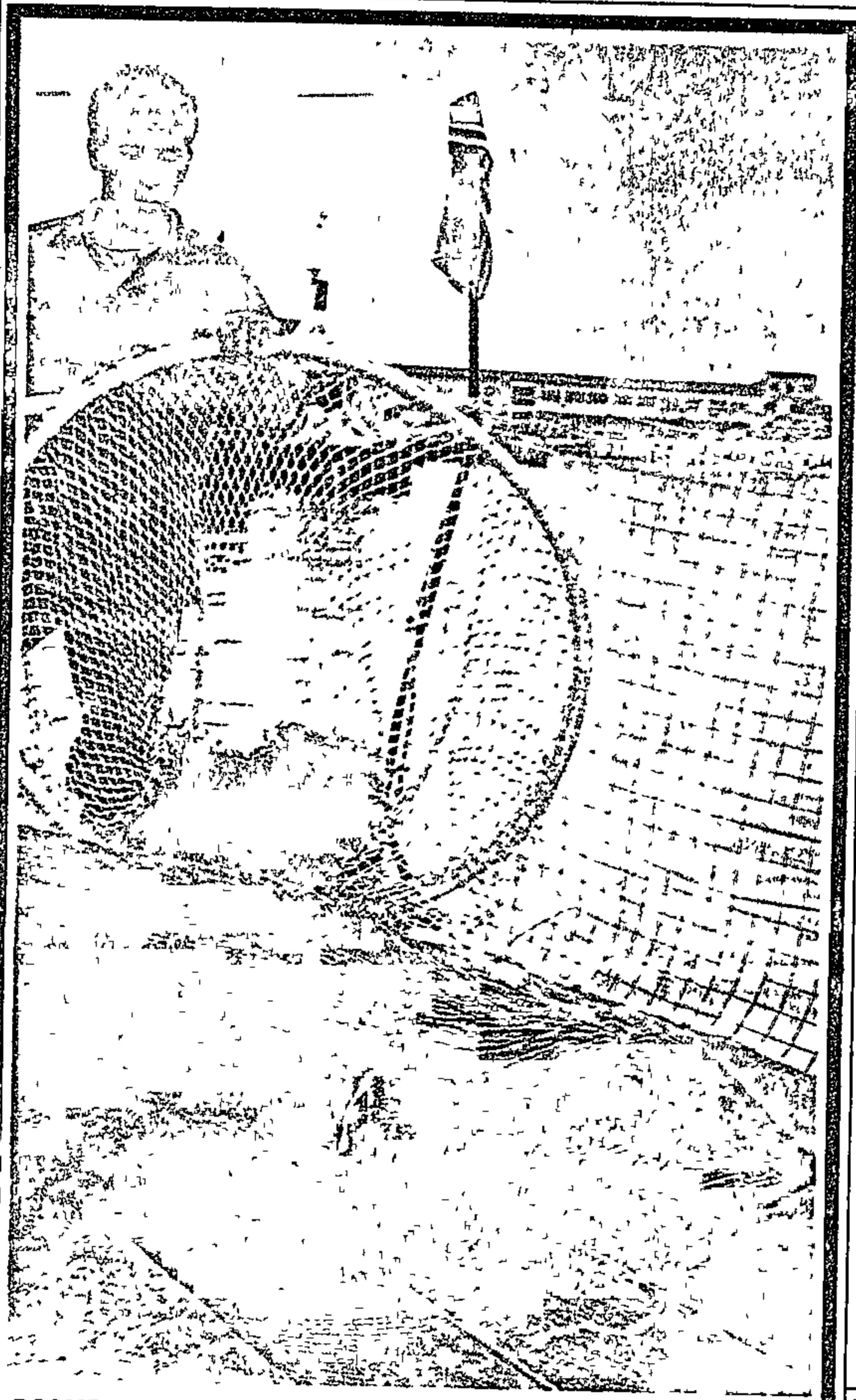
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— Page 16



DOOMED Mr Adrian Maseke of the Socu Fishers ...

Staff Reporter

AN architect commissioned by the Cape Times to investigate controversial building standards in the Conifers section of Blue Downs has recommended a further investigation as "a matter of some urgency"

The architect, appointed to follow up an earlier Cape Times report on houses in the suburb, says the next study should be undertaken by an independent team consisting of a structural engineer, a builder and an architect. Plans and documents should be scrutinised to ensure the owners had received what had been agreed upon, he believes.

A government investigation into the construction of houses is nearing completion. The report is expected to be handed to the Housing Board of the Department of Local Government in the House of Representatives by the end of September, a board official said this week.

The investigation follows an undertaking by the Minister of Local Government, Mr David Curry, to the Conifers Ratepayers' Association that he would have their complaints investigated. The Housing Board then appointed an independent committee of professional experts, chaired by an official of the Council for Scientific and Industrial Research.

The committee was asked to investigate fully the allegations of poor and faulty building work and deviation from approved and adopted plans, then to submit a written report to the department's Housing Board and make recommendations on steps to be taken.

The Conifers houses were subsequently the subject of a newsfeature in the Cape Times in April, in which it was alleged that the builders, LTA Comiat Homes, had been guilty of poor building practices.

The April report in the Cape Times stated that Conifers houses were in danger of collapsing because foundation slabs had been laid on unstabilised and under-compacted soil.

Floors were "wavy", indicating that the ground had not been properly compacted, window and door frames continually worked loose or split away from the walls, there were problems with the finishes on some houses, and in several cases the completed building lacked features shown on the approved plan.

LTA Comiat denied the Cape Times statements, saying that the plans for the houses had been officially approved, the

Blue Downs houses: 'Urgent report needed'

foundations had been professionally designed and the work had been inspected at all stages by building-society inspectors.

The Cape Times then engaged the services of an independent city architect to examine and report on the houses cited in its April news story.

This architect, whose name has been withheld from publication at his own request, for professional reasons, reported as follows:

Floors "There are other possible causes for the wavy and uneven floor surfaces than those mentioned in the article, such as bad workmanship, thin screeds, screeds coming loose from concrete, no screeds at all etc.

"The fact remains that in many cases the floor surfaces are unacceptable by normal standards. Although I saw no definite signs of the floors subsiding at this stage, this will become inevitable should the water be allowed to wash under the building and remove the fill supporting the floor."

Plaster

Windows and doors "Window and door frames have, in certain cases, come loose. Once more, however, there are other possible causes for this than those mentioned in the article, such as shrinkage in the timber, incorrect anchors used, anchors omitted altogether et cetera."

Window sills "The external plastered window sills are very flat and the plaster has not been correctly tucked under the timber sill of the window frame."

Cavity walls "I was pleased to see that the houses all appeared to have cavity walls which have well-documented advantages over solid wall construction in the Cape climate. At this stage it is difficult to inspect without finding out whether this has been correctly constructed."

Foundations "Various houses have exposed footings, and it is recommended that each house be examined by a special-

ist engineer so that this matter is remedied as soon as possible."

"The houses I inspected showed no serious signs of structural cracking and settlement of the walls at this stage. However, if these exposed footings are not attended to and further erosion occurs, it is almost inevitable that the walls will subside and serious structural damage will be caused to those houses. Should this occur, it might well be necessary to demolish a number of houses."

Design and contractual agreements "I examined the case of an owner whose signed contract plan showed a carport and entrance portico that were never built. Furthermore, he claimed that the bank where his bond was lodged had a copy of the identical plan. A kitchen window was also omitted from the building with (the) owner's consent."

The Cape Times submitted this report to LTA Comiat Homes, a spokesman for which condemned it as "totally unacceptable", noting that:

● The architect had appeared to contradict himself by first concurring with the first architect's claims of foundation subsidence and the danger of houses collapsing, and then stating that he had found no serious signs of structural cracking and settlement of the walls.

● Some foundation walls had become exposed because of the nature of the sandy soil conditions at Blue Downs and the house-owners having made no attempt to stabilise the soil or, at the least, to replace moved downpipe spreaders.

The problem did not exist where LTA Comiat had grassed the fronts of the houses, and "the statement made, that subsidence will occur if water is allowed to wash under the building, applies to any house built on sand if water is allowed free access under foundations."

● LTA Comiat had "found evidence of other items mentioned by the architect and have repaired such where clients have given us access to carry out the necessary repairs."

Street of Broken Dreams

Staff Reporters

MRS 9/19/74

SCORES of houses in city townships are being repossessed as home-owners are forced by high interest rates to stop payment on their mortgage bonds.

In Mitchell's Plain, 36 homes were recently advertised as "sales in execution" on one day.

Of these 14 are in Morgenster, a Disa homes development just over two years old. Six of them are in the same street.

A leading property economist said the national repossession rate of houses was 2.5 per 1 000 home-owners and that the traumatic experience of being threatened with the loss of their houses forced many people to sell other treasured possessions to attempt to make payments until the crisis was over.

"Given up hope"

But many home-owners had given up hope that their bond repayments would ever be lower and were simply throwing in the towel and allowing their homes to be sold, he said. Mr Desmond Booie and his wife Diane have not paid a cent on their two-bedroomed house in Maralize Crescent, Morgenster, since March.

"Our bond repayment on the R52 100 purchase price was R435 when we moved in. Now it's R883 after the first-time home-buyer's subsidy has been deducted," they said. "The bond has risen to more than R56 000."

Mrs Booie is a teacher and Mr Booie, usually a security guard, is unemployed and makes a little money as a part-time mechanic.

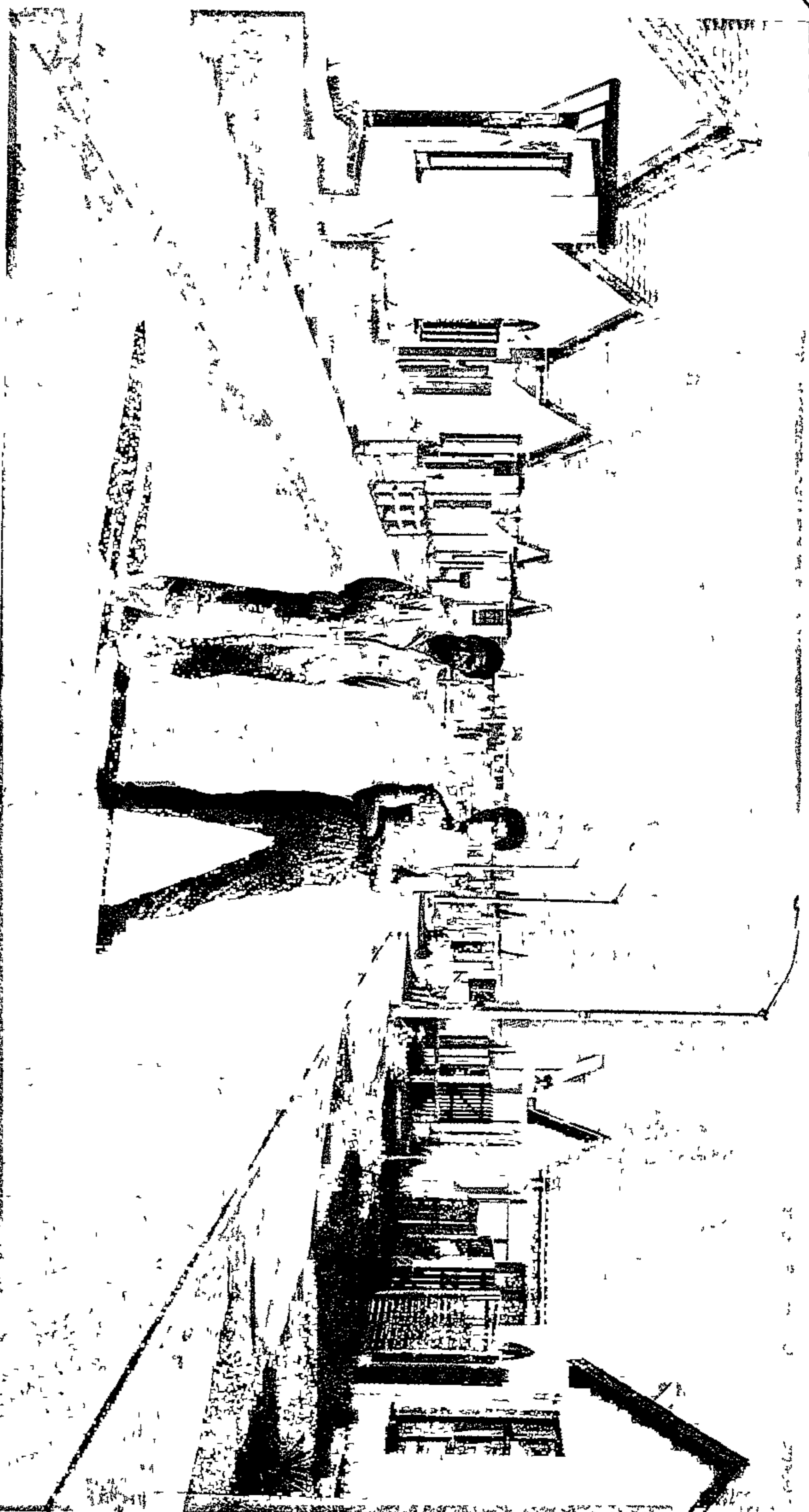
"My wife brings home R715 and my net earnings from my new job as an investigator will be about R700," Mr Booie said. "Even on our combined income it will be difficult to make ends meet."

Mrs Booie has unsuccessfully tried to get a teaching post near home, so she has to fork out R100 a month for transport to Grassy Park.

Mrs Booie said "The building society said we had to pay a minimum of R700, but we could afford to pay only R400. At first they accepted that, but now they won't take any money from us."

"It's a blessing in a way now we can at least pay our clothing and other accounts. Desmond had to appear in court twice in connection with these debts."

The Booies' home is due to be auctioned on August 22, and they are preparing to move to rented accommodation in Grassy Park.



STREET OF DESPAIR: Mr Patrick Idas, left, and Mr Desmond Booie, who have not made any repayments on their bonds for months, pictured in Maralize Crescent, Morgenster, where six houses are to be auctioned this month.

Picture WILLIE DE KLERK. The Argus

Empty houses

They and their friends, Patrick and Louise Idas, also of Maralize Crescent, can reel off the names of people in their street who have been forced to cut their losses and move out. And there were already many empty houses in the area they added.

One other house in Maralize Crescent, due to be auctioned on Friday, was already empty and another, scheduled for auction on August 18, had been vacated by the owner and was occupied by other people.

Mr Idas said his repayments had climbed from R360 to R456, then to R1 096 a month. "We can't afford to pay the bare minimum of R750 asked by the building society, so we pay nothing. When we bought they said our repayments would be R360 a month."

He lost his job as a furniture salesman recently, but even had he been earning, the net income for the household would be about R1 350.

Mrs Idas earns R450 as a nursing assistant.

Minister advises

Mr David Curry, Minister of Local Government, Housing and Agriculture in the House of Representatives, advised people to contact him.

"In the past I have taken people with problems about their arrears to their building society. I am still willing to arrange these meetings."

"The building societies are always prepared to listen to people's problems. They are not keen to repossess houses."

Mr Paul Kleinsmidt, MP for Elises River, said in the past week he had referred 12 people, each about R3 000 in arrears on their bonds, to the building societies.

"After the building societies had assessed each individual case, they were all given six months' grace to repay their debts."



BLEAK FUTURE . . . Stratford Park resident Mrs Felicity Mars and her two-year-old son, Jermaine Both Jermaine and his brother Granwille, 5, suffer from asthma and constant bouts of bronchitis Mrs Mars's back garden is more often than not awash and her husband has built a path of bricks so she can get to the washing line without getting her feet wet.

Picture RICHARD BELL

By DI CAELERS

STRATFORD PARK parents are fighting mad and have demanded urgent action as their once healthy children constantly fall prey to bronchial-type ailments in "nightmarish" winter conditions.

"The cold is slowly claiming the lives of our children. Just about every single child in the area suffers from some type of chest problem Just a month ago one child actually died of pneumonia," said Mrs Charmaine Sauls.

The "gardens" of homes in the new suburb in Eerste River were awash yesterday after heavy rains had lashed the area but residents told the Cape Times the sight was not an unusual one.

The large amounts of excess water seldom drained away completely, in many cases surrounding houses on three sides, leaving residents living in "ice-boxes", they said.

A doctor who treats many of the children and who cannot be named for ethical reasons, said he was positive there was a link between their health problems and living conditions.

Cape Times 1/8/59
Parents demand action in cold area
124

He said constant damp, cold conditions inevitably resulted in problems like bronchitis and asthma, and all that could be done was to move the children to a healthier climate.

The 18-month-old child of Mr Louis Kleinbooi and his wife Louisa died a month ago of pneumonia.

"I know it's because of how damp our house is. Now my other child, four-year-old Michael, is suffering from chest problems too," Mrs Kleinbooi said.

"Something just has to be done. Besides the fact that our homes

are freezing cold and damp, there is nowhere for the children to play. Our gardens are like dams and all the children here are constantly wading through water to get anywhere."

Mr Terry Payne, director of Edlyn Projects which built the houses, has made moves to "take up the problem on the residents' behalf"

He said yesterday that he would meet representatives of the local authority today in an effort to resolve the drainage problems

A spokesman for the Stellenbosch RSC, the local authority for Stratford Park, said yesterday that contracts had already been awarded in regard to "improving storm water drainage in the entire area".

He said the completion date of the last contract awarded was May next year.

"The problem as it stands has come as a result of Stratford Park and surrounding areas being subdivided long ago, some areas as far back as 1904, before the authorities required services to be installed as a condition of the subdivision," he said.

MAR 27/7/89 (124)

Homes boost

From DICK USHER, Business Staff

JOHANNESBURG. — A bold new plan which will link pension schemes to the financing of house-ownership — a step which could go a long way towards easing the country's housing crisis — has been unveiled.

The plan, which views home-ownership as part of the total retirement package and would help first-time house buyers meet their bond commitments, was disclosed here by the country's biggest insurance group

Insurance companies have been under pressure from the government for years to channel into housing some of the billions of rands they invest each year on behalf of policy holders.

The scheme, proposed by Old Mutual, would mean that the joint pension contributions by employers and employees, plus any State or private subsidies, would be channelled into the purchase of houses — especially for those who would not otherwise be able to afford the deposit

The retirement fund contributions would accumulate until there was sufficient for the deposit on a home

Monthly contributions would then be used as bond instalments, enabling higher repayments and therefore affordability of housing

The combined contributions to bond repayments would reduce the repayment period and once the home was fully paid for, would revert to providing funds for retirement

"Viable model"

Old Mutual executives said they believed it was a viable model

Old Mutual assistant general-manager Mr Henk Beets said the idea solved two problems in the provision of housing for lower-income groups — the shortage of capital available for low-cost housing and the lack of systems available to make houses more affordable for low-income buyers

He said the concept was based on the understanding that it was critical for the private sector to become involved if South Africa's housing crisis was to be solved

Hard to save

While pension funds could invest in low-cost housing, the money to pay for them had to come from somewhere, which meant either reduced benefits or increased contributions from members

The bulk of the population earned less than R1 000 a month and could not afford to buy homes costing more than about R18 000

The low income level had made it difficult to save enough for a deposit on a house and the preferences of building societies and developers were for houses in the R47 000-upwards range — well out of the reach of most wage earners

"Buying a home must also be seen as part of preparation for retirement and that it provides a basis for financial security beyond a pension benefit because it is a capital asset that could be sold or rented," said Mr Beets

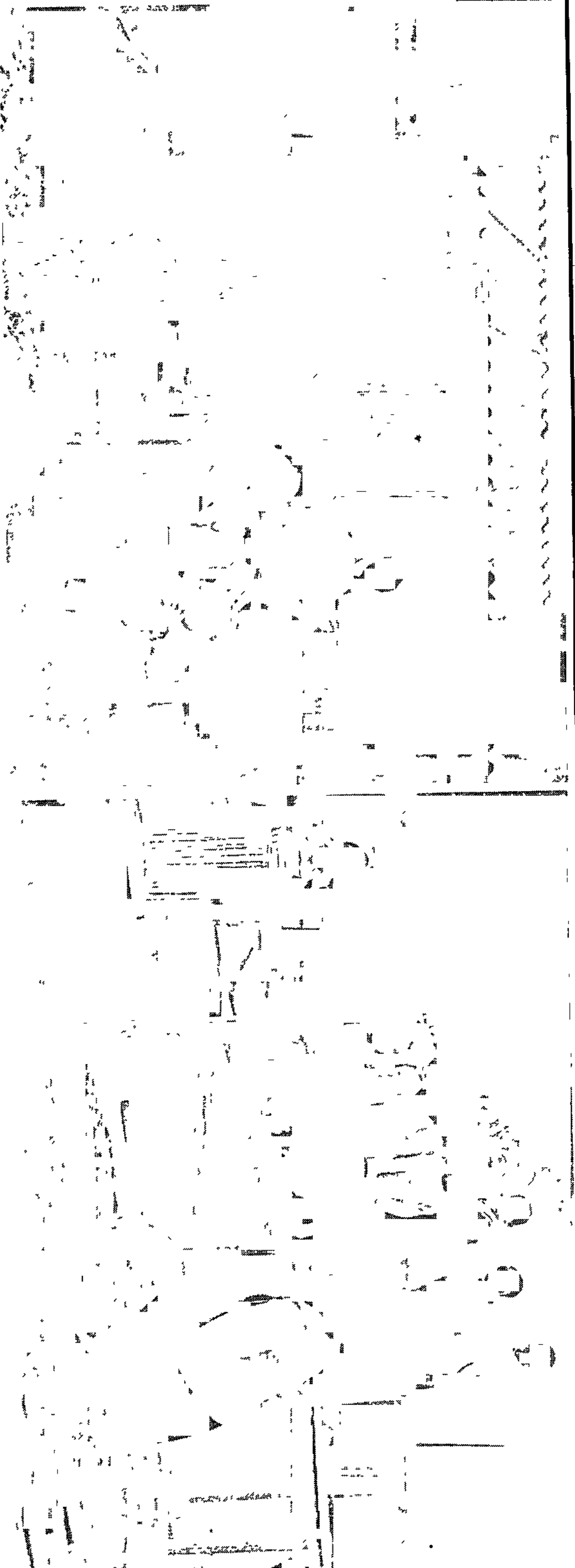
Photos 24-7/89

CITY



NATIONAL

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Picture: WILLIE de KLERK, The Argus
HOMEPROUD: Mfuleni residents care for their yards. Neatly cut lawns are a common feature of the small township.

'Hostel' township is putting down roots

By EDWARD MOLOINYANE
Staff Reporter

A SMALL township in the Kulus River area, known for years as the "hostel township" because the authorities felt any development would be contrary to official policies, will now house about 30 000 when a "massive" development scheme is completed in 15 years' time.

The township is Mfuleni (literally meaning on the river in Xhosa) which had a dubious distinction of being the only township in the Peninsula, if not in the whole country, which had more single-men hostels than houses.

When the first houses were built in 1974 — after many such plans were shelved frequently in the preceding years — it was a half-hearted gesture which saw only 130 families being housed and a 3 000 single-men's hostel provided just across the street, town secretary for Mfuleni Town Committee, Mr Tertius Ellis told

The Argus on a recent visit to the township.

Mr Ellis, who has been "involved with Mfuleni in one way or another" since 1962 as regional manager for the then Development Board in Stellenbosch, knows the inside story.

He recalls that long before the homelands policy was first mooted, black families had been living in squatter settlements around Kulus River, Blackheath, Eerste Rivier, Stellenbosch, Sir Lowry's Pass and The Strand.

THERE FOR DECADES

When the policy became official in the early 60s, the Cape was declared a "coloured preference-area" and everything was done to get rid of black people, then called "illegals".

"Apparently, no housing was provided for these people as the idea was that they would return to the homelands. The frequent freezing of plans to build more houses clearly had an adverse ef-

fect on the upgrading of the area as no funds were made available," he says.

Mr Ellis maintains there really has never been any influx into the area. The majority had been there for decades.

It was only in 1974 that the then Divisional Council decided to provide accommodation in the form of hostels housing more than 4 000 single men. Sixty-five hostels have since been converted into houses for families. About 130 houses were also built in the same year.

As the name indicates, the township lies on the Kulus River banks, which sweeps through the small town when it overflows during wet weather. The Western Cape Regional Services Council has been approached to provide assistance in this regard, Mr Ellis said.

Situated among a cluster of bushes, Mfuleni is not visible from a distance of 500 metres

CRECHE KIDS Mrs Linch Phalla, left, and Mrs Femlaar Angomeni with some of the creche kids they look after at the Mfuleni township. The creche caters for 40 children.

These are necessary for windy Cape weather, explained Mr Ellis.

Facilities in Mfuleni include a community hall, clinic, rugby field, two soccer grounds, an old-age home and a school catering for Sub A up to Standard 7, three churches and a creche were built last year.

There are no tarred streets or post office, and electricity is only provided in the hostels. About 22 houses, now all sold, have been made available by a private company as part of a "pilot project."

The majority of Mfuleni residents, who work mostly in Kulus River, Blackheath, Eerste Rivier and Strand, make use of buses and taxis as there is no railway link to the industrial areas. Rent range from R27 88 for a two roomed house to R35 18 for a four roomed house.

With the scrapping of influx control and the recognition of

black urban rights, Mfuleni would house about 30 000 people when the "massive development plan" is completed in 15 years' time, according to Mr Ellis.

He said the first extension of the township, already under way, would provide housing for about 300 families on completion in a years' time. These would cost from R27 000 to R60 000 on the market.

OTHER SCHEMES

Other upgrading schemes in the next year, with funds provided by the Cape Provincial Administration, include

- Electrification of the township at a cost of R425 000
- Upgrading of the streets and stormwater drainage at R1 26-million
- Provision of sports facilities at R200 000

● Building of a care and work centre for old-age folks at R280 000

● Extensions to the Town Committee offices at R160 000

● A new police station at R65 000

Mr Ellis said the CPA, in conjunction with other health authorities, had undertaken to build a clinic and a day hospital. Building would resume within three to four months. Three churches, three primary schools and a high school were also in the pipeline.

Mfuleni people are also house-proud — gardens are green with vegetables and eye-catching lawns adorn the yards.

Also a common feature with other townships, the exact population figures are not known as most houses have backyard shacks inhabited by other families but Mr Ellis estimates it at 7 000.

Rent-freeze residents are delighted

Call. 714/15
5/7/89
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Staff Reporter

RESIDENTS of the Peninsula suburbs of Ysterplaat and Ruyterwacht have greeted news of an overall rent freeze with delight — even if some do not see the necessity for such a move

Many also see no need for the planned R18-million facelift for the two suburbs, saying the houses are already well cared for by tenants

The Cape Times visited the state-financed suburbs yesterday after a joint statement from Mr Kent Durr, MP for Maitland and Minister of Budget and Works in the House of Assembly, and Mr Alex van Breda, MP for Tyger Valley, announcing a rent freeze from July 1 and a R18-million boost for the suburbs

"It became especially obvious during the second half of 1988 that something drastic needed to be done to bring relief to these suburbs," they said

But many residents feel differently. They said people living in the suburbs concerned were "certainly coming out" on their incomes

Although they welcomed a rent freeze, they often did not believe it was essential

"There are many people in Cape Town living in far worse conditions. They don't have brick houses — some don't even have roofs over their heads," one woman said

A visit to Ysterplaat and Ruyterwacht showed small and neat square, brick houses which in several cases had been extended to make them more comfortable

Residents said this was the work of the tenants themselves. "Many of us have added on here and there to make our homes nicer. We are very proud of our little homes"

A small percentage of houses were in states of disrepair but most appeared clean — some even newly painted — with well tended and pretty gardens

Rentals in the areas range from about R30 for one-bedroomed, semi-detached houses to about R70 for two-bedroomed "family houses"

"Where else could I live for that kind of rental? I couldn't even get a room anywhere else and here I am living with everything I need," 85-year-old Mrs Louisa Lippert said

She pointed out her "perfectly all right" wooden floors and said she couldn't understand why anyone would want to "rip them up and put down concrete"

The statement announced that 575 units in Goeie Hoop (Ysterplaat) and 1 200 in Ruyterwacht would undergo repairs which would include replacement of corrugated-iron roofs with asbestos roofs, and replacement of wooden floors with concrete

Funds allocated to renovations averaged out at R10 400 per unit

The rent freeze an 'election ploy'

CHE TINTS
6/7/89

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Political Correspondent and Staff Reporter
THE rent freeze announced for Ysterplaat and Ruitervacht residents had the markings of a government election ploy, the Democratic Party MP for Gardens, Mr Ken Andrew, said yesterday

Mr Andrew said elections were often good news for many voters because "even a government as uncaring as that of the National Party starts to take some notice of the problems facing the man in the street"

Head of the Department of Local Government, Housing and Works Mr Callie Reynecke said yesterday that the state's R18-million upgrading of houses in the areas was a one-off scheme. It was not part of an larger plan to finance home renewals

Under the plan, announced by the Minister of Budget and Works in the House of Assembly and Nat MP for Maitland, Mr Kent Durr, the rent freeze will last for a year

Mr Andrew said in a statement that since the government announced the general election it had

- Offered salary increases to South African Transport Services employees,
- Backed down, partly or wholly, on the "exploitation" of locals using toll roads, and
- Softened its stance on the new telephone metering system

"Now some residents of Ysterplaat and Ruitervacht have been granted a rent freeze," Mr Andrew said

However, there were millions battling to make ends meet "Many face the insecurity of being evicted because they cannot afford to pay their rent"

Mr Reynecke said the money for the upgrading was not a grant. It was a low-interest loan, which residents would have to repay

Residents polled yesterday welcomed the relief "My house is in a terrible state. They'll have to rebuild it completely," said Mrs Muriel Billinge.

Mrs Theresa Bosman wondered "whether our houses will ever be decent - I hope so"

Mrs Patricia Lober has been living "with walls that are falling down and full of cracks"

"These places need a lot of upgrading," she said

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Border post move may hit Botswana

The Star's Africa News Service

GABORONE — In a move which could have serious implications for Botswana, the South African Government has given Bophuthatswana control of the Kopfontein border post, through which nearly all road traffic between Botswana and South Africa passes.

A Botswana government spokesman said in Gaborone that the SA Government had informed Botswana — which does not recognise Bophuthatswana as an independent state — of the handover through diplomatic channels

Two forms to fill in

A spokesman for the South African Department of Foreign Affairs yesterday confirmed that the border post had been incorporated into Bophuthatswana, and the farm Kopfontein on which the border post was situated had been incorporated last Friday

Travellers said they were now required to complete both Bophuthatswanan and South African

forms when crossing the border

It is estimated in Gaborone that about 95 per cent of the traffic between Botswana and South Africa goes through the Kopfontein border post

The only other direct border post linking Botswana to SA in the vicinity of Gaborone is Derdepoort — but the road linking Botswana's capital with Derdepoort is a dirt road in bad condition

A few months ago rail links between Botswana and South Africa were disrupted when the Bophuthatswana authorities demanded that Botswana train crews crossing the border at Ramatlabama apply for visas to enter Bophuthatswana

As Botswana does not recognise the independent homeland, it refused to comply. A turnaround facility was built on the Botswana side of the border so that trains now do not enter Bophuthatswana

Last year, rumours circulated in Gaborone that the SA Government planned to buy up farms in the South African corridor through Bophuthatswana along which the road to Kopfontein passes and then hand the land over to Bophuthatswana

'Splashing Vaalies' anger PE locals

By Dawn Barkhuizen

Port Elizabeth residents, faced with stringent water restrictions, are battling to keep their water consumption down — and to control their tempers in the face of "splashing Vaalies" (124)

The water-wasting antics of up-country visitors no longer used to water restrictions are drawing the ire of locals

While locals are dreaming up

methods to save, holidaymakers from the Transvaal are "just wallowing in our precious water".

On Tuesday the Port Elizabeth City Council restricted each household to 500 litres of water a day from August 1. Existing measures — bans on watering gardens and topping up swimming pools — proved inadequate as dam levels continued to drop daily

Seaside caravan park owner Mrs Corrinne McKiever said ten-

sion was running high between her guests as those from the coast watched in horror as the "insensitive characters from up-country splashed it about all over the place" (124)

The City Council's Works and Traffic Committee ruled on Tuesday that householders would pay a flat rate of 79,05c/kl for water consumed up to 500 l/day. A penalty of R24/kl will be charged for additional consumption

R170 000 cottages ~~(500)~~

A RETIREMENT village of 40 country cottages and a club house is to be built along a stream near Hout Bay for R5,5-million by Cape Town-based Board of Executors.

It will be developed on the old Spinney Dairy on behalf of the Hout Bay and Llan-

dudno Association — a welfare body. *5/7 miles 9/1/89*

Prices range from R106 000 for a one-bedroomed to R137 000 for a two-bedroom cottage, each having its own garage. Monthly levies will range from R264 to R348.

CAP-TRANS 12/7/89 126

Hostel dwellers' body to fight for family housing

THE Western Cape Hostel Dwellers' Association (WCHDA) has resolved to campaign for family housing for its 26 000 members, a spokesman said yesterday

This resolution and others were taken at the association's annual general meeting attended by 500 delegates in Guguletu at the weekend

For the first time in the organisation's history two women were elected to the executive

The WCHDA represents migrant labourers in single quarters in Brackenfell, Lwandle, Kuils River, Stellenbosch, Guguletu, Langa and Nyanga

Hostel dwellers reject Govt forum

124
South 13-19/7/89.

THE Hostel Dwellers Association (HDA) has rejected the government's proposal for a national forum on the grounds

that the forum would not represent the true leaders of South Africa

The decision was taken by about 500 delegates from throughout the Western Cape who attended the HDA annual general meeting at the Khwezi hall in Guguletu last Saturday.

Delegates to the AGM agreed to campaign for family housing and streetlights

They gave the new executive a mandate to continue with a programme of upgrading hostels and to negotiate with the authorities about this project

The HDA expressed anger at the gangsterism in the townships.

Mr Lucas Mbebe was elected chairperson, Super Nkathozo was re-elected general secretary, Clarence Mahamba treasurer

Miss N Nongawuza and Miss B Matinise were elected to the executive, the first time women have been elected.

Guguletu homes being snapped up

By MAGGIE ROWLEY
 Business Staff

PROPERTY SCENE

NEARLY 80 percent of the stands in Disa Homes' R5-million housing development near Heideveld Station in Guguletu have been snapped up in the past two months

The project is being developed on a plot and plan basis with the price of homes ranging from R55 000 to R65 000

Mr Danie Buys, marketing director of JSE-listed Disa Homes, said construction of the first of 82 three-bedroomed units in the project, would begin shortly

He said buyers were required to put down a deposit of only R250, which had added to the appeal of the development situated near Heideveld station

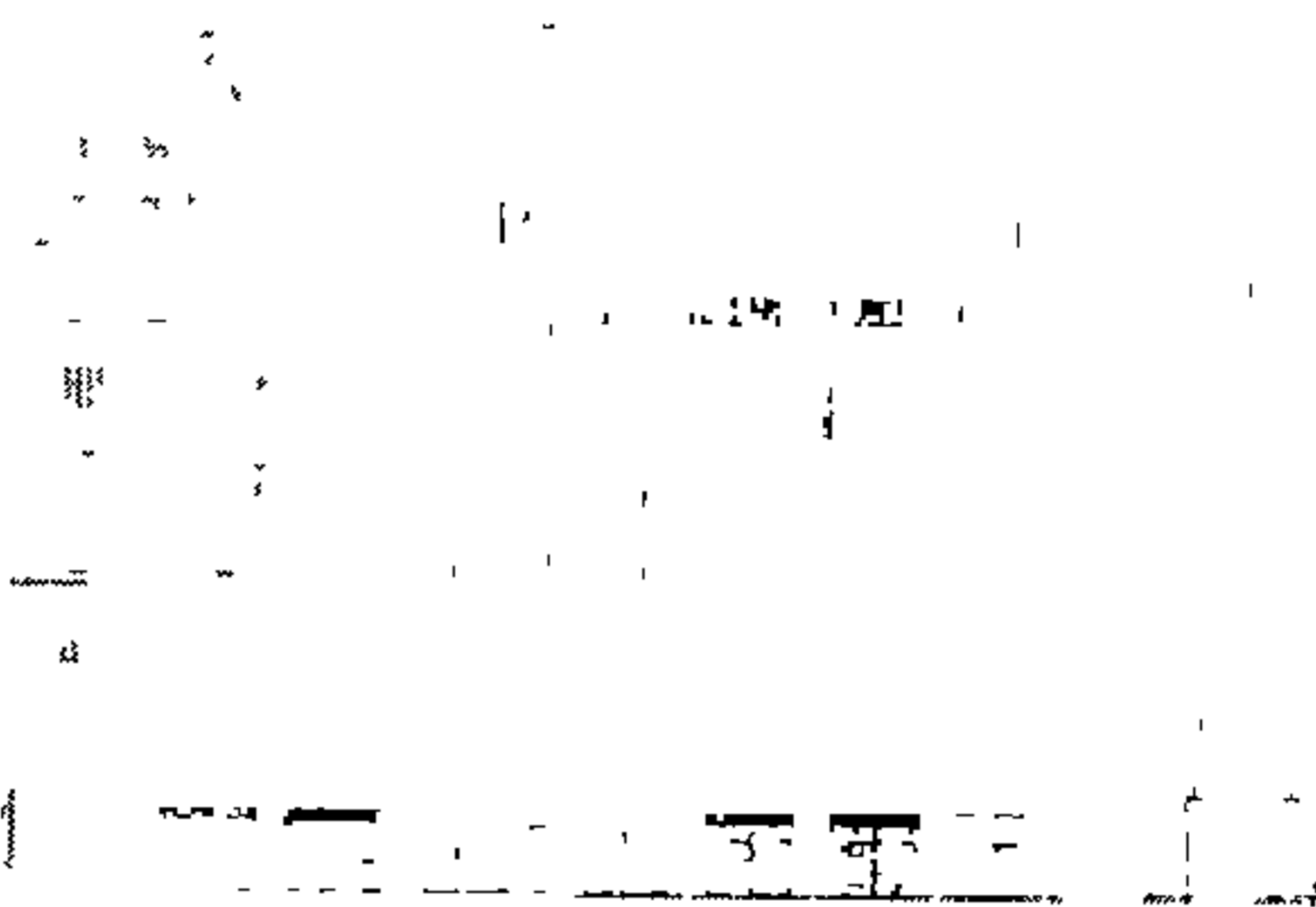
"We are offering an extremely attractive total package — combined incomes are considered, the first-time home owner's subsidy applies and 100 percent bonds are available for qualified buyers

"We believe that the excellent financial package we offer and the quality of the product are the reasons for this successful sales result," he said

Mr Buys said all the homes on plots averaging 300m² were covered by a five-year guarantee

He said that stands were also selling fast in Disa Home's R16-million Weltevreden Glen development in Mitchell's Plain

"About half of the 88 stands available in Phase 2 have already been sold. The 84 homes in Phase 1 have reached roof height and should be available for occupation during August



CITY LANDMARK: An architect's drawing showing the new and existing Protea Assurance Building in Cape Town. The new enlarged headquarters will incorporate an extension now being built by Ovcon (Cape) Building on the sites of the former NBS building and Lincoln House.

Record for Cape Town

"Building of Phase 2 is set to begin this month, which is quite remarkable as the marketing of Weltevreden Glen began in March. This means that it will have taken only five months to complete Phase 1, which is, I believe a new record."

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GAA task force is nearly ready

CAPE TOWN — A special Group Areas Act (GAA) task force of 14 men arrives in Cape Town early in August to help "sensitively" administer the controversial law and get the new Free Settlement Areas Act off the ground

The group, part of a government team to administer the two laws in major centres, will liaise closely with the police, a spokesman for Law and Order Minister Adriaan Vlok said yesterday

A similar task force of seven officials has already been appointed to investigate GAA complaints in Natal, but prosecutions are unlikely, reports Sapa

At the head of the project is Nico van Rensburg, secretary to Local Government, Housing and Works Minister Amie Venter. Van Rensburg said his

Own Correspondent

team would "sensitively negotiate" with people who fell foul of the law

Special complaints offices would be set up and advertised so people needing advice or wanting to complain could contact his men

If his men succeeded with negotiations, cases would then be referred to the Public Works and Land Affairs Department who would refer to their housing pool and try to identify sites where people could live

Asked if this would not clash with police investigations into GAA contraventions, Van Rensburg said the idea was not to circumvent the law but to "avoid all these legal steps at the end of the day"

Kaufman briefed on Soweto rent boycott

BRITISH Labour Party shadow foreign secretary Gerald Kaufman yesterday visited Soweto, where the Soweto People's Delegation (SPD) gave him a full overview of the rent boycott

Although the media was barred from talks held at the Funda Centre, a spokesman for the SACC — which is hosting Kaufman — said afterwards that the SPD had related the history of

SIPHO NGCOBO

the boycott and what community leaders were planning to do about it

After the Soweto meeting, Kaufman met with Weekly Mail co-editor Anton Harber, The Star managing editor Harvey Tyson and Libby Lloyd of the Association of Democratic Journalists (ADJ). He leaves for Namibia today

19/7/89
Lang

State freezes rent (124) on Ysterplaat and Ruyterwacht homes

Political Staff *14615 4/7/89*

RENTS for the 1 775 State-owned houses in Ysterplaat and Ruyterwacht have been frozen and the government is to spend R18-million on renovations and improvements

And the percentage of houses available for sale is being increased from 30 to 50.

The measures are being taken to relieve the economic burden on residents.

The MPs for Maitland and Tygervallei, Mr Kent Durr, Minister of the Budget and Works in the Assembly, and Mr Alex van Breda, chief whip of parliament, said in a joint statement it was clear that since the second half of last year "something drastic" had to be done to lighten the load for Ruyterwacht and Ysterplaat residents

It was found that some people in the lower-income group were finding it hard to keep up

The MPs said a low-interest loan of R18-million had been approved by the Council for Development and Housing

Of this R5,2-million will be spent on the 575 houses in Ysterplaat and R12,8-million on the 1 200 houses in Ruyterwacht. More than R10 000 will be spent on each house.

Renovations and improvements would include replacing roofs, floors, guttering, baths and toilets and repainting the houses inside and out.

Work is expected to start in August. Improvements in Ysterplaat are likely to be completed in the second half of 1991 and in Ruyterwacht towards the end of 1993

Opening the house

The recent rumpus surrounding Stellenbosch student leader Leslee Durr may yet turn out for the good. A statement released this week by the university's council suggests that the problem of open residences may be resolved before the next academic year.

The origin of recent problems is the university's policy, in line with the Group Areas Act, not to open its residences to black students. The university's position has always been that it will not disobey the law of the land. For some years, though, it has lobbied government (with conspicuous lack of success) to grant it full autonomy over housing its students.

The council's statement gives cause for optimism. It notes that government appears to be well-disposed to the university's request and anticipates that autonomy may be obtained by January 1990. It is unlikely the council would have stuck its neck out had it not been reliably informed that some action could be expected.

English campuses have for some years taken a different approach to the same problem. This is inevitable, given their much higher proportion of black students, most of whom need accommodation since life in the townships is barely compatible with academic success. These universities have thus seen their residences become increasingly mixed. Government has chosen to turn a blind eye to these contraventions of the Group Areas Act.

□ Durr and the university have yet to settle their differences. Legal adviser to Durr, Nussas and the Black Students Society, Alan Dodson, confirms that they have launched an application challenging the validity of the university's 1985 ruling banning all protest marches on campus. It was breach of this ruling, in the course of calling for open residences, that landed Durr in the soup in the first place. ■

Maties arrested ⁽¹²⁴⁾ after housing protest ^{South}

1-7/6/89
ABOUT 25 people were arrested by police in Stellenbosch on Wednesday after a demonstration against the shortage of housing in the town

The demonstrators, mainly Matie students and supporters of the Stellenbosch Housing Action Committee, erected a symbolic squatter shack on a vacant site near the town

The police, after warning the demonstrators that they were trespassing on municipal property, arrested them and demolished the shack

They were released after being granted bail of R60 each and are expected to appear in court next week.

The police could not be reached for comment.

Court Reporter

**A KAYA MANDI
hostel resident ar-
rested for tres-**

**passing with 449 others during a pre-dawn
raid on the Stellenbosch township in
March did have a rent card, an official told
the Stellenbosch Magistrate's Court yes-
terday**

**Mr Hambisile Matshikiza, 23, is the first
of 182 similar plaintiffs claiming damages
of R2 000 each from the Minister of Law
and Order for wrongful arrest in terms of
the Police Act**

**The residents were arrested by about
150 policemen, municipal police and**

'Legal' hostel resident arrested

Case 7/11/89 28/6/89

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members of the SADF and held at Stellenbosch police station until they paid R30 admission of guilt fines

During evidence a Kaya Mandi Administration Board rent officer, Miss N N Doda, said she had issued Mr Matshikiza with a bed card for bed number 127, though she had entered him in the records as occupying bed number 117

She said this happened "all the time" because the system did not work.

In Mr Matshikiza's affidavit before the court, he said he had been crammed into a packed courtyard at the back of the Stellenbosch police station, he had not been given any food or water until 12 hours after his arrest, was not allowed to go to the toilet and had been frightened by the "aggressive" behaviour of the armed soldiers, police and their dogs

Even though his sister had brought his bed card to the police station that morning, it was rejected by police, he said

Four teens die in shack inferno

W/ K ARGUS 24/6/87 (124)

By SHARKEY ISAACS
Weekend Argus Reporter

FOUR teenagers died and four others escaped through a window after their shack was allegedly torched and turned into a blazing inferno in Nyanga

Loli Diba, 18, Totman Goba, 18, Twana Zwide, 19, and Oscar Sbototo, 17, all of Swelitsia, Nyanga, were burnt to death in the fire about 11 last night

Their friends, Colin Amos, Colin Magalwani and Souls Madoda had second-degree burns and were taken to Tygerberg Hospital

Mr Blackstone Maduna, 20, of Nyanga, who was unhurt, today told of the dramatic escape after the shack was enveloped in flames

"The whole shack burst into flames soon after we noticed a strong smell of petrol fumes

"I was the first to jump through the window and the three who followed me were injured," he said

The tenant of the house, Mrs Anna

Maduna, put out the fire with the help of relatives and neighbours before the Cape Town fire brigade arrived

● Several people were injured when a minibus taxi and a bus collided on the corner of Strandfontein and Ottery roads today

Neither the taxi driver, Mr Ismail Abrahams, nor the bus driver was injured

Sapa reports that the driver of a bakkie died on the Port River - Kleinmond road yesterday at 8pm after colliding head-on with another bakkie in which three men were travelling

Lieutenant Jackie Tredoux said at Paarl today the bakkie driver was Mr Pieter Verwey, 35, of Duncan Street, Parow Valley

A man was arrested in connection with the accident

In another accident, Mrs Jattie Visser, 36, of Kriger Station, Caledon, was fatally injured and died later in the Swellendam hospital and her son, Sias, six, was killed instantly on the Swellendam - Riviersonderend road yesterday

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Rent for hostel bed disputed as man claims for 'false arrest'

By CLIVE SAWYER
Tygerberg Bureau

PR/MS
23/1/89

away for six months in the
Transkei

A KAYAMANDI man who is suing the Minister of Law and Order for damages for unlawful arrest has told a Stellenbosch court that he paid an admission of guilt fine for trespassing because at the time he thought he was guilty.

Mr Hambisile Matshikiza has claimed R2 000 damages for false arrest from the minister. One of 182 similar cases, the lawsuit stems from a police raid on Kayamandi township in March last year.

Cross-examined yesterday by Mr J J Botha, for the minister, Mr Matshikiza said he had stopped paying rent for a bed in his hostel when he was unemployed, and while he was

His permit to stay in the hostel in which he was arrested had expired in October 1987 because of non-payment, Mr Matshikiza said.

NOT ENTITLED

Mr Botha said evidence would be led that Mr Matshikiza had not claimed to have a card at the time of his arrest, and that Kayamandi Town Committee records showed another person was renting the bed in which Mr Matshikiza had been sleeping.

"According to the town committee records you were not entitled to occupy that bed," Mr Botha said.

Mr P A L Gamble, for Mr Matshikiza, objected, and said

according to Mr Matshikiza's bed card he was entitled to be there.

Mr Matshikiza said he paid the R30 admission of guilt fine after being told he had to because he did not have his bed card with him.

He said he had paid when he saw other people paying, but believed the charge was false because his sister had brought his card to the police after the raid.

He had paid rent for the bed in question, Mr Matshikiza said.

The hearing was postponed until next Tuesday.

Mr D J Calitz was on the Bench. Mr P A L Gamble, instructed by Mr R S Chennells, appeared for Mr Matshikiza. Mr J J Botha, instructed by the Advocate General, appeared for the minister.

Rates

rise ^{9/15} for ^{19/5/89} city? ¹²⁴

Municipal Reporter

CAPE TOWN municipal rates are expected to rise by at least 12% next week when the city council's budget is presented.

This will come as a new blow to bond-holders in the city who are battling to keep up payments on their homes.

Budget day is on Tuesday and indications are that an announcement will be made that homeowners will have to pay at least 12% more on their property rates from July 1.

Mr Donald Geyer, the city treasurer, has said the council has a policy of restricting rate increases to "at least 2% below the consumer price index year-on-year increase".

At present the CPI index — which has of late become a controversial figure — is about 14%, though it is expected to rise between now and July

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CMR. 7/15/89
22/5/89
124

Pay up, or move out

The stark choice faced by Sea Point's elderly residents

By MONICA GRAAF

MANY of Sea Point's elderly residents — who have lived there all their lives — are faced with having to pay higher rents or move out of the area. And community leaders are virtually powerless to do anything about it.

Acknowledging the problem, several leaders — including Sea Point MP Mr Colin Eglin, a town councillor for the area, Dr John Sonnenberg, and the chairman of the Green and Sea Point Ratepayers' Association, Miss Anette Reinecke — blamed the situation on "the unpleasant side of free enterprise".

An influx of overseas buyers, time-share developers and millionaires who occupied their "luxury pads" for only a few weeks a year "as though it were the French Riviera", was squeezing out the elderly with soaring property prices, they said.

Mr Eglin, who runs a rent clinic at the Democratic Party offices that drew a large crowd last Wednesday, said that even tenants in rent-controlled buildings could be affected if the owners renovated the flats, pushing up the rentals.

While the tenants had first option on moving back into the flats once the renovation or repair work was completed, they often found themselves priced out of the market, he said.

But Mr Eglin added that he had been able to help

many fearful elderly residents who flocked to the rent clinic by explaining their rights to them. Those over 70 or with a monthly income below R150 (R1 250 for someone with a dependent) were protected, tenants were allowed to the law, he said.

Miss Reinecke said the only way to help the elderly was for service organisations to club together and buy up old buildings that they could rent out to the elderly at affordable rates.

Dr Sonnenberg said that while the council did not have the power to stop market forces, it might be able to muster the funds to subsidise such a project.

Mr Eglin said the high property prices would be a prohibitive factor in this regard.

Houses for black yuppies

OWN Correspondent

DURBAN — A plan to develop a "free settlement" housing estate for "yuppie" blacks near Durban's central business district and industrial areas has been devised by 13 of South Africa's leading companies

And a request by the companies that the Durban City Council release land for the project — comprising 150 stands — is being investigated by the City Estates Department

The companies are AECI Chlor Alkali Plastics, Bakers, Caltex

Oil SA, CG Smith Sugar, Masonite (Africa), Mobil Oil Southern Africa, Natal Portland Cement, Perm Building Society, SC Johnson and Sons, Shell South Africa, Smith and Nephew, SA Breweries and Unilever South Africa

Some of the companies' representatives recently met Durban's mayor, Mr Derrick Watterson, who said yesterday that the problem seemed to be "lack of accommodation for black executives"

"These people are sent overseas, often to Yale or Harvard, and

then train at companies there before returning to South Africa. Some prefer to live in the townships while others don't," he said

"The companies involved realise that the council recently took a decision not to apply for any areas to be declared free settlement areas within the city

"But they have asked for us to consider releasing land somewhere near the city and the industrial areas for a free settlement area for these black executives"

Rates rise by 12%

City's budget welcomed by councillors

By PETER DENNEHY

THE City Council budget for the forthcoming year, providing for a 12% increase in rates from July 1, was well received in the council chamber yesterday and exco chairman Mr Richard Friedlander was roundly congratulated

He said in his budget speech that electricity bills would also rise later in the year, but not by more than 11%. Water bills have already risen by about 12% this year

All 16 councillors who spoke in the debate yesterday congratulated Mr Friedlander and his team for keeping the rates increase below the consumer price index (CPI) Tariffs at the council's Mat-

land abattoir would also increase "by an average of 10,4% to cover rising costs", he said. Progress had been made towards the privatisation of the abattoir, so expenditure there would meanwhile be limited to essential work only

Some relief was given to struggling elderly people. Income limits for certain rates rebates were relaxed, with the R500 limit rising to R600, the R600 to R700 and the R700 to R800

Mr Arthur Wienburg of Rondebosch was disappointed that no provision had been made in the 1989/90 budget for a civic patrol but an unspecified sum has been devoted to extending the duties of beach constables to night patrols

Two years ago the total City Council budget, including the

amounts provided by the government, topped the R1-billion figure for the first time

Since then, the council has been able to keep to its aim of limiting the yearly rates increase to two percentage points below the official CPI figure

Yet the effects of inflation are such that the council's operating expenses alone this year amount to R996-million, just R4-million short of the billion rands figure, quite apart from the R281,7-million capital expenditure

This year's total budget amounts to R1 277,8-million

A rent increase for Cape Town's 15 000 council houses is pending from August 1, although R1,8 million has been set aside "to cover possible delays in implementing rental

and other increases"

Mr Friedlander was pleased to announce that the government had increased its initial R48-million allocation for building new housing by another R14-million

He said the expenditure needed in future years for extensions to the city's electricity and water networks was so great that the council might have to raise loans on the capital market. The effect of this borrowing on tariffs would have to be carefully assessed

More steps had been taken to streamline privatisation, but Mr Friedlander gave an assurance that "no area should be considered for privatisation if it would result in a public service being replaced by a private monopoly"

Housing row: Call for Curry to resign

By MEG BRITS

THE Blue Downs Ad Hoc Committee has called for the resignation of Housing Minister Mr David Curry, following the breakdown of negotiations on the appointment of an independent arbitrator to evaluate residents' complaints about the township.

The committee, which represents the rate-payers of all six suburbs in the massive housing project, took the step this week at a meeting with Mr Curry, the Minister of Local Government and Housing in the House of Representatives.

Mr Curry, whose department is responsible for overseeing the development of Blue Downs, decided to appoint a committee of investigation under the chairmanship of former regional magistrate Mr P J Le Roux, rather than an arbitrator.

Blue Downs residents have complained of poor building work, non-compliance with building regulations applicable to the area and other discrepancies.

Responding to the allegations, Mr Curry said the committee had been appointed to investigate and report on complaints by home-owners, and he would "deal with the matter after the committee presents its findings".

PROPERTY

ARGUS 9/6/89 (124)

Rabie's W Cape house sales at R90-m

Business Editor

MORE than 1 400 homes in the Western Cape were sold for a total of R90-million by Rabie Property Developers in the year to May 31

The company's Natal and Transvaal operations sold another 2 500 homes since last June, said the chairman Mr John Rabie today

"Sales have been outstanding despite the slowing down of the economy," he said

"Even though interest rates are rising, we are continuing to maintain a high level of sales to black, Indian and coloured families largely as a result of creative financial packages to make homes affordable"

Demand for houses up to R75 000 remained strong and was likely to continue because of the shortage of housing and increasing support from businesses helping employees to own their own homes

The company has development rights on land for 5 000 houses in the Western Cape, Natal and the Transvaal

Sales in the Western Cape included 440 at Electric City, Blue Downs, 440 at the Living Homes complex at Strandfontein, 30 at Khayelitsha, 42 at Elsie's River, 70 at Groenendal near Bellville as well as the sell-out of smaller developments at Hout Bay, Constantia and Durbanville

183 000 low-cost houses needed by 2000

CAP
Times
14/6/89
1264

Staff-Reporter

A PROJECTED 183 000 low-cost houses have to be built by the year 2000 to alleviate the acute shortage of coloured housing in the Western Cape, according to Cape Town's former city planner Mr David Jack.

He said there was an existing estimated current backlog of 93 000 homes and a further 90 000 units were required to accommodate projected future population growth.

Mr Jack was quoted in the 1988 City Planner's annual report and was referring to statistics from a report produced by his department.

There were about 6 300 serviced vacant plots available for housing in the RSC area as well as a number of structure plans for mass coloured housing projects that had either been approved or were awaiting approval.

Poorest

"The land, some 7 840ha in extent, will be able to provide for the development of a further 99 000 houses.

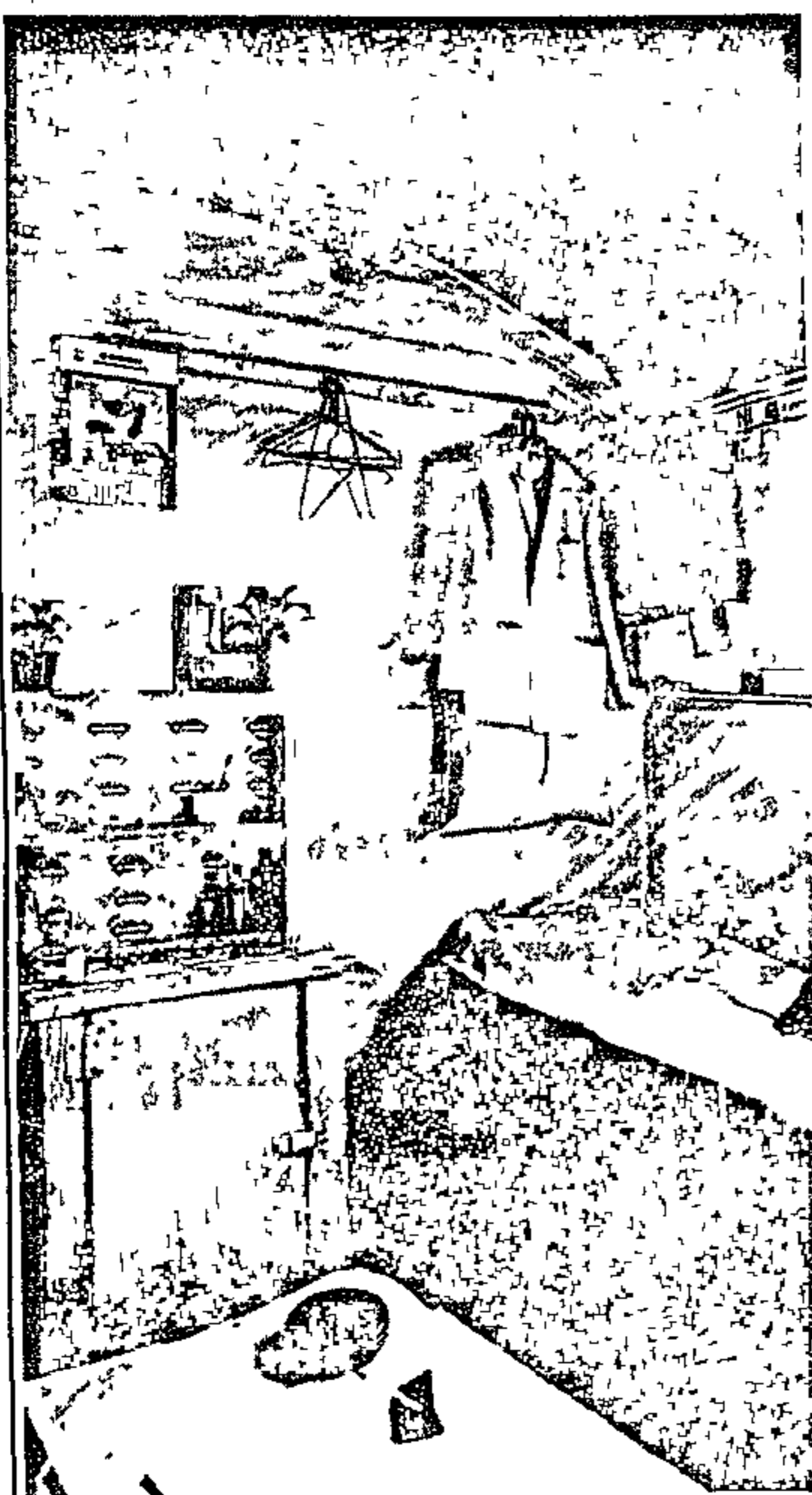
"Most of this development is occurring in the Blue Downs, Delft, Melton Rose and Rotterdam area of the lower Kuils River valley.

"But the study found that no housing or land in the RSC area had been set aside for 150- and 180-square-metre plot sizes, which implied that the poorest people had not been catered for."

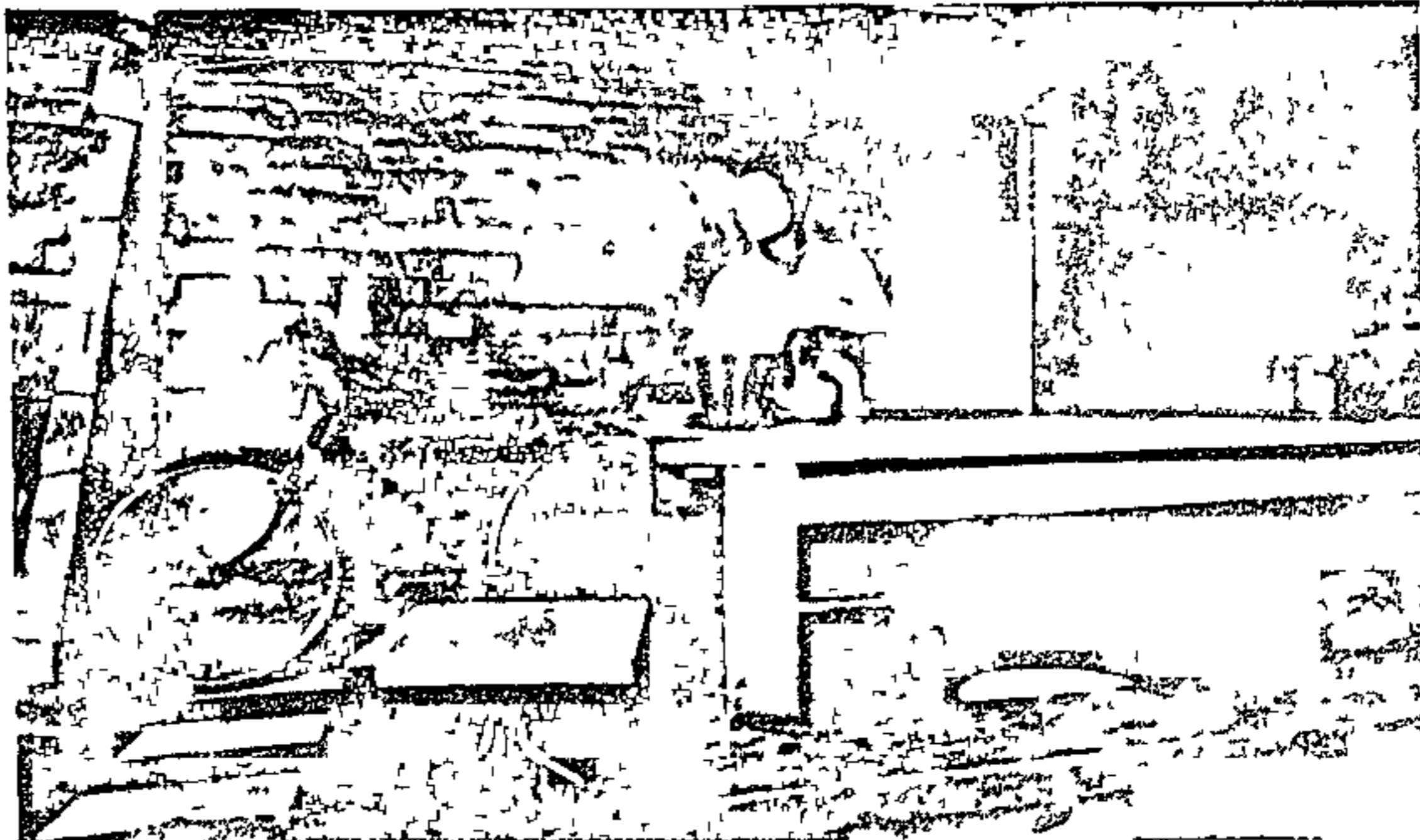
In Cape Town, only 1 680 unplanned plots were available for coloured families, while the waiting list for housing in the city was some 40 000.

124

The invisible families in the men-only hostels



Domestic touches beneath an asbestos ceiling
Pictures RASHID LOMBARD



A man, his bicycle and his kettle Bare-bones living at Guguletu hostel

PRIVACY is a foreign concept in the single men's hostels in Cape Town's townships. But lack of privacy is deemed a small price to pay by men who would otherwise spend their working lives separated from their wives and children.

In Nyanga East, low brick bungalows stand in serried ranks. Inside, amid a maze of concrete bunks, families share a living space of no more than 3.45m by 2.45m.

The hostel blocks are situated in pairs, each with 12 "rooms" containing 28 beds. But they accommodate as many as 75 people.

The "rooms" are like dormitories. Residents have tried to achieve a minimum of privacy by putting up cardboard dividers. Personal belongings, cooking and washing utensils are carefully packed into tiny corners.

There is no kitchen, so cooking is done in the corridors on primus stoves. Candles and paraffin lamps are used for lighting.

Twenty families, or more, share ab-

The state's own estimate of the numbers in the single-sex hostels of the Cape is 3,2 people per bed. But even that figure ignores one crucial statistic: the number of women and children living illegally in the hostels.

GAYE DAVIS reports

lution facilities comprising one toilet, one shower, one water point.

The floors are bare, walls are cracked and windows are broken. There would be no ceilings under the asbestos roofs if the hostel dwellers had not put them in themselves. Outside lie empty tracts of dust and litter.

These are the conditions under which at least 82 565 people live in the state-owned, single-sex hostels of Langa, Nyanga and Guguletu. The hostels provide 25 701 beds — an average of 3,2 people to a bed.

These figures are the government's own, arising out of an official survey in 1988. But unofficial estimates put the number of hostel dwellers at 100 000.

Only 25 000 are officially registered, a statistic which obscures the fact that most men have their wives and children living with them, while many, desperate for somewhere to live in the face of an acute housing crisis, are unregistered.

In 1980, the African population of Cape Town was officially estimated at 200 000. In seven years, the number swelled to 800 000.

The hostels, most of them built decades ago, were designed to house single African males contracted on an annual basis to work in the Western Cape. Forbidden to bring their families with them, they were regarded as temporary sojourners who would return to the 'homelands' they had been forced to leave to find work to feed their families.

Johnson Mpukumpa was such a worker. He came to the Western Cape in 1960 and was allocated a bed in a hostel in Nyanga East. "There were no ceilings," he remembers. "We put them in ourselves."

Mpukumpa is publicity secretary for an organisation he was instrumental in forming — the Western Cape Hostel Dwellers' Association. Most of the association's 14 000 signed-up members are migrant workers from Transkei and Ciskei.

"We used to be a voiceless people. Until recently, those in the hostels were the most harassed of anyone in the townships," Mpukumpa said.

Uneducated, unskilled, bewildered by the transition from rural to urban existence, they formed a target for regular pass raids and unscrupulous

township operators demanding protection money and bribes.

"If you lost your job you had to get out. But you had nowhere to go, so you would pay to be able to stay on."

Formally launched in June 1986, one of the organisation's main aims in its struggle for an improved deal for hostel dwellers has been to win recognition of the "God-given right" of men to live with their families near their places of work.

When negotiations with the Cape Provincial Administration (CPA) bore little fruit, the association sought professional help.

The result is a comprehensive proposal for an upgrade project intended to convert state-owned hostels in the three townships into family units, providing sufficient accommodation for everyone presently living in them.

Drawn up by the University of Cape Town's Urban Problems Research Unit with the help of a team of architects, it provides a detailed plan for turning the overcrowded hostels into fully equipped units.

It involves converting some of the existing buildings into double-storey units and erecting new buildings on adjacent land, with provision for gardens, shops and community halls.

The proposal was put before the CPA and a board of trustees acting on behalf of the association embarked on negotiations with the authorities for title to the land. Without it, finance for the project couldn't be raised.

At a meeting in May, a senior CPA official gave the green light for a pilot project — involving a single 24-bed hostel housing some 75 people — to go ahead. Written confirmation is awaited but it represents "the first spark of a very large project", according to Julian Cooke, chairman of the Western Cape Hostel Dwellers' Association Trust.

"The pilot scheme is a small beginning but it marks a significant breakthrough."

Negotiations will still continue for the other state-owned hostels. The entire project will cost about R500-million, a staggering sum until one realises it will afford housing for about 100 000 people. Funds will be raised in the private sector.

"There is a real urgency because private developers are buying up available land very quickly," said Cooke. "We realise they are also providing housing but it's not intended for those who need it most."

Said Mpukumpa: "People cannot afford the houses being built by the private developers. We feel the pain of living in very crowded conditions but there is no choice. There are no more houses in Khayelutsha — people are forced to become squatters."

"The battle now is to get the hostels upgraded into family units. The hostel dwellers have mandated this. People want to discuss and design their future themselves. They do not want the authorities telling them what it will be. But the government is scared to hear from the people themselves."

EDUCATION RESOURCE AND INFORMATION PROJECT (ERIP-SC)

ERIP-SC is a project of the Centre for Student Counselling at UWC. We are aimed at collecting, developing and providing relevant written and audio-visual resources as well as assisting with educational needs of student, teacher, youth, worker and other progressive community

organisations and institutions. We invite applications for the following full-time posts from people who can work in a democratic environment and who wish to make a relevant contribution to the field of education. Both posts are available with immediate effect.

MEDIA & PRODUCTION OFFICER

ERIP is looking for a dynamic and educationally experienced person to take responsibility for the production side of all our resource packages, booklets, posters and other educational aids.

The job includes:
• co-ordinating our publications programme
• production of publications — including typing, typesetting, layout and arranging printing
• helping with community media needs and liaising with other media projects
• training an assistant

Requirements:
• media skills and experience (some training may be provided)
• an ability to take initiative and to work unsupervised
• a background of working in democratic organisation

TRAINING CO-ORDINATOR

ERIP has consistently organised educational and leadership programmes for high-school students and

organisations. We have also arranged and conducted workshops on various contemporary issues facing labour and community organisations.

We are now looking for a person to consolidate and take forward this experience by co-ordinating our overall training programme.

The job involves presenting, planning and organising:
• our overall training programme
• student youth and worker training courses
• training programmes for community resource workers
• presentations and programme preparation for community organisations with their internal educational workshops.

This is an exciting post for someone with a background in non-formal education.

Requirements:
• Experience and background in the educational process in community organisations
• a preparedness to explore and use creative and teaching methods/techniques
• an ability to take initiative and to work unsupervised
• experience of democratic organisation

Closing date for both applications is 19 June 1989. All applications should be made in writing to The Secretary, ERIP-SC.



UWC, Private Bag X17, Bellville, 7530, and must be accompanied by a full CV and references.

UNIVERSITY OF THE WESTERN CAPE

Basic Skills Recruitment CT 2563



Picture LEON MULLER, The Argus

IT'S YOURS: The mayor of Lingeletu West Town Committee, Mr Mali Hoza, hands over keys to Rosemary Sukwana of Site C.

First 13 self-help homes ready in Site C

By VUYO BAVUMA
Staff Reporter

THE second stage in providing housing for impoverished Khayelitsha residents has been launched with the handing over of the keys to delighted families for the first 13 houses

The scheme was carried out by the Lingeletu West Town Committee

Each of the three-roomed houses costs about R7 000 and has neither toilets nor bathrooms. It also does not have any ventilators

But occupants interviewed were happy about their new homes

In a short ceremony the mayor of Lingeletu, Mr Mali Hoza, handed over the keys to the owners — amid applause from a cheering crowd

The town clerk of Lingeletu, Mr Graham Lawrence, said the first stage had been to provide serviced plots on which people built temporary structures

“At that time, most people built their houses with second-hand materials. But now we have introduced a self-help scheme in which individuals take part by painting their house

“The repayment on the houses is very low and depends on the income of the owners. Some pay

R18 to R20 a month over a 30-year period,” Mr Lawrence said

An ecstatic Mrs Nowandile Juta, who had been “living in iron and wood shacks all her life”, thanked Mr Hoza for her “decent” house

Like most others, Mrs Juta, a mother of three, came to the Site C as a refugee after fleeing witdoek violence in Crossroads about three years ago.

“My family and I feel very happy in our new house. We are now no longer scared that we may be burnt to death or our goods destroyed in a fire,” she said

Rosemary Sukwana said her family's quality of life would be better in the new house

Argus 124
21/6/89

HOUSING & HOSTELS — CAPE

1990

JANUARY

~~MARCH~~

—

JUNE

By PETER DENNEHY

UP TO 30 houses a day are sold in execution in the Kuils River Magisterial District alone, a Messenger of the Court said yesterday

According to Mr R le Roux, Messenger of the Court for Kuils River, the number of sales in execution was still increasing in Blue Downs, Eerste Rivier, Blackheath and "almost all the new coloured housing areas"

Mr Le Roux had been approached for comment after notice for 18 new sales in execution in the Kuils River district appeared in yesterday's Cape Times

Increase in homes seized for debt

"That is not much for a week," Mr Le Roux said "In some weeks we have up to 30 a day"

The Messenger of the Court for Wynberg, Mr T C Botha, said he estimated that more than 11 000 sales in execution had been served countrywide last year.

Cape Times 10/11/90
124

176-4176 11/70
Hospital to
remain open

JOHANNESBURG

The J G Strijdom Hospital here will not close its doors in the near future, the Department of Health Services and Welfare announced last night.

A statement released by the Minister of Health Services, Welfare and Housing, Mr Sam de Beer, said that 24 new specialists and medical practitioners had been recruited.

The statement follows discussions between the Department of Health Services and Welfare and the Transvaal Provincial Administration

"The hospital serves a very important service and there is no possibility that it will close in the future," Mr De Beer said. — Sapa

Heart-liver girl ill

PITTSBURGH. — The world's first recipient of a heart-liver transplant, Stormie Jones, was in a serious condition yesterday at the Children's Hospital of Pittsburgh, where she was undergoing tests, a spokeswoman said

The 12-year-old, who underwent the transplant in 1984, was admitted three days ago — Sapa-AP

Few flats to let in Peninsula

Cape Times
12/11/80
124

Staff Reporter

THERE is now hardly a flat to let from Simon's Town to Sea Point, say property administrators — and the situation will only worsen

According to Mr Bill Cox, director of H Lewis and Trafalgar Property Administrators, any flats advertised are usually snapped up within an hour

A spokesman for another large letting agency said a flat advertised for around R400 a month in the southern suburbs could result in 50 applications

Mr Cox said that the flat crisis

has become steadily worse over the past year

"It is not financially viable to build rented accommodation. The rent does not cover the high cost of building the flats," he said

Managing director of Steer and Company Mr Hadden Steer advised people to buy property now as prices are unlikely to go down

"The demand for rented flats is far greater than the supply. People are going to have to pay increasingly high rent or move further out of town," he said

He ascribed the shortage to national servicemen being discharged, a greater number of im-

migrants settling in the Cape, people moving south, the fact that flats are not being built and the high interest rates

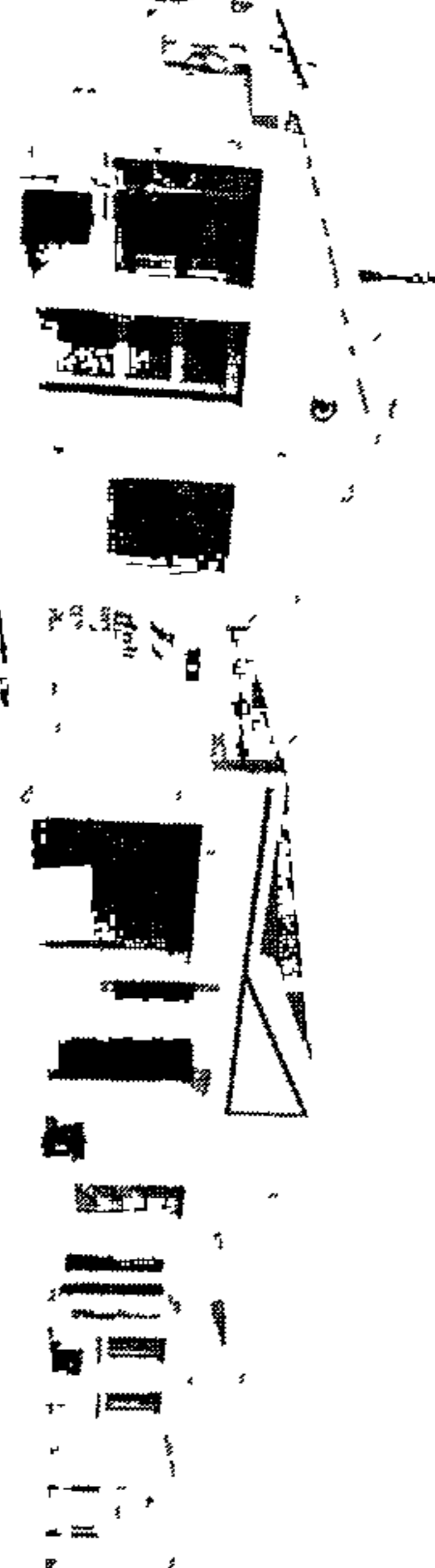
"When interest rates drop there will be even greater pressure for accommodation as those who were sharing will move out on their own," he said

One potential tenant, Mrs Anna Hofmeyer, told the Cape Times she'd been unsuccessfully looking for a flat to rent since October

Last week she went to see two and at least 20 other people were lined up to view the flat on the same day

Housing project rated a success

CMT-7/15
13/1/90
124



THE House of Re-housed by the end of presentatives' housing project at Delft, just east of D F Malan airport on the Cape Flats, has had record sales since opening at the end of November

The project is limited to coloured buyers where the breadwinner of the family earns more than R400 but less than R1 000 a month. In Phase One, 2 000 families will be

visited by the end of November. The 15-man Delft project team on site processed just on 1 000 sales in the first five days. This was made possible by six months of intensive clerical work which went into identifying and contacting some 3 500 families on the local authorities' waiting lists. They were then invited to visit the show village

Some of the houses at Delft, a housing project on the Cape Flats.

(which has 56 houses erected by 18 developers) and make their choice. To avoid misunderstanding, all potential buyers were shown a video in the information centre. This outlined the steps to be taken and the responsibilities of the buyer. To protect buyers, no options could be taken

out or purchases made without the involvement of a member of the project team. "Word soon got around that the team is there to protect buyers from making mistakes," says James Slabbert, the project coordinator. "We now accept that a team of this

sort is essential because the majority of buyers have never done deals of this kind. In addition, some sort of control must be exercised on the contractors to ensure that they adhere to the conditions agreed to with the project team before being allowed to participate in the project."

More than 4 000 families visited the show village over the first weekend and by the end of the first week more than half of the 3 500 families on the waiting list had liaised with the project team. There are three price categories — R12 500, R15 500 and R17 500.

S/Times 124 14/1/90

R2,5m for house

By Charmain Naidoo
A RECORD R2,5-million has been paid for a house in Cape Town's exclusive Bantry Bay

Bought by a South African living in Australia from estate agent Carmella Seeff, the figure is believed to be the highest paid in SA for a residential property on a single erf.

Mount Florida, the Bantry Bay beachfront home, was built in 1912 and bought in 1963 by shipping magnate Sir George Ellerman. He extended the building into 950m² of luxury accommodation.

The four-storey house with a lift, garage, staff accommodation and oil-fired central heating on a 3 800m² plot was sold with four adjoining plots for R1,2-million four years ago.

Two years later, it fetched R2,2-million.

The latest deal does not include the four plots — totalling 2 700m² — which the Cape Town architect owner plans to develop.

Mrs Seeff says "The price would have been astronomical if the four plots had gone with the house. The buyer, now in Sydney, regards prime waterfront residences as an excellent investment and has let the property."

Mrs Seeff says the deal was done by phone and fax.

Few houses come on the market in the Bantry Bay area because owners rarely want to sell their luxury homes.

Mrs Seef believes that properties in the area fetch more a square metre than anywhere else in Southern Africa.

● Hypothetically, if the buyer wanted to cover the price of a bond on R2,5-million at

an interest rate of 20%, he would have to charge a rent of R42 000 a month.

The rand's world value

	R1 equals		One foreign unit equals (R)	
	12/1 /90	12/1 /89	12/1 /90	12/1 /89
US \$	0,3924	0,4222	2,5482	2,3887
UK £	0,2369	0,2368	4,2199	4,2235
Deutschmark	0,8609	0,7712	1,5131	1,2987
Japanese yen	57,04	53,21	0,0175	0,0188
Swiss franc	0,6914	0,6552	1,8909	1,6283
French franc	2,2504	2,6302	0,4444	0,3802
Canadian \$	0,4538	0,5053	2,2038	1,9790
Italian lira	492,31	565,29	0,0020	0,0018
Zimbabwean \$	0,8827	0,8252	1,1329	1,2118
Australian \$	0,4958	0,4868	2,0169	2,0542
Trade weighted value of rand, % change against 1974 base				40/37

Domestic interest rates

	MONEY MARKET		
	Friday 12/1 /90 %	Friday 5 /1 /90 %	Friday 29/12/89 %
SARB accommodation rediscount rate TBs	18,00	18,00	18,00
Treasury bill tender rate	18,00	18,00	18,00
Basic call of discount houses	20,50	18,75	20,50
Three-month banker acceptances	18,65	18,55	18,35
Three-month NCDs	19,75	19,70	19,70
Three-year RSA stock	15,42	15,50	15,60
Prime overdraft rate	21,00	21,00	21,00
All-in yield of finest acceptance credits	19,77	19,60	19,49

	CAPITAL MARKET	
	Secondary Market	Rates on most traded stocks
	Average Previous Month	As on Friday
Long-term RSA stocks	15,47	15,89
Long-term Escom stocks	15,36	15,88

Best sections this week

	Av % Mv	Av D/Y	Av E/Y
Copper	12,8+	3,7	57,7
Mining exploration	12,4+	0,1	10,7
Rand and others	8,7+	2,0	0,0
Steel and Allied	8,0+	5,5	20,1
Evander	7,6+	6,0	0,0

Overall market this week

	(Ordinary Shares Only)		
	Mining	Non-Min	Total
Volume	31 319 051	39 152 227	70 471 278
Value traded	R471 380 675	R217 360 728	R689 061 401
Up	106	231	337
Down	25	94	119
Unchanged	24	265	289
Number traded	141	494	635
New highs	41	81	122
New lows	4	7	11

London gold fixings

	am	pm
Monday	\$403,75	\$404,50
Tuesday	\$402,70	\$403,45
Wednesday	\$405,85	\$409,10
Thursday	\$413,55	\$412,10
Friday	\$413,90	\$416,25

JSE Actuaries Index

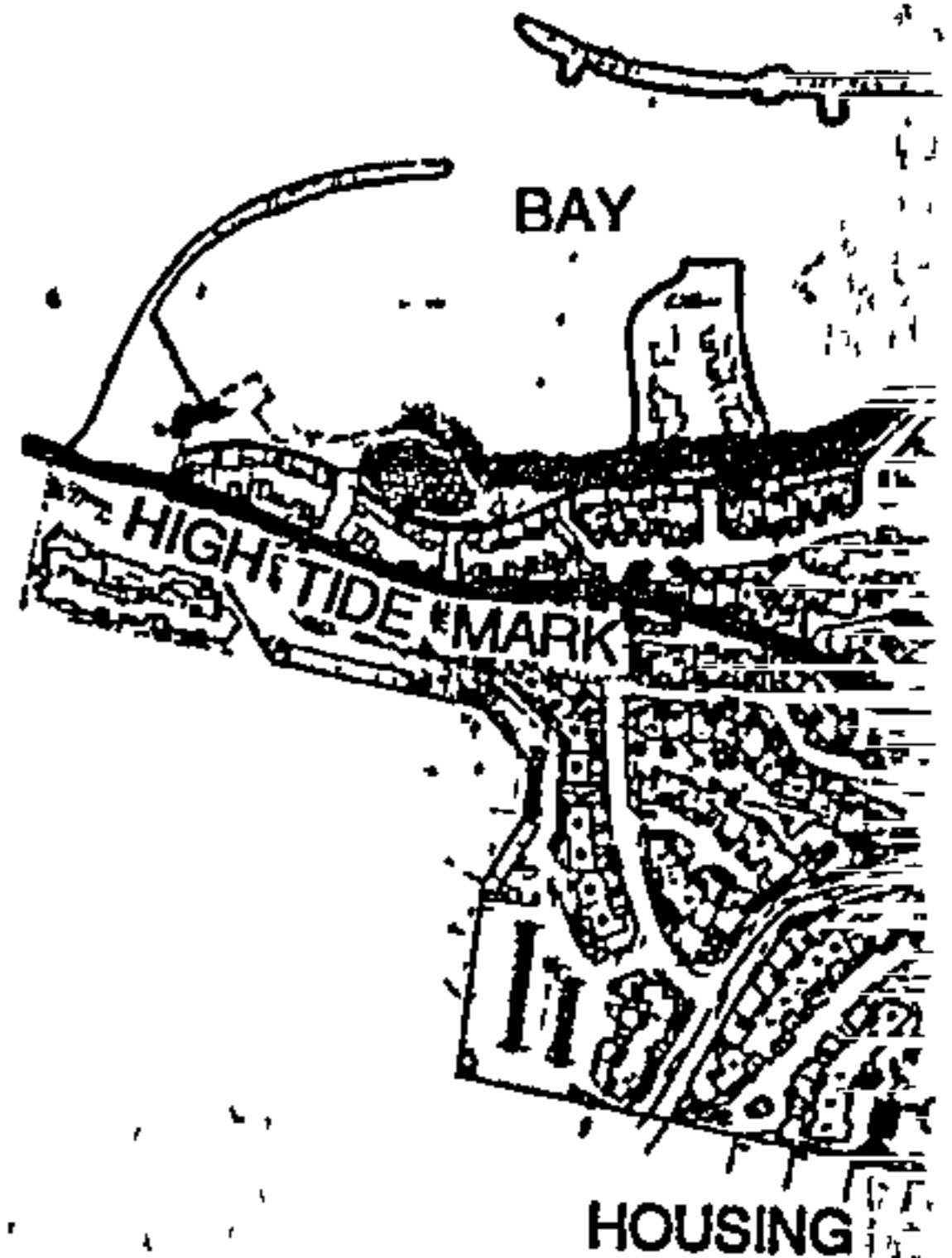
	THIS WEEK	LAST WEEK	WKS% MOVE	THIS WEEK	LAST WEEK	WKS% MOVE	
OVERALL	3224	3090	4,3	1818	1782	3,2	
MINING PROD	3419	3312	3,2	1883	1606	4,8	
COAL	2261	2220	1,8	1332	1280	3,3	
DIAMONDS	11353	11741	3,3	1782	1777	0,3	
ALL GOLD	2206	2095	5,3	369	372	0,8	
RAND&OTHERS	788	740	6,6	170	165	3,0	
EVANDER	2087	1908	8,3				
KLERKSDORP	6781	6390	6,1				
OFS	1245	1201	3,7				
WEST WITS	2974	2833	5,0				
METALS&MIN	2337	2207	6,9	INDUSTRIAL	3008	2892	3,9
COPPER	632	615	2,8	IND HOLDING	3170	3050	3,9
MANGANESE	2481	2260	8,9	BEV HOTL LES	5545	5454	1,7
PLATINUM	6064	5713	6,1	BUILD&CONSTR	1905	1828	4,2
TIN	89	84	17,9	CHEM & OILS	983	960	2,4
OTHER METALS	143	149	4,0	CHEM & OILS	928	908	2,2
MINING FIN	4616	4326	6,7	CLTH FOOT TX	1012	965	6,0
				ELECTRON ETC	993	927	3,9
				ENGINEERING	1245	1245	0,0
				FISHING	3687	3387	8,8
				FOOD	323	310	4,2
				FURN&HSEHOLD	2447	2382	3,0
				MOTOR	4522	4253	6,3
				PAPER&PACK	655	670	2,2
				PHARM&MEDICL	3098	3005	3,0
				PRINT&PUBLSH	1135	1105	2,7
				STEEL&ALLIED	2229	2118	5,2
				RETAIL&WHOLE	2750	2540	8,3
				SUGAR	14827	14323	2,1

Too little time for shocked villagers to

Proposals shake

St Francis Bay

to its very core



The proposed fishing harbour and housing scheme at St Francis Bay typifies how shoddily the public is treated when it comes to coastline development, reports JAMES CLARKE.

Because there is no declared policy on coastal development, the entire South African coastline is up for grabs — and developers are grabbing it. There's a chemical plant earmarked for Rooi Els at the mouth of False Bay, a big harbour development for Plettenberg Bay, a titanium mine for St Lucia, a kaolin mine for Chapman's Peak Drive — and not one of the schemes has been accompanied by a satisfactory environmental impact assessment (EIA).

The Department of the Environment isn't too fussy about EIAs, either.

The crisis at St Francis Bay village provides a case study of how unfair the situation is to the public.

The village is on the Cape Coast near Humansdorp, a 1½-hour drive from Port Elizabeth. It's an elegant rather than rustic village, with white-washed cottages and houses, mostly thatched but some with black slate roofs. Its ambience is one of affluence and it is very carefully architected.

Silent world

Expensive craft glide along its canals and skiboats moor in a tiny basin off the Kromme River. The Kromme estuary is on the north end of the 3 km-long beach. In summer, colourful sails of catamarans and windsurfers bloom like flowers. St Francis's days as a quiet bay may be over: developers are planning a commercial fishing harbour right there — and a huge housing development.

The scale of the development has shaken St Francis Bay to its core.

The harbour is to be at the bay's south end — at a spot called Second Bush which is botanically striking and, along its shore, offers a silent world for skin divers to explore.

Mr John Bridgman, one of the developers, said the harbour was really for the chokka

(squid) fishermen who, at present, moor in the mouth of the Kromme and sleep in the bush.

Mr Bridgman, who does not own property at St Francis Bay, though he has a "little piece of land" at Second Bush, said "environmentalists" and the Government wanted the chokka boats removed and he had every sympathy with them.

"At the same time the chokka fishermen also deserve consideration. Not only are jobs scarce but chokka is earning foreign exchange."

He denied being the harbour's developer. "I am merely one of 12, I think, directors of a company-not-for-gain which is developing it." The other directors were chokka fishermen.

When The Star first spoke to Mr Bridgman he was vague about the company's name. He thought it was something like the "Santareme Harbour Company" (it is in fact St Francis Bay Harbour Company). He was vaguer still when it came to even fundamental data, saying The Star should check with his architects.

Later he told The Star he had been vague only because he had not been in his office.

"I am not the harbour developer," he emphasised. But he agreed he was responsible for the huge housing development above the high-tide mark, which has a very high density. He thought the density might be 20. It is nearer 30.

He said he was responsible for three-quarters of that development and that an education charity was developing the rest. He is a trustee of the charity.

"It is the Government which wants the harbour," Mr Bridgman said. "But it wants private enterprise to pay for it. I don't stand to gain — in fact I'm against the harbour. It's too big."

"I'm also against the density of housing, which is too high — but we need the houses, to pay for the harbour."

The current plan shows 500 erven. A lot of houses would be needed, Mr Bridgman said, because each will pay a R6 000 surcharge towards the harbour.

Mr Bridgman said he, "personally", would like to see just a small leisure and "safe haven" harbour at Second Bush.

He said the Government had, in the mid-1980s, investigated potential sites for a safe haven for small craft between Port Elizabeth and Mossel Bay. The treacherous Cape coast singularly lacks yacht havens.

Most of the people of the village, many of them business and professional people from Greater Johannesburg, had no concept of the scale of the fishing harbour until they arrived at St Francis last month.

Mr Bridgman claims that the Kromme Trust — a sort of conservation society based at St Francis — had been kept updated on plans since 1986.

Mrs Lindy Pagden, chairman of the trust, said, "We were invited to meetings about a proposed harbour — but we had nothing concrete to object to,

The proposed St Francis Bay harbour and

or to tell people about. It was always so vague and kept changing in scale.

"We were told we could comment officially only when the plans had been formalised. We said this would leave us too little time."

That's exactly what has happened.

Worse, the plans were released before the owners arrived for their holidays. They began arriving en masse on December 16. The deadline for objections was December 15.

Among those who were incensed by it all was St Francis owner Mr Colin Hall of Bryanston, who is chairman of Woolworths, and Mrs Mellie Simpson, also of Bryanston, and several doctors from Sandton Clinic who own houses there.

After protests from owners, the Cape Provincial Administration agreed to extend the objections period by a month. The new deadline is today.

The Star asked the CPA whether they would throw away objections received after

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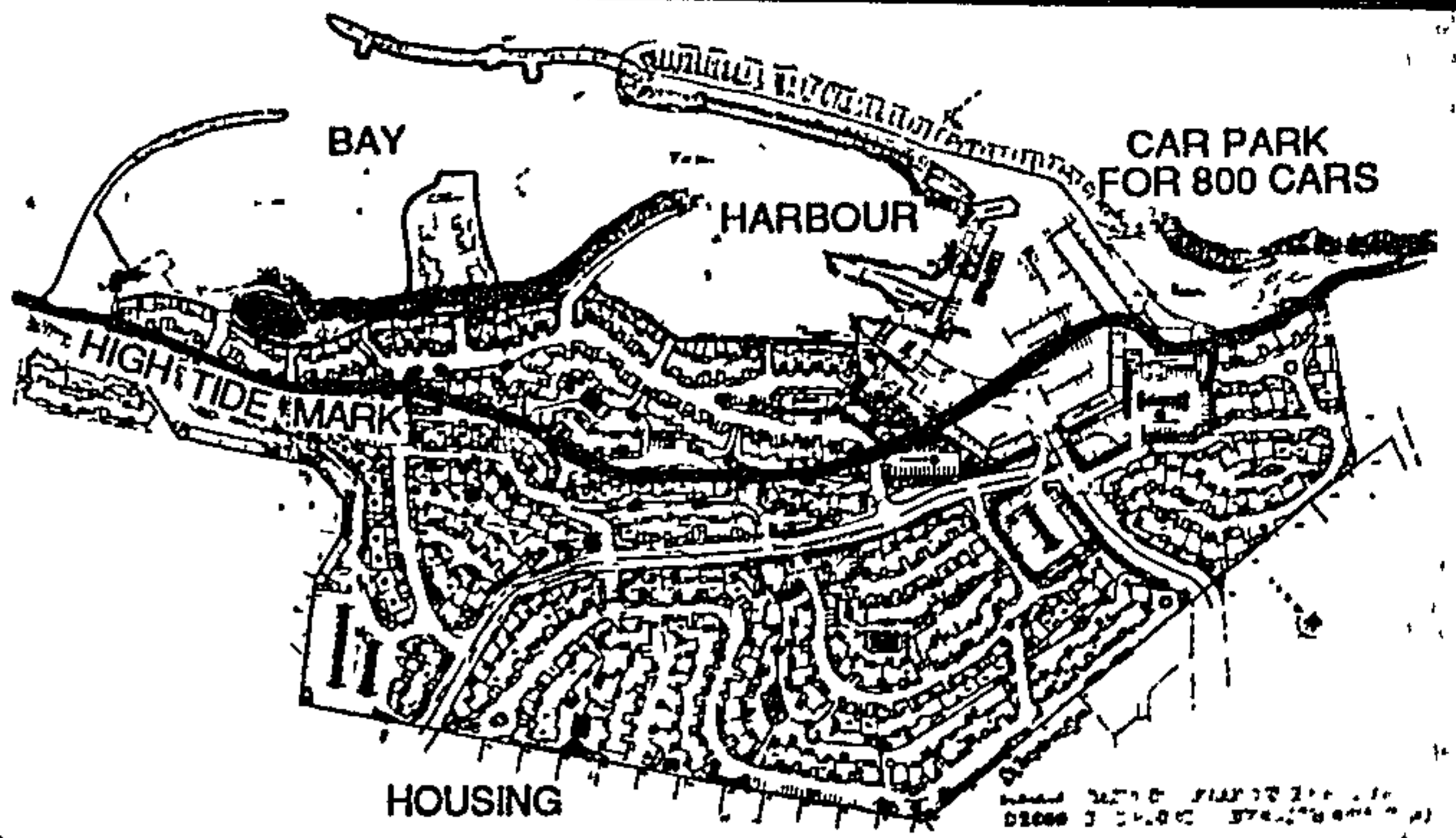


St Francis Bay architecture — elegant, not rustic.

... for shocked villagers to raise objections

Is shake cis Bay ry core

St Francis Bay
15/11/90
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The proposed St Francis Bay harbour and housing development — the thick line represents the present high tide mark.

... fishing harbour and housing scheme at St Francis Bay typifies how shoddily the public is treated when it comes to coastline development, reports JAMES CLARKE.

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After protests from owners, the Cape Provincial Administration agreed to extend the objections period by a month. The new deadline is today.

The Star asked the CPA whether they would throw away objections received after

today. A spokesman said: "No, we won't take a hardline approach. We'll continue to accept them as long as they come in soon."

Day by day, as families arrived at St Francis, news of the development was spread by word of mouth and by handing out hastily printed leaflets on the beach and at the shops. The Kromme Trust called a meeting between Christmas and New Year, and 500 very angry people came, young and old.

"It became obvious that not a single person in St Francis Bay wanted the harbour — except Mr Bridgman," Mrs Simpson told The Star afterwards.

Meanwhile Mr Hall had spent Christmas Eve frantically telephoning around to find an expert to do an interim EIA. He was ready to give up when, at 6 pm, he found Professor Roy Lubke — the man who headed the St Lucia titanium mine EIA — still in his office at Rhodes University.

"I drove over to Grahamstown on Boxing Day with all the material I could muster and persuaded the professor to come down to St Francis and look at the situation."

"It of course wrecked most people's holidays. It's so unfair — planners and bureaucrats have years to prepare their case. The public is given only four weeks to study the plans, find consultants, work out approaches, raise funds and formulate objections," Mr Hall said.

There will be 8.5 ha developed on the landward side and 3.5 ha below the high-tide mark. The latter will have "12 boutiques, two restaurants —

they will be very small, only 70 sq m, that's all — NSRI, garages..." said Mr Bridgman.

How big is the harbour? He was not sure.

The Star eventually discovered the harbour is for 79 medium to large vessels (from yachts up to trawlers) and 43 power-boats.

The Star asked Mr Bridgman whether it was true he had a 99-year lease from the Government at R1 a year for the area below the high-tide mark. He said nothing had been ratified.

Questionable

A strong objection to the development has been lodged by the Botanical Society of SA. It says the legality of the development on the seaward side is questionable — "parliamentary approval may be required for leasing that area", said the society's Mr Werter van Warmelo.

He said no environmental impact report existed for the landward side and, yet, indigenous bush was affected including "five plant species considered rare and threatened".

"We are not against development — but we fear this particular development will irreparably damage the area. The EIA should be rejected."

"The access road would go through Cape St Francis Reserve and will damage one of the southern Cape's three north-east facing coastlines."

St Francis's next move is to prepare a structure plan and a "counter-development plan" for the bay.

The address for objections: Chief Director of Works, Private Bag 9078, Cape Town 8000.

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St Francis Bay architecture — elegant, not rustic.

Residents' committee for Kleinvlei

CPM-1175
17/1/90
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By PETER DENNEHY

ANGRY residents of Kleinvlei and Eerste River, near Blue Downs, elected a residents' committee of more than 20 people on Monday evening and gave it a mandate to discuss their housing grievances with the local management committee

Every second household in Kleinvlei was in arrears with payments, according to the Rev Chris Nissen, who chaired the meeting. He said 139 families there owed R185 000 in arrears

The tone of the meeting was militant. One suggestion from the floor was that committees should be elected to carry furniture back into houses whenever officials evicted people, as was apparently done in Ravensmead. Another person asked Mr Nissen whether it was necessary to deal with the management committee at all, "since they say they can do nothing about these matters anyway"

Mr Nissen replied that the committee would probably eventually discuss the grievances with Regional Services Council officials "but we must follow procedure"

A meeting between the newly elected committee and the management committee has been arranged for 10am today

At another stage during the meeting, a resident suggested that everyone should simply refuse to pay their bills, but Mr Nissen said it would be better to aim to have everyone's arrears written off, as this had already been achieved in Soweto

Another goal towards which the committee would strive, he said, would be to get regular, reliable readings of water meters

Worker wins arrest review

By LINDA GALLOWAY

Supreme Court Reporter

1988/18/11/90
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THE magistrate of Stellenbosch has 30 days to show cause why the arrest, conviction and sentence for trespassing of a young hotel worker after a dawn raid by police on a Kaya Mandi hostel in Somerset West should not be set aside.

Mr Justice J Fagan yesterday granted an application by Mr Hamba-sile Matshikiza to this effect.

Mr Matshikiza said that after the raid on March 26 1988, he had not been allowed to get his bed card, which his sister had for safekeeping.

He and other arrestees were kept at a police station for about 12 hours without food or water and, when his sister brought his card, a policeman refused to accept it.

He was told he would only be released if he paid R30, but it was not explained that this was an admission of guilt for trespassing.

FIM

19/11/90

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Cash flow difficulties, resulting in R4,7m of unpaid debts, have caused developer She-mara Holdings to hand over management of the scheme to an interim management board on which creditors, lenders and villagers are represented

Personal Trust chairman and board spokesman Jimmy Baigrie says problems arose primarily "because too much money was spent too soon on over-expensive and unproductive assets, way in excess of the village's requirements at this stage." These include ultra-luxurious country club facilities

Under-capitalisation was also a problem because the development was largely financed by debt. Operating capital was insufficient and the development was excessively reliant on sales revenue to finance building activity. The five-phase scheme is into its fourth phase with approximately 300 units built and further expansion under consideration

Interested parties have agreed to allow the developer a moratorium from December 15 to February 15 as a breathing space in which solutions can be sought. Property brokers DCF, called in as consultants, will submit a report on February 9 outlining options for completion of the village. "Board members," says Baigrie, "are unanimous that liquidation will be the most expensive and damaging step for creditors, villagers and investors alike."

Personal Trust, as trustee for certain investors of the operating capital, is a minority shareholder in the development company. It took on a higher profile in the project last year when approached by villagers to intervene and address the village's deteriorating financial position

These are anxious times for the 300 families in the village since the scheme's share-block format means that, if the company goes into liquidation, they, as shareholders rather than owners of title, become concurrent creditors

Meanwhile, the Silvermine Village retirement scheme near Noordhoek (involving, in common with Helderberg, developer Barry Burton Barbour) also has cash flow problems. Increased levies, or early payment thereof, as well as reduced services are being discussed as ways of addressing the problem

HELDERBERG

(124)

(124)

No silver lining

The growing pains of the retirement village sector continue with the luxurious, R60m Helderberg Village scheme in the western Cape the latest to run into problems
FIM 19/11/90

CAPE TOWN 19/1/90 (124)

Cape Town house prices rocketing

By DI CAELERS

CAPE TOWN home buyers are digging much deeper into their pockets as residential property prices have rocketed an average 20% — but sometimes even by 40% and more — in the past year

The city's average price increase runs to double that in other parts of the country, says independent property economist Mr Erwin Rode

Both Mr Rode and local estate agents have cited supply and demand as the major reason for the astonishing jumps, especially in the top price bracket

Cape Town is surrounded on three sides by sea and that, combined with the mountain, means a limited amount of available land

"At the top end of the market, there are relatively few properties for sale, so buyers are being forced to pay what sellers are asking," one agent said

Mr Rode said his latest study showed that the highest growth rate in prices, an average 40% a year, occurred in the most expen-

sive areas In the middle price bracket the average increase in prices ran to 25% a year and in the lower bracket, 13% a year

Mrs Carmella Seeff, chairman of the Seeff Property Organisation, said the public "gets used to this kind of increase"

"The asking price of R2,2 million for a flat in Sea Point recently didn't faze anybody at all. It was sold quite quickly," she said

Other examples cited by estate agents were

● A Victorian town terrace house in Three Anchor Bay recently sold for R296 000. Two years ago it went for only R150 000

● A Clifton property sold in June 1987 for R475 000 was sold again in September last year for R750 000

● A Clifton bungalow sold in June 1987 for R525 000 was resold in April last year for R880 000

● The owner of a Bishopscourt property, who bought two years ago for R800 000, 18 months later rejected R1,5 million

Mrs Seeff predicted that prices

in the Peninsula would continue to escalate "You can't go up the mountain and you can't go into the sea. The Peninsula is already overstocked and the demand to live in good areas will increase"

Mr Mike Bisset, executive director of Pam Golding Properties, said continuing escalation of building costs, an increase in demand for accommodation, and the fact that stock availability was not increasing, would all contribute to rising prices

A strong demand by Transvaal buyers for beachfront properties also played a role, said Mr Michael Bramley, manager of J H Isaacs in Sea Point.

"A lot of these properties are used by the owners for holiday purposes and then leased out for the remainder of the year. These people are prepared to pay up to R695 000 for the right property"

Mrs Seeff said these increases percolated all the way down and that even prices of flats in the lower ranges were rising dramatically

R580 000 paid by foreign buyer

W/E AR645
20/1/90
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By DICK USHER,
Business Staff

SEEFF Property Organisation has sold a 598 square-metre Three Anchor Bay house for R580 000, which it says is the highest price so far paid for a residential property in this area

The property was featured in Seeff's international property exhibition and was bought by a buyer from Belgium

Mrs Carmella Seeff said he was interested in an entirely different area, but when he was persuaded to view the property immediately put in an offer

It had several special features, including a fountain room with a Ganz ceramic mural, a pool room and sauna, and en suit his-and-hers onyx and marble bathrooms.

The sale was handled by Ms Sonya Rynhoud and Ms Jessie Nurtman of the organisation's Sea Point office.

A landmark property the organisation was handling was the former port captain's residence, designed by Charles Freeman in 1835, which is on sale at R499 000

In the Southern Suburbs Seeff's Ms June Martin said sectional title sales were going strong

She said demand was very high at present with more buyers than sellers and flats once rented out were being converted to sectional title to satisfy a property-hungry market

Ms Jenna O'Loughlin, the company's sectional title specialist in Plumstead, said townhouse demand was also very strong and in response to the demand developers were putting townhouses on vacant plots instead of one or two luxury homes as previously.

● **CHRISTIE'S** property brokers have negotiated the sale of a 1,2 hectare site in Lansdowne Road for R730 000

Mr David Christie said this was equivalent to R60 a square metre and was considered a fair price for the area

The sale was negotiated by Mr Roger Lamb.

● **PICK 'n Pay** is building a refrigerated warehouse for handling fresh produce at Industry Park, strategically located between the N1 and N2 highways within easy access of all the company's outlets in the Peninsula

Industry Park, a joint development involving Rabie Property Developers and Permanent Trust, is at the corner of Modderdam Road and Borchards Quarry Road, next to DF Malan airport

All except one erf in the township have been sold and several factory developments are in progress

Mr Michael Lubner of Permanent Trust said the 1,5 hectare site was the first sold in the township in 1984

According to a Pick 'n Pay spokesman, the warehouse would have several advantages, including allowing fruit to be bought out of season. It made provision for extensive ripening facilities and had the

equipment necessary for sophisticated pre-packaging of certain products.

● **FAIRCAPE HOMES** have a further 300 erven available in Khayelitsha and expect to start selling off-plan in about a month.

Mr Richard Arderne said the fully-serviced sites in Village 1 were for houses in the R25 000 to R65 000 range.

Homes would be built to customer requirements from Faircape plans, but the company would price a customer's plan and build if it came in under the R65 000 limit

He said Faircape had already sold about 160 homes on the 200 sites it had under development at present, with a total value of about R9 million

● **PERMANENT Trust** and Mitchell Du Plessis and Associates report several erven have been sold in the Fourways industrial township between the N1 and Lansdowne Road.

It was close to Khayelitsha and adjoined the proposed Fourways shopping centre.

The two companies were also developing another industrial township in Athlone on Lansdowne Road between Vanguard Drive and Vygerkraal Road. Plots were now available

● **PROPMARK** reports 15 apartments in the Black Rock luxury high-rise in Three Anchor Bay have been sold in three weeks

Prices in the 30-unit block ranged from R260 000 for a two-bedroomed unit to R448 500 for three bedrooms and R1,1 million for the remaining penthouse

● **OVCON** finished pouring concrete for the Protea House extensions just 48 hours before the December builders' holiday and work on the subtrades is in full swing

The facade of the extension had been designed to complement the existing building and according to Mr Lowther Boyes, Ovcon's contract manager, the designs required some exceptionally intricate concrete work

"This has been handled well and it is now up to the plasterers, who have been carefully selected, to do an equally good job," he said

Staff were due to move into the new building in midyear and completion of the second phase, refurbishment of the existing block, was scheduled for April 1991.

● **PAM GOLDING PROPERTIES** Atlantic seaboard team has notched up nearly R30 million in sales in the past year.

Ms Brenda Silberman from the Sea Point branch put together nearly R2 million sales in one weekend, a Clifton apartment for more than R1 million and a Fresnaye home for nearly R900 000

The company's sectional title team in Sea Point, Wally and Freda Newman and Ms Miriam Feldman have negotiated sales of apartments worth more than R19 million in the past year.

Fighting for a corner to call 'home'

By CHIARA CARTER

DEFAMED with yellow paint, a noticeboard at the entrance to a Malmesbury compound has become a symbol of despair for hundreds of hostel dwellers.

It forbids women and children from living in the compound which is reserved for single contract labourers

Home for hundreds of Malmesbury workers and their families is a small corner in one of these grossly overcrowded compound hostels on the outskirts of the town

The hostels are a grim legacy of apartheid housing policy.

Originally designed to accommodate 330 people, they were built by companies such as Bokomo 19 years ago on municipal land

According to the Malmesbury municipality, a condition of the lease was that the hostels would only accommodate single African contract workers

However, since the repeal of the African Labour Regulations and influx control in 1986, many of the workers' families have joined them



JAMPACKED: Entire families are forced to share cramped quarters in the overcrowded compound

Overcrowded

Because there is no housing for Africans in Malmesbury, they have been forced to live in the single quarters where a cardboard partition or a thin curtain is all that separates families from each other

No-one knows exactly how many people are jampacked into the hostels but everyone agrees that they are vastly overcrowded and not suitable family accommodation

Community workers have warned that the hostels represent a health hazard not least because of the inadequate sewerage facilities, which in one case resulted in raw sewage seeping into a mealie field

Alarmed at the situation, the Malmesbury municipality last year issued notices ordering women and children to leave the hostels by November

A similar notice was sent by Bokomo, one of the largest employers in the area, to all its workers

The eviction order was subsequently suspended after the community consulted lawyers.

For the past two months the community has been locked into delicate negotiations with the municipality and employers — the most recent meeting taking place last week

The community wants the municipality to acknowledge the presence of a permanent African population in the area and to recognise that this includes the unemployed and workers' families

Influx control

In a significant shift in thinking, the municipality is understood to have said that it realises the community is in Malmesbury to stay

But it has refused to give an undertaking that there will be no more evictions from the compounds and has not removed the noticeboards which the community has said are "offensive"

Instead, the municipality wants the community to agree to a "freeze" on the African population by drawing up a list of present occupants and devising a system of limiting any further influx into the area

The community is unwilling to do this

"I have my wife and child living with me. How can I refuse to allow

another man's family to join him?" said one worker who took part in negotiations with the council

Meanwhile, the municipality has said it is looking for land suitable for African housing but has not yet identified such an area

A Surplus Peoples' Project (SPP) spokesperson said the underlying cause of the situation was the critical shortage of housing in the region and the failure of the authorities to make provision for African housing

"The only alternative people on the West Coast have to living in the hostels is squatting where, like the Koekenaap community, they are repeatedly harassed," she said

The spokesperson said that although talks between the parties had deadlocked, negotiations indicated a "different approach by local authorities who usually resort to legal action"

Offensive

She said this was a result of pressure from employers who feared industrial unrest, as well as a shift in the policy of central government which had begun encouraging local authorities to establish areas for informal settlement

A spokesperson for the Developmental Action Group (DAG) said the situation in Malmesbury was "symptomatic" of that throughout the Cape west of Humansdorp

"From Lawaakamp to Grabouw and Port Nolloth the Nationalist Party's coloured labour preference policy meant that Africans were forced into hostels and family life was not allowed," the spokesperson said

"With the abolition of influx control, the African population of small towns throughout the Cape began to grow and now municipalities are faced with a situation where there is no housing for people who either squat or squeeze into overcrowded hostels

"The ultimate solution is the abolition of the Group Areas Act, but in the meanwhile land must be set aside where people can live

The Malmesbury town clerk, Mr Coenie Van Rensburg, declined to comment, saying that negotiations were at a "delicate stage" and he did not want to jeopardise matters

Homes go for R10 at auction

By PETER DENNEHY

EIGHTEEN houses were yesterday sold for R10 each after the owners were unable to afford bond repayments.

The two- and three-bedroomed houses are in Kleinvlei, Gaylee, Eerste River and Blue Downs.

They were sold in execution of debt at a public auction.

All were sold to the United Building Society, to which they had been mortgaged. Judgments had been given against the former owners, mostly in the second half of last year, for defaulting on their bond repayments.

The UBS was the only bidder at yesterday's auction, which was held at 10am at Kuils River Magistrate's Court.

Another auction is due to be held at the same place on Monday, January 29, for 18 houses in the newly developed coloured suburbs in the Kuils River area. The only requirement is that buyers are classified "coloured".

The messenger of the court initially objected to the Cape Times presence at the auction yesterday.

He asked whether the Cape Times team had come to bid for the houses, and was told by the reporter that he had come to

attend, and record the proceedings. He mentioned that the Cape Times could be arrested for "interfering", but the Cape Times was later allowed to attend.

A tenant in one of the affected houses arrived to see whether her new landlord would allow her to continue renting, but she did not bid for the house.

UBS public relations manager Mr Kevin MacGregor said from Johannesburg yesterday that many of the houses the financial institution "bought back" would be rented out before eventually being resold.

The new housing projects in that area are all home-ownership schemes, in terms of government policy, and no official provision is made for rented housing stock. However, they are often rented out after "repossession".

Mr MacGregor said the mortgagor was legally entitled to claim, from the defaulter, the difference between the amount she or he owed on the bond and the price the house fetched at the auction, but in practice this almost never took place.

Defaulting home-owners could not bid at the auctions, as they were insolvent

Capt Times 25/1/90

Plea for 'one city, one municipality'



LONG MARCH . . . Langa residents on their way to CPA offices in Goodwood with a petition whose demands included "one city, one municipality" and that proposed increases to service charges be scrapped

Picture ANN LAING

Colonel praises

march discipline

APR 11 1978 25/1/78
Staff Reporter

SHOPS closed their doors and businesses rolled down their shutters at lunchtime yesterday when about 150 Langa residents marched on the offices of the Cape Provincial Administration with a petition demanding that proposed increases to service charges be scrapped

The marchers, sandwiched between two police vans, walked from Langa to Goodwood while a large number of policemen, including the police video unit, monitored them along the way

In a petition handed to CPA officials, the marchers — all members of the Western Cape Civic Association — said the communities of Guguletu, Nyanga, Langa, Khayelitsha and New Crossroads had not been consulted about the increased service charges which come into operation on February 1

They demanded "one city, one municipality", a dismantling of community councils, the revision of land and service charges, the provision of proper facilities and the removal from the townships of "all intimidatory forces"

When the marchers reached the CPA offices, a police colonel praised them for their discipline and called on them to send a four-person delegation inside the building to hand over the petition

The marchers then returned to Langa for a report-back meeting and to plan follow-up action

House buyers 'discouraged' at auction — claim

By PETER DENNEHY

TWO women property dealers who have recently started bidding at public auctions for houses being sold in execution of major financial institutions had "discouraged" their attendance.

This week when the Cape Times attended a similar auction houses were sold for the nominal price of R10 each. They were all bought back by the financial institution to which they had been mortgaged.

Mrs Kim Paterson and Mrs Julia Williams, who have a company called "Lot 94 Grabouw", go out and view properties that are to be sold, work out what they are worth and then bid at the auc-

tions in the hope of obtaining bargains. But from Monday this week, at auctions in Ottery, Kuils River and Table View, remarks were made to them in a manner that they believed were calculated to dissuade them from bidding.

First they were told that unless they were going to bid up to the amount that was owed on the house — and this figure was given to them — they might as well go.

Then appeals were made to their "better nature".

They were told that they were hurting the financial institution, and even — falsely — that they were "hurting the debtors" whose houses were being sold in execution of their debt.

They were asked whether they had a vendetta against one particular financial institution, which they declined to name yesterday. It had also been suggested that they were "blackmailing" the company in some way by bidding, they said.

On Wednesday the Cape Times attended an auction at which 18 houses were sold for R10 each to the United Building Society, to which they had been mortgaged earlier, when nobody else arrived to bid.

The Lot 94 team had attended another auction on Tuesday at which they had bid, unsuccessfully as it turned out, on each of the fifteen houses on sale. The auction had lasted less than an hour

and thus driving up the price they had cost the company R15 000 in increased messenger of court's fees and R25 000 in extra transfer costs. Both are worked out as percentages of the house price.

UBS spokesman Mr Kevin MacGregor said yesterday that he could imagine that someone from his institution might well have asked the women whether they were bidding and how much they were going to bid.

However, he did not believe there would have been any intention to intimidate them or dissuade them from bidding.

"These auctions are run by the messenger of the court. No court system will

allow bidders to stand their date each other," he said.

Strictly speaking, companies were not supposed even to bid, but he conceded that interaction must have taken place.

"I can't believe a genuine would be put off getting some rival bidder who tel wasting her time," he said.

If the women wished to had treatment or anything they could approach the in it would investigate the m: It seemed they had not d:

"It would never be ou policy to dissuade people at such auctions."

A rash of Border boycotts

W/Mund 2/21 - 8/21/90
SEVERAL small Border towns are clashing with local authorities over the right to protest.

124 By LOUISE FLANAGAN, East London

In Tarkastad, west of Queenstown, the town council is desperately trying to end a consumer boycott which started about 10 days ago. The boycott was launched by the residents of Zola township outside Tarkastad. The Zola Residents' Association (ZRA) had planned to hold the march on January 19 but had to call it off after the town council demanded a R10 000 deposit first "to cover potential damages and losses". ZRA said they couldn't raise the money and refused to pay. The march was to protest against local problems, including the December eviction of several residents, alleged wrongful arrests by police, unaffordable housing prices and the reservation of Tarkastad recreational facilities for whites only. Residents are also demanding the resignation of the unpopular township council in favour of their own residents' association.

Since the boycott started the council has unsuccessfully tried to negotiate its ending with the ZRA. Meanwhile, a consumer boycott has started in nearby Jamestown, to the north of Queenstown, after a protest march was prevented there. In Indwe, just to the east of Queenstown, residents of Mavuya township are planning to hold a protest march on Friday. Marchers have applied for and been granted permission by the local magistrate. Again, the march is to protest against township conditions. In 1988 Indwe was hit by a consumer boycott for several months when the township protested against increased charges for lodgers' permits. Although there were no organised structures in the town, a boycott committee was formed and most of its members were detained at the time — Elnews

UBS buys dirt-cheap homes

By ALAN DUGGAN

THE nation's largest building society this week paid between R20 000 and R59 000 for repossessed houses sold by public auction in Blue Downs, Melton, Rose, Eerste River, Klein-
vlei and Kuils River

At a similar sale last week, the United Building Society — the only bidder present — paid only R10 each for 18 houses sold in execution of a court order after the owners defaulted on their mortgages

The houses were among many to come on the market after home owners —

hard hit by high interest rates and the rising cost of living — simply stopped paying.

Families have been devastated by the loss of their homes and credit status. With their names in the computers of various agencies, they now find it impossible to obtain credit.

This week's auction was again dominated by the UBS, which bought all 14 of the two and three-bedroomed houses

A spokesman for the building society said that its representative at such auctions generally bid up to a sum which covered the outstanding debt plus costs

He told the Sunday Times last week that the UBS was deeply sympathetic towards the home owners and tried wherever possible to help them (S) (124)

● Yet another public auction — this time of 10 houses in the same areas — will be held at the Kuils River magistrate's court at 10am on February 19

Sunday Times 4/2/90

UBS Offers loan deal on

repossessed

W/ARGAS 3/2/90

124

By TREVOR WALKER
Business Staff
THE United Building Society will offer soft loans on repossessed houses at 15 percent for the first three years to approved buyers.

United MD Mr Mike de Blanche said this was intended to get repossessed houses off the society's hands as quickly as possible

Mr de Blanche was commenting on media reports that houses had been snapped up for R10 each at a recent auctions
He said "Anybody could bid at the auctions, and if a house was bid up to an acceptable figure for us, we would be prepared to grant the new owner a 90 percent bond"

The person would have to meet the conditions of the auction, which required a deposit
"People who want to make use of this facility are closely vetted as we do not want to go

through the expensive process of repossession if the new owner also ran into financial difficulties."

Mr de Blanche said the number of properties the society had had to take on to its books had grown steadily and looked set to exceed the number it was forced to buy in the 1984/85 downturn

He said the society spread its risk through various communities and all levels of wage earnings, but it was true the lower income earner with no access to housing perks who suffered most

Trying to help

He said houses vacated had to be protected against vandalism
"We would like to get the house off our books as quickly as possible"

Building societies have been doing everything in their power to help people squeezed by the huge rise in the bond rate over

the past 18 months
They said nobody in his right mind would sell a house for R10 and clearly a building society owed thousands of rands on a house that was to be auctioned would bid up to the level of the society's exposure

The societies had to bid at public auction to protect their loan exposure and to get the property registered in the name of the society

The societies had to pay the transfer duty and the formality of the R10 price meant little extra cost was incurred on a property already costing the society dearly in lost interest

A spokesman for the UBS in Cape Town said the 15 percent bond rate deal allowed the home owner to postpone paying transfer duties until the end of the third year

The house more often than not was sold to him at a figure below that at which it stood in the Society's books

So in effect he would begin to pay off on a loan account and after three years he would, after taking transfer, begin to pay off a bond the society would arrange

Disclosure down

More than a year after JCI started publishing abbreviated gold mine quarterly results some investors seem finally to have realised the practice could prejudice their interests

Anglo American has adopted a similar approach. Abridged quarterly figures are published in newspapers, with less operating and financial information and without development results. For example, Anglo excludes working cost per ton milled and JCI omits the gold price received. JCI has also stopped advertising full interim reports for its small holding companies instead placing ads saying the figures are available on request.

On the day of publication full statistics are provided to financial journalists, investment analysts and other interested parties. They are also posted to all shareholders.

The system has several drawbacks compared to immediate, full reporting practised by other houses. One is that most minority shareholders in Anglo and JCI mines get the full figures several days after professional analysts, whose clients have already been able to act on the information.

The missing information is essential for a full evaluation. There is no better indication of future grade than sampling results from development work.

Another problem is that prospective investors no longer have the full picture.

Both mining houses cite the cost of publishing unabridged results abroad as a main reason for publishing summarised figures. This is a dubious argument. How material can the costs be compared to dividends paid by a large gold mine?

Says Anglo gold division public affairs manager Adrian du Plessis. "Cost saving is balanced against the need to provide our various publics with relevant, comprehensible information. We continuously review our efforts in this regard."

He says shareholders feeling disadvantaged should ask Anglo to send them unabridged results directly. The gold division faxes the unabridged version to some people who have requested this. Helpful for those who own fax machines but not for others.

JCI PR manager Ann Dones says JCI is reviewing its quarterly reporting system.

JSE president Tony Norton says no investors have complained about the abbreviated

FAIRCAPE FIM 9/2/90

Not so fair (124)

Almost to a man, low-cost housing developers wail about bureaucratic delays in approving and declaring areas for housing projects which, they say, harm productivity and cost shareholders dearly.

Faircape financial director Chris Vietri adds his voice to the chorus by saying this was a main reason for the dive in net operating income during 1989, despite a 37,5% rise in turnover. "Such delays cost us about R2m."

The rise in interest rates also slashed income. At the start of the year active projects, largely pre-sold, had been costed at an interest rate of 17,5%. When rates rose even higher there was nothing Faircape could do. So margins were seriously eroded. For these reasons pre-tax profits fell from R5,3m in 1988 to R1,6m, a drop of 69%.

A worrying feature is high gearing, almost 4 at end-1988, which Vietri undertook to reduce (*Companies* June 30). To a degree, it was. A total of R3,4m was raised by selling 25% of the stake in Health & Racquet Club (R2,4m) and associated properties (R1m), though the proceeds are due only on June 1 (Only 18 months ago Faircape bought 49,9% of Health & Racquet Club for R2,4m. After the sale it still owns 37,4%.)

Also, 860 ha stock land north of Milnerton was sold for R3m. Interest-bearing debt thus now totals R18m (R21m) — still high. Better gearing reflects an increase in shareholders' funds more than lower total debt.

FINANCIAL MAIL FEBRUARY 9 1990

FIM 9/2/90

statements. He adds there is no obligation to publish unabridged results. "Publication of quarterly results is a convention, not an absolute requirement. We accepted the changes because the press ads contain the heart of the financial information and full results are mailed to shareholders," he says. "If people feel they are losing out we would like to hear about it."

In the *FM's* view, this is a regrettable deterioration in disclosure standards. The changes raise problems of equity and fairness and the mining houses concerned should reconsider.

Brendan Ryan

Not so fair (124)

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Vietri hopes for a marked improvement in results this year. He expects interest-bearing debt to be cut further and better cash flow.

Up to 1988 the company enjoyed exponential growth. Last year only judicious juggling with tax timing made taxed income look respectable and then extraordinary items allowed an increased dividend of 12c (10c). If steps to reduce debt continue, and turnover grows at the same rate as last year, a healthier organisation should resume good earnings growth.

Gerald Hirshon

Water bill unpaid:

Woman, 72, jailed

Staff Reporter

A 72-YEAR-OLD woman has been jailed for 30 days for not paying her water bill or her legal costs. She was found guilty in the Kuils River Magistrate's Court this week.

Mrs Lina Crotz, of 185 Keerom Street, Kleinville was jailed on Thursday

Mr Deon Brits, a Kleinville advice office worker, said Mrs Crotz had owed the Regional Services Council R219,90 for water and another R176,04 in legal costs. Her rent had also been R262 in arrears

Her water had been cut off some time ago, Mr Brits said

The lawyer acting for the Regional Services Council in this matter, a Mrs Lessey of the Somerset West firm Morkel and De Villiers, declined to comment yesterday.

Mr Brits said he had told the lawyers that he had asked the management committee to stop all legal actions against Kleinville residents "until such time as we have reached a settlement in respect of the high water accounts and the rent arrears"



JAILED . . . Mrs Rosetta Cruz was jailed for not paying her water bill. Prison warders ordered her to strip "I thought I was in hospital," the granny said

Picture. GLEN SHERRATT

Jailed granny *Cape Times 20/2/90* 'told to strip' *(124)* weeps

By YVETTE VAN BRED A

A 72-YEAR-OLD woman, jailed for two days for an overdue water bill, wept yesterday as she told of how she was ordered to strip by Pollsmoor prison warders.

Mrs Rosetta Crotz, of Keerom Street, Kleinville, said she had thought she was in hospital.

Mrs Crotz owed the Regional Services Council (RSC) R219,90 for water, R176,04 in legal costs and her rent was R262 in arrears.

Mrs Crotz said that she had to live on a pension of just over R200.

On Thursday afternoon a messenger of the court arrived at her home after a warrant for her arrest was issued.

"I'm an old woman, I didn't know what was happening to me," she said, weeping constantly.

"When they took me to prison, I was made to strip — stark naked. I thought I was in hospital when they told me to undress."

She was released on Saturday.

● A spokesman for SA Prison Services, Colonel Roy Gamble, said that it was not policy that arriving prisoners were told to strip.



Mrs Rosetta Crotz

Cape Times 21/2/90
124

Money pours in for woman who was jailed

Staff Reporter

CONCERNED Capetonians have rallied to the assistance of Mrs Rosetta Crotz, the 72-year-old woman who last week was jailed for not paying her water bill.

Yesterday morning a St James man walked into the local post office and asked the postmistress, Mrs Martha Spolander, to pass on R500 in cash to Mrs Crotz.

Mrs Spolander said that along with the money he presented a note to Mrs Crotz in which he said he was sorry to hear of her trouble and hoped "the enclosed will help you along".

The man wanted to remain anonymous, she said.

Other promises of help for Mrs Crotz have been made to the Kleinvlei Advice Office. Mr Deon Britz said yesterday that he had received calls from two people, each of whom said they were sending cheques of R100 for Mrs Crotz. Neither wished to be named.

Several other callers to the Cape Times yesterday also offered money for Mrs Crotz. Among these was Mr Peter Moss, a waiter at a Camps Bay restaurant, who said he and nine colleagues were in the process of pooling whatever money they could spare.

Residents to march for one municipality

From MAKHAYA MAN (124)

OUTTSHOORN. — Thousands of Oudtshoorn residents are expected to take part in a march on Friday for "One Town, One Municipality"

About 3 000 residents decided last Sunday to march (205)

Local civic association member Mr David Piedt said at the meeting: "Our people are unemployed, but they are still being raided regularly for not paying rent for unhealthy houses with

"We have had enough now, and will march every month until the municipality has dissolved and one town, one municipality, is formed."

The local magistrate has indicated he would grant permission for the march to be held although the municipality said it would not allow permission for the route planned by the march committee to be used.

The Oudtshoorn Civic Association has sent delegations to employers, asking them to allow their workers to march on Friday

pro. ... South 22/2 - 28/2/90

Cape Times

24/2/90

Protesters bring ⁽⁶²⁵⁾ town ⁽¹²⁷⁾ to standstill

Staff Reporter

OUDTSHOORN was brought to a standstill yesterday when thousands of protesters marched through the streets and delivered a memorandum of grievances to town clerk Mr Michael Schultz.

The Western Cape secretary of the UDF, Mr Trevor Manuel, the president of the Cape Teachers' Professional Association, Mr Franklin Sonn, and Mr Wilfred Rhodes, chairman of the Cape Areas Housing Committee (Cahac), handed over the memorandum.

The memorandum called for lower rents and criticised poor living conditions in the township of Bongoletu.

Oudtshoorn's shopping centre and schools were closed for several hours and a large police presence monitored the event which was described by Mr Schultz as "orderly and dignified".

By PETER DENNEHY

KLEINVLEI residents burned their rent arrears notices in front of the local rent office yesterday.

The burning took place after a march of about 1 000 residents and pupils.

The march was about 150-strong when it started from the Kleinvlei shopping centre, but the crowd swelled as it went along.

Hundreds of pupils of Kleinvlei Secondary School joined. They brought an ANC flag with them.

A few blocks further, Mrs Rosetta Crotz — who was jailed for two days last week for contempt of court after not paying her water bills and not responding to summonses — joined the march. She walked next to Lieutenant Gregory Rockman.

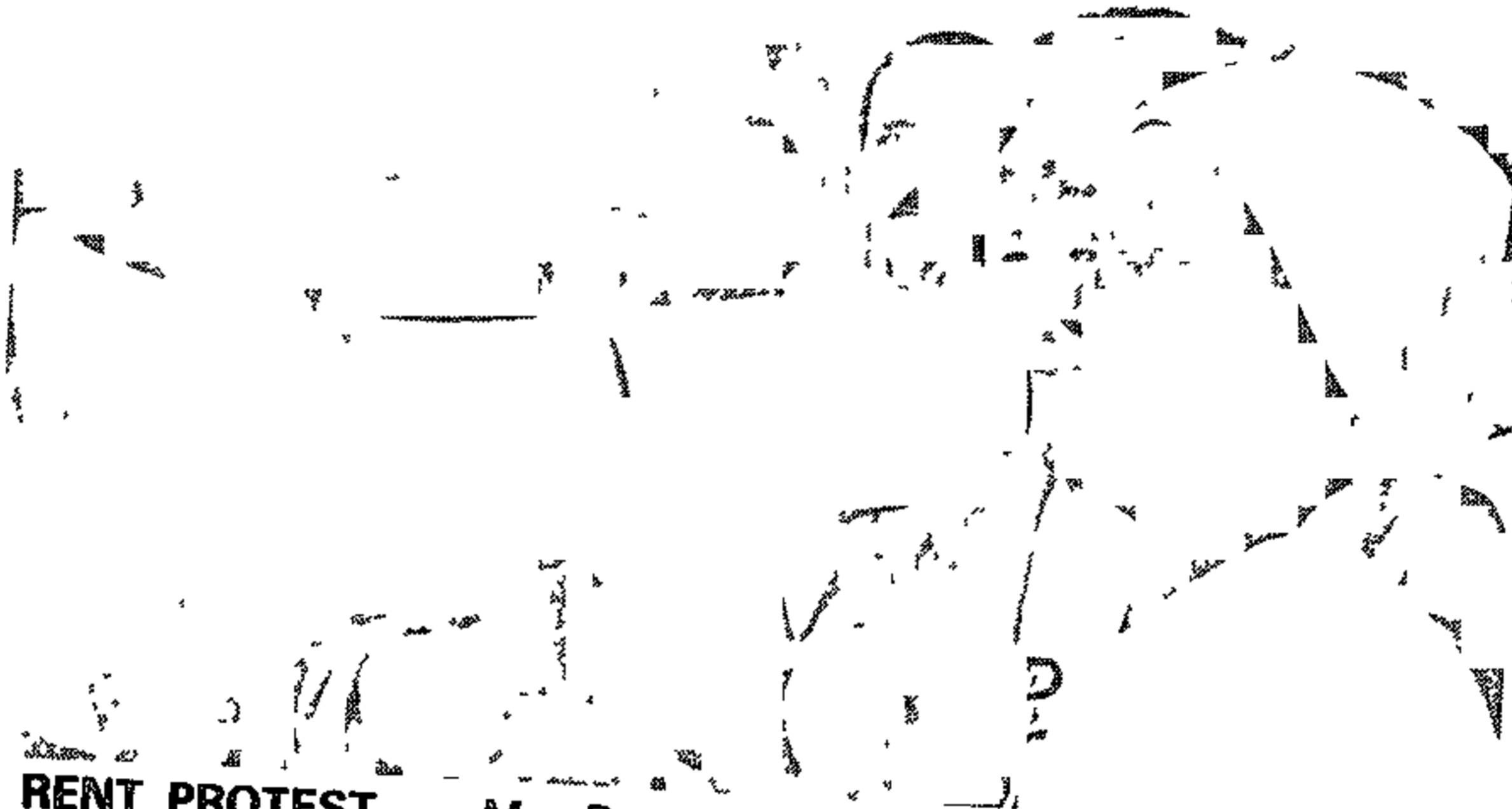
At the rent offices Lt Rockman took in a letter containing demands "from the community of Eerste River and Kleinvlei".

The chairman of the Melton Rose management committee, Mr NA Baartman, accepted the letter.

The letter demanded

Kleinvlei rent arrears notices burned in demo

CAP 100 24/2/90 (120)



RENT PROTEST Mrs Rosetta Crotz addresses a crowd of rent protesters. Lieutenant Gregory Rockman is next to her and holding the loudhailer. Rev Chris Nissen

that rent arrears should be scrapped and that evictions in the area should be stopped. It also demanded an apology for the treatment Mrs Crotz had received. She addressed the crowd briefly.

Several other speakers took the loudhailer, some to complain about the management committee system, others to demand "more housing".

● Mr Chris Mocke, chief executive officer of the Western Cape Regional Services Council, yesterday outlined the steps that had been taken against Mrs Crotz in reply to questions put to him earlier by the Cape Times.

She had been summonsed for overdue water payments on July 14 last year, he said. Summary judgment had been passed on July 24. She was summonsed for an inquiry into her financial position but failed to appear on November 29.

On December 4 a warrant for her arrest for contempt of court was issued. On December 12, January 16 and February 8 she had been warned by the Messenger of the Court to contact the attorneys to avoid arrest. She was arrested on February 15.

"Mrs Crotz's age and circumstances were not known to the attorneys, as she never responded to warnings or summonses," Mr Mocke said.

w/le AR64) 24/2/90 (124)



Picture BENNY GOOL

Concerned residents of Kleinvele, Eerste River, held a protest march yesterday, calling for a public apology from the Meltonrose Management Committee and the Western Cape Regional Services Council for the "shameless jailing" in Pollsmoor Prison of a 72-year-old grandmother, Mrs Rosette Crotz, for an overdue water bill. Mrs Crotz is pictured here marching next to "rebel" policeman, Lieutenant Gregory Rockman. The protesters also called for the scrapping of all rental arrears and said there should be no further action against the community.

Cape Times 26/2/90 124

Home buyers threaten to stop payment

Staff Reporter

THE Natal Building Society has forwarded complaints from more than 100 Khayelitsha and Crossroads residents about their homes to the company which built them, private property developers Bester Homes

The home-owners say they do not want to continue paying their mortgages until their homes have been adequately completed

They say that promises to supply electricity have not materialised and claim the houses are dangerous because walls and ceilings are cracking at an "alarming rate"

They also claim that doors and windows have been so poorly fitted that they are unable to prevent large amounts of sand from blowing into their homes

Lack of water pressure and poor toilet flushing systems were also listed in their letters to the building society

Chief NBS building inspector Mr C I Tzamtzis last week wrote to Bester Homes outlining the home-owners' grievances

A spokesman for Bester Homes could not be contacted at the weekend but last week the company said in a statement to the Cape Times that it featured "high-quality craftsmanship"

It also said it had built more than 40 000 homes in Khayelitsha, Crossroads, Blue Downs and Bothasig at a rate of between 70 and 100 houses a month since 1987. Client organisations had included government, provincial administration, local authorities, state corporations and institutional investors

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TUESDAY, 27 FEBRUARY 1990

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27/4/90

14 State-aided schools
15 Permanent classrooms used on a double basis (Platoon system)

- (aa) Falls away
- (bb) Falls away

Own Affairs

Private school subsidies

11 Mr R M BURROWS asked the Minister of Education and Culture

- (1) Whether private school subsidies for 1990 have been decided upon, if not, (a) why not and (b) when is it anticipated that they will be decided upon, if so, how many private schools have been granted subsidies of (i) 45 and (ii) 15 per cent,
- (2) whether any private schools (a) have not applied for and (b) have been refused

12/12/90

subsidies in 1990, if so, how many in each case,
(3) in respect of what date is this information furnished?

B85E

The MINISTER OF EDUCATION AND CULTURE

- (1) Yes, per capita amounts for the 1990/91 book year have already been determined,
- (1) and (ii) applications from private schools will be received not later than 31 July 1990 only at which point the number of schools applying for financial assistance can be determined. As an interim measure, however, existing private schools whose registration with the Department is still current are provisionally subsidised at the same percentage level as in the previous financial year,
- (2) (a) and (b) fall away,
- (3) see (1)

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TUESDAY, 27 FEBRUARY 1990

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HOUSE OF REPRESENTATIVES

INTERPELLATIONS

The sign * indicates a translation. The sign †, used subsequently in the same interpellation, indicates the original language.

Own Affairs

Blue Downs: companies involved

1 Mr C B HERANDIEN asked the Minister of Housing

- (1) Whether companies involved in the first development at Blue Downs have since become eligible for projects in Delft, if so, why,
- (2) whether any of these companies caused any problems at Blue Downs, if so, what are the relevant details?

CSE INT

*The MINISTER OF HOUSING Mr Charman, the hon member for Macassar's question surprises me. He is well aware of the fact that a committee of enquiry was appointed to report on the poor construction work in Blue Downs.

According to my information, the hon member did not even give evidence before this committee. If he and the other three hon members of his party who served on the Blue Downs Development Committee did not have access to the report, I would gladly place it at their disposal.

As a member of the committee he was conspicuous by his absence—the hon member would do well to look at how many meetings he attended. According to my information he attended only a few of the meetings and now he is asking me a question about Blue Downs and the activities there.

I want to request the hon member to use this platform to talk about the problems which the people of Blue Downs are experiencing, because he is a member of Parliament.

When they were still members of the LP, the hon members for Bishop Lavis and Heideveld were members of the development committee of Blue Downs. I am speaking under correction, but they never asked a question of this nature.

My door is wide open if hon members want to discuss this problem of Blue Downs with me. If the hon member has proof of irregularities, he is free to say so, so that we can investigate the matter [Time expired.]

*Mr C B HERANDIEN Mr Chairman, it is about time that the truth was heard. I want to make it clear in this House that I only received notices of meetings while I was a member of the LP. Let us clarify this matter [Interjections.] The most important question which was asked here, was not answered by the hon the Minister.

I admit that I was involved with regard to Blue Downs, that I warned the hon the Minister in the House to stop construction after the first 130 houses had been built. I had pointed out the danger signals to the hon the Minister already, but he conveniently ignored them and continually referred to my presence at the meeting—of which I had not been informed—and I find that strange.

The question which was asked here was whether companies which had caused problems in the first phase of the development of Blue Downs, had again been considered for contracts in Delft. Surely the question is clear. Why is somebody who has already caused problems, being given a second chance? The hon the Minister has not answered this question.

The hon the Minister said that his door was open. I want to tell him that I am aware of the fact that his door is open. The hon the Minister is also aware of the fact that I telephoned him. The hon the Minister is also aware of the fact that I am still waiting. I am not someone who is here merely to attract public attention. I have put this question to the hon the Minister and he has still not given me a reply.

I brought certain information to the attention of the hon the Minister to which I received a reply via his secretary to the effect that he would notify his legal representatives so that they could make enquiries into the matter. That was last year. To date the hon the Minister has not given me a reply. Surely that is true. It is true that his doors are open. It is true that I am making use of the opportunity. But it is also true that I have come up against a brick wall and have not received a reply [Time expired.]

*The LEADER OF THE OFFICIAL OPPOSITION Mr Chairman, with regard to the ev-

dence which was given, it is clear that neither the hon the Minister nor his department can present any letter or note in which any one of us was specially requested to give evidence. Such a notice was never sent out. [Interjections]

*The MINISTER OF HOUSING Surely there was a big fuss in the papers

*The CHAIRMAN OF THE HOUSE Order! This is an interpellation and the hon the Minister will be given time in which to react to this

*The LEADER OF THE OFFICIAL OPPOSITION I have a question with regard to this company. This company went into voluntary liquidation, but this company is now involved in Delft

I shall return to what took place in that area. The hon the Minister was also there. A house was built without a back door. When they realised that there was no back door, they built a door in the owner's bedroom wall so that the house would have a back door. [Time expired]

*Mr C B HERANDIEN Mr Chairman, apparently the hon the Minister is not aware of the problems which exist there, because he is asking me about them. But I want to ask the hon the Minister whether it is true that the storm-water system is faulty. I do not want this to be regarded as merely a rumour.

I want to ask the hon the Minister whether the specific company which caused the original problems, is again causing the same problems in Delft. The hon the Minister must remember that a high income group has been accommodated in Tuscany Glen.

I merely want to ask the hon the Minister how on earth the inhabitants of Delft will deal with the problems—and I am not saying that there are problems—considering that this area is largely below the high-water mark.

Is it true that despite the fact that the hon the Minister said that his door was open and that we did not want to give evidence before the committee, we highlighted certain problems for the hon the Minister, and asked him to pay specific attention to them? [Time expired]

*The LEADER OF THE OFFICIAL OPPOSITION Mr Chairman, I would like to say more about Tuscany Glen.

HOUSE OF REPRESENTATIVES

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Hansard

Is the hon the Minister satisfied with the catchment dams? Was the hon the Minister there after the recent rains? Is the hon the Minister aware of the fact that when it rains heavily the area resembles a river in flood? Is the hon the Minister satisfied with the fact that there are no storm-water pipes? Is the hon the Minister satisfied with the fact that the same company which caused problems in Blue Downs, is now working in Tuscany Glen? Is the hon the Minister satisfied? Is the hon the Minister aware that the inhabitants of Tuscany Glen are paying R900 per year in tax? Is the hon the Minister aware of what those inhabitants are going through at the moment?

Houses were recently sold for R10. What is the department doing? Those people are miserable as a result of all the problems which they have. They have had to use their own money to rectify the mistakes the company made. [Time expired]

*Mr C B HERANDIEN Mr Chairman, I want to ask a final and most important question. Considering that we were given a ten-year guarantee by a specific company on the construction of the first houses in Blue Downs, and that this company has now been granted another contract under a different name in Delft, what guarantee did the hon the Minister request from the same directors that they would not cause the same problems which they did in Tuscany Glen? Is the hon the Minister aware of this? I have given the hon the Minister the names, which I do not want to mention here for specific reasons. What guarantee did the hon the Minister receive from these very same directors that they would not do the same thing that they did in Tuscany Glen? Is the hon the Minister aware of that? I gave him names which I do not want to mention here for certain reasons. The hon the Minister must tell us what guarantee he would have if those people were suddenly to withdraw tomorrow and once again for the sake of convenience go into liquidation, and what would become of the poor people of Delft and whether the department would make good the guarantee this time, unlike in the case of Tuscany Glen.

*The MINISTER OF HOUSING Mr Chairman, the hon member knows that the same company is not operating in Delft. Certain guarantees were given that what had happened in Blue Downs would not happen again.

Concluded

State farms: losses suffered

2 Mr C B HERANDIEN asked the Minister of Local Government and Agriculture

Whether any losses are at present suffered on State farms falling under his Department, if so, (a) why and (b) what is the extent of these losses?

GOE INT

*The MINISTER OF LOCAL GOVERNMENT AND AGRICULTURE Mr Chairman, the answer to the question is yes. The farms are not supposed to be operated at a profit for the State, but to be planned and developed to the benefit of the communities concerned. Obviously this planning and development costs a great deal of money since the department itself does not have the necessary expertise in this regard, and has to make use of private consultants. A private company was also founded recently with a view *inter alia* to developing the farms outside the framework of the state. The Ministers' Council will consider recommendations in this regard soon.

The State farms' statements of income and expenditure are summed up annually in the report of the Auditor-General. During the 1988-89 financial year the expenditure exceeded income by R549 495 for the farm Amalienstein and by R884 902 for the farm Waalkraal. At Jackalskraal no income is being earned yet and the expenditure for the financial year was R5 023 109. [Time expired]

*Mr C B HERANDIEN Mr Chairman, I am glad the hon the Minister has now made this very clear, because it is worrying to read the Auditor-General's report and see that those farms were sold at a loss. I am glad the hon the Minister admits this. I can also understand what the hon the Minister and the Ministers' Council had in mind. But I also have a problem here. If we purchase things without having undertaken proper planning, it is definitely not desirable to purchase a farm first and then find out what kind of yield one can obtain from it. Surely a study was made of the merits of the undertaking first.

There are many unanswered questions. Is it, for example, true that in one specific case—that of Waalkraal—the farm was purchased and the original owner was asked to continue running the farm for payment? Surely this is neither right nor in line with Government policy. I do not believe

HOUSE OF REPRESENTATIVES

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Hansard

that the Auditor-General can be satisfied that these farms are still being operated at a loss after such a long time. In the case of Jackalskraal we can understand there being a loss of R5 million because many external services had to be introduced and infrastructure had to be created. However, at the same time I want to ask the hon the Minister whether when these farms were purchased, an estimate was made of the number of years for which this would continue. The hon the Minister says quite correctly that no profit is expected, but that they are only there for the convenience of the people. However, when does the hon the Minister envisage he is going to break even in these cases? [Time expired]

*Mr J D SWIGELAAR Mr Chairman, first of all the purchase of the farms was part of the L.P.'s effort to create employment opportunities for our people and to uplift them in the process. In this way we were able to give the brother of the hon member for Macassar, Mr Edwin Herandi, a job at Waalkraal. [Interjections] The farms that were purchased in the Southern Cape, namely Waalkraal and Amalienstein, also have a rich history of, *inter alia*, being owned by the people. We therefore thank the Ministers' Council for the step they have taken. I want to make it quite clear to this hon member that we are not concerned here with profits and losses, but with the total upliftment and development of people I want to appeal.

*The CHAIRMAN OF THE HOUSE Order! Mr J D SWIGELAAR for more money to be made available.

*The CHAIRMAN OF THE HOUSE Order! Mr J D SWIGELAAR by the Government so that these farms

*The CHAIRMAN OF THE HOUSE Order! Mr J D SWIGELAAR can be fully developed and given to our people [Interjections]

*The CHAIRMAN OF THE HOUSE Order! I am deliberately talking softly and the hon member can hear me clearly. The hon member clearly heard me call him to order and the hon member can hear me clearly now while I am talking as softly as possible [Interjections] The hon member for Dysselsdorp is not going to trifle with the Chair.

*An HON MEMBER He is deaf!

HOUSE OF REPRESENTATIVES

*The CHAIRMAN OF THE HOUSE Order! That hon member must not tell me the hon member for Dysselsdorp is deaf. That hon member must please refrain from making remarks, because all he does is walk in, make a remark and walk out again.

*The LEADER OF THE OFFICIAL OPPOSITION Mr Chairman, I am merely rising to ask the hon the Minister whether this farm still has so many ostriches and whether it is still being used to farm with ostriches.
*Mr D W N JOSEPHS Mr Chairman, I want to tell hon members a thing or two about the farm Amalienstein which is also a State farm and which is situated in my constituency. At the moment 60 ha of this farm comprise grazing such as lucerne, barley, oats and Kikuyu for 143 cattle and 400 goats. The cows produce an average of 16 litres of milk per cow, which is sold to Towerkop Dairy Co-operative at R0,65 per litre. This gives us a monthly income of R44 616,00. Twenty-four hectares are planted with fruit trees such as nectarines, yellow clingstone peaches and sultanas. Thirty-nine hectares are planted with wine grapes and ten hectares—believe it or not—with cotton. A total of 157 ha is being intensively cultivated. We provide work for 70 men, 25 women and 25 women as seasonal workers. There are another 32 men at the development works. [Time expired]

*Mr C B HERANDIEN Mr Chairman, the hon member for Riversdal's facts are quite correct, but for the information of the hon member for Dysselsdorp and for the record, I want to mention that Amalienstein and Waalkraal were not purchased in order to give my brother a job. He had already been a public servant for a long time. We are not a "royal family", that is very clear.

The truth is that my brother does not want to work there, but the Administration House of Representatives had to pay for his accommodation for five-and-a-half months, and that is why losses were incurred. They had to pay for his accommodation. He was originally stationed at the George office. [Time expired]

*The MINISTER OF LOCAL GOVERNMENT AND AGRICULTURE Mr Chairman, it is necessary for me to remind hon members who have just spoken that it is not good to

Continue - 7

HOUSE OF REPRESENTATIVES

become so excited, because this will eventually cause them to suffer a stroke.
The hon member blames the Ministers' Council and alleges that there was no proper planning. However, there was both long-term and short-term planning. I shall briefly mention the long-term planning. This involved the creation of employment opportunities, training of aspiring farmers and the possible settlement of farmers. The short-term planning involved the utilisation of natural resources, the maintenance of assets, the maintenance of long-term production potential and the retaining of employment opportunities.
There is so little for me to say because my hon colleagues have given such good replies. However, hon members want to know what is happening on the farms. I shall tell them. There are 79 permanent workers and 15 seasonal workers and their average salary is R330 per month. Hon members can give three cheers for the Ministers' Council of the House of Representatives.
Hon members wanted to know whether we knew what was going on there and what existed there. There are 581 ha of lucerne, 14 ha of salt-bush, 562 ha of veld and grazing, as well as dams and outfall. As far as the livestock is concerned, there are 556 ostriches. [Time expired]

Debate concluded

Blue ¹²⁷⁴ Downs evictions battle

South 113 - 713/90

BLUE Downs residents are launching a new assault on evictions in the area which occur at a rate of 30 a day.

The Blue Downs Ratepayers and Civic Association has called a mass rally on Sunday which they promise will provide "fireworks".

Said the Association's spokesperson, Mrs Sherrel Herbert: "We are tired of witnessing broken homes, broken families, battered wives and abused children in Blue Downs. We are going to provide fireworks like never seen before in the area."

Herbert said the rally was not only aimed at Blue Downs' residents but pamphlets were being distributed in Khayelitsha and Ridgewood, areas also hit by a high rate of evictions.

The Association has been monitoring the court roll at Kuilsriver Magistrate's Court and confirmed the 30 evictions a day.

"We demand an end to the harassment of Blue Downs residents. We will not be evicted from our homes," Herbert said.

The mass rally will be held at the Hillcrest Civic Centre in Blue Downs Way on Sunday March 4 at 2.30pm. The speakers are UDF secretary Trevor Manuel, Mr Noel Williams of the Atlantis Residents Association, Imam Hassan Solomons and a Cosatu speaker.

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Neighbours rally to halt eviction

IN THE past few weeks a Somerset West resident has learnt what it means to be able to count on some "neighbourly support"

And it isn't often that an entire community rallies in support of a single family facing eviction

In November last year Mrs Doreen le Roux, of Church Street, Somerset West, was given a month's notice to vacate the house her family has lived in for generations

But it wasn't long before residents — incensed by what they regard as an attempt to drive 'coloured' families out of the centre of town — had formed an action committee to drive home their dissatisfaction to the local town council who want to build a clinic on the property

The Le Roux's home, situated near the centre of the town was built almost 100 years ago by the Methodist Church on land granted to freed slaves

No alternative

The eviction notice delivered to the family indicated that a clinic was to be built on the ground after the house was demolished. Residents argue that a clinic further down the road can cope with the town's needs

"My husband has lived in this house for 50 years, he grew up here in his grandparents' home," said Le Roux

"We raised seven children in this house and cared for most of the children in our street. I used to look after them in the afternoons, but now I just care for my three grandchildren

"If I leave now, my grandchildren will be lost. They attend school in the area as well as church, their Sunday school and the brigade"

There is no alternative accommodation for the Le Roux's in Somerset West. The municipality has not built coloured housing for 40 years and the nearest township is Macassar

"We were shocked when we received the eviction notice. Both my husband and I thought we would die in this house and it would pass on to our children and grandchildren," Le Roux said

The community, led by the

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Mrs Doreen le Roux outside the house in which her family has lived for generations. The Somerset West community has rallied round to fight her eviction

The small "coloured" community in Somerset West has rallied to support Mrs Doreen le Roux, who face eviction from a home her family has occupied for generations. In nearby Strand evicted residents are hanging onto their homes with everything they've got. REHANA ROSSOUW reports:

Methodist and NG Sending churches in Somerset West, intends to fight for the right of coloured people to live in the town

"What the municipality has said to the Le Roux family, and to hundreds of other coloured families, is get out of your house and get out of our town," said Reverend Gerald Swartz of the NG Sending Church

"What is happening here has been going on for 30 years. In the 1960s hundreds of coloured families had to leave when the area was declared white

"Only Garden Village and Helderberg were reserved for coloureds and no new housing has been built there for 40 years

"We have been asking for housing

all these years and eventually last year an area called erf 2913 was declared coloured. But the municipality is denying that the area has been proclaimed even though we have the Government Gazette to prove it."

Swartz said he believed one of the reasons why the Somerset West municipality had not built houses for coloureds was the community's refusal to elect a management committee

Numerous attempts to elect one has failed and the municipality has recently again proclaimed elections, but no candidates have stepped forward

Swartz is a driving force behind the campaign to keep the Le Roux family in Somerset West and has drawn

in the Helderberg Advice Office, the Legal Resources Centre and the Somerset West Action Committee

Reverend Roy van der Merwe of the Methodist Church said the Somerset West community needed to send a strong message to the municipality that they rejected the Group Areas Act and all attempts to move them

"For the past 40 years they've evicted people and have not been motivated to build any houses," Van der Merwe said

"It is unusual to find coloureds in the middle of a white town. The Methodist Church has played a leading role in this and I have a simple message for the municipality — we refuse to budge.

"It has been a constant battle for decades with these people. They have tried in many ways to get us out.

"So many young people, once they get married, leave Somerset West. We have lost people with leadership potential. Allen Boesak grew up here."

Consulted

The Somerset West Action Committee plans to march to the City Hall this Saturday. They are collecting hundreds of signatures in a petition calling on the municipality to plan the clinic so that it does not affect existing housing and for the community to be consulted in this process

The committee also intends holding a placard demonstration at the next town council meeting and ringing the church bells in protest against the removal of the Le Roux's

Somerset West mayor Mr HW Kotze said colour did not play a role in the decision to evict Le Roux

"The clinic has to be built within reach of the people. The clinic that exists now is too small and we plan to build one that serves the needs of the people," Kotze said

"It is a blatant lie to say that we have not provided housing for coloured people. We are busy developing Paardevelde at the moment."

Kotze said he was not sure whether there was place for the Le Roux family at Paardevelde but confirmed that the municipality was not providing them with alternative accommodation

No money, no food, no hope

YEARS of misery and despair lie behind the lockout of Strand residents who could not keep up with rent arrears

A recent survey conducted by the Strand Action Committee showed more than 60 percent of residents' income went towards housing costs

"All of this is happening at a time when the management committee is spending R32 million on building two tidal pools at Harmony Park to keep us off the white beaches," said an Action Committee spokesman

"They are also spending R3 million on upgrading their offices. How can our people enjoy the beaches when there is no food in their houses?"

Strand residents were locked out last Thursday, but worked their way back into their homes

"Somehow my son, who is crippled, managed to get in through the window," said Mrs Betty October, in rent arrears of R160

She supports a family of four on her son's disability grant of R195 a month

October's house is almost bare of furniture which has been sold to buy food. Her kitchen furniture consists of only a table. There are no cupboards and no food to store

In them

The family has been without water and electricity since October because they cannot afford to pay the arrears of R37,75

"On Thursday, municipal officials came and told us they were locking us out. What could we do? I can't pay them, so we left the house"

Her plight is similar to that of other desperate Strand residents

In Johannes Schaeffer Street, both Joyce Koerabie and her sister receive disability grants. Their rent is R300 a month. Koerabie, who is partially blind, has to pay arrears of R340 or leave her house this week

Another resident, Mr Hendrik Smith, said "I am sick and tired of the way the municipality treats us. If we are only a month late with our rent, they treat us like animals"

Strand town clerk Mr GW Groenewald said the municipality had not decided on further action against residents in arrears with their rents

He said he believed the Strand Action Committee was consulting with the residents and the "proper channels" would be followed for discussions with them

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Mr David Julius climbs back into his house after he had been locked out by the municipality for failing to pay his rent

No money, no food, no hope

South 113-7/3/90

124

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RESIDENTS from Mier, a small Namaqualand settlement, travelled to Cape Town this week to protest outside parliament against a bill which threatens to drive them off their land.

The delegation was led by Mr Christmas Tinto, second from left, Western Cape UDF president.

Surplus Peoples Project spokesperson Lala Steyn said the bill threatens to dispossess thousands of people of their land.

Namaqualanders go to parliament



124.

South. 1/3 - 3/3/90



South 1/3-7/3/90

March every month

RESIDENTS of Bhongolethu and Bridgton townships are to hold protest marches every month until the municipality of Oudtshoorn has been dissolved and one municipality formed.

This was the resolution passed and read before a crowd of about 20 000 people before the offices of the Oudtshoorn Municipality when residents from both townships marched last Friday to express dissatisfaction with the municipality's attitude towards the housing crisis.

The Oudtshoorn Civic Association, which spearheaded the march, allowed the local town clerk, Mr Mike Schultz, to address the 20 000-strong crowd on the housing situation in the two Oudtshoorn townships.

Schultz told angry residents the municipality was considering their petition and would respond as soon as possible.

Schultz also thanked the organisers of the march for the discipline and respect the marchers had shown.

Civic delegate to the municipality, Mr David Piedt, said "residents have had enough now and have vowed to march every month until the Bridgton Committee and the community councillors in Bhongolethu have resigned and one municipality is set up.

"As the ANC has said that we have to be peaceful in our protest, we will do so under their leadership until our demands are met," he said.

Police set up a barbed wire "shocking" fence to prevent marchers from entering the business area of the town.

Cape Town attorney Essa Moosa, CTPA President Mr Franklin Sonn and Cahac chairman, Mr Wilfred Rhodes were also present at the march.

MRCW 7/3/90



'Act now to avoid Cape Town chaos'

Staff Reporter

NEW strategies are urgently needed if Cape Town is to avoid becoming "another Calcutta", according to a new research document.

The document is the first in a series and spearheads the launching of a project by the Urban Problems Research Unit at the University of Cape Town and the Urban Foundation (Western Cape).

The project aims at making the future of Cape Town the direct concern of all people who live there and in this way initiating and facilitating debate.

Researchers who contributed to the document say that South Africa's cities are running into problems of a type and scale previously unknown because of rapid urbanisation.

"OUT OF CONTROL"

"In large areas of the Durban metropolitan region, the situation is almost totally out of control," the document claims. "The relevant authorities have lost confidence. This, coupled with a fragmented authority structure, has resulted in a situation where nobody is even sure who is responsible for large areas of land."

The problem is not yet as acute in Cape Town. However, the same basic administration problems exist: a host of administrations, organisations, institutions and interest groups making decisions to determine which way the city develops and large sections of the city's population effectively disfranchised.

To illustrate the problems facing Cape Town, the researchers quote from recent studies which:

- Estimate that the number of unemployed in Cape Town has quadrupled since 1980 and now stands at about 120 000 people — 11 percent of the labour force. A further 165 000 could be earning their living in the informal sector.

- Estimate that between 29 and 37 percent of "coloured" families and the majority of African families live below the Household Effective Level (HEL).

- State there is a housing shortage of well over 100 000 units in metropolitan Cape Town, resulting in "massive" overcrowding.

- State that poverty, unemployment and poor housing conditions are manifested in poor health levels. While infant mortality figures for the African population have dropped in the long-term, there appears to have been a recent reversal of the trend with deaths increasing more rapidly after 1981.

- Estimate that one in every 124 people in Cape Town is infected by tuberculosis and the current notification rate for "coloured" people is 56 times higher than for whites.

The introduction of the document concludes with the assertion that the population of Greater Cape Town could almost double between 1985 and 2000 to an estimated 4,2 million people.

- Contributors to this document were Professor David Dewar, Ms V Watson and Ms C Howes (Urban Problems Research Unit, UCT), Ms A Bassios and Ms C Glover (Urban Foundation, Western Cape), Mr B Gasson (Section 7), School of Architecture and Planning, UCT.

... THE ... WERE COLLECTED ...

CAN 7/3/90
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NBS to provide R50m for Mossgas housing

JOHANNESBURG. — The Natal Building Society (NBS) has agreed to provide R50m to finance an employee housing scheme for Mossgas.

The agreement will fund the purchase of between 800 and one-thousand new and existing houses in Mossel Bay and the surrounding areas.

It is envisaged that the entire project will be completed in six to eight months.

The GM (operations) of Mossgas, John Theo, said that this was an important step for Mossgas, as it reinforced the company's long term Commitment to the exploration project. He said that Mossgas felt that the injection of R50m into the area would have a positive spin-off. — Sapa

5 000 stands planned (24)

Political Correspondent

7/3/90

MORE than 5 000 stands are being developed on a 218ha site at Brown's Farm in Philippi to accommodate eventual settlement by about 30 000 people, according to Planning and Provincial Affairs Minister Mr Hernus Kriel

No other land had been set aside for people forced to leave Crossroads in 1986 but indications were that this development would be sufficient •

Blue Downs rejects 'caretaker' proposal

South 8/3-14/3/90

(124)

RESIDENTS of Blue Downs have rejected a proposal by banks that they become "caretakers" in their homes and pay rent until buyers are found.

Faced by evictions at a rate of 30 per day, Blue Downs residents held a mass rally on Sunday to discuss their grievances

"We will not be caretakers for financial institutions where we are informed that we may rent and become tenants until a purchaser is found," said Blue Downs Residents Association spokesperson Mrs Cherrel Herbert.

The meeting resolved to refuse to move from their homes and to declare a moratorium on rents of R300 per month for a two-bedroomed house and R450 for three bedrooms

Residents decided that they would approach banks to freeze bonds for two years without incurring interest

They decided that if the banks refused to meet their demands they would "disrupt" their premises every Saturday

"We will not see our youth go astray as a result of broken homes in the area," Blue Downs residents' residents resolved at the end of the meeting.

"We will demand the handing over of the offices of the Regional Services Council and manage our own affairs
They have failed hopelessly "

'Write off arrears' plea

South 8/3-14/3/90 (124)

By SHANNON SHERRY

ABOUT 600 angry Kraaifontein residents this week resolved to march to the municipal offices next Tuesday to protest against a municipality decision not to negotiate with them

A letter sent by the municipality on Tuesday said the Kraaifontein Residents' Association (KRA) was "compelled" to negotiate with the area's management committee instead

At a meeting in Scottsville, KRA chairperson, Mr Enrico Pedro, told residents that police had delivered two letters to his home and two copies to another member

The second letter dealt with residents' demands listed in a memorandum to Kraaifontein's mayor, Mr Arthur Collyer

These included a call that the council be dissolved and a non-racial council elected, housing be provided, arrears be written off and facilities

for the area's various squatter groups be provided

The municipality said the council and management committees were "local government bodies established by legislation".

Until the "laws of the land" were changed, it was not possible to "meet the request" for them to be dissolved

Further representations had to be dealt with by "your representatives in parliament".

The municipality further said it had no land available for housing. The management committee was trying to obtain such land

Money owing to the municipality could not be written off, although arrangements to pay off arrears could be made "in cases of merit".

Although squatter camps were "illegal", the municipality said it would honour earlier agreements to allow them to remain, but would not supply any services such as water or toilets

Higher township charges invalid

Supreme Court Reporter

THE Supreme Court yesterday set aside a by-law of the town committee of Mbekweni, outside Paarl, requiring that residents pay increased charges for residential services, monthly sanitation and refuse removal, water and electricity.

The application was brought by Mr Pinkipayi Jackson Letweli for the setting aside of a by-law promulgated in October 1988 which determined increased tariffs.

The town committee, which did not oppose the application, was ordered to pay the costs.

Mr Letweli said in an affidavit that in August 1988, he had received his usual statements from the town committee and to his "surprise and alarm" saw that many of the charges and tariffs were "considerably higher" than in previous months.

He had been advised that the increases in service charges — purportedly authorised in a resolution taken at a general meeting of the Mbekweni town committee — were not made in the circumstances laid down in the Black Local Authorities Act 102 of 1982.

Mr Letweli said it was clear the resolution was passed to fund a 15% increase for the committee members.

Mr Justice D G Scott presided. Mr John Whitehead, instructed by the Legal Resources Centre, appeared for Mr Letweli.

Residents up in arms over farm rezoning plan

By JOHN YELD *ARLUS 12/3/90*
Environment Reporter

RESIDENTS of the quiet Stellenbosch suburbs of Dalsig and Brandwacht are up in arms over the town council's decision to support a proposal to rezone an adjacent farm from agricultural to residential use.

The historic 48-hectare Brandwacht farm is for sale and the owners have applied for a change in the agricultural zoning

The Western Cape Regional Services Council — under whose jurisdiction the farm falls — in turn asked the town council for its recommendation. Last month it recommended the farm be incorporated into the municipal area and that the proposed development be referred to it for consideration

ACTION COMMITTEE

But more than 340 residents of the two upmarket suburbs have already signed a petition against the proposal and an action committee has been formed.

The issue is on the agenda for tomorrow's council meeting, and the action committee has applied to address the council in an attempt to persuade it to rescind its decision

"The mayor can refuse our request but we hope he won't," a spokesman

for the action committee said. "This application has caused a tremendous upheaval and there is strong support for the committee"

A memorandum, approved unanimously at a protest meeting last week, was submitted to the council on Friday

MEMORANDUM

- Points in the memorandum include
- If approval is given to rezone the farm, the accepted limits of 75 000 residents for Stellenbosch — as specified in the town's proposed structure plan — will be exceeded,
 - The structure plan lays down the principle that certain green belts and agricultural zones around the town should not be alienated or rezoned,
 - The town council recently accepted the principle of environmental character and the restful, rural character of Dalsig and Brandwacht would be lost with the rezoning of the farm,
 - Traffic volumes through the suburbs would increase markedly,
 - The claim that the farm was not an economic unit was not accepted, and
 - The town council, in recommending the rezoning, was acting contrary to the provincial ordinance which requires a public call for objections

The establishment of a police station in Be-zuidenhout Vaaley was approved in principle. However, in view of the drastic cutback in Government expenditure, I am not in a position to indicate when the police station will be erected. The acquisition of a building site will also be determined by the availability of sufficient funds.

Cape Town metropolitan area. Black housing

*20 Mr J J WALSH asked the Minister of Planning and Provincial Affairs

- (1) Whether he is considering declaring any further land in the Cape Town metropolitan area available for Black housing, if not, why not, if so, (a) what areas are being considered, (b) when will a decision be taken in each case and (c) how many persons will these areas be able to accommodate. ~~Hewson~~ 13/3/90
- (2) whether accommodation in these areas will be of a permanent nature, if not, (a) why not and (b) what will be the nature of the accommodation offered?

B433E
The MINISTER OF PLANNING AND PROVINCIAL AFFAIRS

- (1) Yes
- (a) (i) Land to the South-east of Cross-roads to the east of the Philippi industrial area and to the North-west of the Cape Flats Freeway
- (ii) A rounding-off of the Brown's Farm development area
- (iii) A rounding-off of Mfuleni
- (iv) Land in the Noordhoek-Kom-metjie area
- (v) The remainder of Khayelitsha Town 4
- (b) It is not possible to predict exactly when a final decision concerning each of the above areas will be taken, but it is anticipated that finality will be reached with regard to all of them during 1990
- (c) (i) 42 000
(ii) 1 800
(iii) 1 500

Wes 5 000 (iv) 5 000
13/3/90 (v) 36 000

(2) Yes—the rest of the question falls away

Aids programmes

*21 Mr A J LEON asked the Minister of National Health and Population Development

Whether any funds were spent by her Department in the 1989-90 financial year on programmes aimed at preventing the spread of Aids, if not, why not, if so, what are the relevant details?

B434E
The MINISTER OF NATIONAL HEALTH AND POPULATION DEVELOPMENT

- Yes, during the financial year 1989/90 R4,5 million was spent on combating Aids. Funds were mainly spent on
- HIV (Human Immunodeficiency Virus) laboratory tests of suspected cases,
 - supplying of more condoms,
 - running costs of existing Aids Training and Information Centres,
 - the establishment of three new Aids Training and Information Centres,
 - education by providing brochures in seven different languages to the public,
 - education to professional groups by compiling and distributing professional brochures to doctors and nurses

Charge of rape against sergeant in SAP

*22 Mr J VAN ECK asked the Minister of Law and Order ~~Hewson~~ 13/3/90

- (1) Whether, with reference to information furnished to the South African Police for the purpose of the Minister's reply, a charge of rape has been laid by a person from Site B, Khayelitsha, against a sergeant in the South African Police, if so, (a) what is the name of the accused and (b) what progress has been made in the investigation of the case.
- (2) whether the accused has been suspended from the Police Force pending the outcome of the case, if not, why not.

(3) whether any steps have been taken to prevent the accused from contacting the complainant, if so, what steps, if not, why not? ~~Hewson~~ 13/3/90

B436E
The MINISTER OF LAW AND ORDER

(1) Yes

(a) Constable C M Yam

(b) It is anticipated that the investigation will be completed shortly whereafter the docket will be handed to the Attorney-General for a decision

(2) No, in view of the nature of the available evidence the decision of the Attorney-General is first being awaited after which his suspension will be considered

(3) Yes he was warned in writing by his station commander not to interfere with the witnesses

Black townships, weapons issued

*23 Mr J VAN ECK asked the Minister of Planning and Provincial Affairs ~~Hewson~~

Whether his Department and/or the provincial administrations issue (a) guns and (b) other weapons to persons living and/or working in Black townships, if so (i) to what categories of persons and (ii) how many persons in these categories in Old Crossroads at present possess guns issued by his Department and/or the provincial administrations? ~~Hewson~~ 13/3/90

B437E
The MINISTER OF PLANNING AND PROVINCIAL AFFAIRS

I do not regard it in the interest of either the country or the public to furnish this information

Pittendrigh report

*24 Mr M J ELLIS asked the Minister of National Education ~~Hewson~~

(1) Whether the Pittendrigh report on pharmaceutical studies in South Africa has been completed, if so what recommendations are made in the report regarding the rationalization of pharmacy schools, if not, when is it anticipated that it will be completed. ~~Hewson~~ 13/3/90

(2) whether the report is to be made public, if not, why not, if so, when? ~~Hewson~~ 13/3/90

B441E
The MINISTER OF NATIONAL EDUCATION

- (1) Yes On request of my predecessor the Universities and Technions Advisory Council investigated this matter and completed the report. My predecessor considered it in consultation with the Ministers of Departments of State responsible for education. It was then decided to gather further comments regarding the findings of the report from interested parties. Consultations are currently taking place between Departments of State responsible for education with the view to a recommendation to the Education Ministers in respect of the acceptance or otherwise of the recommendations in the light of the said comments
- (2) The decision to make the report public will be taken after the said consultations

Teacher bursaries, repayment

*25 Mr K M ANDREW asked the Minister of Education ~~Hewson~~ 13/3/90

(1) Whether teachers to whom the Department of Education and Training is unable to offer posts are required to repay bursaries provided by this Department, if so (a) why, (b) on what terms and (c) how many teachers fell into this category in the past three years, if not

(2) whether the money, in question is written off, if so, what total amount of money was written off in the past three years? B442E

The MINISTER OF EDUCATION

- (1) Yes
- (a) According to the bursary agreement all bursaries are repayable if the required period of teaching service (in any education department including the Self-governing Territories) is not rendered
- (b) The bursary debt can be repaid in one amount or in instalments as agreed to with the bursary holder
- (c) None

439 ~~Handwritten~~ 13/3/90

TUESDAY, 13 MARCH 1990

The establishment of a police station in Be-zudenhout Vaaley was approved in principle. However, in view of the drastic cutback in Government expenditure, I am not in a position to indicate when the police station will be erected. The acquisition of a building site will also be determined by the availability of sufficient funds.

Cape Town metropolitan area: Black housing

*20 Mr J J WALSH asked the Minister of Planning and Provincial Affairs

- (1) Whether he is considering declaring any further land in the Cape Town metropolitan area available for Black housing, if not, why not, if so (a) what areas are being considered (b) when will a decision be taken in each case and (c) how many persons will these areas be able to accommodate. ~~Handwritten~~ 13/3/90
- (2) whether accommodation in these areas will be of a permanent nature, if not (a) why not and (b) what will be the nature of the accommodation offered?

B433E

THE MINISTER OF PLANNING AND PROVINCIAL AFFAIRS

- (1) Yes
 - (a) (i) Land to the South-east of Crossroads, to the east of the Philippi industrial area and to the North-west of the Cape Flats Freeway
 - (ii) A rounding-off of the Brown's Farm development area
 - (iii) A rounding-off of Mfuleni
 - (iv) Land in the Noordhoek-Kommetje area
 - (v) The remainder of Khayelitsha Town 4
- (b) It is not possible to predict exactly when a final decision concerning each of the above areas will be taken, but it is anticipated that finality will be reached with regard to all of them during 1990
- (c) (i) 42 000
 - (ii) 1 800
 - (iii) 1 500

HOUSE OF ASSEMBLY

440

Handwritten 13/3/90

Aids programmes

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Whether any funds were spent by her Department in the 1989-90 financial year on programmes aimed at preventing the spread of Aids, if not, why not, if so, what are the relevant details?

THE MINISTER OF NATIONAL HEALTH AND POPULATION DEVELOPMENT

- Yes during the financial year 1989/90 R4.5 million was spent on combating Aids Funds were mainly spent on ~~Handwritten~~ 13/3/90
 - HIV (Human Immunodeficiency Virus) laboratory tests of suspected cases,
 - supplying of more condoms,
 - running costs of existing Aids Training and Information Centres,
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- (2) whether the accused has been suspended from the Police Force pending the outcome of the case, if not, why not,

TUESDAY, 13 MARCH 1990

442

whether any steps have been taken to prevent the accused from contacting the complainant, if so what steps, if not, why not? ~~Handwritten~~ 13/3/90

MINISTER OF LAW AND ORDER

(1) Yes

- (a) Constable C. M. Nyam
- (b) It is anticipated that the investigation will be completed shortly, whereafter the docket will be handed to the Attorney-General for a decision

(2) No, in view of the nature of the available evidence, the decision of the Attorney-General is first being awaited after which his suspension will be considered

(3) Yes, he was warned in writing by his station commander not to interfere with the witnesses

Black townships: weapons issued

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Whether his Department and/or the provincial administrations issue (a) guns and (b) other weapons to persons living and/or working in Black townships, if so, (1) to what categories of persons and (ii) how many persons in these categories in Old Crossroads at present possess guns issued by his Department and/or the provincial administrations? ~~Handwritten~~ 13/3/90

THE MINISTER OF PLANNING AND PROVINCIAL AFFAIRS

I do not regard it in the interest of either the country or the public to furnish this information

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THE MINISTER OF NATIONAL EDUCATION

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(2) The decision to make the report public will be taken after the said consultations

Teacher bursaries: repayment

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- (1) Whether teachers to whom the Department of Education and Training is unable to offer posts are required to repay bursaries provided by this Department if so, (a) why, (b) on what terms and (c) how many teachers fell into this category in the past three years, if not,
- (2) whether the money in question is written off, if so what total amount of money was written off in the past three years?

B442E

THE MINISTER OF EDUCATION

- (1) Yes
 - (a) According to the bursary agreement, all bursaries are repayable if the required period of teaching service (in any education department, including the Self-governing Territories) is not rendered
 - (b) The bursary debt can be repaid in one amount or in instalments as agreed to with the bursary holder
 - (c) None

HOUSE OF ASSEMBLY

New city housing for 86 000 blacks

By BARRY STREEK
Political Staff

THE government is considering declaring five more sites for permanent black housing in the greater Cape Town area to house 86 300 people

This was announced yesterday by the Minister of Planning and Provincial Affairs, Mr Her-nus Kriel.

The areas being considered are

- The "land to the south-east of Crossroads, to the east of the Philippi industrial area and to the north-west of the Cape Flats freeway" to accommodate 42 000;

- "A rounding off of the Brown's Farm development area" to accommodate 1 800;

- "A rounding off of Mfuleni" to accommodate 1 500;

- Land in the Noordhoek-Kommetjie area to accommodate 5 000, and

- The remainder of Khayelitsha Town 4 to accommodate 36 000

Mr Kriel, who was replying to a question tabled in the House of Assembly by Mr Jasper Walsh (DP Pinelands), said it was not possible to predict exactly when a final decision would be taken "But it is an-

To page 3

Granny's water supply cut off

124
South
15/3-21/3/90

GRAHAMSTOWN — A Grahamstown granny has had her water supply cut for more than six months because she cannot afford to pay her account.

Mrs Sophia Heathcote, 65, has to rely on drips of water from a disconnected tap for cooking and cleaning.

She supports her son and three small grandchildren on a monthly pension of R200. 15/3-21/3/90

After paying rent of R75 and buying necessities, Heathcote has no money to pay electricity and water arrears.

Her rent payments include R1 000 arrears, dating back to when she was waiting for her pension to be granted.

The Treasury Department of the Grahamstown Municipality confirmed that Heathcote's water supply had been cut on September 14 1989.

The City Treasurer, Mr Gerard Vlok, said it was council policy to disconnect electricity and water consumption for non-payment.

"Our function is to look after the rate-payers and consumers in the town.

"When a consumer's water is disconnected, a drip-washer is installed that allows just enough water through to fill a water-borne toilet three times a day", he said.

A senior clerk in the treasury department, Mr Howard Dredge, said the municipality did not completely "cut water". He said a restricting valve or drip washer was usually put into the house.

Asked how much water is allowed to flow through, Mr Dredge said at least 100 litres — to comply with the Health Act. He said if less flowed through, there had to be a blockage in one of the pipes — ANA

STimes 15/7/90

124

Retirement villagers may lose homes

A TRANQUIL shareblock retirement village has become a financial nightmare for more than 200 elderly residents whose properties are within an ace of coming under the auctioneer's hammer.

And in a "highly questionable transaction", a former director of the shareblock company, Cape Town attorney Barry Burton Barbour, gave a R430 000 house in the village to his wife as a divorce settlement, according to evidence in the Supreme Court

For several months, residents of the financially ailing Helderberg Village Estate shareblock scheme have been poised on a knife-edge of uncertainty over the future of their troubled retirement paradise

The villagers' plight has highlighted the vulnerability of shareblock schemes, whereby investors buy the "use and occupation" of their properties but do not own them under sectional title. And as effective owners of the shareblock company they are collectively responsible for its debts.

Each has paid up to R200 000 for their luxury cottages, nestling at the foot of a Boland mountain range outside Somerset West

Grim

Tension was at its tautest earlier this month when a Supreme Court judge was asked to decide on the fate of Helderberg Village Share Block Holdings, of which the villagers are all shareholders

The grimmest possibility was the judicial liquidation of the company.

And it was a collective sigh of relief that followed Mr Justice's H L Berman's decision in the Cape Town Supreme Court last week to place the village under judicial management.

A court-appointed manager is scheduled to report to Mr Justice Berman on May 8, to recommend whether the village is still a viable financial proposition or whether it should go under provisional liquidation

Mr Barbour formed HVSBH and Shamara Holdings in 1987

He was also involved in developing the 200-cottage Silvermine retirement village near Noordhoek, which reportedly owes creditors R3-million

By late last year, Helderberg Village's finances were in dire straits, with its R53-million liabilities exceeding assets by R7-million

An application in the Cape Town Supreme Court on December 19 to place Shamara Holdings in provisional liquidation was granted, and a similar move was activated against HVSBH while its tangled finances were being unwound

Since then, Mr Barbour and his ex-

By HAMISH McINDOE

wife Nicola have both resigned as directors of HVSBH, with five villagers being appointed in their place

Mrs Barbour obtained shares in HVSBH in respect of a village cottage worth R430 000 transferred to her in terms of a divorce settlement by her husband

This, according to an affidavit by the chairman of HVSBH's board of directors, Mr Dennis Lehmann, required investigation

An application is already before the court to have HVSBH's financial affairs probed by a Government inspector under the Companies Act

Late this week Mr Barbour rejected suggestions that his wife's cottage was a "questionable transaction"

He said "The cottage was a straightforward purchase bought for under R200 000 by my wife on the April 1987 opening of the village

"A deposit of R37 500 was paid from my loan account, with the balance coming from the profits to be made by SH

"My wife has since been recorded as a debtor of that company"

Mr Barbour made it clear that, in his view, the village was still a going financial concern and "far from insolvency"

And this was echoed by the villagers themselves

Sad

"Even so, we will all have to dig deep into our pockets before we can even start to get back on track," said villager Mr John Gilbert, a retired Free State farmer and former Second World War fighter pilot.

And with their life earnings on the line many villagers "had budgeted their retirement virtually to the last cent", he said

"The concept was brilliant, but things started to go terribly wrong for us at the beginning of last year

"Too much money was being spent on over-ambitious projects, such as a golf course and country club, before enough houses had been sold," Mr Gilbert said

According to the National Council for the Aged, 10 such retirement villages have folded nation-wide during the past two years. It is feared another 20 may go under by 1992



ON THE MARCH: Crossroads residents marched to the rent offices in Nyanga this week to demand the disbanding of the local town council

South
1513-2/3/90

124

~~1513~~

1513-2/3/90

1513-2/3/90

... people are the more left-wing opinion? ... an editor to publish

Cape Times 19/3/90 (124)

Students — leave Rondebosch!

From P TAYLOR (Mowbray):

OUR Cape Town City Council bureaucrats in their foreshore high rise Crystal Palace offices are out of touch with their down-to-earth compatriots who reside in historical Rondebosch.

They sign away the indigenous people of Rondebosch's homes and flats to outsiders to turn this crucial accommodation over to strangers and upcountry people which include our over-indulged and pampered students of UCT.

The Cape Times, of March 7 informs us that the former historical Bergamasco home, La Grotta is owned by UCT and has become the headquarters for The Centre for Intergroup Studies; that Mr Willcox, Roslyn Road, Rondebosch's stirring and courageous effort in drawing up a petition protesting against Oak Lodge, Main Road, Rondebosch being converted into offices by the upcountry Port Elizabeth firm of Anstey, Blignaut and Clogg has been ignored Rondeberg Flats, Main

Road, Rondebosch was bought by UCT at the end of February 1990, Liesbeeck Gardens, Mowbray bought by UCT for over R8 m last year, and so the sorry story of evicting stable senior citizens and families with school-going children.

UCT, which has taken over all these properties in the vicinity of Rondebosch should build vast student complexes out on the huge Tygerberg property they bought years ago. Toughen up our pampered students by running busses between these complexes, and let the students be gracious in giving way to families and other members of society in saturated Rondebosch. If the older generation did things the tough, self-disciplined way, then I fail to see why today's students haven't got the guts and tenacity to do so as well.

Perhaps the long suffering citizens of Rondebosch and its environs could take action by bypassing the city council and taking their grievances direct to the government departments concerned.

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HOUSE OF REPRESENTATIVES

INTERPELLATIONS

The sign * indicates a translation. The sign †, used subsequently in the same interpellation, indicates the original language.

Own Affairs

Minister: a local government

Mr C B HERANDIEN asked the Minister of Local Government and Agriculture

Whether he, in his capacity as Minister charged with local government in the Administration House of Representatives, is a local government in respect of certain local areas, if so, why, if not, why not?

C21E INT

*The MINISTER OF LOCAL GOVERNMENT AND AGRICULTURE Mr Chairman, the answer is yes, because divisional councils have been abolished in the Cape and in terms of regulations promulgated subsequently in terms of the Abolition of Development Bodies Act, Act 75 of 1986, the State President entrusted the authority in respect of local government to the respective own affairs Ministers of Local Government.

*Mr C B HERANDIEN I am pleased that the hon the Minister told us today that in his capacity as Minister of Local Government, he is in fact an autonomous—I want to emphasise the word—local government.

Through all the years I have known the LPSA, they have been most strongly opposed to autonomy. This is reflected once again by the fact that, specifically in terms of Proclamation 110, this Ministers' Council should surely realise the implications of this.

*The MINISTER OF HOUSING Try harder

*Mr C B HERANDIEN The hon the Minister can wait his turn, because we shall deal with him softly, but hit him hard [Interjections]

In my opinion there is no sense in our having a body, the Association of Management Committees, which has campaigned over the years for direct representation. Year after year delegates have appealed that we should strive for direct representation.

*Mr C B HERANDIEN The Ministers' Council!

*Mr J D SWIGELAAR Not one of the communities in which the hon the Minister is the local government voted for him. He himself negotiates with the hon the Minister of Finance to supplement the deficits on their budgets. Consequently hon members of the opposition should be grateful today, instead of singing jerebads [Time expired]

*Mr C B HERANDIEN Mr Chairman, the hon member would do himself a favour by reading Proclamation 110 and bringing himself up to date.

Increases in rentals are expected in the residential areas, and it is only the hon the Minister of Local Government and Agriculture in his capacity, according to that proclamation, who has the right to approve such increases. The hon the Minister of Housing is fond of saying that the local authorities must keep the service fees for refuse removal down. What should one do in the case of the hon the Minister of Local Government and Agriculture who is an autonomous body and who does not want to comply with his own instructions?

The time has come for us to get some honesty here. If the Ministers' Council was not aware of this proclamation, I suggest that they go and read it.

I want to warn them that the general public is very dissatisfied. They must not tell us about refuse removal. It is the responsibility of the local authorities to ensure that the service fees remain low. They must negotiate with the hon the Minister of Finance so that the necessary subsidies can be obtained to enable that local authorities—just like any other White autonomous authority—to keep its service fees within limits [Time expired]

*The MINISTER OF LOCAL GOVERNMENT AND AGRICULTURE Mr Chairman, I am not going to talk so rapidly that my words run into one another [Interjections]. I merely want to say that speakers must not get sick if they are not sitting on the side of the governing party in this House [Interjections]. Here we decide how things are going to be done.

*Mr C B HERANDIEN Who are "we"?

*The MINISTER Hon members on that side cannot topple us, they are too weak for that [Interjections]

Before an autonomous authority is established,

an election takes place. The relevant community elects and finances such an autonomous local government [Interjections]. Not one of the communities where I am the local government elected me. I was appointed as a local government in terms of certain regulations which were promulgated in terms of the Abolition of Development Bodies Act and, strictly speaking, I am a representative of the central Government. That does not make me a local government. I am simply acting as the local government in a temporary capacity.

Debate concluded

QUESTIONS

†Indicates translated version

For oral reply

Own Affairs

Hansard
25/3/90
Hanover Park land for housing

*1 Mr K H LATEGAN asked the Minister of Housing

- (1) Whether he will enter into negotiations with the Cape Town City Council in regard to the Council's making available to his Department for housing purposes a piece of land in Hanover Park that has been set aside for a future railway line, if not, why not, if so, when,
- (2) whether he will consider expropriating the land in question, if so, under what circumstances,
- (3) whether he will make a statement on the matter?

124 C27E

*The MINISTER OF HOUSING

- (1) No
After consultation with the Department the Cape Town City Council entered into negotiations with the South African Transport Services regarding the acquisition of land for housing purposes. The Department will however negotiate with the City Council on the manner in which the land will be utilised for housing purposes.
- (2) No
- (3) No

and cadets. I appeal to hon members of the House to give us an opportunity to test this system. After that we shall come back and take the final decisions. *Hansard 20/3/90*
Debate concluded

QUESTIONS

†Indicates translated version

For oral reply

Own Affairs

Open Schools Association, Natal circular


*1 Mr R M BURROWS asked the Minister of Education and Culture

(1) Whether the Natal Education Department has issued a circular to all departmental schools in Natal concerning the Open Schools Association, if so, (a) what are the contents of the circular and (b) when was it issued.

(2) whether he will make available to members of Parliament the counsel advice concerning possible powers of school committees to join the Open Schools Association, if not, why not.

(3) whether he will make a statement on the matter? *Hansard 20/3/90* B449E

†THE MINISTER OF EDUCATION AND CULTURE

(1) Yes,  (a) school principals were informed that a school committee of a departmental school is not empowered to apply for membership of the Open Schools Association.

(b) 2 February 1990,

(2) no, the advice is for internal departmental use only.

(3) no

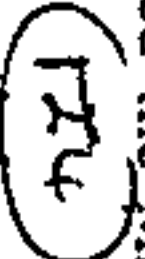
Mr R M BURROWS Mr Speaker, arising from the reply of the hon the Minister, it is perhaps significant to state that the date of the circular was 2 February 1990. As a direct result, one wonders whether in the light of changed circumstances, and particularly the possibility that

HOUSE OF ASSEMBLY

certain schools in this hon Minister's department may in the near future be open, he would consider the withdrawal of this circular? *Hansard 20/3/90*

†THE MINISTER Mr Speaker, the answer is no. It is important that the hon member should accept that the Open Schools Association has a policy in direct opposition not only to what is practice at present but what is within the present constitutional dispensation. The school's function according to the Constitution and certain other laws. This body is in direct opposition thereto. We do not deny them a right of existence. We only say we cannot allow a school which is at present run under the current system to participate in such an organization and apply for membership. That is what it is all about. We are currently using a particular system and, as stated clearly by various hon Ministers, we are not in a transitional government but we are working in terms of the present Constitution. It can lead to a new constitution after which other circumstances may prevail.

Groot Constantia rent of estate/building

*2 Mr R R HULLEY asked the Minister of Agricultural Development 

(1) Whether Groot Constantia has leased or rented any (a) part of the Groot Constantia Estate and/or (b) building on the Estate to any private person or organization, if so what are the relevant details.

(2) whether such arrangements were made on the basis of normal tendering procedures at market-related rates, if not, why not.

(3) whether any of these lessees or tenants enjoy an option to purchase the land and/or buildings in question, if so, what are the relevant details? *Hansard 20/3/90* B530E

THE MINISTER OF AGRICULTURAL DEVELOPMENT

(1) (a) No,

(b) Yes, various buildings/houses on the Estate are let to private persons/organisations from time to time such as

(1) 37 residential units are let to staff members as part of their service conditions.

(ii) 2 houses, previously occupied by employees and not utilized at present are being let at market related rentals determined by private consultants. *Hansard 20/3/90* 124

(iii) 2 store rooms at the farm Coleyn are leased on a monthly basis,

(iv) 1 farm store at the farm Coleyn is leased periodically on a day basis to various instances for functions, and


(v) the Tavern Restaurant is let at market related rental to a restaurant in terms of a 10 year contract which expires in 1992. An adjoining room in the same building has been added recently for the unexpired portion of the lease at a negotiated market related rental.

(2) Valuations obtained from agencies were used to determine market related tariffs in respect of the residential units which were then advertised to the public

(3) No

African language as a subject

*3 Mr K M ANDREW asked the Minister of Education and Culture *Hansard 20/3/90*


How many (a) schools falling under the control of his Department were offering, and (b) pupils were taking, an African language as a subject in 1989?  B531E

†THE MINISTER OF EDUCATION AND CULTURE

(a) 1 466,


(b) 341 091

Teaching bursaries: repayment

*4 Mr K M ANDREW asked the Minister of Education and Culture 

(1) Whether teachers to whom his Department are unable to offer posts are required to repay bursaries provided by the Department, if so, (a) why, (b) on what terms and (c) how many teachers fell into this category during the latest specified period? *Hansard 20/3/90*

period of three years for which information is available, if not,

(2) whether such money is written off, if so, what total amount of money was written off during the above three-year period?  B532E

THE MINISTER OF EDUCATION AND CULTURE *Hansard 20/3/90*

(1) Yes, in the Cape only. The other provincial education departments offer a post to every student on completion of his course,

(a) stipulated by the contractual agreement

(b) payable in one amount but terms can be considered,

* (c) 1 699,


(2) falls away

* includes all individuals who still have to pay back bursary obligations, also those who have terminated their studies

Mr R M BURROWS Mr Speaker, arising out of the reply from the hon the Minister, in the light of the requirement that conditions of service of teachers be uniform, how is it possible that one department is in fact in this position?

†THE MINISTER Mr Speaker I knew this question would come. The reply is very simple, and the hon member could also have arrived at it had he looked at the regulations of the various provinces. At this stage the regulations of the Cape Province are implemented as they stipulate. To please the hon member I can, however, tell him that we are giving attention to the elimination of this difference between the various provinces.

Universities: injunction on percentage growth

*5 Mr R M BURROWS asked the Minister of Education and Culture *Hansard 20/3/90* 

(1) Whether he or any other Minister has at any time placed an injunction of zero or any specific percentage growth on any of the universities falling under his control, if so, (a) what injunction was placed on growth, (b) when was it so placed and (c) on which universities does it have effect,

HOUSE OF ASSEMBLY

Self-build scheme a success, says Minister

124
20/3/90

The self-build housing programme embarked on by the House of Representatives had led to the building of 2 859 houses with 1 972 more still under construction, Minister of Housing David Curry said yesterday.

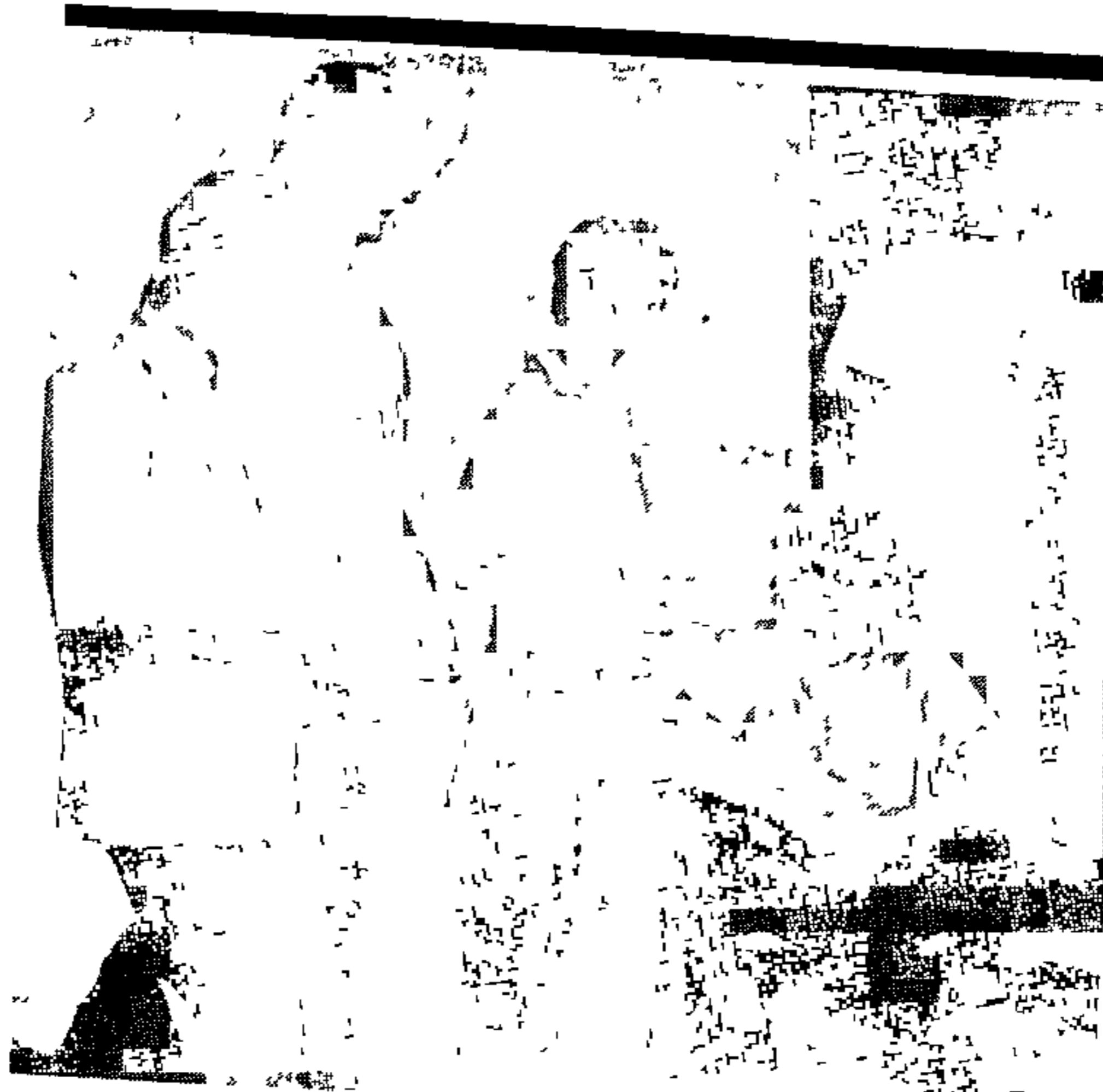
Speaking in his vote on the own-affairs budget, Mr Curry said the programme was going from strength to strength, and his department had made a full range of plans, as well as step-by-step manuals on how to build, available to self-builders.

It was most important for the owner to feel he was in control of the management of the erection of his dwelling.

There was an attitude prevailing that it was only the State's duty to provide housing, and many local authorities were under the impression that the creation of own-affairs departments had released them from the responsibilities in the housing field.

His department had launched a communications strategy to reach all prospective home-buyers to make them aware of all aspects of home-ownership.

"The campaign is at this stage concentrating on the western Cape, where the biggest concentration of our people live, but it is intended for it to be implemented countrywide in the near future," he said — Sapa



TOUR . . .
Mr Gerard Kynoch (left), chairman of the Springfield Terrace Project Advisory Committee, and Ms Doreen Van Wyk, committee field-worker, with the Cape administrator, Mr Kobus Meiring, in Woodstock's Springfield Terrace yesterday.

Staff Reporter
THE Cape administrator, Mr Kobus Meiring, yesterday expressed his support for a R5.5-million development plan to "expand and uplift" Woodstock's troubled residential area, Springfield Terrace.

He inspected part of the area at the invitation of the Springfield Terrace Project Advisory Committee.

Petrol giant BP and non-profit development company Headstart initiated a housing plan in 1986 intended to boost housing facilities from 17 units to 128 units in Springfield Terrace at affordable prices.

The area is to be developed as an open area. Springfield Terrace is distinct from District Six is at present operating under a "blanket permit"

CME TWP 2/13/90
Meiring backs housing project (124)

which officially classifies it as a controlled area, neither exclusively coloured or white.

The proposed houses will range from R23 000 to R55 000 and a man earning between R600 and R800 a month will be able to afford payments on one of the smaller units, said Professor Morris Cohen, a consultant to Headstart

Expressing his support for the development proposal, Mr Meiring said: "The history attached to the area is a very unhappy one, but it is history."

He said the private and community sectors should "make the best of what we have now and look to the future".

A Headstart spokesman said members of the community were invited to attend meetings every two weeks to be informed of plans and developments.

Hands Off District Six spokesman (HODS) Mr Anweh Nagia had mixed feelings about the scheme. While it provided homes it offered only limited subsidisation, after which the residents would have to cope by themselves, he said.

F/M 23/3/90

FLATSPIN AT BORDEAUX

The Syfrets-associated property company, H Lewis-Trafalgar, has paid nearly R55m for the 276-unit Bordeaux apartment block in Beach Road, off the Graaff's Pool, in Sea Point.

The deal, said to be one of the largest residential property transactions for some time, was concluded by local property consultant Cedric Clarke.

Bordeaux is a landmark on what is regarded as Cape Town's prime coastal strip where top apartments have changed hands for more than R1m.

H Lewis-Trafalgar is one of the largest sectional title developers and administrators. It manages more than 15 000 units on behalf of bodies corporate and institutional owners.

The Bordeaux flats are to be sold on sectional title with 90-day options offered to sitting tenants.

Peelton residents return to the place they fled

V/May 23/7 - 29/3/90

By THUMIDA MAISTRY
and PHILA NGQUMBA

124

THE residents of Nkqonkqweni village in Peelton may return to the village they fled last year.

This week, a delegation from the community met the Ciskei's new military ruler, Brigadier Oupa Gqozo, to tell him they would return so long as they were given a guarantee that the land would be returned to South Africa.

The meeting is being watched closely by rural communities all over the Ciskei. The rural rebellion against Sebe's rule played a key role in the coup that brought Gqozo to power, and the communities are now seeking assurances from the new rulers that their grievances will be dealt with.

Nicholas Matebese, a fieldworker for the Grahamstown Rural Committee (GRC), said: "The rural people feel Gqozo is better than Sebe, but they say that he is still the leader of a bantustan." They would be watching his actions "very carefully", he said.

Peelton hit the headlines last year when the community's campaign against incorporation drew a harsh crackdown from the Ciskei, including the detention of community leaders, indiscriminate assaults and the demolition of homes. The community fled to South Africa, and Pretoria finally accepted their presence and promised to find them land.

This was widely seen as a major victory for the community, and encouraged other rural communities to resist Ciskei rule until about two-thirds of the territory was in open revolt.

In this week's meeting, the community's delegation told Gqozo they wanted compensation for the homes and other property destroyed by the

Council may quit

THE township council of Mdantsane, the Ciskei's largest urban area, is set to become the latest local authority to dissolve in the territory after the coup which toppled President Lennox Sebe earlier this month.

The council was due to meet today to discuss the issue, according to the mayor, Reverend Eijah Madikane. Dimbaza and Zwelitsha township councils have already resigned.

Most urban and rural authorities are highly unpopular because of their close association with the Sebe regime. In rural areas communities demand the new military rulers recognise residents' associations instead of the tribal authorities.

Meanwhile, Mdantsane is still reeling from the after-effects of the violence that broke out after the coup. There are still food shortages, transport is inadequate and telephones have been cut.

Mdantsane's Highway Shopping Centre, which bore the brunt of the looting, remains filthy and strewn with debris, and it may become a health hazard.

Last week, the township was declared a disaster area, and the military government has set up a relief fund in response to a call by industrialists. The committee seems largely concerned with getting industry back on its feet and also restoring essential services. — Elnews

Sebe regime, and asked that their residents' association be recognised.

The tribal authorities played a central role in propping up the Sebe regime. In most areas, it was the local chiefs who extorted taxes and other levies, and who demanded membership cards of the Ciskei National Independence Party (CNIP) before allowing access to local services.

Matebese said rural communities would "watch Gqozo very carefully" to see what he did about the hated tribal authorities and chiefs and whether he would recognise the residents' associations instead. — Elnews/Veritas

Homeless to march on Tuynhuys

South 29/3 - 4/4/90
CIVIC, squatter, community and service organisations are planning a march to the City Council, Regional Services Council, Cape Provincial Administration and Tuynhuys next Thursday to hand over a memorandum calling for land and housing

The protest, planned to coincide with Founder's Day next Friday, will draw attention to the plight of thousand of squatters who say their misery began three centuries ago when Jan Van Riebeeck arrived at the Cape.

Landless and homeless people from as far afield as the Northern Cape will travel to Cape Town to participate in the two-day protest.

After the march, the protesters will erect shacks in District Six and hold an open air service. On Friday morning, the protesters will hold a mass rally at which speakers from the Mass Democratic Movement and the ANC will address them.

Thousands of people are also expected to participate in a "Walk for Hope" on April 29 to bring a mes-

sage from whites to the black people of Cape Town

The walk, from Rondebosch Common to Guguletu, is being organised by bodies working in the white community such as Cape Democrats, the Democratic Party Youth and Jews for Justice, and by city councillors.

The organisers wish to show they have hope for a non-racial, democratic future in South Africa and that they identify with the grievances and demands of the black majority

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MILITARY WEEK 1988/89 SHIRAZI IN JOURNAL

Flat tenants facing crisis

Staff Reporter

HUNDREDS of elderly Sea Point residents, some of whom have lived there for up to 30 years, expect to be homeless soon due to the sale of the huge 276-flat block Bordeaux.

The tenants say they are now paying reasonable rentals, like R450 for a single-bedroom flat, but they will soon be faced with the choice of buying their flat, which few can afford, or paying greatly increased rentals which the new owners will be able to charge.

According to one pensioner, accommodation affordable to people of "modest income" is becoming so rare in Sea Point that, even if they do find alternative flats in the area, "we will still live in fear of the same thing happening again".

According to Mr Neville Schaefer, managing director of the company which bought the block for R55 million, the tenants will have 90 days in which to exercise their option to buy the flats. He said prices would be decided upon late this week.

Consideration

He said the flats would be initially sold on a share-block basis, then later be converted to sectional title. He said this was "a time-saving device".

Mr Schaefer said that apart from several "protected tenants" whose age and income protected them from removal, "cases of real need" would be taken into consideration. "We hope to find some investors for these flats who do not actually want to stay there, so that the present tenants will not have to leave."

But one resident said she could not believe such an investor would keep the rent within her means. "In order to recover R55 million, they'll be asking an average of about R200 000 a flat here. With interest rates as they are, an investor could not afford to ask a rent of less than at least double what I can pay."

Mr Clive Bilski, a councillor for the area, said this week that it would not be fair to ask elderly people to move to another area. "Some of these people have lived in Sea Point for twenty years or more. At that age they're afraid to move to an area where nothing is familiar and they have no friends — many of them have no family at all."

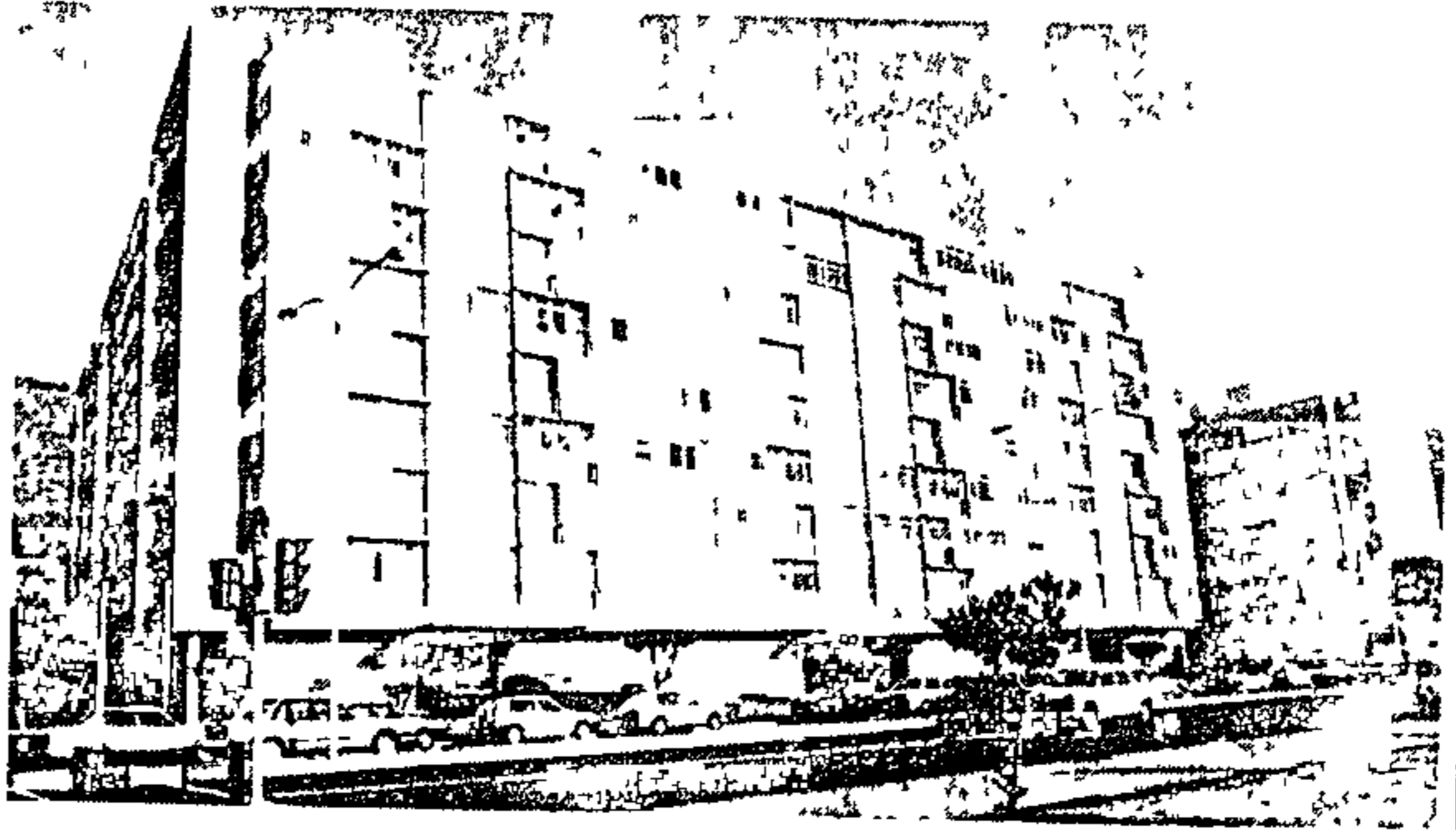
Ghost suburb

He said he believed the only solution would be for the government to buy up some of the many old blocks in Sea Point, and offer them to the elderly at subsidised rentals.

Otherwise, he said, he could see Sea Point becoming a ghost suburb of time-share flats.

Many Bordeaux residents who spoke to the Cape Times said they were particularly upset that they had to find out about the sale of the block and their impending problems through a newspaper report.

"I do think they might have had the courtesy to give us some warning," said one woman.



SOLD ... Bordeaux, opposite Graaff's Pool in Sea Point, was recently sold for R55 million, which means many of its elderly residents will have to move out of the block. Below: Bordeaux residents Mrs Mary Levinson (right), 78, and her sister, Mrs Seina Metter, 85. Mrs Levinson yesterday took ill from worrying over their future. She says Mrs Metter, who has been living with her, will have to go to an old-age home if she has to move to a smaller flat.



Political Staff

A NEW black residential area is to be established on 20 ha of land at Grabouw for 400 families, it was announced yesterday.

The announcement follows nearly three years of negotiations between the authorities, the local MP, Mr Lampie Fick, and a committee representing black people in the Grabouw/Elgin area.

The announcement was made by the Mayor of Grabouw, Mrs M Smit, Mr Fick and the chairman of the committee representing black people, Mr Simon Molefe.

The development of the area will be the first black residential site in a rural area of the Western Cape since the scrapping of coloured labour preference policy in 1985.

Black housing area for Grabouw

Mr Fick, the MP for Caledon, said yesterday "This is the result of long negotiations between myself, Mr Molefe's committee, the Municipal Council and employers in the area."

Mr Fick said he trusted that the municipality's policy of home ownership would also be applied in the new area.

He also hoped there would be only economic housing on a home-ownership basis, as had been requested by Mr Molefe's committee.

6/4/90

124

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CPA plans to develop 65 000 serviced sites

CAT Times 9/4/90

(124)

Political Staff

THE Cape Provincial Administration is planning to develop 65 000 serviced sites in black townships in the province — but estimates that another 100 000 are needed

It estimates the cost of the extra 165 000 sites at R1 112 million

It said 1 000 sites were planned and a further 10 048 needed at Crossroads at a cost of R77,3m, and 10 458 sites were planned and a further 7 124 needed at Khayelitsha

At KTC 2 242 sites were being planned at a cost of R15,7m, 440 were being planned and 15 279 were needed at Langa at a cost of R110m, 590 were being planned and 19 700 were needed at Nyanga at a cost of R142m and 5 000 were being planned at Philippi at a cost of R35m

R32m spent on Cape beaches

Political Staff

THE Cape Provincial Administration spent R32,3 million during the 1989/90 financial year on the development of beach and other resorts in the province — and a further R19,5 million has been budgeted for the current financial year.

Included in the R32,3m last year was an ad hoc amount of R12,3m

The allocation of the R19,5m during the 1990/91 year has not yet been finalised by the Cape Provincial Executive Committee

Building ripoffs rife, says city lawyer

AK645
9/4/90

(124)

By EDWARD MOLOINYANE
Staff Reporter

LAWYERS are handling hundreds of cases between buyers and building contractors who vanish, leaving would-be homeowners penniless.

A lawyer who cannot be named said his workload had increased dramatically since 1988 when a housing scheme was started in Khayelitsha.

He said most cases were "hopeless" and if a developer was traced it took time to take the matter to court and even when this was done the victims still remained the losers in that the house, if it was ever built, was never finished.

He felt strongly about procedures followed by financial institutions in granting loans to township home-buyers.

He said many of the problems could be minimised if financial institutions "policed" the building process.

Financial institutions seemed to grant bonds without first establishing the develop-

er's bona fides, resulting in bogus "contractors" taking advantage, he said.

The lawyer noted two ways in which developers were exploiting township people's ignorance

- Buyers often signed contracts they did not understand and these were often in favour of the developer; and

- Developers made the purchaser sign authorisation for the withdrawal of the entire bond before building commenced.

This in some cases resulted in the developer starting the foundations and then vanishing after withdrawing the money.

SA Perm regional bond sales representative Mr Stan Elliot said they were concerned about the situation and had opened an office in Khayelitsha to offer advice to home-buyers.

"What people do not understand is that the contract is between the developer and purchaser, but we have noted that many developers are taking advantage of the ignorance of some people in the townships."

Bonds 'war'

South
4/4-
10/4/90

124

By REHANA ROSSOUW
RESIDENTS of Morgenster, one of the newest residential areas in Mitchells Plain, have declared war on their developers over bond repayments.

On Tuesday, 11 avoided having their property attached when they allegedly confronted a messenger of the court issuing summonses instituted by Disa Homes.

Houses gutted by vandals and boarded with hardboard bear testimony to the many residents who have abandoned their homes only months after moving into what they thought would be dream homes.

Mr David Steenberg moved into his three-bedroomed home in Marianna Crescent two years ago after paying a deposit of R350

He lost his job as a bus driver and could no longer pay his R960 monthly bond instalments

Bitter

Steenberg's summons on Monday for R2 820,56 was in demand for money outstanding when he reduced his bond payments after they had escalated from R450 to R800 a month.

He said he contacted a Disa Homes agent, who told him he would ensure the payments were reduced. After that, he paid R600 a month

Now, shocked and bitter, he says he was not warned that he was still liable to pay the arrears on his bond

The managing director of Disa Homes, Mr P Stergianos, said he was not able to comment on measures used by his agents to secure homes as they "no longer" worked for him

"As far as the occupational rent is concerned, the residents are talking absolute nonsense I only charged them 10 percent of the building society rent and stopped once their bonds were approved," Stergianos said



BITTER: Morgenster resident David Steenberg outside the house he used to own but now rents

Khayelitsha homeowners suspend bond repayments

Argus 12/4/90 124

By EDWARD MOLOINYANE, Staff Reporter

MORE than 1 000 families in a low-income section of Khayelitsha have resolved to suspend bond repayments "with immediate effect" because they say the authorities have not addressed their grievances

The area — Town Two, Village Three — will consist of 4 500 houses by next year and is a product of the Cape Provincial Administration and the SA Housing Trust (SAHT), which stipulated selling prices

Residents have been joined in their stand by more than 200 other homeowners — all members of the newly formed Khayelitsha Civic Association — who own bigger properties on the western side of Spine Road

They met at the weekend after a delegation representing homeowners met developers, the SA Housing Trust and financial institutions on February 28

"Delicate stage"

Civic association chairman Mr Julian Ntsholo said the meeting had failed to produce results. The parties would meet again on April 20

However, residents, who had hoped that the authorities "would see reason", said they had no option other than a boycott. "Experience has shown that boycotts are the only language the authorities understand," Mr Ntsholo said

The financial institutions and developers have declined to comment on the residents' move, saying any comment could jeopardise the talks, which were at a "delicate stage"

Residents, some of whom have been living in the area since 1988, complain that the quality of houses built by SA Housing Trust developers is "extremely poor"

They also allege that there is no space for parking in the tiny yards (10x15 metres), roofs are not waterproof or windproof, there is only one electrical plug inside, dividing walls between kitchens and toilets have not been built to roof level, yards are not fenced and inferior building materials have been used

The R26 000 selling price and R250 instalments were a "rip-off" because similar houses financed by the trust "elsewhere in the country" sold for R10 000

They demanded a uniform selling price and a R50 monthly instalment

They also complained that services were "non-existent"

Mr Isak Vorster of the SA Housing Trust said land had been made available to developers to build houses not costing more than R25 000

He said some of these contractors "were small-time builders who did not employ skilled labour"

However, the trust had a technical department that visited the sites to check specifications.

"So far we are satisfied that these developers are not making more profit than they should and we are convinced that no ripping-off is taking place."

"We are very concerned that residents have decided on a boycott, but we are attending to some of the problems raised," he said



Picture DANA le ROUX, The Argus

SANDBANK: Some of the tarred streets in Village Town Two, Khayelitsha, are impassable because of the sand

ear

7 000 squatters arrive in Cape Town every month

ALUS
12/4/90

(124)

(307)

By TOM HOOD, Business Editor

BETWEEN 7 000 and 10 000 squatters are arriving monthly in greater Cape Town with the largest new concentrations in Khayelitsha, Crossroads, KTC, Nyanga, Noordhoek and Hout Bay.

This has been disclosed by Mr Brian Mellon, Western Cape president of the Institute of Professional Land Surveyors.

He called for areas of land to be carved up into housing plots and set aside in an effort to cope with the burgeoning problem.

"It is of paramount importance that we identify and set aside ground on which squatting can take place legally in the metropolitan area," he said.

Expropriation should follow to legalise settlements.

"SWEPT UNDER THE CARPET"

The problem was one of growing concern and could not be "swept under the carpet", said Mr Mellon. "It has to be faced and we as an institute have identified certain fundamentals."

These include recognising that most squatters had basic skills, such as crude house building. They had a desire to create a home environment without harassment and they were generally peaceful communities, he said.

A rational development plan must be drawn up by a development team taking into account the future need for amenities such as schools, shops, creches, clinics, churches, business areas and playing fields

The institute was prepared to offer its services to the State and various authorities to help formulate a plan to resolve the squatter problem.

Residential plots should be defined at a minimum cost by beacons. This would then give the squatters security of title to develop within the defined area.

Communal water points and toilets should be installed to take care of the communities' initial basic requirements

The State should supply basic building materials at cost. These would include clay, cement and thatch for the erection of traditional houses by the squatters themselves.

The future of such a community would then become dependent on an upgrading process to the point where the community itself became viable

Mkwayi to speak at civic meeting

UNITY is expected to be high on the agenda when more than 250 delegates attend a civic conference in Atlantis from April 27 to 29

ANC internal leader, Mr Wilton Mkwayi, will deliver the keynote address. An interim committee to launch a united civic structure will be elected at the end of the deliberations.

Delegates from as far as Namaqualand, Karoo towns and Knysna in the Southern Cape will attend. They will represent more than 100 civic organisations

The theme of the conference is "Unity Through Civic Action".

Conference organiser, Ms Zohra Ebrahim, said the consequences of government policy were felt mostly at local government level

"People involved in civic

organisations are thus best placed to make an impact on the way of life in a future South Africa," Ebrahim said

"We can decide on the way we want to be governed and future policy on land and housing"

Ebrahim said the conference was being held to give people an opportunity to meet and work through the problems they faced in civic structures in both the urban and rural areas

At present, most policy decisions were taken in urban areas, rural issues were often ignored, she said. *South 19/4-25/4/90*

"There has been a resurgence in civic activities since the beginning of the year — as witnessed through the hundreds of marches that were held, taking people's

demands to the local municipalities," Ebrahim said

"This indicates the necessity for the conference, so that we can forge unity to take up civic issues throughout the country"

A recent UDF workshop resolved to work towards such a structure. A full-time coordinator would be appointed soon. *124*

"Another important focus of the conference is to discuss the role of civics, particularly after the unbanning of the ANC, and the creation of more space in which to organise," Ebrahim said.

"We now have an alternative leadership in the ANC and we can speak directly to the future government about our problems, knowing that we will be heard," she said.

Open city?

South 2 19/4-25/4/90

124

'Of course we are liberal. We just don't like black neighbours'

APARTHEID must go
Scrap the Group Areas Act

These cries have become so familiar, especially in Cape Town, that a part of me started to believe most whites in my hometown were bracing themselves for change and that a few were actually looking forward to it.

I started to imagine a town that was stubbornly throwing off the old order and moving towards a future South Africa at a pace that would leave our Northern cousins breathless and intrigued.

Reality, however, differs from newspaper headlines and party political slogans.

I have been house-hunting for the past month. Despite my tentative optimism, I decided to give the Northern Suburbs a miss.

Enscanted

Let's go house-hunting in those places where the Democratic Party is comfortably enscanted, where the teachers and pupils of government schools have begged for the admission of other races and where racist terms have disappeared from the dinner table vocabulary, I thought.

I soon found that it was extremely naïve to assume, when a neighbour hood signpost proclaimed "White English-Speaking Liberal", that people there would be pleased to see the great political change knocking at their front doors.

My second mistake was failing to say very clearly when making the initial telephone inquiries that I was black.

The first woman with whom I spoke said she was very pleased I had responded so promptly because they had terminated their lease unexpectedly.

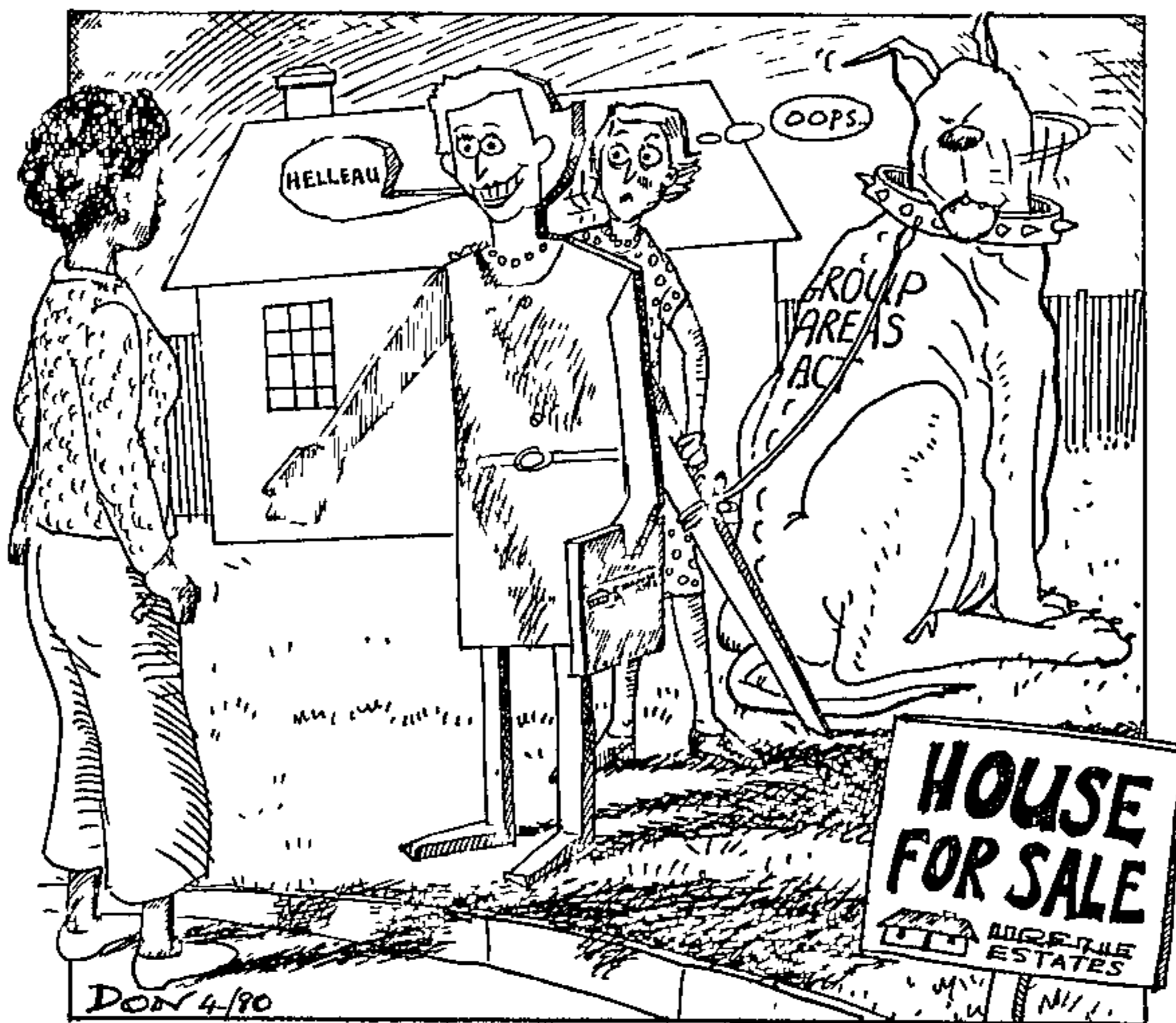
Hasty move

We had a pleasant chat and she told me I would be the first person coming to view the house.

However, when she opened the door of the house in the real Rondebosch — not the Eastern bloc — the pleasant tone went right out of her voice.

Her facial muscles worked hard to produce a smile which she did not feel.

There was no more friendly chat



about their hasty move.

"I suppose I had better show you around," she said, making a few uncertain 360 degree turns, with her hand waving towards the interior.

At the end of my tour of the house she told me, for the first time, that some agents were also trying to let it. She and her husband had however, placed the newspaper advert themselves.

The following day she phoned and said in a voice that had by now recovered some of its casual chattiness that the agents had — unbeknown to her and her husband, dear oh dear — narrowed down their search to two very likely people.

Oh well, I thought, we have after all become a nation of fast movers.

These people had turned up, made it to the agents and been virtually approved in less than a day.

Two weeks later the house, near Rondebosch common, was still being advertised and the wording had been changed to make it sound more appealing.

Meanwhile, I called the same agent once more to ask whether she had anything else near the City.

She rattled off a monologue about the shortage of rented accommodation the problems at this time of year, the scant chances of finding anything close to town — any noise except the obvious and unspoken reason.

Then later in the week, I answered an ad for a house in Newlands. I spoke to the owner who had, by sheer coincidence, employed the same simpering agent.

When I told her this agent had said she had no suitable houses on her books, the owner said.

"Oh well, it doesn't bother me that you are coloured, but I'm not sure — if I let you sign the lease — whether I would have you by the shorts and curlies if anything went wrong," she said, and for the first time I laughed at a response to my attempts to make a little inroad into the Group Areas Act.

After I had viewed the house, she told me there was one other person interested — but I would have the next option if he did not take it.

Here we go again, I thought, just an excuse to make her appear to be a decent person.

But at the end of the day, her agent — the one with the big company and no houses anywhere — called me to say the owner had instructed her that I could sign the lease if I still wanted the place.

The whole experience left me ex-

Racism and prejudice are alive and well in Cape Town and easing up in Johannesburg.

This is the conclusion of SOUTH's correspondent, SYLVIA VOLLENHOVEN, and a SPECIAL WRITER who went house-hunting in the two cities.

They are among large numbers of black South Africans who are defying the country's Group Areas Act by purchasing or leasing property in hitherto exclusively white residential areas:

hausted. Every day I sank into a state of anger and frustration. For instance, I had to remember to say I was coloured because the word black was designed to end conversations even sooner than "coloured" did.

One man suggested to me that, if he could not find anybody else for his house and he allowed me to rent it, we should go to the neighbours and ask them whether they had any objections.

Apartheid has made us all crazy, but for anybody to think that it was quite okay for one to ask complete strangers whether you could please live in a street in your own hometown was more than mere insanity.

The rest of my search was peppered with racists passing themselves off as real people.

I called a Miss Thomson about a house in Green Point that had been advertised for some time.

"Of course I don't have any problems. The Group Areas Act is going anyway," she said with a tone of liberal abandon.

Later, a nervous sounding Miss Thomson told me via my answering machine that she was letting the house on behalf of her father who was in Johannesburg.

Close to tears

She had called him to check whether it was all right for me to view the house, he had said he would definitely not break the law.

"We are not racists but the law is the law, I could imagine him saying."

Miss Thomson ended her stuttering message with an apology. She sounded close to tears as she said: "I do hope you find a home."

There were some rich quotes — such as the one from the despicable agent whose pink lips claimed all kinds of liberal values, and then said:

"I would love to help you. I'm British. To us this is an evil system but it's so difficult you know."

I said I did not know, and put the phone down.

It always makes me so much angrier when foreigners are feasting on apartheid and — between burps of pure pleasure — their gleaming lips make vague noises about some other evil people providing the banquet.

Strato's third tier in factories

From PATRICK
GOODENOUGH

PORT ELIZABETH — People's structures are growing in Eastern Cape townships at a time when government-created institutions are becoming increasingly isolated and unworkable.

This weekend, a steering committee in Grahamstown launched a new umbrella body to unite all civics in the region - the Organisation of Eastern Cape Civic Associations

The publicity officer of the interim committee, Henry Fazzie, said the move came after a decision at the recent UDF workshop in Cape Town to build civic structures at a local, regional and eventually, a national level.

Previous attempts in 1984 and 1986 had failed.

due to state harassment, detentions and the states of emergency

Fazzie said there was a need for civics to intervene in ongoing problems of township living conditions and forced removals. He said councils continued to act in ways contrary to public government rhetoric.

While the state has growing mass organisation to contend with on the one hand, on the other it is being forced to concede that its own third-tier government structures are collapsing.

Eight community councils in the Eastern Cape and Border lack quorums and cannot operate. The 8 councils need another 40 councillors between them in order to work.

Another 34 local authorities are short of councillors.

The resignations come in the wake of a string of protest marches and consumer boycotts throughout the region. Very few of the mostly small towns affected have escaped one or the other form of mass action, and the accompanying calls for an end to the town councils.

11 400 serviced sites planned for townships

Political Correspondent

MORE than 11 400 site-and-service sites in KTC, Philippi and Khayelitsha will be available for development this year, parliament has been told.

These will go towards the 66 800 sites the government has earmarked for these three areas, and Old Crossroads and Noordhoek.

The Minister of Planning and Provincial Affairs, Mr Henus Kriel, said in reply to a question from Democratic Party MP Mr Jan van Eck that a further 14 000 site-and-service sites and 14 200 sites for conventional housing were available for development in Khayelitsha.

In Old Crossroads, where 3 500 sites will ultimately be developed, 1 900 conventional housing sites are available for development.

In KTC, where 2 200 sites are planned, 974 site-and-service sites will be available soon.

There are plans to provide more than 56 000 new sites in Khayelitsha, 23 600 for conventional housing and 32 400 for site-and-service.

Philippi will ultimately have 5 000 new sites. Details are not yet available for Noordhoek.

Dreams shattered by shady dealings in township housing

By EDWARD MOLOINYANE
Staff Reporter

ALMOST a year after Mr Meriman Voboyi and his wife, Elizabeth, paid a R5 000 deposit to building contractors to extend their two-roomed Khayelitsha house, no building has started, they have lost the R5 000 and their dreams of providing accommodation for their three children have been shattered

And, after being told to wait for their bond to be registered, the couple has not heard from the builders since December and their chances of recovering the money look bleak

The contractors have disappeared without trace, leaving the Voboyis bitter and helpless

ORDEAL

The Voboyis' ordeal began last April when two men claiming to be partners in a building construction concern arrived at their home one Saturday

Armed with documents in financial institution letterheads, the neatly dressed men who claimed to be builders said they were "helping people obtain loans".

Apart from having close working relationships with fi-

nancial institutions, the men claimed to own Malikhaya Building Contractors based in Guguletu

They couldn't have come at a better time, for the Voboyis had wanted to add two rooms to their tiny house for their children for years

But finance had always been a problem and Mr Voboyi, a printing company employee

Already in possession of a plan for the extension, the idea appealed to the Voboyis, who were made to sign "bundles" of documents

Promising to return the following week with a quotation for the extension, the men took the plan and left

Mrs Voboyi said "After a few days they came and asked us to accompany them to their lawyer in Mandalay who was handling the bond applications for them"

"We signed more documents and the lawyer told us to wait for at least four weeks for the bond application

"We were beyond ourselves with joy when he later phoned to say a bond for R20 000, the amount needed for the extension, had been approved"

But the lawyer told her, because their house was rented the institution wanted them to deposit R5 000 to help assist them purchase the property before the loan could be granted

"My husband got the money from his employer and the day he intended to take it to the institution the two men arrived early in the morning and offered to drive him to the building society. On their way they said the cheque should also be signed by the lawyer and they headed for Mandalay.

RIPPED OFF

"The trio told my husband to leave the cheque as they now had authority over it and they would deposit it themselves.

"They assured him that everything was in order and building would resume in the next few days"

The couple became really anxious one morning in December when one of the contractors known to them as Mr Mtselu, called their home and said they should not go to Mr Badul because he was allegedly "trying to cross them".

"We called Mr Badul who said he did not know the two contractors whom he alleged

had ripped off many people. He said our money had been taken by the two and advised us to lay charges at the police station, offering to be our witness in the case"

Attempts to locate the contractors have also been fruitless as Mr Mtselu's Tembani home is always deserted, said Mrs Voboyi

Listed in the telephone directory as Mtselu Design Homes (Domestic and Industrial Design), the company has used various names in its business dealings in the townships

A recent visit to the area revealed that the company did not have an office but shares a room with a dressmaker

After several attempts, The Argus contacted managing director Mr Julius Mtselu

He said the couple's money had been handed over to their lawyer Mr G R Badul who had also acted as their accountant.

He said they "fell out" in December because of a financial dispute after the lawyer failed to give them their profits.

"That guy still owes us more than R10 000 and we have left some houses unfinished because of him"

HELDERBERG VILLAGE (300)

Grasping the nettle

The bad news for residents in the beleaguered Helderberg retirement village is that they will almost certainly have to dig deeper into their pockets to save their homes. The good news from the court-appointed judicial managers (*Property* March 9), however, is the effort should be worth it. They believe the village is an asset well worth saving.

"We're positive about it, though I sometimes wonder whether we and the villagers are the only ones who are," says joint-judicial manager Max Hales (124)

He adds that the managers are working to a tight schedule and have applied themselves vigorously to the task of formulating a rescue package. They are also considering seeking the appointment of a ministerial inspector to investigate the causes of Helderberg's predicament. However, the first priority is to get the village back on its feet. "When a child is drowning in a swimming pool the priority is to pull it out, not to argue about culpability," says Hales. FIM 2014190

He adds "The Helderberg issue is full of complicated legal and financial problems which must be resolved. It has certainly turned out to be rather more complex than I would have believed."

Just as important, if the project is to be restored to a viable paying proposition, is the delicate task of repairing bridges between the deeply divided factions involved in the village. The managers hope a meeting will bring the various parties together.

The managers will report back to the Master of the Supreme Court on April 26. An account of progress is being prepared for this meeting. In the interim, the managers have also discussed with several developers the prospect of their taking over the village. They have been asked to submit proposals to the managers by Friday.

FIM 2014190 (300) (124)

Helderberg's big day will be May 8 when the managers return to court to make recommendations on the village's future. "Before then we hope to meet members of the share-block company on May 2. At this stage it seems we are likely to advise the continuation of judicial management of the scheme as the most practical method of turning Helderberg back into a winning village."

The other judicial manager, Rob Walters, says he is scrutinising Helderberg's budgets and levies at present. "While there is a long way to go one thing is obvious, there will have to be an increase in levies because the levy structure is low."

"There is no doubt that the village's problems can be resolved, but it will cost money and eventually the villagers will have to put their hands in their pockets. We have to minimise that as much as possible by way of bringing in a developer who can share in the profit for the remaining development." This, he believes, will in turn offset some of the liabilities villagers would otherwise have to pick up. ■

Rent boycott: Trust to repair houses

By EDWARD MOLOINYANE
Staff Reporter

THE South African Housing Trust had decided to repair unconditionally its houses in rent boycott-hit Khayelitsha, a spokesman has said.

The spokesman, Mr Dirk Ackerman, was commenting on the outcome of the meeting he had with executive members of the Khayelitsha Civic Association (KCA) last Friday.

The meeting was a sequel to a decision by more than 1 000 homeowners in Village Three, a low income group residential area, to suspend their monthly bond repayments because the quality of the houses built by Trust developers was "extremely poor".

Describing Friday's meeting as fruitful, Mr Ackerman said although some of the issues raised, such as services, were the responsibility of the Cape Provincial Administration, the Trust had negotiated these with the CPA, with "positive results".

"We know it will cost us a lot of money but we have adopted a responsible attitude and have undertaken to repair all the houses financed by us unconditionally," he said.

Referring to calls to reduce house prices to R10 000, and the monthly instalments to R50, he said this was "economically unviable".

However, a suggestion that the 20-year bond repayment period be increased would be considered.

The houses were sold for R26 000, and the bond repayments are R250 a month.

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23/4/90

Hundreds in housing protest

Staff Reporter

SEVERAL hundred people carrying ANC flags and banners took part in a protest march against housing conditions in the Boland town of Ashton at the weekend

A spokesman for the Ashton Interim Committee said more than a thousand people took part in the march from the coloured area to the municipal offices, where a petition was handed to the town treasurer, Mr J Kritzinger

The spokesman said recent police activity at Robertson "seems to have invigorated the people in our part of the Boland"

The spokesman said people from surrounding towns also took part in the march

The petition called for the abolition of the management committee, for one Ashton town council and for the opening of all amenities

By W A MGOQI
(A Concerned Citizen)

I ADD my voice to the call made by Anthony Johnson in your opinion column of April 11, headed "Cape must get its fair share of government's R3 bn upliftment fund"

It made one reflect on the deplorable conditions to which our fellowmen, families of migrants are subjected, even four years after the abolition of the influx control laws

The obnoxious influx control laws were repealed in 1986. These forced married men with families here or in the homelands to lead lives of single men, while their wives and children above the age of 16 were hounded for not having a permit to be in an urban area for longer than 72 hours

After the abolition of these laws, one would have expected, in the normal course of events, that those who had been the hardest hit by these oppressive and exploitative laws would have been on top of the list in a programme for reparation

Into oblivion

Alas! Their lot, has not only remained static, but has worsened to the extent that nothing has been done to provide accommodation for their families who had hitherto been precluded by law to join them

The very employers who had been enjoined to provide them with accommodation have now turned their backs on their moral and/or legal duty by evicting them from premises built by them, preferring to sell these to private property developers who are only too keen to purchase and upgrade these for sale to urban blacks who can afford to pay higher rentals

Those who had been at the bottom of the pile continue to receive a raw deal with no one to advocate their cause. They have been thrown into oblivion, as it were

The struggle for the abolition of the influx control system has to be given some meaning or content and the starting point for that process has to be the improvement of the living conditions created by that abominable system

Otherwise it remains a hollow victory now for the thousands of

Let not the victory on influx laws be hollow

Cape Times 24/4/90

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men, women and children who continue to live under the most degrading inhuman and uninhabitable conditions prevailing in the hostels all over the Western Cape.

We need to tour the townships of Langa, Nyanga, Guguletu, Mfuleni up to Hermanus to appreciate the shame which hangs over the city of Cape Town, a city which has the reputation of a "mother" city

The words of Anthony Johnson deserve repetition when he says "whatever the history of apartheid — depriving black communities of vital resources in the past, the Cape Provincial authorities should move with all speed to ensure that this province gets its fair share of the new upliftment fund"

I want to go further and say that one of the priority areas should be to eradicate the scourge left by the migrant labour system on black family life.

Judge Jan Steyn

Fortunately, solid and praiseworthy groundwork has been done by the West Cape Hostel Dwellers Association and Hostel Dwellers Trust by way of investigating possibilities of converting the existing hostels into family accommodation

What they require most is fund-

ing of this imaginative and creative work to improve the lot of their fellowmen

One would hope that those who are responsible for the administration of the much-needed resources will be touched by the plight of one of the primary victims of the apartheid laws, the migrants and their families

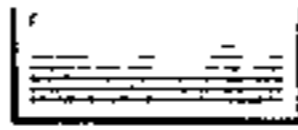
Happily, Judge Jan Steyn, one of those who took up the cudgels against this system, is best placed to appreciate the need. It now remains only to give content to that victory, lest it remains a paper victory, never touching the lives, in any material terms, of those for whom the change was intended

Any system of government is judged not so much in terms of how it regulates relations between powerful groups in society — but in terms of what it does to protect the rights and interests of those who are vulnerable to exploitation and social injustice. This is the acid test facing local government now, today

Democratising the local government structures is a separate matter certainly on the national agenda, but the crying need now is to improve the physical conditions under which direct victims of the migratory labour system toiled and continue to toil

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Pictures ANDREW INGRAM The Argus

REBUILDING: Mr Rowland Joja, owner of one of the five shacks that were demolished by the Khayamnandi town committee last Friday, starts rebuilding

House burnt as tensions rise in squatter camp

124 ARGUS 27/4/90

By EDWARD MOLOINYANE
Staff Reporter

A HOUSE has been burnt by angry youths in protest against the demolition of shacks amid rising tensions between residents of Khayamnandi, near Stellenbosch, and the town committee

Khayamnandi committee has decided to destroy a shanty town to make way for a housing scheme

Town committee assistant secretary Mr A Gruywagen said 29 plots had been allocated to developers to "alleviate the housing backlog" when the scheme started in 1988. Six of the houses had

been sold for between R32 000 and R40 000

He said that the demolition of the shacks had been a "unanimous committee resolution"

The Stellenbosch Civic Association is bitterly opposed, and said the houses were too expensive for most people

According to civic association member Ms Doreen Hani, a completed but unoccupied four-roomed house built by a private developer was set ablaze by angry youths last Friday

They were retaliating against the Khayamnandi committee's demolition of five shacks earlier that day, she said

The shack settlement, known as Strong Yard, is home to more than 400 families. It was allowed to mushroom by candidates standing in the municipal elections in 1988, she said

Candidates persuaded the squatters to vote for them, she claimed, by promising them permanent status on the land

"Now they tell them that squatting is not allowed

"Only a few people can afford the new houses. Few people here are employed and to demolish a home just to build a bigger house in its place, for money, is heartless," Ms Hani said



STRONG YARD. Mr Alvern Lamani and his wife Nosindiso outside their home in the congested squatter camp of Strong Yard. The Khayamnandi town committee says the more than 400 families will be moved to make way for a new housing scheme

Steep rise in flat rentals

THE average monthly rental of unfurnished flats rose more than four times between 1976 and 1989, according to a survey in May 1989, carried out by the Central Statistical Service (CSS).

The CSS annual survey is intended to gather information for the calculation of the flat-rental component of the consumer price index (CPI). *8/1 Day 215/90*

Between May 1988 and May 1989 the average monthly rental of an unfurnished flat rose by between 9% and 13% depending on its size.

"Relatively large increases in the rent of unfurnished flats, compared with 1988, occurred in the Kimberley area (20,7%), Cape Peninsula area (16,8%) and East London area (15,5%," the CSS said.

In May 1989 the average monthly rental of an unfurnished flat in SA was R221,65 for a one-roomed flat, R295,25 for a two-roomed and R358,04 for a three-roomed flat.

SA's most expensive flats in May 1989 were in the Free State gold-fields area where a one-roomed flat cost on average R243,02 a month, a two-roomed cost R297,22 (in this category they were second to the Witwatersrand at R325,38 a month) and a three-roomed flat R409,26.

The room number includes a living room, but excludes the kitchen and bathroom.

Sectional title schemes picking up in popularity

SECTIONAL title schemes are gaining popularity as an alternative to shareblock schemes whose potential pitfalls have been illustrated by the troubles of the Helderberg Retirement Village

Board of Executors (BOE) Properties director Rob Walters, writing in the latest issue of BOE quarterly The Wall Street Journal, said the most important consideration for anyone contemplating buying a retirement unit of any kind was that the developer should be reputable

Walters said the main difference between shareblock and sectional title ownership was that under sectional title the purchaser owned the unit and had a registered interest in common property such as a clubhouse, swimming pool or catering facilities

"This means that in respect of the common property, he or she is a part owner — the size of the part being determined by the size of the owned interest in relation to the entire scheme," Walters said

If the sectional title development ran into trouble, owners of individual units were not at risk in respect of their investment

The purchaser of a shareblock unit does not acquire title to the unit but enters into an agreement that provides usufruct. He pays a nominal amount

for a share and the rest of the money goes to the developer as loan capital

Sectional title and shareblock unit owners have to enter into a contract with the developer where the developer estimates the running costs of the block for three years and levies for two years, taking escalation factors into account in the process

The risks to the shareblock purchaser are that if the developers run into financial difficulty, the villagers can lose their homes, to which they have no title.

Bought

Their loan to the shareblock company is ranked as a claim and they would participate in dividends with other creditors on a pro-rata basis

Walters said a third alternative for retirement villages was "life-right", where the prospective villager bought a unit for the rest of his life or until he wished to sell, but the capital appreciation of his investment would go to the village, not the individual

He warned prospective investors in any type of scheme to take into account the running costs of the village and the likely escalations in these costs

These costs could eat into a cash flow from income that in all probability was not going to increase

870000 2/5/70

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Tenders for Cape Flats project to be called for

TENDERS from civil and electrical subcontractors will be called for this month by the Department of Local Government, Housing and Agriculture for the servicing of sites in the second stage of the House of Representatives Cape Flats Delft housing project

Delft project director James Slabbert said 2 200 homes would be built and occupied by the end of 1991, bringing the total population of the project to 20 000

The department was now evaluating tenders received for the levelling and moving of more than one-million cubic metres of earth, likely to cost about R2,8m

The civil and electrical subcontractors would install services worth about R10,8m, Slabbert said

Work on the show village, scheduled to open on November 1, has already started and proposals from developers and builders have to be submitted before the end of June

"The accepted developers will be required to erect three show houses in the price categories R12 500, R15 500 and R17 500," Slabbert said.

Over 200 houses have been completed by developers in the first stage of the Delft project and 200 houses are due to be handed over each month.

"Families have been moving in at

the rate of about 20 a day" Including land, the houses cost about R20 000 to R30 000 To qualify, family breadwinners have to earn between R400 and R1 000 a month

Monthly repayments on the subsidised bond range between R64 and R330

Another side of the project is the self-help scheme which is being carried out in conjunction with Cape Utility Homes (CUH)

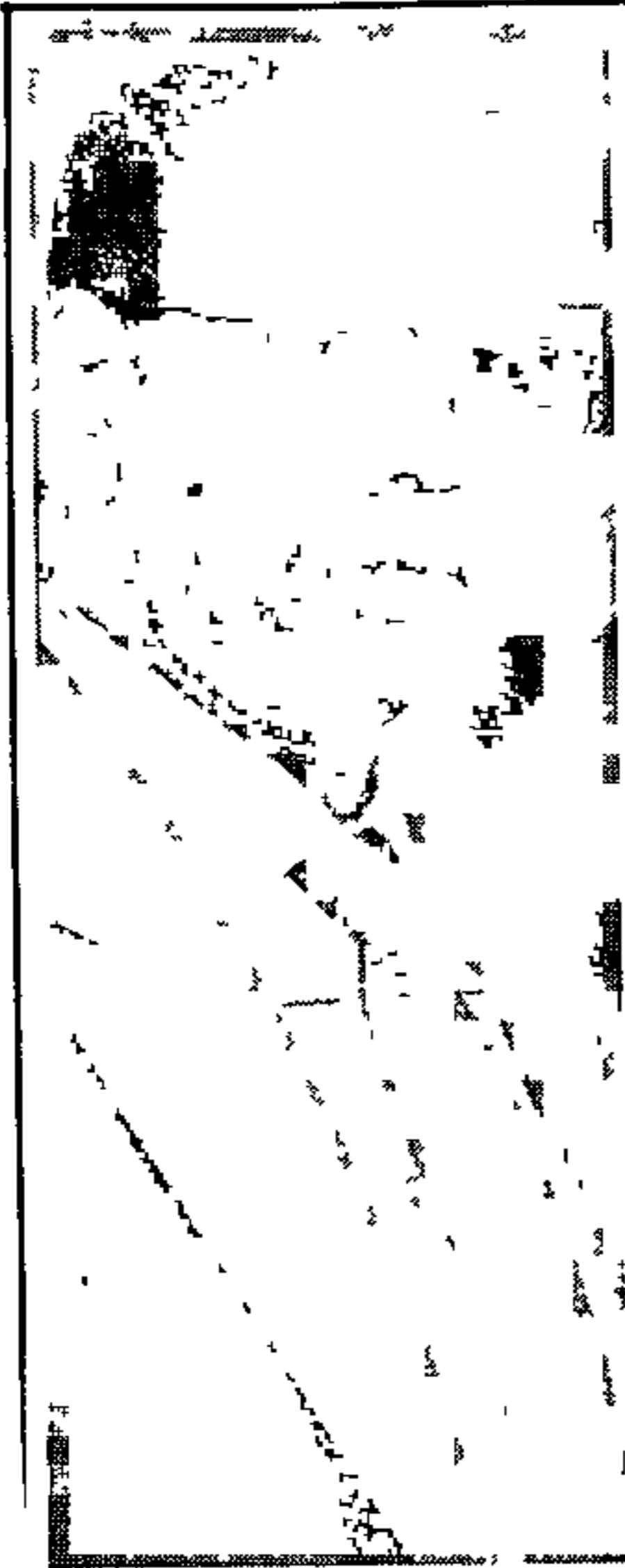
There are 200 self-help sites at Delft and 70 people have already started work on their houses

Inspections

CUH provides technical advice and materials in a packaged form and at low cost In terms of the tender, the only work they can do directly is cast the foundation slab and construct the bathroom area

CUH offers advice for a year and if the self-helper has not finished his house by the end of that period he has to finish on his own, although his work will still be subject to periodic inspections

Slabbert said self-help was more acceptable to lower income buyers than before and he could foresee it being extended to other areas where the housing shortage was critical



Wilton Mkwayi

Civics vote on unity

~~124~~ ~~124~~
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South 3/5 - 9/5/90.

By CHIARA CARTER

A SINGLE, united structure for civic organisations in the Cape is imminent after a watershed civic conference attended by more than 200 delegates from a wide range of organisations throughout the Cape Province at the Peninsula Technikon in Bellville last Saturday.

Delegates to the conference resolved to launch the new structure within the next three months.

An interim committee comprising all organisations and areas represented at the conference will be responsible for launching the new structure.

Keynote speaker, ANC national organiser Mr Wilton Mkwayi, told delegates that, as trade unions did, successful civic organisations should be able to attract a wide range of people around common issues.

"If there are no schools nearby, if rents are high, it affects all of us — regardless of political persuasion.

"This is why the ANC does not see civics as organisations affiliating to the ANC. But we do call on all cadres to join and become active civic members in the areas in which they live," Mkwayi said.

A strong, united civic organisation was needed not only in the Western Cape but also nationally.

He said this was an important step towards building "people's power".

The first task of the interim committee is to finalise a range of draft resolutions.

HOUSE OF DELEGATES

- 1 crèche,
- 1 religious erf,
- 1 service station site,
- 2 corner shop sites

QUESTIONS

† Indicates translated version

For written reply

Own Affairs

Rylands/Pelikan Park: residential sites

2 Mr A G MOHAMED asked the Minister of Housing

- (1) Whether his Department owns any (a) developed and (b) undeveloped residential sites in (i) Rylands and (ii) Pelikan Park, if so, how many in each case,
- (2) whether his Department intends selling these properties, if not, why not, if so, (a) when and (b) what will be the selling prices,
- (3) whether the present occupants of these properties will be given the option to purchase them, if not, why not, if so, when?

D4E

The MINISTER OF HOUSING

- (1) (a) (i) No
- (ii) No
- (b) (i) No
- (ii) No
- (ii) No The Housing Development Board, however owns land which consists of four phases. Phase I provides for 117 single residential erven, 1 special residential erf, 14 existing houses, which are leased by the occupants.
- Phase II provides for 150 single residential erven, 4 special residential erven, 2 religious erven, 1 corner shop site, 1 crèche, 1 primary school site
- Phase III provides for 107 single residential erven, 1 special residential erf;

(1) Whether any Indians in the employ of the Administration House of Delegates hold posts above the rank of assistant director or its equivalent, if not, why not, if so, (a) how many in each Department and (b) what ranks do they hold.

(2) whether any steps are being taken to train Indian personnel for promotion to ranks above that of assistant director, if not, why not, if so, what steps.

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

D94E

The MINISTER OF THE BUDGET AND AUXILIARY SERVICES

- (1) Yes
- (a) Department of Budgetary and Auxiliary Services 5
- Department of Education and Culture 114
- Department of Health Services and Welfare 18
- Department of Local Government, Housing and Agriculture 137
- TOTAL 137

(2) Yes

(b) Department of Budgetary and Auxiliary Services

- Administrative Secretary (Director Education Administration) 1
- Administrative Secretary (Deputy Director Own Affairs Administration) 1
- Deputy Director Financial Management 2
- Deputy Director Special Services 1
- TOTAL 5

Department of Education and Culture

- Chief Executive Director 1
- Chief Director Education 2
- Director Education Administration 1
- Chief Education Specialist 10

- Senior Deputy Chief Education Specialist 26
- Deputy Chief Education Specialist 23
- Assistant Chief Education Specialist 48
- Public Relations Officer (Senior Deputy Chief Education Specialist) 1
- Deputy Director Education Administration 2
- TOTAL 114

Department of Health Services and Welfare

- Chief Specialist/Professor 1
- Senior Specialist (Psychiatry) 2
- Director Health Services 1
- Deputy Director Health Services 2
- Deputy Director Dentistry 1
- Deputy Director Social Welfare 1
- Principal Medical Officer 6
- Principle Dentist 4
- TOTAL 18

Indians are afforded the opportunity to attend various management courses presented/arranged by the Administration's Training Division and/or the Training Institute of the Commission for Administration, such as

- Course for Middle Manager — attended by 16 Indian personnel to date
- Course for Senior Managers — attended by 1 Indian staff member to date
- Course in Public Management — attended by 8 Indian personnel to date

(3) It is the laid down policy of the Ministers' Council, which has been reiterated in the House, that in this Administration only ment is considered when personnel are promoted. The fact that 137 out of 239 posts are already filled by personnel of Indian origin proves the point.

Great need ¹²⁴
for low-rent
housing — Stott

From PAT CANDIDO
Argus Bureau

PORT ELIZABETH — A plea for low-rent homes for poor people has been made here by Cape Town city councillor Mrs. Eulalie Stott, chairman of the housing committee.

Mrs. Stott was speaking at the congress of the Municipal Association of the Cape Province on a motion submitted by Cape Town proposing that the provision of more rental housing for the lower-income group be brought to the notice of government.

The motion asked that the government be asked to amend its policy on providing housing and supplying funds to build houses to rent.

Mrs. Stott said Cape Town City Council was expected to supply housing for the lower-income groups both by law and social conscience. It had been found that most poor people preferred to rent.

Success of any housing policy lay in giving people a choice. Homes built with subsidies 10 years ago for around R10,000 ago were now selling for R50,000 and were lost to the poor for ever.

Though home-ownership should be encouraged, there was still a deep need for rented housing for those who could not afford or did not wish to buy.

Devil's Peak housing project for R45m

Cape Town 9/5/90

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Staff Reporter

DEVELOPERS are set to build a huge R45-million, 280-unit townhouse complex on the slopes of Devil's Peak above De Waal Drive.

The Vredehoek site, bordering on Barnham Road, was bought from the SABC for about R2,5m.

The corporation shelved its plans to build a new Cape headquarters on the 4,8ha site five years ago, and said last year it will now move to Platteklouf.

At the time the project was shelved partly for environmental reasons as there were strong objections to a multi-storeyed building on the slopes of the mountain.

Green areas

According to Mr John Wilkinson, a director of Condev Holdings, the residential property arm of Murray and Roberts Construction, plans are now with the City Council.

"We have had to apply for rezoning from general to residential," he said.

The R45-m complex will incorporate open and green areas and will take about three years to complete. In places it will be three storeys high.

Plans are for construction to begin in November.

Mr Wilkinson said units would start selling at just below R200 000, but units with a "spectacular view" would go for considerably more.

He said developers had a meeting with Vredehoek residents last week who had objected to the increased traffic flow that the complex would bring to the narrow streets in the area.

"We are now discussing this question with the council," he said.

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Extra boost for property boom

W/C ARGUS 12/15/90 (124)

By JANIS FRASER, Weekend Argus Reporter

POLITICAL settlement in South Africa will give an additional boost to Cape Town's rocketing property market — in which prices in prime areas are already expected to rise by 40 percent in the next year.

The Weekend Argus Correspondent, Johannesburg reports that the managing director of Anglo American Property Services, Mr Gerald Leissner, yesterday predicted political settlement would be coupled with high growth rates and an unprecedented property boom.

Speaking at the opening of The Star 1990 Homes Show Spectacular, he said he believed a political settlement was at hand sooner rather than later. Companies with well-located, well-financed property would be well placed to share in the predicted property boom.

In the residential, as well as in the commercial market, innovative, well-developed schemes would not only survive the next limited downturn but would show growth for both the developer and owner.

Cape Town property experts yesterday agreed. They said the beauty of the Cape, the lack of room for further expansion in prime suburbs and blue-chip returns on property investment had made the city a desirable target for local and foreign investors.

A spokesman for the Institute of Estate Agents said that with sales in the R1-million bracket now routine, the city has become an estate agents' mecca. There were 2 727 operating in Cape Town and the immediate surrounding area and applications were "coming in daily".

It is a situation which makes a move from Johannesburg or Durban a pricey business for people accustomed to living close to town, unless they are willing to move further out of Cape Town and run the daily gauntlet of peak hour traffic.

An attorney said the few remaining houses near the city centre were "like gold". A derelict, deceased estate, four-roomed cottage near the Gardens Centre, which had been valued at around R65 000, had already drawn offers of R110 000.

Agents with branches in all three cities said that although Johannesburg and Durban might be experiencing a slowdown in sales and price increases, Cape Town's unique situation and geographic limitation on prime area growth were factors which would continue to push prices higher.

They agreed that the market mix of local domestic buyers, Cape Town and Transvaal investors, people on transfer and a limited number of foreign buyers was much the same but the volume of buyers and what they were willing to pay was unique in South Africa.

Mrs Pat Werde-Muller of Basil Elk Estates warned "If you think things are bad now, don't wait. They'll be even worse next year."

Mrs Muller said since she had taken over management at the end of August she had seen average prices in Camps Bay jump from between R300 000 and R400 000 to between R450 000 and R650 000.

Mr Mike Bissett, executive director of Pam Golding Properties, said "Property in Cape Town is booming, especially at the top of the market."

He was confident the 40 to 50 percent a year increase in top properties would continue.

"For example we sold a house in Bishopscourt two years ago for R850 000. We have just sold it again for R1,7-million."

"R1-million property deals are no longer unusual in Clifton, Bishop's Court and upper Constantia. We used to have one every six months. Now we have several a month."

The beauty of the Cape was a big factor. "There's also a perception that the Cape is more secure — with less political trouble than elsewhere."

CALL 124
12/15/80

Flat-seekers have it tough

A NUMBER of flat-seekers have complained that the shoddy and run-down state of many blocks of flats does not justify the high rentals charged by landlords.

A woman who scoured the City Bowl area for six months said bachelor flats are offered at between R400 and R500 a month.

A tiny room designed as servants' quarters is going for R260.

"Most of the pre-war blocks are in a shocking condition," she says, "and even some of the newer flats are in a state of disrepair."

Listing

She added: "At one stage, I thought I had found a place but they did not allow pets.

"I had to give my cats away but then when I went to sign the lease I was turned down for no apparent reason."

After making more than 12 formal applications and viewing many more flats over a six-month period, this flat-hunter finally found a one-bedroom flat in Zonnebloem for R450.

It cost her R90 to join a listing service, hundreds of phone calls and many tanks of petrol.

Rentals crisis is hurting elderly

Rentable accommodation is becoming increasingly difficult to come by in Cape Town, with demand far outstripping supply. Apartment blocks going sectional title are helping to fuel the rental crisis. **ANDREW BERGMAN** reports

CAPE TOWN is experiencing what is seen as the city's worst rental crisis since World War II, with an acute shortage of rentable accommodation of all kinds.

A Top of The Times survey shows that up to 150 applications are being received by agents for each average-sized flat or cottage advertised.

More and more buildings are being converted to sectional title and tenants not in a position to buy are struggling to find alternative similar accommodation.

It has been alleged that certain companies, agents and individuals are taking advantage of the situation, with claims that flat-seekers are being "ripped off" in their desperation to find a roof to put over their heads.

The situation has been highlighted by the recent sale to a developer of one of the biggest apartment blocks in Cape Town, Bordeaux in Sea Point. Tenants in the block have been served with the mandatory 90-day option to buy.

About 70% of the tenants are over 70 years old and many have lived there for up to 30 years.

One tenant, who has asked not to be named, says her aging mother has nowhere to go. "Even the old-age homes are full," she says.

Fingers have been pointed at specific companies, Compu-Let and Compu-Place. These companies gather information on flats and houses to let from estate agents. They then advertise a selection of them in the newspapers.

When prospective tenants call about a specific property they are informed that no information may be released to them unless they subscribe to the service which costs, in the case of Compu-Place, R90 for six months.

Often, by the time a person has subscribed, the property applied for is no

...BUT AGENTS DENY ANY RIP-OFF ON ADVERTISING

longer available. Subscribers find that many properties appearing on the computer print-outs have "already been taken".

Few, if any "to let" adverts are to be seen in the newspapers from companies or agents other than these two.

While some members of the public complain they are being swindled, the companies concerned deny they are acting in any way improperly or unethically.

A spokesman for one newspaper group says the group's office has been "inundated" with phone

complaints. It is pointed out that while little can be done about complaints over the phone, a written objection must be submitted to the Newspaper Press Union. Procedures require the NPU to approach the advertiser, who states his case.

After one such written complaint, the NPU agreed that adverts not stating that a subscription was necessary for information were indeed misleading and the body has approached the advertisers concerned to "take corrective action".

Brent Billingham of Compu-Place denies his

operation is unreasonable.

"We are simply a listing body," he says, "and we do not get involved in the actual letting of the flats." He explains that his company just provides a list of a number of available properties.

"The estate agents give us a list of the vacancies they have on their books and we list these free of charge. Our computer operator contacts the agents and owners twice a week asking them what is still available, what has been taken and what has become available.

"The list is then updated immediately."

Asked why many of the premises had already been taken by the time a subscriber called the agent, now armed with a fresh list, Billingham admits his company can make "slip-ups", but that every effort was made to eliminate these

SITmes 13/5/90

Villagers ready to pay more

By Alan Duggan

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A BITTER struggle for control of the Helderberg retirement village in the Boland was resolved this week when the holding company was placed under judicial management

The ruling followed an urgent meeting by 207 villagers on May 2 at which all but one voted in favour of judicial management

Many people feared they could lose their savings after investing in the up-market retirement village, set in picturesque surrounds near Somerset West

Financially stricken and in danger of being shut by creditors, the village became a verbal and legal battleground in the past few months

But this week's courtroom skirmish has given the villagers new hope

Mr Justice H L Berman made the order on the return date of a provisional

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order after an application by Dennis Edward Lehman, chairman of the board of directors of Helderberg Village Share Block Holdings

The judge postponed an application to intervene by Personal Trust, a creditor of developer Shemara Holdings, which is now in liquidation

Mr Justice Berman said "serious allegations" had been made against Mr Lehman, and he should be given an opportunity to reply

Max Hales, a court-appointed judicial manager, said in an affidavit that a report was tabled at a meeting of villagers on May 2 to inform them of developments

They were told that the LTA construction company had agreed to aban-

don its lien over six cottages and 13 garages and that the liquidators of Shemara Holdings had delivered share certificates

Mr Hales said the villagers also supported raising a capital levy of about R7-million

The Allied group was being asked to grant a loan facility of about R5-million for completion of the central facilities, legal costs and any payment to Shemara Holdings

Residents also agreed to contribute further sums to save the village, said Mr Hales. The judicial managers believed they would receive enough money to pay unsecured and secured creditors

They believed there was a reasonable possibility that the company could become a successful concern.

on fireworks such as rockets and crackers larger than 25 X 4 mm, etcetera is still in force Since 1986, the easing of the prohibition has been exploited by certain dealers who are set on pure profiteering and who have illegally imported prohibited fireworks I requested that this matter be thoroughly investigated Certain recommendations are at present being considered in order to try and find an acceptable solution to the problem

Smutsville: Coloured community

*4 Mr A GERBER asked the Minister of Planning and Provincial Affairs

(1) Whether approximately 35 Black families are living among the Coloured residents of Smutsville, near Sedgefield, if so,

(2) whether the Coloured community of Smutsville recently approached his Department regarding this matter, if so, (a) what are the circumstances surrounding this matter and (b)(i) for what purpose did the community concerned approach his Department and (ii) what was the response thereto?

Hansard 15/5/90 B931E
THE DEPUTY MINISTER OF PLANNING AND PROVINCIAL AFFAIRS (Mr A Fourie)

(1) Yes
(2) No

The rest of this question falls away

Mr A GERBER Mr Chairman, arising out of the reply of the hon the Minister, the Coloured communities have, according to reports, decided in a referendum that they are going to request the town council of Sedgefield to remove the Black families Now I should like to know whether the Department would favourably consider such a request from the Coloured community

The DEPUTY MINISTER Mr Chairman, I have just said no to the hon member I do not know why he is now asking a further question What I can say to him is that there are apparently problems there, but the community is busy sorting out the problem among themselves and it is being solved

Mr J J S PRINSLOO Mr Speaker, further arising out of the reply of the hon the Deputy

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

Hansard 15/5/90 B918E
The MINISTER OF LAW AND ORDER

(1) No, not at this stage The area is at present effectively served by the Dier River police station which is situated 3 kilometres from there If it later appears to be essential, the establishment of a police station in the area will be reconsidered

(a) and (b) Fall away

(2) No

Expanding fireworks/crackers, banning

*3 Mr M J ELLIS asked the Minister of Law and Order

(1) Whether he has received any representations regarding the banning of exploding fireworks and/or crackers, if so, (a) from whom, (b) when and (c) what was the purpose of and (ii) response to each such representation,

(2) whether he has given any consideration to banning such fireworks and/or crackers, if not, why not, if so, with what result?

B921E
The MINISTER OF LAW AND ORDER

(1) and (2)

Since 1988 representations have been received from time to time from a number of organisations, members of Parliament and individual members of the public

The purpose of these representations included *inter alia* the following

that negligent use of fireworks could cause injuries to people and animals and also damage to property,

that the use of fireworks causes animals to become terrified,

that the celebration of so called "Guv Fawkes" in South Africa was not warranted

The prohibition on less dangerous fireworks was partially lifted during 1986, after representations in this regard were received from certain communities who use fireworks during religious festivities However, the prohibition

many cases and (b) what political parties had handled the ballot papers concerned, (2) whether the Police took any steps in connection with these irregularities, if not, why not, if so, (a) what steps and (b) with what result?

Hansard 15/5/90 B889E
The MINISTER OF LAW AND ORDER

(1) Yes

(a) As far as could be ascertained 7 instances

(b) 1 by the Labour Party

1 by the Freedom Party

1 by the National Party

1 by the Democratic Party

(2) Yes

(a) In all the instances, cases were registered and investigated

(b) In the instance that was handled by the Labour Party the case was withdrawn at the request of the complainant

In the instance that was handled by the Freedom Party, the Senior State Prosecutor withdrew the case

In two of the instances which were handled by the National Party, it appeared that the complainants were unfounded In the remaining two instances the Senior State Prosecutor withdrew the cases

The instance which was handled by the Democratic Party is still under investigation

Plumstead/Southfield area police station

*2 Mr R V CARLISLE asked the Minister of Law and Order Hansard 15/5/90

(1) Whether in the light of the crime levels in the Plumstead/Southfield area, he is prepared to establish a police station there, if not, why not, if so (a) when will it be established and (b) what will be the (i) police and (ii) vehicle complement of the station,

The MINISTER OF JUSTICE Mr Speaker, I do not fault the hon member for Hillbrow in his pronouncement on principle I do not fault him I agree that criminals should be arrested and brought to trial I agree with him [Interjections] I want to emphasise that, even at this very moment, we will go to great lengths to ensure that justice is done, not only in Namibia, but also elsewhere We will do everything within our power to bring about these arrangements that will empower us to do as they have requested [Interjections] That is a firm commitment because there are still four people in South Africa who should be apprehended and brought to trial in Namibia With regard to these gentlemen we have not received the necessary documentation and we do not have a firm basis to act upon

*Having said that, I also want to tell hon members that they must please take into consideration that just as we are, they are striving for a point where the rule of law will take priority, which means that one will honour and respect the individual and all his rights This also holds good for possible accused, because a man is innocent until found guilty [Interjections] We cannot simply grab someone and extradite him That would be wrong, and that is what those hon members want [Interjections] That is what they want They want us to grab witnesses, etc We are therefore not legalistic—we do not go by the letter of the law We talk about an absolute minimum and what we stand for is that we shall grant the necessary absolute co-operation [Time expired]

Debate concluded

QUESTIONS

†Indicates translated version

For oral reply

General Affairs

Postal votes irregularities

*1 Mr W A BOTHA asked the Minister of Law and Order Hansard 15/5/90

(1) Whether any irregularities in connection with postal votes during the 1989 general election were brought to the attention of the South African Police, if so, (a) in how

Minister, do we understand him correctly that his Department is not prepared to comply with a request from the Coloured community to remove the Black people, because this is in effect what he has now said?

†The DEPUTY MINISTER Mr Speaker, with great respect, I say to the hon members that we have not received such representations. Apparently the problem is not so great that the representations can indeed be referred to us. That is all. Hansard 15/5/90

†Mr H A SMIT What are you doing in the Coloured community in any case?

†Mr J J NIEMANN Family! Gezina registration of certain person

*5 Mr H D K VAN DER MERWE asked the Minister of Home Affairs †

Whether a certain person, particulars of whom have been furnished to the Minister's Department for the purpose of his reply, applied to be registered as a voter in the electoral division of Gezina, if so, (a) what address in Gezina did he state as his place of residence and (b) what is the name of the person concerned?

†The MINISTER OF HOME AFFAIRS

Yes by way of a notice of change of address in the Population Register (a) Emily Hobhouse Monument Home 206A 55 Malherbe Street Capital Park PRETORIA (b) Adnaan Albertus Strydom

For the hon member's information it has to be mentioned that a clerical error in the handling of the notice of change of address occurred. A full explanation of how the error occurred and what the consequences of the error were, will be furnished to the hon member today. The matter had been investigated in the court case on the election result and no wilful irregularity was found

*6 Mr K M Andrew—Law and Order [Question standing over]

Robben Island penal colony

*7 Mr E K MOORCROFT asked the Minister of Justice Hansard 15/5/90

Whether it is the intention to continue using Robben Island as a penal colony, if so, why, if not, what is the intention regarding the future of the island? Hansard 15/5/90 B966E

†The MINISTER OF JUSTICE If the hon member requires information regarding the utilisation of Robben Island by the South African Prisons Service it is confirmed that it is still the intention to utilise Robben Island as a prison. In this regard I wish to refer the hon member to the Hansard of 23 April 1986, cols 4045 to 4047, and once again I wish to confirm the Government's standpoint on Robben Island

Robben Island will remain State property and for the foreseeable future be used by the Prisons Service.

Nothing will be done to threaten the cultural-historical and/or natural life, and the interests of the South African Navy on Robben Island are recognised

Furthermore, increased access to Robben Island was granted to nature conservation and cultural-historical interest groups for research, viewing and appreciation, education interest groups with special attention to the youth, more comprehensive utilisation of available facilities within the broader national economy, and limited tourist activities directed at nature and the cultural-historical

A total of 33 661 persons including visitors to prisoners as well as general visitors, visited Robben Island during 1989

Mr E K MOORCROFT Mr Speaker, arising out of the hon the Minister's reply, would he not agree that having a penal colony at the front door of the Mother City of this country is an undesirable state of affairs? Would the hon the Minister not agree that it is his responsibility to take the initiative to have the situation rectified? [Interjections]

The MINISTER Mr Speaker at the time when it was announced some ten or so years ago that the island would be vacated the position was that replacing that prison institution with a similar institution would have cost the Government some R64 million. The hon member may calculate what the cost would be today. However, in the realisation of what he has just said, we set about the task back in 1981-82 of normalising

ing the image of Robben Island and, if I may say so, we have largely succeeded in doing so

†What have we done? We restored the wildlife there. We established penguin colonies. We protected the marine life around the island so that it is one of the richest reserves around our coasts and, in fact, in the world. We protected the ecology, and we will hang that hon member because he wishes to destroy the green life in South Africa—he and the hon members of the DP. [Interjections] What they want to do and what they want to perpetrate on our heritage is a disgrace. It is a disgrace. [Interjections] Whatever the case may be, Robben Island is today a much sought after place to visit. All that this hon member wants to hear is that we must erect a casino there and that we must reduce this place to sand and that there must be only stones, no penguins or animals. [Interjections] It is a disgrace to which the DP wants to lead South Africa. [Interjections] Hansard 15/5/90

†Mr F J LE ROUX Mr Speaker further arising out of the hon the Minister's reply where he says that he wants to hang the DP on Robben Island, I want to enquire whether he will also hang the hon member for Yeoville?

†The MINISTER Mr Speaker, I know that the hon member for Brakpan likes the hon member for Yeoville very much. [Interjections] He likes him very much. That is why I think that he is making a figurative joke. He does not intend hanging him, nobody wants to hang him, and least of all I. [Interjections]

Mr P G SOAL Mr Speaker, arising further from the hon the Minister's reply, I would like to ask him, if he were offered a position as one of the cabaret artistes in the casino, would he accept it? [Interjections]

SA/Namibia: extradition treaty

*8 Mr L FUCHS asked the Minister of Foreign Affairs

Whether South Africa will enter into an extradition treaty with the Republic of Namibia, if not, why not, if so (a) when and (b) what steps have been taken in this regard? Hansard 15/5/90 B968E

The DEPUTY MINISTER OF FOREIGN AFFAIRS

South Africa took the initiative in the matter of negotiating an extradition treaty with Namibia during discussions held in Windhoek

in March 1990 between a South African delegation and the Namibian Minister of Justice designate and his deputy Hansard 15/5/90

My information is that the matter is still under consideration by the Namibian authorities. South Africa remains willing to enter into an extradition treaty with Namibia subject to the successful outcome of the negotiations which are expected to resume in the near future.

I may add that in terms of section 3(2) of the Extradition Act, No 67 of 1962, the State President is empowered to consent in writing to a person being extradited in the absence of an extradition agreement. Certain requirements must be complied with in such a case

Certain persons cases/prosecutions

*9 Mr L FUCHS asked the Minister of Justice Whether any cases and/or prosecutions are pending against two persons, whose names have been furnished to the Minister's Department for the purpose of his reply: (a) (i) for what offences, and (ii) what steps have been taken in this regard, in each case and (b) what are the names of the persons concerned? Hansard 15/5/90 B969E

†The MINISTER OF JUSTICE Mr Speaker, in the light of the limited time of the House the fact that I have given a comprehensive reply to this question during the Interpellation debate, in the light of the reply of the hon the Deputy Minister of Foreign Affairs, and also on account of my cold, I ask permission to lay this reply upon the Table

Mr L FUCHS Mr Speaker, arising from the non-answer of the hon the Minister I would like to ask him how long he believes it will be before Messrs Venendal and Stopforth

Mr SPEAKER Order! The reply has been laid on the Table and the hon member may have a look at that reply and put his question next week. (Reply laid upon the Table with leave of House)

As far as could be established no cases and/or prosecutions are pending against Leonard Venendal and Darryl Stopforth in the Republic (a)(i) and (ii) Fall away

The Namibian authorities however requested the State President to, *inter alia*, extradite the above-

14% Rates Rise

Inflation blamed for increase; bigger rebates for elderly

R645 R/S/90

124

By DON HOLIDAY, Municipal Reporter
CAPE TOWN'S rates are to rise by 14 percent from July 1, the city council's executive committee chairman Mr Dick Friedlander announced in his budget speech today

Mr Friedlander also warned that water tariffs, which rose 30 percent last year, would have to be increased by a similar amount each year until 1994.
The total municipal budget estimate for 1990/91 is R1 519.9-million — up from the revised R1 274.4-million budget for 1989/90.
Inflation was cited as the main reason for the increase in rates, which went up 12 percent last year.
"While I am perhaps disappointed that we have not been able to contain the increase to substantially below the inflation rate, it must be accepted that the city is no more immune to inflation than any other body, and an increase of 14 percent is a commendable achievement," said Mr Friedlander.
Elderly citizens benefit
Elderly citizens on fixed incomes will benefit from further rates rebates proposed by the executive committee.
The rebates range from 20 percent to 50 percent for people under the age of 80 earning less than R800 a month and from 30 percent to 60 percent for people aged between 80 and 89 and earning less than R800 a month.
Still older ratepayers will be given even greater rebates.
Housing will account for R94.4-million of the estimated expenditure, trading services such as water and electricity R750.7-million, and rate and general services such as fire, traffic and health services and nature reserves R674.8-million.
The total capital budget for all services for 1990/91 is R318.75-million, which is R69-million more than the revised budget for the current year.
The government had allocated only R18.1-million to the city for housing, against a request of R64.9-million.
"This virtual cessation of the provision of funds to the city is of grave concern to the executive committee and the housing committee, and an urgent meeting has been requested with the Minister of Housing to discuss the situation," Mr Friedlander said.
The Glenagarry Reservoir Scheme in Oranjezicht had a considerable impact on the operating expenditure of the water undertaking. This, with an increase in the contribution to the bulk water reserve fund, had caused an increase in water tariffs of 30 percent during 1990.
Further increases of similar proportions would be required until 1994, he warned.

Challenges
The State Treasury set the increase by which expenditure for 1990/91 could exceed the previous year at 13 percent. Total estimated expenditure, subject to Treasury approval, exceeded the limitation and special approval had to be obtained.
Mr Friedlander said he was confident that because the recommended rate increase of 14 percent was less than the inflation rate, the excess would be condoned.
"To meet the challenges of the remaining decade of this century, and to prepare for the next one, the city must urgently define priorities and objectives and develop strategies necessary to achieve them."
"Although conscious of the many problems facing the city in the future, I am, nonetheless, optimistic that by astute management and planning we will meet these challenges for the benefit of all citizens of Cape Town and the region as a whole," Mr Friedlander said.

Cape property prices lift off

CAPE TOWN — Property prices in Cape Town, already regarded as SA's highest, are likely to rise 40% in the next 12 months, Western Cape estate agents said yesterday (124)

"Property in Cape Town is booming, especially at the top end of the market," Mike Bissett of Pam Golding Properties said

Anglo American Property Services managing director Gerald Leissner attributed some of the rise in commercial and residential property to political reform, which he said was improving foreign trade prospects to the benefit of ports like Cape Town.

A shortage of land in Cape Town was also a factor. (124) 15/5/90

A spokesman for the Institute of Estate Agents said residential sales in the R1m bracket were routine in prestige areas.

Pat Werde Muller of Basil Elk Estates said that since last August she had seen some residential prices on the Camps Bay shoreline jump to between R450 000 and R650 000, from between R300 000 and R400 000

Bissett said he had sold a house in the exclusive Bishopscourt suburb two years ago for R850 000 and had just sold it again for R1.7m — Reuter

medical treatment which may be administered or prescribed by the medical officer, a departmental inquiry into the alleged assault is instituted. Where such a complaint is substantiated suitable action is taken in terms of Prisons Regulation 99 in the case of minor assaults, while complaints of serious assault are reported to the South African Police without delay for investigation in order that the legal process may take its normal course.

In total 713 prisoners were injured in such a manner as a result of assaults by fellow-prisoners in the following prisons, that they had to be referred to prison hospitals or hospitals outside prisons:

Allandale	Johannesburg Medium C
Bloemfontein	Johannesburg Medium A
Barberton Medium B	Kandaspunt
Barberton Medium A	Klerksdorp
Barberton	Kuruman
Bethal Male and Female	Kranskop
Caledon	Kroonstad Medium A
Colesberg	Kroonstad Medium B
Nelspruit	Kung William's Town
Baviaanspoort Maximum	Leeuwkop Maximum
Nylstroom	Leeuwkop Medium C
Pietersburg	Leeuwkop Medium B
Ermelo	East London Medium A
Eshowe	Oudtshoorn
Geluk	Obiqua
Grahamstad	Pietermaritzburg Medium A
Grootvlei Maximum	Pietermaritzburg Medium B
Brandvlei Maximum	Port Elizabeth Male
Brandvlei Medium	Sevontein
Heiderstroom Maximum	Senekal
Heiderstroom Medium	Port Shepstone
Hoopstad	Pollsmoor Maximum
Durban Female	Pollsmoor Medium A
Durban Medium C	Pollsmoor Medium B
Durban Medium B	Potchefstroom
Durban Medium A	Patensie
Estcourt	Paarl
Goedemoed Medium B	Robben Island Medium
Groenpunt Medium	Robben Island Maximum
Vereeniging Male	St Albans Medium
	St Albans Maximum
	Stanger
	Tzaneen
	Lydenburg
	Pretoria Central
	Pretoria
	Ventersburg
	Voortrekkerhoogte
	Victoria West
	Victor Verster Maximum
	Victor Verster Medium B
	Victor Verster Medium A
	Waterval
	Mtunzini
	New Hanover
	Witbank
	Warmbokveld
	Worcester Female
	Worcester Male
	Zonderwater Medium
	Zonderwater Open

HOUSE OF DELEGATES

QUESTIONS

† Indicates translated version

For written reply

Own Affairs

Pelican Park: sale of residential plots
17 Mr A G MOHAMED asked the Minister of Housing *16/5/90 127*

- (1) Whether his Department is to sell residential plots in Pelican Park, if not, why not, if so, (a) when, (b) how many plots are to be sold, (c) what will be the sale price per square metre and (d) what method of sale is to be used, *124*
- (2) whether the Cape Town City Council has liaised with his Department in regard to the sale by the City Council of residential plots in Pelican Park, if so, (a) (i) how many plots were sold by the City Council in this area and (ii) at what price per square metre, (b) what method of sale was used, (c) to what categories of persons were these plots sold and (d) in respect of what date is this information furnished?

The MINISTER OF HOUSING

- (1) Yes
 - (a) Still to be determined
 - (b) Still to be determined
 - (c) Still to be determined
 - (d) Still to be determined

(2) Yes The Housing Development Board approved the Cape Town City Council's request for the sale of 284 prestige erven, 64 of these erven to people on the official waiting list (private treaty) and the remainder of the erven by public tender

- (a) (i) 35
 - (ii) An average of R53 per m²
- (b) See (2) above
- (c) For the sale of erven to people on the official waiting list applicant's were

D74E

16/5/90 127
Are restricted to those who earn less than R1 200 per month. As the sites are categorised as prestige sites no limitations were set for the properties sold by public tender except for the normal conditions laid down by the Cape Town City Council

(d) 12 April 1990

Sites for religious/other purposes

19 Mrs R EBRAHIM asked the Minister of Housing *16/5/90 127*

- (1) Whether the allocation by his Department of sites for religious and other purposes has been frozen, if so, (a) why and (b) since when,
- (2) whether this restriction has been lifted in respect of sites for religious purposes, if not, why not, if so, (a) which sites have been allocated in Lenasia since then and (b) (i) to which organisations have they been allocated, (ii) what are the stand numbers, and (iii) what were the selling prices, in each case,
- (3) whether he will make a statement on the matter?

D80E

The MINISTER OF HOUSING

- (1) No
- (2) Falls away
 - (a) Falls away
 - (b) (i) Falls away
 - (ii) Falls away
 - (iii) Falls away

Community halls

23 Mr D K PADIACHEY asked the Minister of Housing *16/5/90 127*
Whether community halls are to be built in (a) Lenasia Extensions 9 and 10 (b) Lenasia South and (c) Marlboro Gardens, if not, why not, if so, (i) at what street addresses, and (ii) when is it anticipated that building operations will (aa) commence and (bb) be completed, in each case?

D102E

900 low-cost housing units for Kayamandi

By EDWARD MOLOINYANE,
Staff Reporter

NEGOTIATIONS for land to extend the extremely overcrowded Kayamandi township near Stellenbosch are at an advanced stage and about 900 low-cost housing units will be made available, says the township's secretary Mr Tokkie Human.

He was speaking in an interview following an Argus article on May 2 highlighting the living conditions for the estimated 10 000 residents in the tiny township.

Describing himself as a liberal in the Democratic Party mould, he said he would be failing in his duties if he did not have the interests of the Kayamandi community at heart as he was its servant.

Mr Human, who joined the Kayamandi town committee in 1987 from the then development boards in Goodwood, said that in the last 20 years the white and coloured residential areas of Stellenbosch had been allowed to grow while Kayamandi was ignored.

However, the scrapping of influx control had meant that attention had to be shifted to Kayamandi. "The problem here has been lack of land for the growth of this township and this has been partly due to neglect by the authorities who did not have the "slightest idea" about the happenings here.

"It was in view of these that we consulted an independent town planner to draw a structural plan which is in the final stages," he said. He said some of the land earmarked belonged to the Stellenbosch Town Council which was beginning to "realise the urgency of the situation". Other land was privately owned and the government's assistance was being enlisted in this regard. "Initially 900 low-cost units will be made and these will cost R7 000. We unfortunately cannot provide rented houses."

He said his committee "was very concerned" about the situation in the township. "It's a pity that what should have been done in the last 40 years when it could have been cheaper should now be carried out hastily to catch up with the discrepancies of the past years."

He said the new plan consisted of two secondary schools and the "rest of the other facilities that a normal community should have". Funds for the schemes would be provided by the Cape Provincial Administration (CPA) and the Western Cape Regional Services Council (WCRSC).

Referring to allegations by the Stellenbosch Civic Association that black local authorities were being "manipulated" by white officials, Mr Human said his committee "welcomed constructive criticism".

Human said officials were employees and only implemented decisions taken by the local authorities. Claims by the association that the Kayamandi Town Committee had been responsible for a number of police raids on hostel dwellers were untrue, he said.

He was "aware of only a crime prevention operation" by members of the SAP during 1987 when the town committee requested the police to act in terms of trespassing against many people who moved into the hostels without paying for the services they used.

"If the intention by the civic association is to imply that the town committee has got any share in any so-called repeated raids we strongly deny the allegation.

"We cannot be held responsible for police action against crime."

Mr Human said his committee "welcomed constructive criticism".

CRIT. 11/15/90 (124) (390)

Homes project 'under threat' from residents

Staff Reporter

THERE was a risk of the SA Housing Trust's huge housing development in Khayelitsha coming to a "total standstill" if home-owners carried out a threat to stop their bond repayments

This warning was given yesterday by Mr Wally Conradie, managing director of the SA Housing Trust.

The trust, jointly initiated by the government and the private sector almost four years ago, plans to erect 8 000 homes in the sprawling township. But the project has run into problems after the owners of the 700 houses that have been built so far said through a committee that they would stop their bond repayments unless certain conditions were met.

The committee of 13 people purports to represent the 700 home-owners

Mr Conradie, contacted in Jo-

hannesburg for comment about the situation, said that while the SA Housing Trust would certainly investigate and rectify building faults, other demands set out by the committee were unrealistic

These included

● That the stands were too small, and that every second house should be demolished so that alternate houses would have bigger stands. The owners of demolished homes should be given homes on bigger stands

● Alternatively, two extra rooms should be built on to each home free of charge

● That bond repayments be reduced to R50 a month

Unless the demands were met, the Trust was told, the 700 home-owners would suspend their bond repayments from the end of this month

Mr Conradie said finance was supplied by an SA Housing Trust subsidiary, Khayaletu, the SA Perm and the Natal Building

Society

He said there was a risk that the demands would make the private sector wary of continued involvement in such housing projects

The average bond in the Khayelitsha development was between R18 000 and R25 000, with a deposit of 5%

The repayment for a R20 000 bond came to R248 a month

If one took into account that for the first number of years, interest accounted for 80% or 90% of a bond repayment, it was clear that payments of R50 were not at all viable

Mr Conradie said he would not like defaults to take place which would see people losing their property.

Negotiations were continuing, however, and he was optimistic that "in the end people will understand and that reason will prevail"

The committee could not be reached for comment yesterday

City's water, power, rates up

CALL TIPS 16/8/90

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Staff Reporter

THE budget of the Cape Town City Council topped the R1,5-billion mark yesterday, just two years after the first billion-rand budget. The main features are.

- Electricity tariffs will increase by 14% from October 1
- Rates will rise by 14% from the beginning of the next financial year on July 1
- Water tariffs will rise by 30% with effect from the next bill that arrives and annual increases will be of a similar magnitude until 1994
- Money from the government for building new council housing has virtually dried up with only R18 million allocated this year.
- Rentals in the council's housing estates will increase by varying amounts from about mid-year "to cover increases in rates and insurance only"
- A new 50% rate rebate has been introduced for home-owners with incomes under R500 a month
- Capital expenditure will amount to R318,8 million, up from R249,7 million last year

● Ex-mayor slams budget — Page 3

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Housing disaster

Municipal Reporter

WITH regard to housing, the City Council budget presented yesterday was not just a disappointment but "a disaster", Mr Neil Ross said

Last year's actual allocation of funds for housing was in the region of R50 million, he said

Yet the allocation for new housing in yesterday's budget was just R17 million "with a possibility of a further allocation if money is available later in the year"

Mr Kenneth Penkin suggested that the council raise money on the capital markets to provide housing and then ask the government to subsidise the interest rates

Mr Ross said the council had made repayments of R89,3 mil-

lion over the past two years in respect of housing loans to the government, yet it had received a housing allocation over the same period of just R85,6 million

"We are paying more back to the state in terms of housing loans than we are getting"

He also noted that the cost of maintaining the council's 40 000-long list of families awaiting council houses had risen 20% to R1,3 million this year, even though it had been computerised and was now administered by 20 fewer people

Mrs Eulalie Stott, chairman of the housing committee, said that in the past year, the council had built fewer than 600 houses — compared with a peak of 8 052 in 1979, when Mitchells Plain was being built

'Wind of change' may aid council

Municipal Reporter

THE period covered by the new city council budget "may be the most important year in the history of the country", executive committee chairman Mr Richard Friedlander said yesterday

"The wind of change which has been blowing through Africa during the past 30 years is now being felt in South Africa and ideas and ideals long cherished by this council may be attained in the near future," he said

However, Mr Chris Joubert sounded a warning note when he spoke of many people's "unease" at the prospect of the city's residential areas being opened to all

The only way to allay fears was to say openly "what we are going to do", Mr Joubert said

Frightening jobs and housing crisis in the city

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M66a 5/16/90

By DON HOLLIDAY, Municipal Reporter

CAPE Town's critical housing shortage and the need to create employment dominated the City Council's debate on the municipal budget.

The council yesterday approved the R1 519,9-million budget which provides for a 14 percent increase in rates and sets aside R94,4 million for housing projects

Announcing the budget, executive committee chairman Mr Dick Friedlander said the council was given, only R18,1 million for housing in 1990 because of the government cutback

The council had asked for R64,9 million and the situation was "grave", Mr Friedlander said

Councillors generally complimented those responsible for drawing up the budget.

Mr Neil Ross, however, termed the budget a "disaster" in respect of the housing allocation.

He said it was the government's responsibility to provide money for low-cost housing. More than 40 000 families were on the combined primary and secondary housing waiting-lists

The money available would not make even a marginal impression on the backlog, he said

"I wonder how many families have not even bothered to put their names on these lists"

Mr Sol Kremer said the creation of job opportunities was one of the greatest challenges facing the council

Unemployment statistics in greater Cape Town were frightening — about 270 000 people had been unemployed two years ago and the figure had grown since then

Unemployment had repercussions such as poverty and overcrowding and encouraged disease, alcoholism and wife-beating, he said

180 jobs a day

The council had to become a catalyst for development

Tourism, which provided many opportunities for employment, had to be marketed more aggressively

Mr Peter Muller, said the budget should be seen as a political as well as a financial instrument

The council had to look at the supply side of the economy in the light of government's cutbacks in funding.

The council had to "learn to paddle its own financial boat" and find ways of generating more income, he said

While he appreciated the need to provide jobs, this had to be traded off against productivity. Too much of the council's operating costs were being soaked up by salaries and wages

Ms. Annamia van den Heever said the council had a responsibility to create jobs on a far greater scale than was being done through such schemes as the Victoria and Alfred Waterfront development

In the region of 180 jobs had to be created every day

Mrs Eulalie Stott called for legalised abortion to curb population growth

She said it was a matter of concern that fewer than 600 houses were built last year, whereas in 1978 the council built more than 5 000. In 1979 more than 8 000 were built

White council agrees to 'one municipality'

South 1715 - 22/5/90

From PATRICK GOODE-
NOUGH

PORT ELIZABETH. — Mass-based community action in the small Eastern Cape town of Kirkwood has forced the white council to accept the concept of a single, non-racial local authority for the town.

A two-month-old boycott of white-owned shops has been suspended, after residents' representatives and the council agreed to set up a working committee to investigate the establishment of one municipality.

The committee, comprising six representatives from the white community and six from the township, will investigate ways of implementing a single non-racial municipality.

The campaign for "one town, one municipality" and the accompanying rejection of black local authorities has led to the resignations of nearly 100 black councillors in the Eastern Cape this year.

All seven councillors in Kirkwood's Bontrug Town Council resigned in February.

Kirkwood mayor, Mr John Erasmus,

said his council agreed unanimously to work towards one municipality for the town. Kirkwood could not afford to have three municipalities, he said.

It is not known exactly how the move to a single authority will take place.

Kirkwood Youth Congress chairperson, Mr Boy Finnis, who is on the working committee, said the community would like to see the town council dissolved and a completely new, non-racial authority established.

He said the suspension of the boycott did not mean the struggle in Kirkwood was over.

"We merely served notice on the regime that people in the rural areas are doing everything in their power to advance the struggle."

Finnis said a defiance campaign aimed at segregated facilities in Kirkwood would be launched.

The community embarked on the crippling boycott in response to the vestiges of racism still surviving in the platteland town, and to poor facilities in their areas.

A municipal swimming pool, library and sports fields are still reserved for whites.

Last week, Cape Administrator Mr

Kobus Mering told hundreds of mayors at a conference in Port Elizabeth they should drop racism in their towns or face having their funds cut.

Finnis stressed that the agreement with the council was a victory won through community struggles, and not the result of pressure by a reforming government.

The council has also agreed to upgrade the township in consultation with the residents.

In the township, one primary school serving 700 children has no electricity, a shortage of desks, holes where windows used to be, no playing fields and 13 battling teachers.

Housing is inadequate, water is scarce and recreational facilities are non-existent.

The state's response to the crippling boycott was typical of its reaction to community action in other Eastern Cape towns.

Four boycott committee members were detained, but later released.

Police action late last month in the coloured residential area of Bergsig — recently renamed Joe Slovo township by residents — led to a one-day workers' stayaway. — PEN

Town council snubbed

By MAKHAYA MANI Decided later this month.

THE Oudtshoorn Civic Association has turned down an invitation by the local town council to meet with the Bridgton management committee to negotiate terms of ending the month-long consumer boycott.

The town council has referred the community's demands for better conditions to the management committee for attention.

A spokesperson for the civic said they were only prepared to meet the Town Council at a date to be decided later this month.

"The puppet management committee is not a democratically-elected body and does not represent the residents of Bridgton," said civic spokesperson Mr Patrick Blauw.

"They were appointed at a time when the police and the troops were in the townships while most activists were in detention, so we will not sit with them."

Rumours were rife in the township since Monday, after the resignation of the chairperson of the management committee, Mr Abe Damons, that three other members were considering following his lead.

Damons said he did not see a role for the management committee in the township.

Devil's Peak housing project likely to double

By MAGGIE ROWLEY, Business Staff

THE R45-million housing project planned for the slopes of Devil's Peak is now likely to be doubled to around 550 units on an eight-hectare site at a total cost of about R90-million.

Condev Holdings, residential arm of Murray & Roberts, is to build a 280-unit development on a 4,8-hectare site in Vredehoek above De Waal Drive which was initially earmarked for an SABC office development.

City planner Mr Neville Riley said today a private investor who owns about five hectares adjoining this site towards District Six had agreed in principle to develop his property jointly with M&R.

COST ARRANGEMENT

In addition, the City Council owns another hectare adjoining the M&R site on the Oranjezicht side.

"I met the private investor, a Mr Wiehahn, yesterday and he has agreed in principle to a joint development. The next step is for him to meet Murray & Roberts to see if they can come to some arrangement about costs," Mr Riley said.

Mr Riley said that if the joint development were to proceed, it would help to relieve traffic congestion. Mr Wiehahn's property would provide access to De Waal Drive through District Six.

"This will make the entire development a continuum of District Six. It will be integrated with the future District Six/Zonnebloem area with a similar density."

Mr Riley said the total area now under consideration was more than 10 hectares.

"However, I foresee about two hectares of this land being put back into the mountain reserve," he added.

Dispossessed Fingos can now buy back land

GRAHAMSTOWN. — Twenty years after being dispossessed, 246 titleholders from Grahamstown's Fingo Village are being given the chance to buy back their properties.

But there is now uncertainty about what is to happen to the people currently living on the properties. One of the residents said they had not been consulted or warned about the plan.

Fingo Village was one of the few areas in the country where African people could own land. But in 1970, African landowners in the township were expropriated because they were to be moved to Committee's Drift.

After a long struggle against the removal, the government called it off in 1982. *Suntl 1715 - 22/5/90*

Mr B.B. Zondani, the chairperson of the Fingo Village Ratepayers' Association, said the Rini Town Council had

resolved earlier this year that the original property owners be given 60 days in which to buy back their properties.

The town council has been given 44 of the sites, which belong to private individuals, by the East Cape Development Board (ECDB). The other properties belong to other bodies such as churches and the Grahamstown Municipality.

Preference

Zondani said: "The people who are staying in those properties are going to get first preference to buy the properties".

Mr Zondani said his association fought so that property owners could retain their properties.

Current residents fear they may now have to move. One person living on these sites said: "We know nothing about this development, nobody consulted us or warned us, we saw it in the newspapers". — ANA

Cape Times 18/5/90
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Home owners 'intimidated'

BUILDING society sources said yesterday that home owners in Khayelitsha were being intimidated into not repaying their home loans

But at the same time, building society executives emphasised they would not be withdrawing from the black homes market because of problems in some areas.

They were reacting to a disclosure by the SA Housing Trust this week that a committee purporting to represent 700 home owners in Khayelitsha had threatened that bond repayments would be stopped unless "unreasonable" demands were met

The Housing Trust's managing director, Mr Wally Conradie, warned the development endangered a project to build 8 000 homes in Khayelitsha

Building society sources said yester-

day home owners in Khayelitsha told their employers they had "been told" not to pay off their bonds anymore

However, industry sources said they would not release details because it could put homeowners at risk and also ongoing negotiations

The general manager of The Perm in the Western Cape, Mr Peter Southworth, said yesterday The Perm had a "fairly high overall" presence in Khayelitsha He said people expected

The Allied's general manager of regions, Mr Geoff Barker, said the Allied set the same criteria for black bond applicants as other race groups, but that black applicants had to be interviewed three times longer because the private sector had not responded to pleas that they educate black employees on home ownership

Premium on houses may drop

By BRONWYN DAVIDS

THE scrapping of the Group Areas Act could lead to the tapering off of the high 20% to 30% premiums paid on real estate in middle class and upper-middle class coloured areas, estate agents predicted yesterday

The biggest losers will be home-owners who have built "wonderful mansions" in areas which are situated close to poorer areas, said Andre De Villiers, a director of Steers & Co

De Villiers said "Besides the moral issue of having an open city, home-owners will generally benefit. However, home-owners in the more established white areas will benefit more than others — in respect of the value of their property

"I think the people who are going to lose out are going to be the coloured people who own homes in the middle market bracket

"There is a strange anomaly in coloured areas where there are average homes, some ugly blocks of flats and right next to it, there is a wonder-

ful mansion

He said home-owners in areas such as Mitchells Plain should not be "unduly concerned" about a drop in the value of their properties because buying there would always "be better value for money".

Erwin Rhode, an independent property economist at Real Estate Surveys, said the removal of the Act would mean the pressure would be taken off "coloured group areas", leading to the disappearance of the high premium "in time"

"At best, home prices in these middle class coloured areas will grow at a lower rate than a comparable white area. At worst they may even decline, depending on how quick coloured would take to move into white areas

"If I were a coloured home-owner living in a middle class area today, I would think twice of what I would do with my house.

"The logical conclusion would be to sell now, but the question remains where to buy," said Rhode.

Ma

actuari

HELDERBERG ^{FIM 18/5/90}

Calmer waters ⁽¹²⁴⁾

"The Helderberg retirement village ship has been bought safely into harbour. However, there is much work still to be done."

Those were the words of lawyer Max Hales after he and the Board of Executors' Rob Walters were last week confirmed as judicial managers of the beleaguered village on the return date for the provisional order made by the Supreme Court.

"The task now," says Hales, "is to garner about R7m from the 284 villagers. They have to dig deep into their pockets but will be securing their investment. That will clear our mortgage liabilities and trade debts."

He adds that a R5m back-up facility has been negotiated with Allied (R12m was offered but residents preferred to put up their own money to settle obvious debts). The Allied money could bankroll completion of the village's central facilities which include a clubhouse and frail-care centre.

"It will also provide us with a contingency fund if we have to fight the liquidators of Shemara Holdings, the village developer, which has been placed under final liquidation." He adds that a "fairly robust attitude" will be adopted to claims from Shemara's liquidators. He claims Shemara owes the village R5,8m.

One option which is still open to the village is for it to be taken over by an outside investor (*Property* April 20). There was a joint bid made by the Board of Executors and DCF Properties, however BoE withdrew. It remains to be seen whether the DCF bid still stands. ■

FINANCIAL MAIL MAY 18 1990

Own Affairs

Sea Point, rent-controlled premises

there in the Sea Point constituency as at 31 December 1989,

121 Mr C W EGLIN asked the Minister of Health Services, Welfare and Housing

(1) How many rent-controlled premises were

(2) (a) how many such premises were decontrolled in 1989 and (b) what is the (i) address and (ii) description of each of the properties concerned? B915E

THE MINISTER OF HEALTH SERVICES, WELFARE AND HOUSING

(1) On 31 December 1989 there were still 853 units, comprising of 314 dwellings and 539 flats, subject to rent control,

(2) (a) 632 units, comprising of 212 dwellings and 420 flats, were conditionally exempted from rent control subject to the granting of continued protection to the tenants thereof if and for as long as such tenants comply with the prescribed requirements for continued protection

(b) (i) <u>Address</u>	(ii) <u>Property description</u>
Heidelberg Flat 5, Oldfield Road, Sea Point, Cape Town	Erf 435 Cape Town at Sea Point
Canonbury Flats 3, Regent Road, Sea Point West, Cape Town	Erf 284 Cape Town at Sea Point West
Amatongas 1A and 1B Kloof Road, Clifton, Cape Town	Erf 297 Cape Town at Clifton
Flat 104, Knightsbridge Mansions, Beach Road, Sea Point, Cape Town	Erf 601 Cape Town at Sea Point
Flats 2, 4-12, 14A, 14-18 Bellar Flats, Fir-mount Road, Sea Point, Cape Town	Erf 1573 Cape Town at Sea Point
Flats 1-12, 14-17, Mount Vernon, Albany Road, Sea Point, Cape Town	Erf 547 Cape Town at Sea Point
Flats 1-4, Borna Flats, 5 Duncan Road, and 36 Arthur's Road, Sea Point, Cape Town	Erf 984 Cape Town at Sea Point
Flats 1-12, 12A, 14-24, Robeye View, Hugh Level Road, Sea Point, Cape Town	Erf 1220 Cape Town at Sea Point
Flats 1-4, The Mendips, 171 High Level Road, Sea Point, Cape Town	Erf 1065 Cape Town at Sea Point
Flats 1-4, Athol Flats, 173 High Level Road, Sea Point, Cape Town	Erf 1066 Cape Town at Sea Point
Flats 1-6, Heidelberg Flats, 4 Oldfield Road, Sea Point, Cape Town	Erf 435 Cape Town at Sea Point
Flats 1-4, Kalaranga and outside cottage, 7 Bickley Road, Sea Point, Cape Town	Erf 348 Cape Town at Sea Point
Flats 1-4, Sorrento Flats, Holmfirth Road, Sea Point, Cape Town	Erf 815 Cape Town at Sea Point
Flats 1-6, Ardington Court, 18 Dudley Road, Sea Point, Cape Town	Erf 350 Cape Town at Sea Point
Flats 1-12, 14-16 Chester Court, 202 High Level Road, Sea Point, Cape Town	Erf 319 Cape Town at Sea Point
Flats 1, 3, 4, 5, 6, 11, Seaview Flats, 229 Hugh Level Road, Sea Point, Cape Town	Erf 550 Cape Town at Sea Point

Flats 1-3, Glenville Flats, 3 Mutley Road, Three Anchor Bay, Cape Town	Erf 50 Cape Town at Sea Point
1 and 3 Glenburn and 1 and 2 Glenlee, Edward Road, Sea Point, Cape Town	Erf 648 Cape Town at Sea Point
Flats 1-3, Sholem Flats, 11 Battery Crescent, Sea Point, Cape Town	Erf 1087 Cape Town at Sea Point
Flats 1-4, Sylverton, 275 High Level Road, Sea Point, Cape Town	Erf 898 Cape Town at Sea Point
Flats 2 and 4A, Bromley Flats, Bertram Road, Sea Point, Cape Town	Erf 531 Cape Town at Sea Point
Flats 1-6, Harrogate Mansions, Arthur's Road, Sea Point, Cape Town	Erf 957 Cape Town at Sea Point
Flat 503, Knightsbridge Court, Beach Road, Sea Point, Cape Town	Erf 601 Cape Town at Sea Point
Flat 14, Chester Court, 202 High Level Road, Sea Point, Cape Town	Erf 319 Cape Town at Sea Point
Ithaca Flats 7, corner of Kloof and Kei Apple Roads, Sea Point, Cape Town	Erf 215 Cape Town at Sea Point
Flat 7, Avalon, Surf Street, Sea Point West, Cape Town	Remainder of Erf 266 Cape Town at Sea Point West
Ithaca Flats 1-6, 8-12 and 15, corner of Kloof and Kei Apple Roads, Sea Point, Cape Town	Erf 215 Cape Town at Sea Point
Graham Court, Flat 25, corner of Graham and Milton Roads, Sea Point West, Cape Town	Erf 476 Cape Town at Sea Point
37 Bartholomew Avenue, Sea Point, Cape Town	Erf 1143 Cape Town at Sea Point
Graham Court, Flat 9, corner of Graham and Milton Roads, Sea Point West, Cape Town	Erf 476 Cape Town at Sea Point West
16 St Margaret, corner of High Level and St Johns Roads, Sea Point, Cape Town	Erf 1538 Cape Town at Sea Point
Woodlands Terrace, 4-12 Inez Road, Sea Point, Cape Town	Erven 969, 970 and 971, Cape Town at Sea Point
Knightsbridge Flats 504, Beach Road Sea Point, Cape Town	Erf 601 Cape Town at Sea Point
29 Duncan Road, Sea Point, Cape Town	Erf 1011 Cape Town at Sea Point
Flats 3 and 5, Avalon Flats, corner of Beach and Surf Roads, Sea Point, Cape Town	Erf 266 Cape Town at Sea Point
Flats 1-4, Cradock House, London Road, Sea Point, Cape Town	Erf 590 Cape Town at Sea Point
7 Monestary Road, Fresnaye, Cape Town	Erf 464 Cape Town at Fresnaye
29 St Johns Road, Sea Point, Cape Town	Erf 1057 Cape Town at Sea Point
Flats 11A, 11-17 and 12-26, Le Rhone Mansions, 79 Regent Road and 10-12 Quendon Road, Sea Point	Erf 221 Cape Town at Sea Point
Selkon, 199 Hugh Level Road, Sea Point, Cape Town	Erf 207 Cape Town at Sea Point
Flats 1 and 4-7, Canonbury Building, 53 Regent Road, Sea Point, Cape Town	Erf 284 Cape Town at Sea Point

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Flats 5, 7, 8, 11, 12, 14, 15 and 16, Erf 278 Cape Town at Sea Point
 Chatsworth Mansions, 67 Regent Road, Sea Point, Cape Town

Flats A1-A6, A8-A10, B1-B8, C1-C18, D1-D8, E3-E10 and F1-F8, Sallway Mansions, High Level Road, Sea Point East, Cape Town

Erf 1533 Cape Town at Sea Point East

Flats 12A and 14, Ihaca Flats, corner of Kloof and Kei Apple Roads, Sea Point, Cape Town

Erf 215 Cape Town at Sea Point

Flats 5-10, Eastleigh Flats, Dudley Road, Sea Point, Cape Town

Erf 63630 Cape Town at Sea Point

188 High Level Road, Sea Point, Cape Town

Erf 1555 Cape Town at Sea Point

Flats 1-4, Tansley Flats, 15 Dudley Road, Sea Point, Cape Town

Erf 352 Cape Town at Sea Point

Flats 1-4, St Johns Mansions, corner of High Level and St Johns Roads, Sea Point, Cape Town

Erf 1538 Cape Town at Sea Point

Flats 1-12, 15, 17-22 and 25, St Margaret Mansions, corner of High Level and St Johns Roads, Sea Point, Cape Town

Erf 1538 Cape Town at Sea Point

Ardnaree, 134 Kloof Road, Bantry Bay, Cape Town

Erf 447 Cape Town at Bantry Bay

Allon, 19 Fresnaye Avenue, Fresnaye, Cape Town

Erf 674 Cape Town at Fresnaye

23 Fresnaye Avenue, Fresnaye, Cape Town

Erf 672 Cape Town at Fresnaye

Edgehill, 25 Fresnaye Avenue, Fresnaye, Cape Town

Erf 671 Cape Town at Fresnaye

30 Fresnaye Avenue, Fresnaye, Cape Town

Erf 708 Cape Town at Fresnaye

6 Francois Avenue, Fresnaye, Cape Town

Erf 326 Cape Town at Fresnaye

Flat 7, Chilton Flats, Marselles Avenue, Fresnaye, Cape Town

Erf 940 Cape Town at Fresnaye

10 Le Sueur Avenue, Fresnaye, Cape Town

Erf 287 Cape Town at Fresnaye

28 St Charles Avenue, Fresnaye, Cape Town

Erf 485 Cape Town at Fresnaye

31 St Charles Avenue, Fresnaye, Cape Town

Erf 895 Cape Town at Fresnaye

59 Kloof Road, Fresnaye, Cape Town

Erf 1423 Cape Town at Fresnaye

43 Kloof Road, Fresnaye, Cape Town

Erf 248 Cape Town at Fresnaye

1 Princess Road, Fresnaye, Cape Town

Erf 98 Cape Town at Fresnaye

28 St Johns Road, Fresnaye, Cape Town

Remander Erf 457 Cape Town at Fresnaye

Evelyns Cottage, 32 St Johns Road, Fresnaye, Cape Town

Erf 922 Cape Town at Fresnaye

33 St Johns Road, Fresnaye, Cape Town

Erf 1053 Cape Town at Fresnaye

37 St Johns Road, Fresnaye, Cape Town

Erf 1048 Cape Town at Fresnaye

39 St Johns Road, Fresnaye, Cape Town

Erf 1047 Cape Town at Fresnaye

43 St Johns Road, Fresnaye, Cape Town

Erf 1042 Cape Town at Fresnaye

Lounston, 51-53 St Johns Road, Fresnaye, Cape Town

Erf 1526 Cape Town at Fresnaye

47 St Johns Road, Fresnaye, Cape Town

Erf 1036 Cape Town at Fresnaye

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Sunnyside and Maxstoke, 1 Barkly Road, Sea Point, Cape Town

Erf 1378 Cape Town at Sea Point

5-9 Barkly Road, Sea Point, Cape Town

Erf 874 Cape Town at Sea Point

61 Arthur's Road, Sea Point, Cape Town

Erf 919 Cape Town at Sea Point

Mount Pleasant Flats, 62 and 64 Arthur's Road, Sea Point, Cape Town

Erf 1019 Cape Town at Sea Point

31 Barkly Road, Sea Point, Cape Town

Erf 885 Cape Town at Sea Point

33 Barkly Road, Sea Point, Cape Town

Erf 1490 Cape Town at Sea Point

35 Barkly Road, Sea Point, Cape Town

Erf 887 Cape Town at Sea Point

1 Bellevue Road, Sea Point, Cape Town

Erf 691 Cape Town at Sea Point

7 and 7a, Bellevue Road, Sea Point, Cape Town

Erf 694 Cape Town at Sea Point

21 and 21a Bellevue Road, Sea Point, Cape Town

Erf 664 Cape Town at Sea Point

10 Berram Road, Sea Point, Cape Town

Erf 530 Cape Town at Sea Point

7 and 7a Berram Road, Sea Point, Cape Town

Erf 537 Cape Town at Sea Point

9 and 9a Berram Road, Sea Point, Cape Town

Erf 538 Cape Town at Sea Point

11 and 11a Berram Road, Sea Point, Cape Town

Erf 539 Cape Town at Sea Point

Flats 1-4, Westwood Flats, 3 and 5 Berram Road, Sea Point, Cape Town

Erf 534 Cape Town at Sea Point

Berram House, 2 Berram Road, Sea Point, Cape Town

Erf 533 Cape Town at Sea Point

19 Bickley Road, Sea Point, Cape Town

Erf 322 Cape Town at Sea Point

Flats 1-3, The Nook, 21 Bickley Road, Sea Point, Cape Town

Erf 327 Cape Town at Sea Point

3 Clifford Street, Sea Point, Cape Town

Erf 640 Cape Town at Sea Point

1 Conifer Road, Sea Point, Cape Town

Erf 1521 Cape Town at Sea Point

1 Clarens Road, Sea Point, Cape Town

Erf 325 Cape Town at Sea Point

3 and 5 Clarens Road, Sea Point, Cape Town

Erf 332 Cape Town at Sea Point

3 Conifer Road, Sea Point, Cape Town

Erf 1522 Cape Town at Sea Point

5 Conifer Road, Sea Point, Cape Town

Erf 1523 Cape Town at Sea Point

7 Conifer Road, Sea Point, Cape Town

Erf 1524 Cape Town at Sea Point

Thornleigh, 3 Dudley Road, Sea Point, Cape Town

Erf 381 Cape Town at Sea Point

2 Edwards Street, Sea Point, Cape Town

Erf 1552 Cape Town at Sea Point

Soma, 6 Ellis Road, Sea Point, Cape Town

Erf 488 Cape Town at Sea Point

Denham, 8 Ellis Road, Sea Point, Cape Town

Erf 489 Cape Town at Sea Point

10 Furdale Road, Sea Point, Cape Town

Erf 626 Cape Town at Sea Point

12 Furdale Road, Sea Point, Cape Town

Erf 623 Cape Town at Sea Point

4 Furrmount Road, Sea Point, Cape Town

Erf 470 Cape Town at Sea Point

6 Furrmount Road, Sea Point, Cape Town

Erf 331 Cape Town at Sea Point

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8 Firmount Road, Sea Point, Cape Town Erf 1508 Cape Town at Sea Point
 Ashley, 10 Firmount Road Sea Point, Cape Erf 332 Cape Town at Sea Point
 Town
 19 Firmount Road, Sea Point, Cape Town Erf 344 Cape Town at Sea Point
 23 Firmount Road, Sea Point, Cape Town Erf 342 Cape Town at Sea Point
 17 Firmount Road, Sea Point, Cape Town Erf 345 Cape Town at Sea Point
 Flats 1-3, Brardale Flats, corner of 1 Firmount and Main Roads, Sea Point, Cape Town Erf 446 Cape Town at Sea Point
 Town
 1 Fifth Avenue, Sea Point, Cape Town Erf 1519 Cape Town at Sea Point
 18 Gorleston Road, Sea Point, Cape Town Erf 368 Cape Town at Sea Point
 12 Gorleston Road, Sea Point, Cape Town Erf 374 Cape Town at Sea Point
 17 Gorleston Road, Sea Point, Cape Town Erf 417 Cape Town at Sea Point
 22 Gorleston Road, Sea Point, Cape Town Erf 363 Cape Town at Sea Point
 14 Hall Road Sea Point, Cape Town Erf 625 Cape Town at Sea Point
 4 Heathfield Road, Sea Point, Cape Town Erf 737 Cape Town at Sea Point
 9 Herbert Road, Sea Point, Cape Town Erf 747 Cape Town at Sea Point
 223 High Level Road, Sea Point, Cape Town Erf 314 Cape Town at Sea Point
 242 High Level Road, Sea Point, Cape Town Remaander Erf 612, Cape Town at Sea Point
 174 High Level Road, Sea Point, Cape Town Erf 87 Cape Town at Sea Point
 208 High Level Road, Sea Point, Cape Town Erf 537 Cape Town at Sea Point
 210 High Level Road, Sea Point, Cape Town Erf 541 Cape Town at Sea Point
 215 High Level Road, Sea Point, Cape Town Erf 308 Cape Town at Sea Point
 217 High Level Road, Sea Point, Cape Town Erf 309 Cape Town at Sea Point
 222 High Level Road, Sea Point, Cape Town Erf 928 Cape Town at Sea Point
 9 Irwington Road, Sea Point, Cape Town Erf 431 Cape Town at Sea Point
 12-16 Irwington Road, Sea Point, Cape Town Remaander Erf 412 Cape Town at Sea Point
 19 Irwington Road, Sea Point, Cape Town Erf 1667 Cape Town at Sea Point
 4 Kings Road, Sea Point, Cape Town Erf 39 Cape Town at Sea Point
 15 Kings Road, Sea Point, Cape Town Erf 111 Cape Town at Sea Point
 16 Kings Road, Sea Point, Cape Town Erf 25 Cape Town at Sea Point
 30 Kings Road, Sea Point, Cape Town Erf 9 Cape Town at Sea Point
 101 Kloof Road, Sea Point, Cape Town Erf 12 Cape Town at Sea Point
 2 Lincoln Road, Sea Point, Cape Town Erf 546 Cape Town at Sea Point
 Flats A1-L4, Strathcona Mansions, London Road, Sea Point, Cape Town Erf 1045 Cape Town at Sea Point
 Flats 1-4, and 7-10, Pall Mall Mansions, London Road, Sea Point, Cape Town Erf 1129 Cape Town at Sea Point
 144 Mann Road, Sea Point, Cape Town Erf 556 Cape Town at Sea Point
 Idas Villas, 299 Mann Road, Sea Point, Cape Town Erf 2167 Cape Town at Sea Point
 Town
 323-337 Albany Flats, Main Road, Sea Point, Cape Town Erf 504 Cape Town at Sea Point
 Flats 3-8, Mayphyl Court, Main Road, Sea Point, Cape Town Erf 354 Cape Town at Sea Point
 10 Milner Road, Sea Point, Cape Town Erf 746 Cape Town at Sea Point

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Concord, 13 Milner Road, Sea Point, Cape Town Erf 729 Cape Town at Sea Point
 Town
 Flats 1, 3-6 and 9, Milton Court, 8 Milton Road, Sea Point, Cape Town Erf 447 Cape Town at Sea Point
 2 Mount Nelson Road, Sea Point, Cape Erf 432 Cape Town at Sea Point
 Town
 6 Mount Nelson Road, Sea Point, Cape Erf 434 Cape Town at Sea Point
 Town
 8 Mount Nelson Road, Sea Point, Cape Erf 1485 Cape Town at Sea Point
 Town
 10 Mount Nelson Road, Sea Point, Cape Erf 1486 Cape Town at Sea Point
 Town
 12 Mount Nelson Road, Sea Point, Cape Erf 1487 Cape Town at Sea Point
 Town
 16 Mount Nelson Road, Sea Point, Cape Remaander Erf 407 Cape Town at Sea Point
 Town
 18 Mount Nelson Road, Sea Point, Cape Erf 406 Cape Town at Sea Point
 Town
 21 Mount Nelson Road, Sea Point, Cape Erf 396 Cape Town at Sea Point
 Town
 23 Mount Nelson Road, Sea Point, Cape Erf 395 Cape Town at Sea Point
 Town
 25 Mount Nelson Road, Sea Point, Cape Erf 394 Cape Town at Sea Point
 Town
 27 Mount Nelson Road, Sea Point, Cape Erf 380 Cape Town at Sea Point
 Town
 269 Ocean View Drive, Sea Point, Cape Erf 1026 Cape Town at Sea Point
 Town
 271 Ocean View Drive, Sea Point, Cape Erf 1027 Cape Town at Sea Point
 Town
 273 Ocean View Drive, Sea Point, Cape Erf 1028 Cape Town at Sea Point
 Town
 Linden House, 16 Oldfield Road, Sea Point, Cape Town Erf 1564 Cape Town at Sea Point
 Cape Town
 19 Oldfield Road, Sea Point, Cape Town Erf 372 Cape Town at Sea Point
 27 Oldfield Road, Sea Point, Cape Town Erf 359 Cape Town at Sea Point
 Flats 1-4, Eastleigh Flats, 22 Oldfield Road, Sea Point, Cape Town Erf 357 Cape Town at Sea Point
 Sea Point, Cape Town
 1 Oldfield Road, Sea Point, Cape Town Erf 1541 Cape Town at Sea Point
 3 Oldfield Road, Sea Point, Cape Town Erf 1542 Cape Town at Sea Point
 5 Oldfield Road, Sea Point, Cape Town Erf 1543 Cape Town at Sea Point
 7 Oldfield Road, Sea Point, Cape Town Erf 1544 Cape Town at Sea Point
 5 Quendon Road, Sea Point, Cape Town Erf 1108 Cape Town at Sea Point
 39 and 41 Regent Road, Sea Point, Cape Erf 325 Cape Town at Sea Point
 Town
 51 Regent Road, Sea Point, Cape Town Erf 288 Cape Town at Sea Point
 Oak Lodge, 78 and 80 Regent Road, Sea Point, Cape Town Erf 178 Cape Town at Sea Point

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93 Regent Road, Sea Point, Cape Town Remainder Erf 87, Cape Town at Sea Point
 24 and 26 Rhine Road, Sea Point, Cape Town Erf 1452 Cape Town at Sea Point
 34 Rhine Road, Sea Point, Cape Town Erf 1456 Cape Town at Sea Point
 36 Rhine Road, Sea Point, Cape Town Erf 1471 Cape Town at Sea Point
 14 Rhine Road, Sea Point, Cape Town Erf 1503 Cape Town at Sea Point
 8 Queens Road, Sea Point, Cape Town Erf 247 Cape Town at Sea Point
 16 Queens Road, Sea Point, Cape Town Erf 255 Cape Town at Sea Point
 28 Queens Road, Sea Point, Cape Town Remainder Erf 296 Cape Town at Sea Point
 38 Queens Road, Sea Point, Cape Town Erf 393 Cape Town at Sea Point
 35 Queens Road, Sea Point, Cape Town Erf 12 Cape Town at Sea Point
 46 Queens Road, Sea Point, Cape Town Erf 397 Cape Town at Sea Point
 40 Queens Road, Sea Point, Cape Town Erf 394 Cape Town at Sea Point
 3A Rosedene Road, Sea Point, Cape Town Erf 475 Cape Town at Sea Point
 3 Selbourne Road, Sea Point, Cape Town Erf 576 Cape Town at Sea Point
 Flats 1, 2, 5, 7-25 and 27-30 Mount Royal Flats, 20a St Johns Road, Sea Point, Cape Town Erf 445 Cape Town at Sea Point
 4 St Johns Road, Sea Point, Cape Town Erf 367 Cape Town at Sea Point
 22 St Johns Road, Sea Point, Cape Town Remainder Erf 448, Cape Town at Sea Point
 Malborough Mansions, 2 Winstonia Road, Sea Point, Cape Town Erf 518 Cape Town at Sea Point
 3 Worcester Road, Sea Point, Cape Town Erf 460 Cape Town at Sea Point
 8 Worcester Road, Sea Point, Cape Town Erf 393 Cape Town at Sea Point
 5 Houghton Road, Sea Point, Cape Town Erf 99 Cape Town at Bakoven
 Fine View, 16 Houghton Road, Bakoven, Cape Town Erf 375 Cape Town at Bakoven
 Izaba, 7 Victoria Road, Bakoven, Cape Town Erf 88 Cape Town at Bakoven
 La Rochelle, 8 Victoria Road, Bakoven, Cape Town Erf 60 Cape Town at Bakoven
 16 Victoria Road, Bakoven, Cape Town Erf 53 Cape Town at Sea Point
 20 Victoria Road, Bakoven, Cape Town Erf 51 Cape Town at Bakoven
 24 Victoria Road, Bakoven, Cape Town Erf 49 Cape Town at Bakoven
 Dawn, 30 Victoria Road, Bakoven, Cape Town Erf 46 Cape Town at Bakoven
 2 Victoria Road, Bakoven, Cape Town Erf 41 Cape Town at Bakoven
 Hillsea, 6 Victoria Road, Bakoven, Cape Town Erf 61 Cape Town at Bakoven
 8 Argyle Street, Camps Bay, Cape Town Erf 272 Cape Town at Camps Bay
 13 Berkeley Road, Camps Bay, Cape Town Erf 228 Cape Town at Camps Bay
 31 Camps Bay Drive Camps Bay, Cape Town Erf 157 Cape Town at Camps Bay
 32 Camps Bay Drive, Camps Bay, Cape Town Erf 2365 Cape Town at Camps Bay
 33 and 35 Camps Bay Drive, Camps Bay, Cape Town Erf 2472 Cape Town at Camps Bay

HOUSE OF ASSEMBLY

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37 and 39 Camps Bay Drive, Camps Bay, Cape Town Erf 154 Cape Town at Camps Bay
 Synbury Flats, 40 Camps Bay Drive, Camps Bay, Cape Town Erf 2300 Cape Town at Camps Bay
 41 and 43, Camps Bay Drive, Camps Bay, Cape Town Erf 153 Cape Town at Camps Bay
 94 Camps Bay Drive, Camps Bay, Cape Town Erf 1168 Cape Town at Camps Bay
 7 Central Drive, Camps Bay, Cape Town Erf 533 Cape Town at Camps Bay
 31 Central Drive, Camps Bay, Cape Town Erf 573 Cape Town at Camps Bay
 49 Central Drive, Camps Bay, Cape Town Erf 582 Cape Town at Camps Bay
 55 Central Drive, Camps Bay, Cape Town Erf 585 Cape Town at Camps Bay
 18 Houghton Road, Camps Bay, Cape Town Erf 374 Cape Town at Camps Bay
 16 Houghton Road, Camps Bay, Cape Town Erf 375 Cape Town at Camps Bay
 4 Roulngdeon Road, Camps Bay, Cape Town Erf 371 Cape Town at Camps Bay
 Claybrook, 1 Sedgemoor Road, Camps Bay, Cape Town Erf 344 Cape Town at Camps Bay
 4 Sedgemoor Road, Camps Bay, Cape Town Erf 313 Cape Town at Camps Bay
 Conway House, 8 Sedgemoor Road, Camps Bay, Cape Town Erf 321 Cape Town at Camps Bay
 46 Sedgemoor Road, Camps Bay, Cape Town Erf 668 Cape Town at Camps Bay
 25 Shanklin Crescent, Camps Bay, Cape Town Erf 453 Cape Town at Camps Bay
 9 Strathmore Road, Camps Bay, Cape Town Erf 312 Cape Town at Camps Bay
 9 Van Kamp Street, Camps Bay, Cape Town Erf 247 and 250 Cape Town at Camps Bay
 109 Victoria Road, Camps Bay, Cape Town Erf 127 Cape Town at Camps Bay
 113 Victoria Road, Camps Bay, Cape Town Erf 125 Cape Town at Camps Bay
 Marley and Lewiston, 37-39 Victoria Road, Camps Bay, Cape Town Erf 193 Cape Town at Camps Bay
 6 Bantry Road, Bantry Bay, Cape Town Erf 337 Cape Town at Bantry Bay
 7 Bantry Road, Bantry Bay, Cape Town Erf 324 Cape Town at Bantry Bay
 5 Bantry Road, Bantry Bay, Cape Town Erf 325 Cape Town at Bantry Bay
 5 Fir Avenue, Bantry Bay, Cape Town Erf 286 Cape Town at Bantry Bay
 28 Rochester Road, Bantry Bay, Cape Town Erf 324 Cape Town at Bantry Bay
 8 Saunders Road, Bantry Bay, Cape Town Erf 191 Cape Town at Bantry Bay
 12 Saunders Road, Bantry Bay, Cape Town Erf 193 Cape Town at Bantry Bay
 Flats 1-4, Saunders Court, Saunders Road, Bantry Bay, Cape Town Erf 175 Cape Town at Bantry Bay
 Lynton, 53 and 53a Victoria Road, Bantry Bay, Cape Town Erf 143 Cape Town at Bantry Bay
 26 and 28 Victoria Road, Bantry Bay, Cape Town Erf 162 Cape Town at Bantry Bay
 Flats 1, 2, 4, 5, 202, 203, 204, 305, 403, 406 and 506, Knightsbridge Mansions, 235 Beach Road, Sea Point, Cape Town Erf 601 Cape Town at Sea Point

HOUSE OF ASSEMBLY

Flat 27, Le Rhone Mansions, 79 Regent Road, Sea Point, Cape Town	Erf 221 Cape Town at Sea Point
Flats 7-10, Le Rhone Mansions, Regent Road, Sea Point, Cape Town	Erf 260 Cape Town at Sea Point
3 and 4 Link Street, Camps Bay, Cape Town	Erf 137 Cape Town at Camps Bay
6 St Johns Road, Sea Point, Cape Town	Erf 366 Cape Town at Sea Point
1 Highworth Road, Sea Point, Cape Town	Erf 466 Cape Town at Sea Point
3 Highworth Road, Sea Point, Cape Town	Erf 467 Cape Town at Sea Point
7 Highworth Road, Sea Point, Cape Town	Erf 476 Cape Town at Sea Point

HOUSE OF REPRESENTATIVES

INTERPELLATIONS

The sign * indicates a translation The sign †, used subsequently in the same interpellation, indicates the original language

Own Affairs

The LEADER OF THE OFFICIAL OPPOSITION asked the Minister of Education and Culture

- (1) Whether appointments in education are made on merit, if not, why not,
- (2) whether he will make a statement on the matter?

C94E INT

The MINISTER OF EDUCATION AND CULTURE Mr Charman, the question is of course in a sense the reflection of the "intelligence" of the person who is asking the question, because by implication it says that we do appointments on merits By asking why not, it would imply that we ought to be appointing people on grounds other than merit It is a sort of ridiculous question in itself

However, the answer is yes We do appoint on merit only No, a statement is not required

With regard thereto I want to say very clearly that we look at various things with regard to appointments Perhaps I should speak in Afrikaans for the understanding of some people

*Ment is gauged according to specific requirements, viz academic qualifications, professional qualifications, teaching experience, appropriate teaching experience, seniority, performance, and community involvement Performance includes aspects such as curricular efficiency, extracurricular efficiency, personality and character traits, and professional attitude The entire question of seniority is also taken into consideration to some extent, and in certain cases this is deviated from on condition that the person involved does not skip more than two rungs on the ladder I also want to make it clear that when a person acts as headmaster, one should not automatically expect him to be appointed In some cases we ask people to act as headmaster,

but they are not appointed to the position, in order to prevent their being benefited to the detriment of other applicants In addition it does not go without saying that people who have the rank of deputy headmaster will automatically be promoted to headmaster in the same school

Academic and professional qualifications together form a qualification category—for example Standard 10 plus three years' training falls in category C, and Standard 10 plus four years' training falls in category D—and this can also be deviated from in certain cases We have cases in which in the past we appointed people as a result of their years of experience whereas they could not be classified in a certain category As regards the question of age and competent service, there are special [Time expired]

*The LEADER OF THE OFFICIAL OPPOSITION Mr Charman, I shall not reply to the witty comment made by the hon the Minister of Education and Culture now [Interjections] Witty comments can be made on both sides however

With reference to the hon the Minister's reply, I want to explain why we put the question in that way The school committee, the selection committee and the regional board are taken into consideration when appointments are made I know of cases in which the school committee, the regional board and the selection committee approved someone, but once the appointment reached the Marks Building, he was summarily turned down and another person appointed in his place Tell us this afternoon that that is not the case! [Interjections]

I know of another appointment in which the same thing happened The person was approved, he was number one on the list, and what happened? Just because he had sold a little "grassroots" newspaper at school, he could not be appointed [Interjections] That is the truth! He could not be appointed as a result Where is the merit when someone has gone through all the ranks of promotion—the school committee approves him, the selection committee approves him—but the moment he has some dispute with the LPSA, he does not get the position?

I want to go further Let us take the case of a certain Mr Trewhi He was a sports administrator

401-114-1
23/5/90
'Forget housing in Koeberg vicinity'

Political Staff

IT would not be possible to establish another Crossroads in the vicinity of Koeberg nuclear power station, the Minister of Planning and Provincial Affairs, Mr. Hernus Kriel, said yesterday.

Replying to debate on his budget vote, he referred to a proposal by Mr. W. P. Doman (NP Vasco) that black housing be established in the "Koeberg radius".

"This is a thing we must just forget about," said Mr. Kriel.

As was the case with atomic power stations throughout the world, certain conditions were attached to the granting of Koeberg's licence to operate as a nuclear facility.

"If we have to alter it, it would cost millions to upgrade Koeberg's safety standards," he said. — Sapa

LP 'broke a promise'

By REHANA ROSSOUW

RESIDENTS of Mier in the Northern Cape claim the Labour Party (LP) has broken a promise to withdraw a bill dispossessing them of their land.

The Mier Rural Areas Bill was to be tabled in the House of Representatives on Wednesday. (124)

It gives the Minister of Local Government and Agriculture, the Reverend A Julies, the right to sell land held in trust to individuals.

In February, the bill was temporarily withdrawn from debate after Mier residents marched on parliament to stop it. South 23/5-29/5/90

They petitioned the Committee of Agriculture and Works to withdraw it because it "allows the private ownership of our inheritance and birthright. The bill dispossesses us of our rights"

African National Congress leader, Mr Nelson Mandela, also intervened by telephoning the Rev Allan Hendrickse, the LP leader, asking him to delay the passage of the bill.

"Horried"

Hendrickse assured Mier residents the bill had been taken off the order paper of the House of Representatives, they say.

According to the Surplus People Project (SPP), Mier residents were "horried" when they heard the bill was to be tabled without them being consulted and rushed more than 1 000km to Cape Town in an attempt to stop it.

"What is unclear is why the Labour Party is pushing ahead to drastically change the system of land tenure at a time when the Land Act is about to be scrapped and a new constitution is to be written," an SPP spokesperson said.

"The privatisation of trust land means communal land will be permanently alienated from the communities who have lived there for generations.

"If this bill becomes law, residents of other reserves fear similar laws affecting their areas will be passed. This will dispossess thousands of people of their land," the spokesperson said.

ANC gains as LP sheds weight

LP at the election have since changed loyalties. Monitor says the blow to the LP should be seen as part of a trend away from participatory politics (involving both the former Coloured Representative Council and the House of Representatives) since 1969, when 48 percent of the coloured community voted.

The figure dropped to 37,5 percent in 1975, to 27,5 percent in 1984, and to 18 percent last year.

"Within the coloured community, the Labour Party has suffered a loss of a great deal of prestige and support. Thirty-six percent of the coloured community in this area voted in the 1984 election, and the vast majority voted Labour," says Monitor.

More coloured people voted in the four Port Elizabeth Ultenhage seats than voted in the 21 Cape Peninsula seats in 1984. Now only 8,4 percent claim loyalty to the LP in the Port Elizabeth area.

Although the LP took almost all of the House of Representative seats in the September elections last year, only 17 percent of the coloured community believe it did well.

Eighty-seven percent believe the ANC/MDM did well by boycotting the election, while only four percent believe it did not.

"While Labour is no longer a legitimate political vehicle for the aspirations of the coloured community, the MDM/ANC has validated itself in that community's eyes."

Monitor observed after the September election that voting had been a considerable setback for the LP.

Monitor noted there was "a lot of support" in the coloured community for State President FW de Klerk and the government.

On the question of white opinions, the survey found De Klerk's reforms were more popular with DP voters than with NP voters, and no CP voters agreed.

The survey found between nine and 13 percent of NP voters admitted changing loyalties to the CP since the election.

About one third of DP voters have changed loyalty, although not many have moved to the ANC/MDM alliance.



FACING EVICTION: Catherine Oliphant with some of the grandchildren who live in the shack she and her husband have been ordered to demolish.

Housing backlash

A severe housing crisis in Port Elizabeth's Northern Areas, coupled with a municipality ruling that shacks erected in the backyards of privately-owned houses must be demolished, may make thousands of people homeless this winter. PATRICK GOODENOUGH reports:

PORT Elizabeth's coloured community, traditionally divided and relatively apolitical, is being mobilised by a severe housing shortage which may result in the biggest swing of support ever from the Labour Party to mass-based structures.

A history of Labour Party neglect of working class families has become the unifying force.

The critical housing shortage in the Northern Areas has been discussed by residents at recent African National Congress (ANC) mass meetings.

An estimated 3 000 backyard shack-dwellers in Schauderville may be made homeless this winter. The municipality has ordered owners of properties on which shacks are standing to demolish the structures — or face legal action.

Small wood and iron shacks line almost every other yard in the area. Inside, they are dark and cramped, but furnished and homely. Now the occupants face losing even these simple shelters.

The shacks are not the only signs of the housing crisis in Port Elizabeth. Overcrowding is a major problem even in "proper" houses in the area.

There are almost 10 000 names on the growing waiting-list for houses in the Northern Areas. People whose names were placed on the list in 1974 are still waiting for houses.

Housing has become a major politicising factor. Area action committees and anti-shack demolition committees have been set up, and irate residents are being drawn into the ANC.

Without exception, every family spoken to in the area blamed the LP for their predicament.

Residents claimed people "in" with the LP were allocated homes far sooner than others.

Even a member of the unpopular Northern Areas Management Committee (NAMC), Mr Trevor Lee — one of only two members not elected on a LP ticket — said "Your affiliation is important. If you're not a member of the Labour Party, it seems you don't get a house."

Mrs Maureen Goeda, who shares a three bedroomed home with 27 other people, summed up the general feeling: "The Labour Party people say we should vote for them. We do, and get nothing. We've sat for too long. It's time we woke up and woke these people up."

Demolish shacks

Her words were echoed by Mrs Catherine Oliphant, whose husband has appeared in court for failing to demolish his son's shack behind the house.

"We vote for these people. They do nothing. We'll have nothing to do with the Labour Party," she said.

The son has lived with his wife and children in a backyard shack for four years, unable to find a home despite being on the waiting list since 1978.

Now his father, Mr Willie Oliphant, 69, faces six months in jail unless he demolishes the shack by August. Lawyers briefed by the Northern Areas Coordinating Committee (NACC) are working on his, and numerous other cases.

Oliphant hopes for a reprieve: "I couldn't let them sleep in the street. I will have to wait and see what happens," he said.

el/Catering experience?

sea-going posts now exist within Safmarine

ve gained sound experience as a Cook in an ant or similar, catering for at least 65 people at ence during which you demonstrated sound lity, stock/wasteage/hygiene control

ards
u must have gained sound experience in one following saloon/restaurant service, pantry n cleaning, hygiene maintenance and cus- ger service.

we offer competitive salaries boosted by the t-company benefits • housing allowance onus • foreign-going allowance ce awards • medical aid • pension

offer excellent long-term prospects in return performance, stability and loyalty tial chat on one of these new posts telephone Relations Officer: Sea Staff, Mr S Gill, on or send brief personal and career details to x 27, Cape Town 8000 ters, please!



SOUTH AFRICAN INSTITUTE OF RACE RELATIONS
CAPE WESTERN REGION
PH. 688-664, 688-8566, 6 LONG STREET, MOWBRAY 7700

WE ARE URGENTLY SEEKING A PERSON TO MANAGE OUR AFRICAN ART CENTRE IN THE MAIN ROAD, RONDEBOSCH.

THE POSITION REQUIRES SOME EXPERIENCE OF BUSINESS AS WELL AS SOME FEELING FOR THE ARTS AND CRAFTS THE WORK IS NOT ONEROUS AND THE AMBIENCE VERY PLEASANT HOURS AND SALARY ARE NEGOTIABLE

PLEASE WRITE IN TO THE REGIONAL REPRESENTATIVE, 5 LONG STREET, MOWBRAY 7700

Many of the people living in shacks earn a wage which could allow them to rent, or even buy, decent accommodation. There seems to be no plan for housing taking low-income earners into account.

According to the NACC, land for housing was handed to developers who often built shabby products and sold them at prices people could not afford.

It is virtually impossible to find houses to rent.

Breaking up families

A spokesman for the city engineer's department confirmed 2 500 "low-cost" houses would soon be completed.

In Bethelsdorp Extension 31, houses from R21 000 upwards will be available. The cheapest are not plastered or painted, and have no ceilings or internal partitions. They are also much further from town than Schauderville.

In a recent statement, the NACC said moving from the backyard structures to the Extension 31 "shacks" could not even be considered.

"Moving would mean high monthly housing payments and increased costs for transport. Breaking down shacks would result in breaking up families and forcing them out into the cold," it said.

ANC and NACC member, Mr Ronald Niegaard, outlined the political issue: "We've rejected both the Labour Party and the Northern Areas Management Committee. We are calling for one municipality for Port Elizabeth."

Cape of storms

Mounting public opposition to a R45m townhouse scheme — and a debate over whether to preserve an old flour mill in favour of a R50m office block — have again highlighted difficulties facing Cape Town developers

Some feel environmentalists have become so intolerant of developments that they are looking elsewhere for new projects. Environmentalists retort that Cape Town has, too often in the past, been stung by ill-conceived developments (124) (2)

They are determined to have a far greater say in future

At the centre of the latest row is Condev, the property development arm of Murray & Roberts (M&R), which faces a revolt by residents over the townhouse scheme in Vredehoek on the lower slopes of Devil's Peak

It plans 280 townhouses on the 4,8 ha site bought from the SABC for R2,75m last year. It is one of the last major vacant sites in Cape Town's city bowl

The development was planned by leading Cape Town architect Dennis Fabian with inputs from landscape specialists, environmental advisers and traffic authorities. The density of the scheme is below council limits. The up-market units will sell for about R200 000

But many Vredehoek residents oppose the scheme and spoke out at a public information meeting arranged by M&R. They feel the density is too high, that infrastructure will be strained, and additional traffic will clog local roads and make them dangerous to both adults and children

Formal opposition also comes from the local ratepayers' association

The traffic problem has been acknowledged by M&R and compromises are now being negotiated

In another proposal Equikor wants to develop a R50m office complex on the site of the old Sasko mill in Rondebosch but has grown tired of waiting for a decision from the National Monuments Council on whether it can demolish the old mill store building and has threatened to drop the scheme unless it gets a decision this week ■

Peninsula leads SA in top-price housing

CAPE TOWN 26/5/90

While a general cooling off in house prices in South Africa is being noted, a national house-price survey shows that up-market housing in the Cape Peninsula is an outstanding exception ROGER WILLIAMS reports

THE Cape Peninsula has by far out-performed the rest of South Africa in house-price trends at the top of the market.

A national survey shows that house-price growth in select residential areas in the Cape, is almost double that of other parts of the country

Erwin Rode, editor of Rode's Report on the South Africa Property Market, says Cape upper-class house prices have been outpacing the rest of South Africa, since the middle of 1987, to a point where at the end of last year, up-market growth in the Peninsula was about 32% compared with 18% for the rest of the country

He said possible reasons for better Cape price performance are

- The Western Cape economy is more service-based than the Reef and Greater Durban areas

- During the '80s, this sector of the economy fared better than manufacturing, based mainly on the Reef and in Greater Durban

- There is a growing belief in some quarters, that the "more westernised" Western Cape, will be a relatively safer place to live in, in a new South Africa

- This might have resulted in some hedge-buying by Transvaalers

- Foreign buyers, using financial and commercial rands, who prefer the Cape Peninsula for its quality of life

Rode says the demand for new custom-built houses in South Africa could collapse this year because of the "rapidly declining affordability" of middle-class homes

He adds that in tandem with the general economy, which has been in a "consolidation phase",

the property market is also cooling — one of the notable exceptions being top-quality property in the Cape Peninsula

Rode says house prices in South Africa, as measured by the Rode House Price Index, are decelerating with about 11,5% growth towards the end of last year

Rode added "However, there are significant differences in the yearly growth rates of the various classes of suburbs

"Towards the end of last year house prices in upper middle-class suburbs were growing at nearly double the rate of middle and lower middle-class areas

"While national growth last year was about 11,5% for all classes in the major cities, the growth rates by class of suburb were upper-middle 18,1%, middle 9,5% and lower-middle 10,5%

Rode expects the Rode Home Affordability Index to decline further from the late-1989 level, "because mortgage bond rates advanced by about 1% thereafter and home prices were still growing during the rest of 1989, albeit at a moderated rate

"However the good news is that both these factors are probably close to their cyclical peaks

"In addition, as forecast by Dr Okkie Stuart, director of the Bureau for Economic Research at the University of Stellenbosch, real disposable incomes might not

□ To Page 18

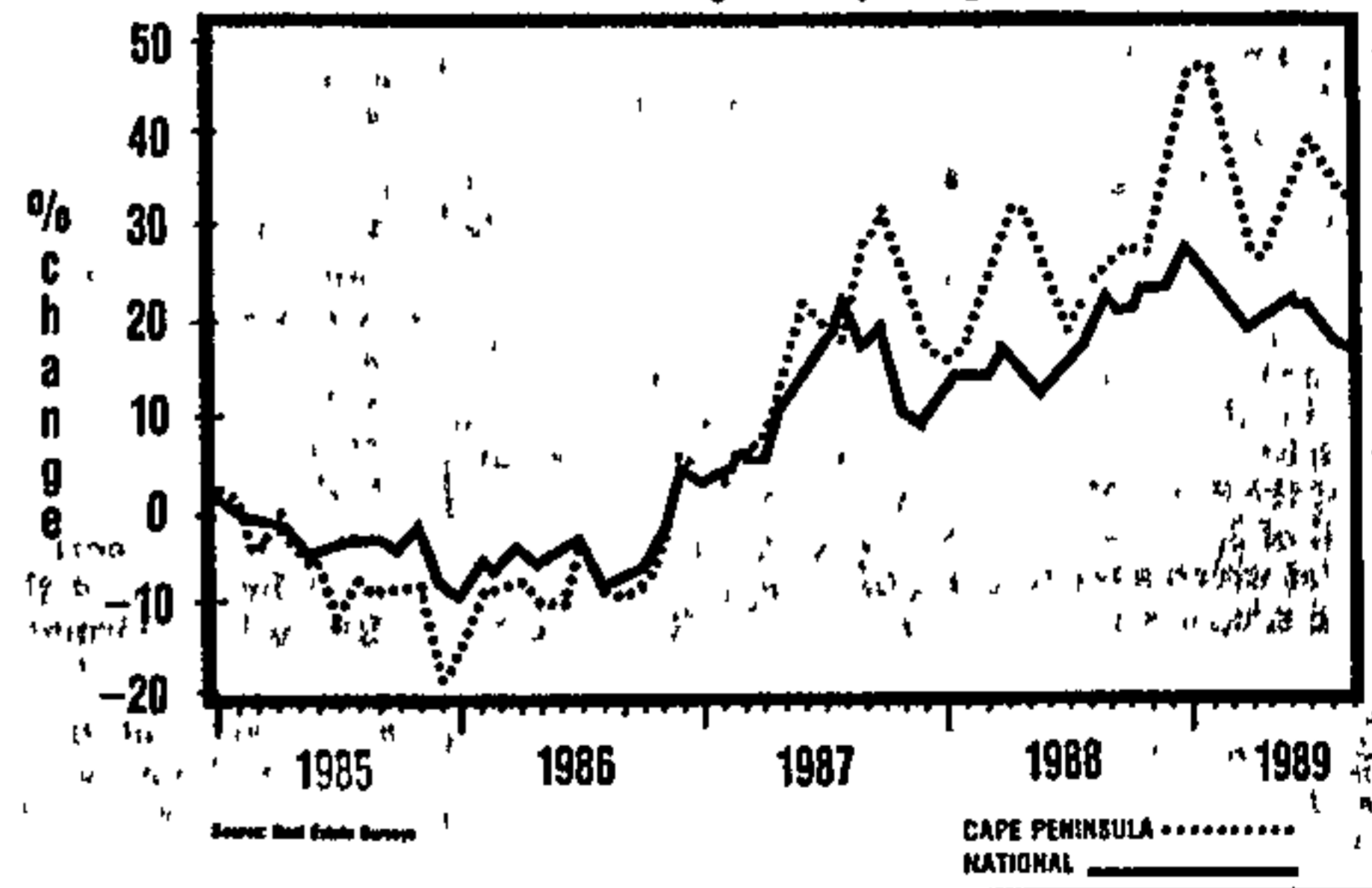
Prices of Cape's top houses soar

□ From Page 17
deteriorate during 1990 after all. Hence, declining home affordability should start levelling off from the middle of this year."

"For 1990 we forecast an average house price advance, on the average of last year, of about 5%. This means we see no growth from the present levels.

"Houses in the upper-income suburbs should do better than this, and might achieve a growth of up to 10%."

UPPER CLASS HOUSE PRICES: NATIONAL vs CAPE PENINSULA
% change on a year ago



PENINSULA OUT-PERFORMS REST OF SA The extent to which up-market house prices in the Cape Peninsula have out-performed those in the rest of SA. Upper-class house prices were growing at about 32% at the end of last year, compared with 18% for the rest of the country

New homeowners complain

Builders 'taking advantage'

By EDWARD MOLOINYANE
Staff Reporter

SOME building contractors and developers in the townships are taking advantage of the fact that most home-buyers have been staying in shacks for the better part of their lives and have little knowledge of building and builders, the homeowners believe

This is the view of many home-buyers in the townships who have complained about the "extremely poor quality" of houses sold to them

The latest complaints are from about 300 homeowners on the northern side of Nyanga township in Crossroads

Some have been staying on the properties since 1988, while others moved in last year

About 102 of the two, three and four-roomed houses, which sell for between R16 000 and R25 700, have been financed by the South African Housing Trust (SAHT), which still faces a bond repayments boycott on properties financed by it in Khayelitsha

Four of the owners said their complaints about faults noticed when they moved in had been reported to the developers who had promised to take immediate action

However, more than a year later, no action had been taken and the condition of the houses had deteriorated

One of the angry homeowners,

factory employee Mr Elby Dyasi of stand 735, who pays a R170 instalment said he "could not remember" how many times he had complained since he moved into the house in June last year

The four owners said they feared the house may collapse on their families "any time" as water spurted from the floors in all the rooms when it rains because "there is no foundation"

Cracked walls

The walls are cracked, toilet and kitchen pipes are connected and when the toilet is blocked (which happens frequently) the contents pour into the kitchen sink and that of neighbours, the roofs are leaking and there are holes in the ceilings

They said electricity, which had been promised, had not been provided

Mr Dyasi, whose two-roomed house cost R16 000, also said the door keys issued could open most homes as they were identical

Car salesman Mr Dennis Bunu of stand 107, who moved into his house in October 1988, said he and about 150 others on properties built by Bester Homes had been made to pay R200 "key money" before they could be allowed to move in even though they had paid the deposit

The agent had told him and others when he purchased his

R25 000 four-roomed house that his monthly instalment would be R260 — but he was paying R452

Contractors either said they were "not aware" of any complaints or that these would be attended to

Mr DJ Farquharson of Bester Homes said his company had about 300 sites in the area

He said a "significantly small part" of the houses had some problems

"It fact should be recognised that the private sector has built 110 000 houses for the black community over the past 12 months"

He said the Provincial Administration had been responsible for laying the infrastructure

He said a committee representing residents had been elected and the problems raised would be attended to

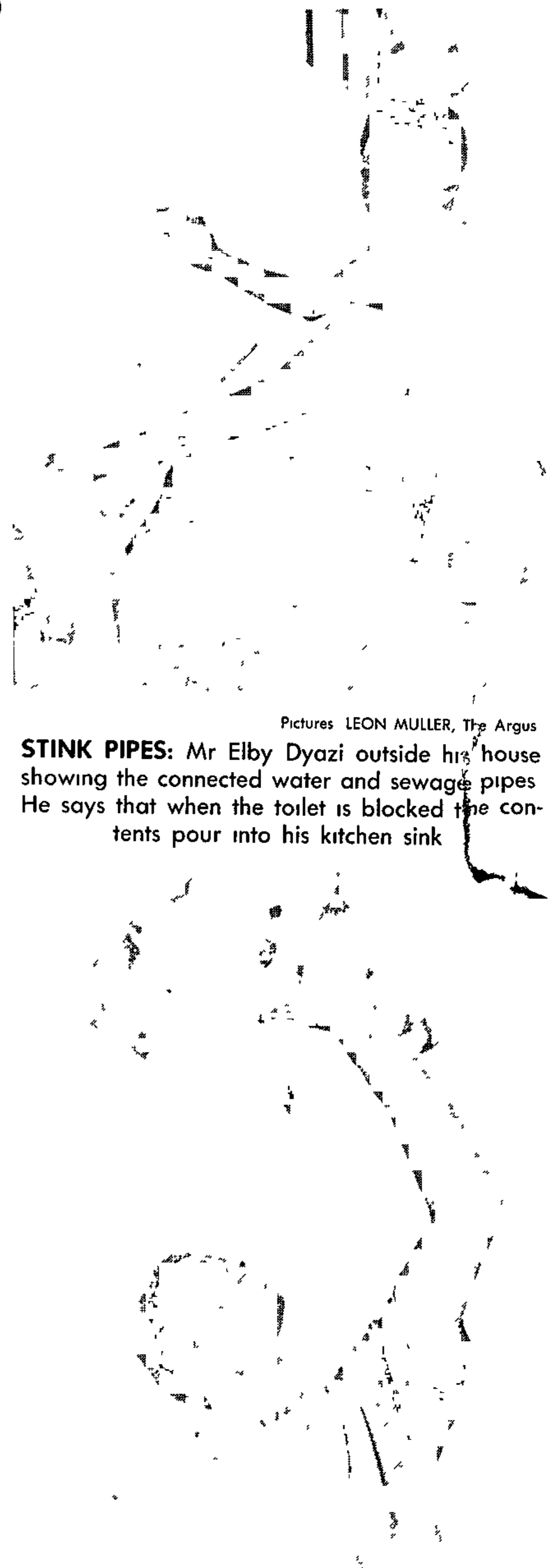
Reacting to the R200 "key money", he said this was an "occupational interest" charged when the buyer wanted to move into the property before it had been registered at the deeds office

Mr Stephan Van Dreyer of Habitech said complaints would be investigated and rectified

Stocks and Stocks' Mr Mike Niven, whose company had built about 160 houses, said maintenance forms had been received and complaints, including identical door keys, would also be investigated



UNCERTAINTY: Stands have not been demarcated and homeowners are uncertain about their rights on the properties as they have not been given acceptance certificates.



HOLES: Mr Dyasi pointing to his holed ceiling due to moisture penetration in Crossroads. Water also spurts from the floors in the rooms, leading to floods "just like in shacks".

Pictures LEON MULLER, The Argus

STINK PIPES: Mr Elby Dyasi outside his house showing the connected water and sewage pipes. He says that when the toilet is blocked the contents pour into his kitchen sink

Ashton group walks out of council meeting

Staff Reporter

MEMBERS of the Ashton Interim Committee walked out of a meeting with town councillors yesterday because the council "would not listen to grievances" of the Ou Kaap community

The quiet of the Boland town was shattered last week when three people were injured after police fired birdshot and teargas at about 100 residents demonstrating in the town.

A spokesman for the committee said the council was unsympathetic to the community's list of 20 grievances, which included poor housing, lack of housing and a lack of facilities such as a town hall, street lights and proper roads.

The spokesman said the council was not prepared to negotiate with the committee, but had drawn up a prepared list of answers

The Ou Kaap community had been involved in a two-week rent, water and consumer boycott and would decide tonight whether to continue the boycott as a means "of forcing the council to negotiate", the spokesman said

The town clerk of Ashton, Mr Pieter Laubsher, said "This is a domestic problem I am not prepared to comment."

He would not comment on yesterday's police unrest report that there was more violence in the town at the weekend

M-Net broadcasting licence

*13 Mr D J DALLING asked the Minister of Home Affairs

Whether, with reference to his reply to Question No 29 on 20 March 1990, the consideration of the application by M-Net with regard to amending its broadcasting licence has been completed, if not, why not, if so, with what result?

B1124E

The MINISTER OF HOME AFFAIRS

No further particulars were requested. The matter is therefore still under consideration.

Mr P G SOAL Mr Chairman arising from the reply of the hon the Minister, when does he anticipate the Cabinet will take a decision and, secondly what is his personal recommendation with regard to the suggestion that M-Net should be allowed to broadcast news?

The MINISTER Mr Chairman, it will be done in a matter of weeks and the decision will be taken by the full Cabinet. There are no personal recommendations in this regard.

*Dr P W A MULDER Mr Chairman, further arising out of the hon the Minister's reply, how extensively is he prepared to consult with a view to the recommendation to the Cabinet on the M-Net situation?

*The MINISTER Mr Chairman, all possible relevant information is being gathered and after it is available a decision will be taken. It should take place within weeks.

Assault against members of SAP

*14 Mr P C CRONJE asked the Minister of Law and Order

Whether any progress has been made in the cases of five persons, particulars of whom have been furnished to the South African Police for the purpose of the Minister's reply, relating to charges of assault against members of the South African Police if not, why not, if so, (a) what progress, (b) what are the names of these persons and (c) what were the circumstances surrounding these charges?

B1125E

The MINISTER OF LAW AND ORDER

(a) to (c)

Three of the cases to which the hon member refers, namely those of Lydia Mazibuko, the Majori family and the Mkhize family, are being investigated under the personal supervision of General Stan Schutte. The investigation of these cases has almost been completed and it is anticipated that they will shortly be submitted to the Attorney-General for his decision.

Victor Langa lodged a charge of assault at the South African Police, Plessislaer, after he had been arrested on a charge of attempted murder. However, this complainant refuses to assist the Police in their investigation. He informed the investigating officer that he would convey the information at his disposal to the Police, via his attorney. He was also not prepared to reveal the identity of his attorney. Up until now no further information has been received from him or his attorney. He is at present awaiting trial on the charge of attempted murder.

In the instance of Lucky Ndlovu, no record of the complaint that was alleged to have been lodged, could be traced. If he would still like to lodge a complaint, it would be appreciated if he could immediately make an affidavit available to the South African Police.

*15 Mr L Fuchs — Justice [Withdrawn]

St Lucia wilderness area, KwaZulu

*16 Mr J CHIOLE asked the Minister of Development Aid †

(1) Whether any portion of KwaZulu falls within the boundaries of the new larger St Lucia wilderness area if so

(2) whether the Government intends removing the portion concerned from the said wilderness area, if not why not, if so, (a) in what way (b) when and (c) what is the size of this portion?

The MINISTER OF DEVELOPMENT AID

(1) No. To avoid any misconception I however wish to point out that there is a portion of KwaZulu (Reserve No 1) which is surrounded by the St Lucia wilderness area.

(2) Falls away

Dukuduku forest. Black squatters

*17 Mr J CHIOLÉ asked the Minister of Planning and Provincial Affairs †

(1) Whether there are any Black squatters living in the Dukuduku forest near St Lucia, if so, (a) (i) how many are estimated to be living in this forest at present and (ii) in respect of what date is this figure furnished and (b) since when have they been squatting there,

(2) whether the Government intends taking any steps to remove these squatters, if not, why not if so, (a) what steps and (b) when?

B1139E

†The MINISTER OF PLANNING AND PROVINCIAL AFFAIRS

(1) Yes

(a) (i) Estimated 400 families

(ii) 30 April 1990

(b) Squatting commenced immediately after the 1987 floods and gained momentum during 1989

(2) The Department of Environment Affairs and the State Attorney have already instituted legal proceedings, and in terms of the *sub judice* rule, neither my colleague the Minister of Environment Affairs nor I can supply any further information at this stage.

Smutsville referendum

*18 Mr A GERBER asked the Minister of Planning and Provincial Affairs †

(1) Whether, with reference to his reply to Question No 4 on 15 May 1990 his Department and/or the Cape Provincial Administration has been informed that the town council of Sedgefield held a referendum among the Coloured community of Smutsville in connection with the settlement of approximately 35 Black families in their area, if so what was the result of the referendum,

(2) whether his Department has been informed what steps the said town council has taken or intends taking in this regard, if so, what are the relevant details,

Answered 29/5/90

(3) whether these steps are in accordance with the policy of his Department?

B1140E

†The MINISTER OF PLANNING AND PROVINCIAL AFFAIRS

(1) No. The Cape Provincial Administration ascertained telephonically from the Town Clerk of Sedgefield that a referendum was held on 8 November 1989. Of the 500 registered voters 114 voted against the settlement of Blacks in Smutsville and 21 voted in favour thereof.

(2) No

(3) As the reply to question (2) supra is no, it is not possible to supply an answer in this regard.

INTERPELLATIONS

The sign * indicates a translation. The sign † used subsequently in the same interpellation, indicates the original language.

Own Affairs

New education models—additional information
Mr A GERBER asked the Minister of Education and Culture †

(1) Whether he has submitted any additional information on the two new education models to the bodies which he had approached to advise him on them before 15 June, if so, what are the relevant details,

(2) whether at that time this additional information was also made available to opposition parties in the House of Assembly, if not, why not, if so, when?

B1160E INT

*The MINISTER OF EDUCATION AND CULTURE Mr Chairman, with reference to the two questions asked in the first part of this interpellation, my reply is that additional guidelines and not information, have in fact been given only to the advisory bodies on a confidential basis for assessment of the models or for further inputs. The reply to the second part of the interpellation is no.

*Mr A GERBER Mr Chairman what is happening in this House this afternoon is simply

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†The MINISTER OF PLANNING AND PROVINCIAL AFFAIRS 2-11-17-10

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- (2) No *Answers 2-11-17-10*
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Bid to turn city block of flats into classrooms fails

By DON HOLLIDAY *AKGWS*
Municipal Reporter *30/5/90*

AN application to convert a Rondebosch block of flats into classrooms for a college for disadvantaged students has been turned down by the Cape Town City Council.

Residents in the area objected to the proposed conversion of Myrtle Manor in Rouwkoop Road to classrooms and the use of an adjoining building as a residence for the students.

The adjoining building has been used as a residence for Cape Technikon students for a number of years but the technikon students are now to be housed in new residences being built by the technikon.

Rowdy behaviour

Among the arguments against the proposal were that existing trouble with noise and rowdy behaviour of students would continue, that the traffic situation would become intolerable and that the conversion of the flats into classrooms would deprive Rondebosch of residential accommodation.

The applicants, Leadership Education and Advancement Foundation (Leaf), said fewer of its students would own motor cars than the students at present using the residence.

Supporting the application at the council's meeting yesterday, Mr Clive Keegan, chairman of the town planning committee, said that Leaf had a proven record of good behaviour by its students at two other schools in other parts of the country.

Leaf had given an undertaking that students would be well-behaved, said Mr Keegan.

Mr Arthur Wienburg opposed the application. He said the site would not be suitable and some remaining tenants in the block who would be accommodated on a floor above the classrooms would be greatly inconvenienced by the classrooms below them.

Mr Leon Markovitz said residential areas were being eroded too fast as it was and it was time the town planners got the message that residential areas had to be left alone.

The application was defeated by 23 votes to five.

● The role of the private motor car in Cape Town had to be downgraded if there was to be a solution to the growing traffic problem, the chairman of the town planning committee, Mr Clive Keegan, told the city council.

Mr Keegan was speaking on an amendment to the Transport Plan for 1990-91.

He said the metropolitan transport plan should encourage public transport as the main mover of people in and around Cape Town.

The provincial administration's "unsatisfactory" and "unpredictable" funding of public transport had put back by several years the development and planning needs of the public transport sector.

The public transport system was collapsing and the first people to be affected would be those on the periphery of the city, in other words the poor and "non-white" sections of the community.

Mr Llewellyn van Wyk said providing funds to build costly freeway interchanges was taking up valuable land which should be used for housing.

Molteno residents resist local govt

Sowth 30/5 - 6/6/90

EAST LONDON. — Residents of the small town of Molteno near Queenstown are resisting the re-imposal of local government by the Cape Provincial Administration (CPA)

According to the chairperson of the Molteno Crisis Committee, Mr Mbuyiselo Ntsabo, councillors from both the old and new townships of Molteno resigned in April but the CPA refused to recognise the new committee

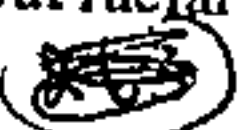
Ntsabo said CPA representative in the Eastern Cape, Mr D Bezuidenhout, said in a meeting earlier this month that unless new councillors were elected there would be no improvement in the township's deteriorating conditions

According to Ntsabo, Bezuidenhout avoided a meeting with the committee, accusing the organisation of forcing the councillors to resign

124 Bucket system

Councillors said they resigned because of the "national call" for them to step down. Some claimed to have "other commitments".

Residents demands included the upgrading of the township, the abolition of the bucket system and the building of more houses

Residents also demand the privately owned Molteno hospital be administered by the CPA. They complained about racial discrimination at the hospital. 

"Because of such attitudes people have chosen to send their relatives to other hospitals far from here," said Ntsabo

Ntsabo said the committee is preparing to investigate allegations of corruption and mismanagement of funds. — ELNEWS



RENT PROTEST: Elsie's River residents march past the shabby Clarkes Estate flats they are demanding the council repair and clean
PIC: BENNY GOOL

Residents set rents ultimatum

South 30/5-6/6/90
124

THE Elsie's River Civic Association has given the local municipality 10 days to respond to their rent-related demands handed over after a protest march last Friday.

More than 1 000 residents participated in the march to the Clarkes Estate, Elsie's River, and Leonsdale rent offices.

They are demanding that court messengers, delivering summonses to residents in arrears with rent, be removed from the area.

Residents want the management committee to disband and all evictions to stop.

"We also demanded that the rent offices accept the money residents can afford to pay for their arrears," said a civic spokesperson.

"At the moment, the rent office refuses to accept small amounts of money on a weekly basis but expect people to pay lump sums of up to R800.

"We demanded that people pay rents they can afford and not amounts set by the municipality."

The spokesperson said residents demanded that officials at the Leonsdale rent office return their disability and pension books.

At present council officials were fetching grants and pensions, deducting rent due and giving the change to residents.

Residents also demanded the council clean the area and repair the houses.

'Blunt racism' hindering college

By ANDREA WEISS
Staff Reporter

ARGUED
3/5/90
"BLUNT racism" may have been on the hidden agenda of the city council when members voted overwhelmingly against an application to turn a block of flats, Myrtle Manor in Rondebosch, into a college for disadvantaged students

This is the view of the national director of Leadership Education and Advancement Foundation (Leaf), Mr Richard Todd, who yesterday condemned the decision made at this month's city council meeting

Leaf, which bought the property last year, is a nonracial foundation providing education for students with academic potential, but whose schooling is inadequate

Arguments used during the debate were that noisy student behaviour would continue, the traffic situation would become intolerable and the conversion of some flats into classrooms would deprive Rondebosch of residential accommodation

Mr Todd, a former principal of Hilton in Natal, pointed out that Myrtle Manor already was a students' residence for the Cape Technikon

The Leaf application was

only to convert a part of the flats into classrooms

On-site teaching facilities would mean a reduction in cars and teaching in a tertiary institution was "by its very nature" quiet

Leaf had undertaken to reduce the student numbers from about 250 to 230

The women's section would be closest to the nearest neighbours because it was "well established that female students are quieter than males"

Mr Todd said that in the light of the city council decision, Leaf had three options

Either it would use the residential facilities and obtain teaching facilities elsewhere or it would apply to build teaching facilities in parts of the complex which were not residential accommodation

RESIDENTS "MISLED"

The third option would be to sell the residence to the highest bidder and it would, in all likelihood, be bought as a students' residence, leaving residents in the same position as before

"A group of sadly misled residents have opted to continue with all the problems that have plagued them for so long. Either this, or the hidden agenda is one of blunt racism," he said.

DP steps in on row over disadvantaged students

CWT 7/11/75
2/6/75 Political Correspondent (SP) (RV)

THE Democratic Party has intervened in the row sparked by the decision of the Cape Town City Council not to allow the Leadership Education and Advancement Foundation (LEAF) to convert flats in Rondebosch into classrooms for disadvantaged students of maths and science

Councillors decided this week to veto the conversion proposals despite them being approved by the council's town planning committee and its professional planners who submitted that there will be no change in the area if the scheme goes ahead.

Pinelands MP Mr Jasper Walsh and Groote Schuur MP Ms Dene Smuts said yesterday that they had decided to hold talks with interested parties in a bid to resolve the issue

MP backs council's classroom rejection

Staff Reporter

IF part of a Rondebosch block of flats had been converted into classrooms for black students more old people would have lost affordable homes, Claremont Democratic Party MP Mr Jan van Eck said yesterday.

"As MP for the area in which the Leadership Education and Advancement Foundation (LEAF) school was intended to be situated, I would like to express my support for the decision of the Cape Town City Council to turn down the application," Mr Van Eck said.

Suggestions that those who opposed the establishment of the college were racist were "absurd", he said.

"Those of us who opposed this development from the beginning did so long before we knew the students would not be white.

"Allowing another non-residential institution such as this college into this residential area would give further impetus to the ongoing destruction of the residential areas of the southern suburbs by business and institutions such as UCT."

Burnings halt homes plan

Staff Reporter

AMBITIOUS plans to alleviate a housing shortage in Zwelihle township near Hermanus have been put on hold following the burning of three new homes by residents who said they were too expensive.

Zwelihle residents, believed to be members of the Zwelihle Civic Association (ZCA), have allegedly demanded that the homes, which were to be sold at R24 000 each, be sold for R15 000.

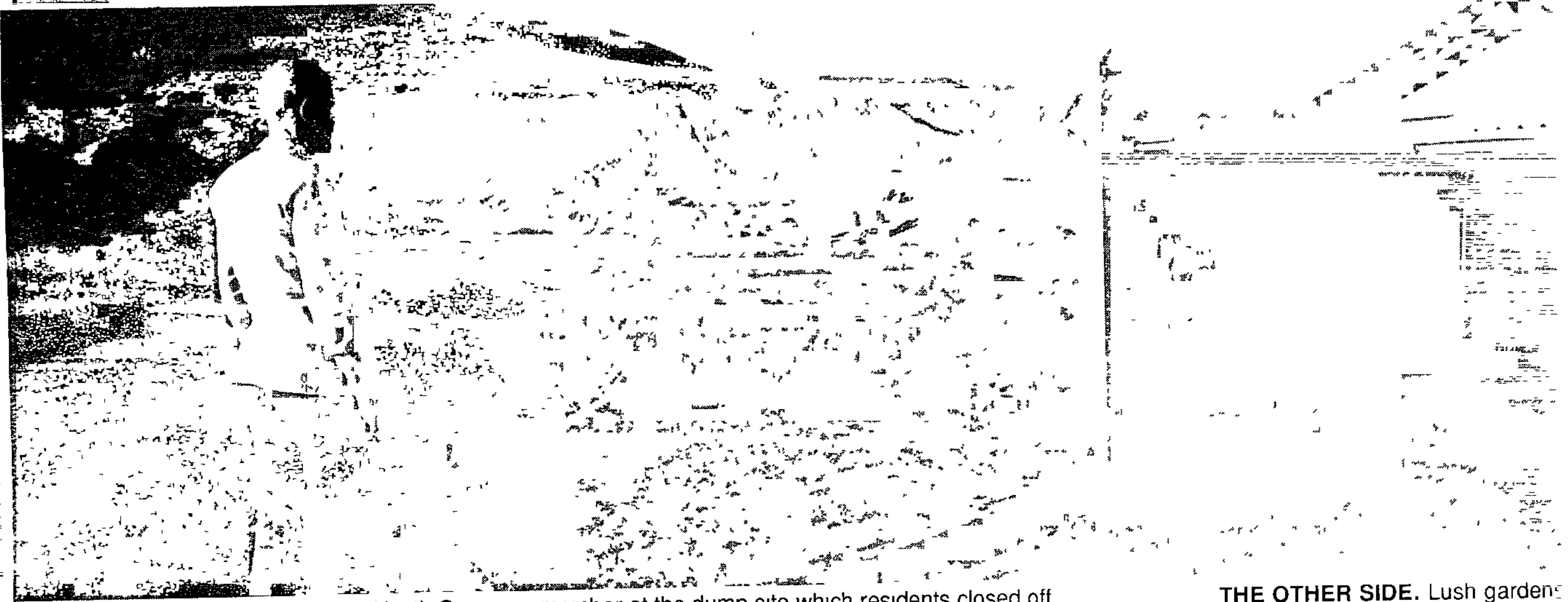
Tigerline Development Trust (TDT) member Mr Jan De Munck said yesterday that since the Easter weekend burnings, the TDT, which was set up

CAP Tmfs 6/6/90 124
to finance construction of the Zwelihle homes, had met the ZCA but failed to sort out the problems. As a result the project had been stopped indefinitely.

"The trust initially aimed at concentrating on low-cost housing but found that for buyers to obtain finance, homes would have to be built within building society requirements."

Mr De Munck said losses amounted to about R70 000 "You try to help people and then you get kicked in the face"

The Zwelihle Civic Association could not be reached for comment



DUMP CLOSED: A Robertson Youth Congress member at the dump site which residents closed off

THE OTHER SIDE. Lush gardens

A TOWN DIVIDED

South 7/6 - 13/6/90 (124)



TWO ROOMS: Mrs Lisbeth Esau in her two-roomed house in Dorpsig. She says she complained about the hole in her floor two years ago, without results

A TOWN
DIVIDED

THE town clerk of Robertson, Mr Wille le Roux, has reason to smile.

His side of town — with its immaculate lawns verging on luxurious houses and an abundance of tennis courts and rugby fields — exudes prosperity

But there is little to smile about in Dorpsig, the "lokasi" on the other side of town where tension is running high after recent bouts of unrest and clashes with the police

Negotiations to resolve the conflict between the residents and the municipality have broken down Bergsig's residents now see little hope of their grievances being addressed

Interviewed in his office at the municipal offices, Le Roux said acceding to the demands of the residents, which include a non-racial municipality, "is out of my hands"

Legitimate

"We want to speak to the representatives of the coloured people to discuss their grievances," said Le Roux "Our door is always open for talks"

Le Roux said for years the town council had regarded the management committee as the legitimate representatives of the coloured people

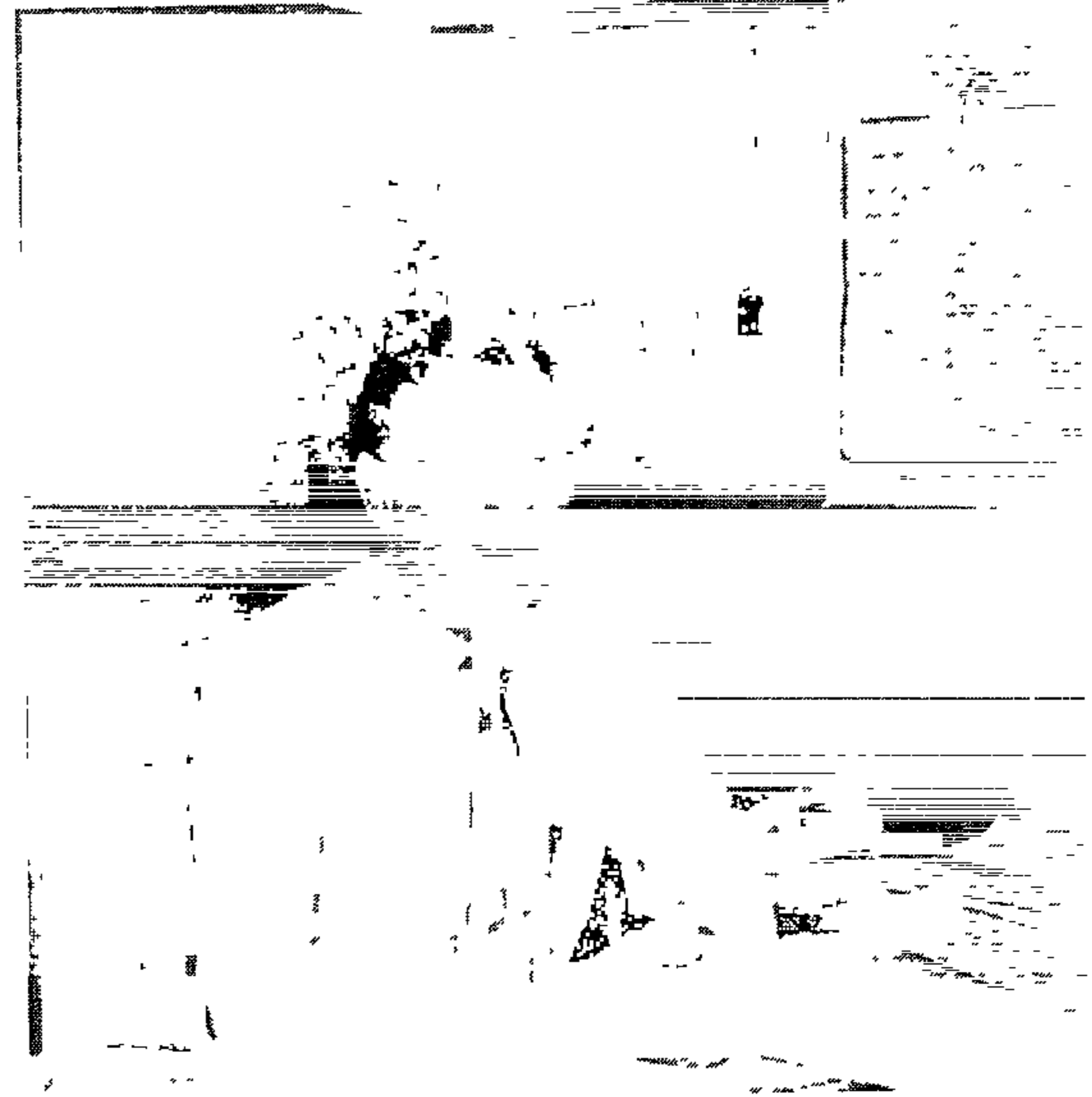
He claimed more than 50 percent of the registered voters elected the management committee last year

"No-one told us they were unhappy with the management committee and we dealt with them to sort out the problems in the coloured area," Le Roux said

"Then in March this year there was a march to the municipality and we heard for the first time that an interim committee had been elected for a civic association

"They were elected at a mass meeting and I'm not sure that is more democratic than a management committee election"

The interim committee presented the town council with 13 grievances they wanted addressed and gave them seven



ALL SMILES: The town clerk of Robertson,

**The crumbling apartheid order challenged by resurgent :
at the root of the conflict in the picturesque Boland town :
In recent months its rural peace has been shattered :
marches as the local township residents tussle with the
their quality of life. REHANA ROSSOUW investigates:**

days in which to respond

The interim committee demanded that a rubbish dump near the houses in the coloured area be removed, more houses be built and existing houses repaired and facilities be opened to all

They also demanded a non-racial municipality for the town

The town council responded in writing to the demands and asked for a meeting with the interim committee

Change laws

"The town council was concerned to sort out the problems of the people and began discussing what we could do," Le Roux said

At the first meeting, it became very clear that there was little the town

council could do to meet the demands of the civic association

They said money to build more houses and repair others had to come from the House of Representatives and none was forthcoming

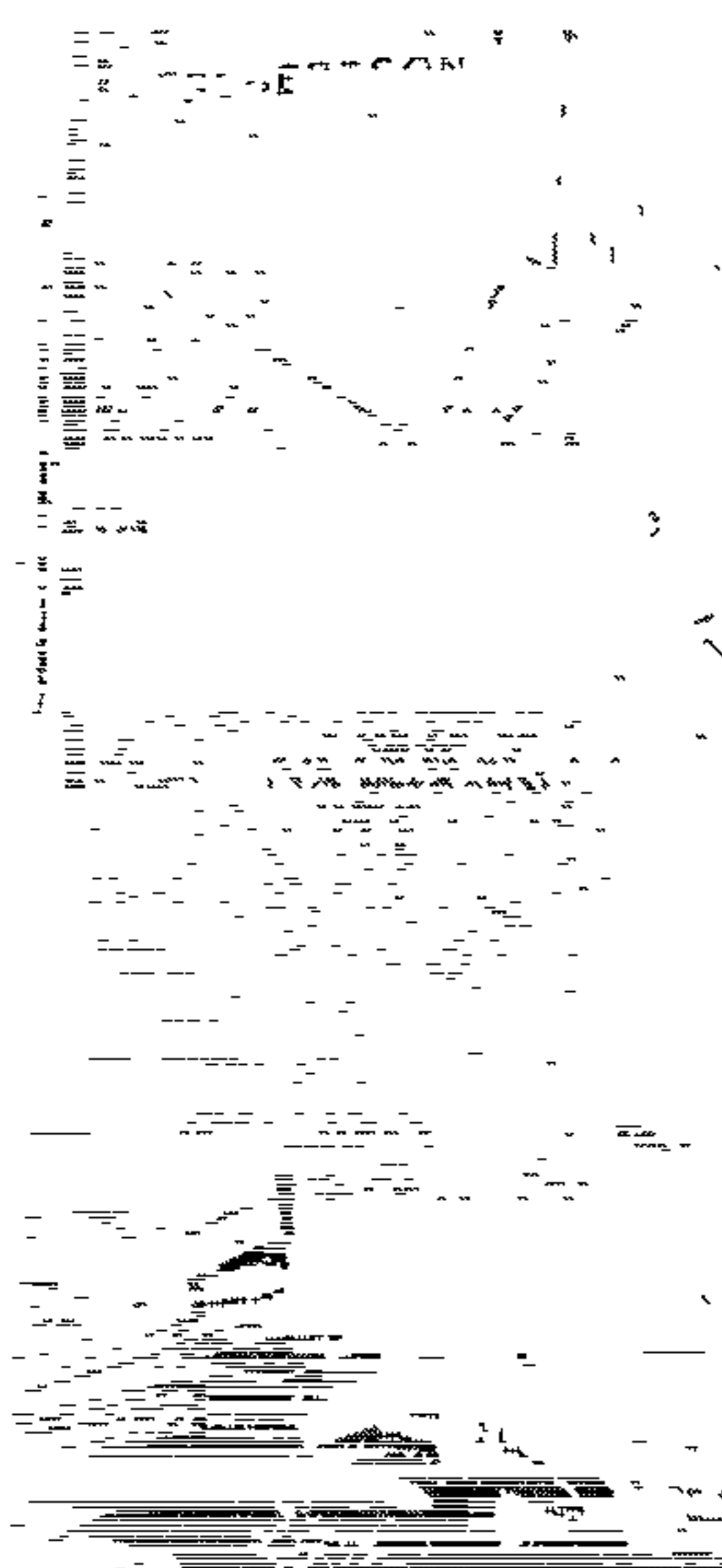
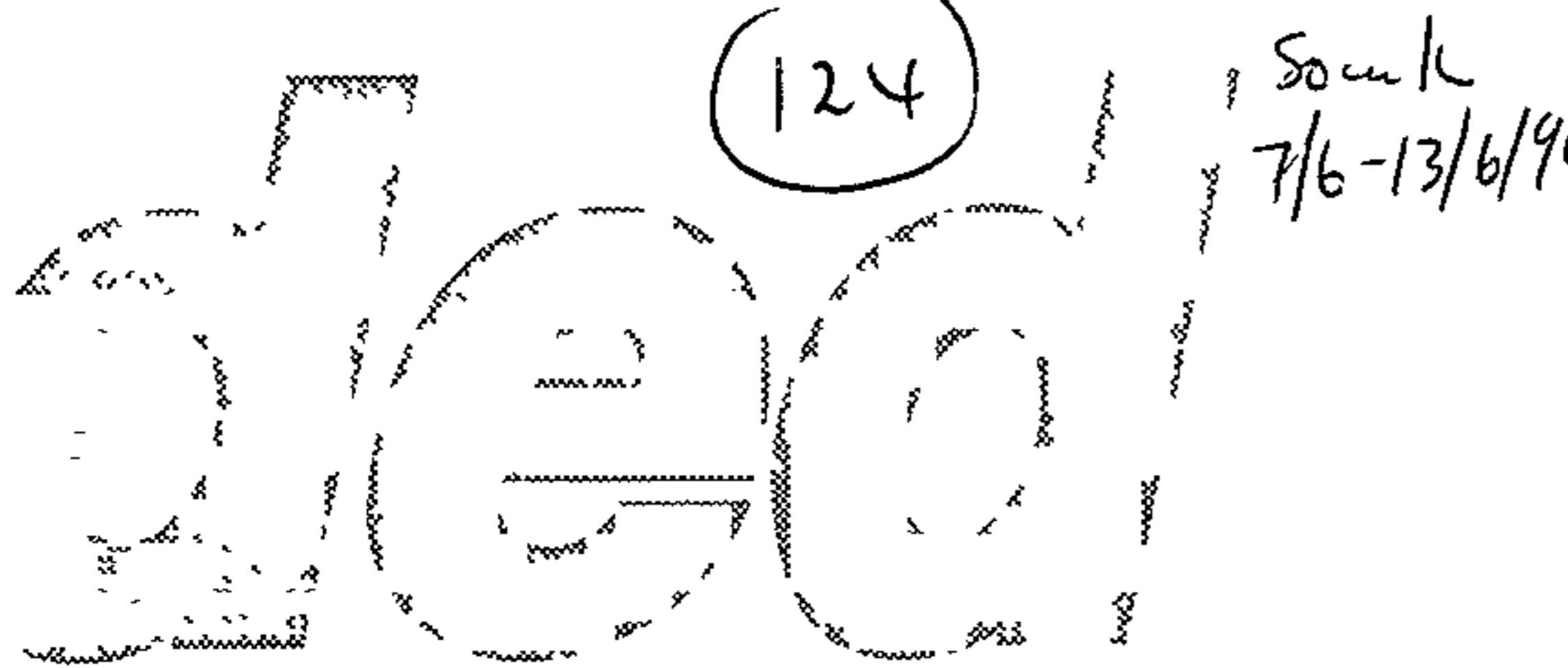
A non-racial municipality could only be established if the government changed existing laws, the town council decided.

At a second meeting with the town council, members of the civic association walked out when a group of white residents refused to say what they were doing at the meeting

No other meetings have been scheduled between the two parties

"I don't know what the feeling is of all the town councillors but I am sure

and recreational facilities abound in "white" Robertson



Willie le Roux

**Black resistance seems to be
Robertson.
police action and protest
is municipality to improve**

most of them are not opposed to a non-racial municipality," Le Roux said

"But we want all the residents of Robertson to understand that this is a political question which we can't determine

"I hope we will be able to meet the interim committee again. I'm not happy about the tensions in the town at the moment"

A tour of Bergsig, situated about two kilometres from the town, is a strong indicator that the tensions will not disappear unless something is done about conditions

Boulders, empty drums and car wrecks still block the road to the town's rubbish dump which Bergsig's residents want closed because of its proximity to

their houses

Housing conditions in the township contrast sharply with conditions in the white part of Robertson

Residents seem disillusioned about negotiations and especially the youth are insisting on action to force the municipality to accede to their demands

Mountains

"We are stuck out here in the rural areas hidden by the mountains where no-one can see what has been happening," said a member of the Robertson Youth Congress, Ignatius Smith

During police action in recent months residents have been teargassed, shot at and arrested frequently

"We don't believe that there should be further meetings with the town council," he said

"They smile politely at us but ignore all our demands

"Our position is that we should have no more meetings but more action to force them to listen

"Our people have waited long enough and the council has had more than enough time to improve conditions," Smith said

A consumer boycott launched in April to force the municipality to meet with the interim committee was called off after the first meeting took place

Now, with residents becoming increasingly convinced that the town council will not solve their problems, they are considering calling for another consumer and rent boycott

"Individuals from the management committee resigned because of community pressure but some of them continue to harass our people," the spokesperson said

"We are demanding that the rest of the management committee resign"

Victory

"Hundreds of people turned out when we called on our people to close the dump," said the youth spokesperson

"We were no longer going to allow the whites of the town to dump their rubbish near our houses and make our children sick

"Old people and young children helped carry rocks and rubble to the road which has not been used since"

The municipality has since closed and



SHACK DWELLER: Mrs Katy Swartland and her daughter Monica outside the shed she sleeps in, rain or shine **PICS YUNUS MOHAMED**

fenced off the dump, an action seen as a victory for the interim committee

In Dorpsig it is obvious that the majority of the residents regard the interim committee and the youth as their representatives

Residents bring their problems to community representatives instead of going to the authorities for help

"I went to the social workers to get a bursary for my child. He is in Std 9 and I can't afford to keep him in school any longer," a woman told interim committee members as they walked through the township

"I'm coming to see you people so that you can help me"

Another woman said she had been on a waiting list for a house for 10 years, without any results

"If you comrades from the interim committee hear of anyone moving out, let me have the house," she pleaded

"I'm not going to pay rent anymore, is that okay?" another asked

"When we see the management committee people in the area again, we'll chase them away and say the interim committee represents us," said another

Much of the anger seems to be generated by the condition of the houses consisting mainly of two-roomed houses with no ceilings, electricity or indoor water or toilets

Bedroom

Mrs Lisbeth Esau has lived in a two-roomed house for 20 years. There is a big hole in her bedroom floor where it caved in five years ago

Despite her frequent attempts, the municipality has not yet fixed the floor

Mrs Esme Beukman pays R99 rent a month for her two-roomed house. Last month, her water bill was R230

But even more vocal about the poor conditions of the houses was Miss Theresa Isaacs, who shares her two-roomed house with eight other people

"When I'm in the one room washing myself and visitors walk through, there's nothing I can do," Isaacs said

"When I'm on the toilet the whole neighbourhood can see what I'm doing because the outside toilets don't have doors

"When it rains we have to keep waking up to move our beds from one end

of the room to another

"The doors and window frames don't fit properly and the wind blows right through the houses"

Isaacs said she was fed up with the conditions

"I'm now on the side of the comrades, they will make our lives better," she said

Kennel

Even worse off are people crammed into tiny sheds adjacent to the outside toilets of the houses in Dorpsig

Mrs Emma Malgas, 48, and her husband have lived in a shed slightly larger than a kennel for two years

"It's very difficult, living like this, but we have nowhere else to sleep," Malgas said

Next door, Mrs Katy Swartland and her husband have lived in the shed for five years

The bitterness and the gulf between the two sections of Robertson's community was emphasised on the drive out of Robertson through the white area where children gathered at the local Voortrekker Hall to raise the South African flag

Stepping out of the shadows



ON THE BEAT: Security guards begin work when other people are heading for home
PICTURES YUNUS MOHAMED

South 7/6 - 13/6/90



ON THE MARCH: Security guards and cleaners march to the Department of Manpower offices in Cape Town last week

AN "invisible workforce" this week stepped out of the shadows when thousands of uniformed security guards and cleaners marched through the streets of major centres around the country to highlight what unionists say are among the most oppressive working conditions in any industry in South Africa

For most guards and cleaners, the day begins when other people are heading for home

"We are the workers whom other people forget about. Many of us work a continuous nightshift, constantly facing

The working conditions and wages of security guards and cleaners are among the worst in any industry in South Africa.

Now, Cosatu affiliate, the Transport and General Workers' Union, is campaigning to improve conditions in the sector and to halt a new Act which, the union says, will turn guards into "para-police".

CHIARA CARTER examines the workers' grievances and the new spirit of militancy in the sector:

Provident funds and job security are unheard of

The guards are also unhappy about the lack of facilities, saying that in some cases there are not even toilet facilities

The widespread use of casual labour lends itself to even greater exploitation

But in an industry where unions have previously been unable to make significant inroads, workers dare not speak up

They say any attempt to improve their working conditions means instant dismissal — hence Tiya's real name cannot be given

Last week, about 300 security guards were dismissed from Com Security company in Cape Town, after they attempted to join the protest march

Apartheid

The guards' bitterness is evident when they talk about their white counterparts

"Apartheid is alive in the security industry," one guard said

"There are whites whom we taught to become security guards. Now they are called shift leaders and the companies classify them as clerical staff, while we are excluded from medical aid and pension schemes

Cleaners share the bitterness of the guards

They, too, operate in an industry without job security and earn low wages

They are unhappy with the health risk which working with heavy machinery and chemicals entails

Union wants minimum wage of R1 000 a month

DESPITE the difficulties of organising in the sector, the Transport and General Workers' Union (TGWU) says it has signed up more than 30 000 workers.

The union is campaigning for a minimum wage of R1 000 a month, a 40-hour working week and job security and benefits.

Wages are presently determined by the Department of Manpower's Wage Determination Board

Many of the companies work on contract to

clients. Workers suspect that, if clients pay higher wages, this is not passed on to them

The employers argue that there is intense competition for contracts in the industry so that they have to keep wages down

TGWU wants a central bargaining council for the industry. It is also campaigning for the scrapping of the recently-passed Security Officers' Act which, the union says, threatens to turn security guards into "para police".

Earlier this month, the union met the newly-constituted Security Board and the employer body, the South African National Security Employers' Association (Sansea).

TGWU told both bodies that the union wanted the entire Act scrapped as workers had not been consulted when it was drawn up.

As a compromise, they signed a letter from Sansea asking the government to freeze the Act which is due to be implemented in October.

darkness and fear," said Themba Tiya, a security guard with a Cape Town firm

Tiya sees his family only one day a week

The other six days he leaves his Khayelitsha home in the late afternoon, before his wife returns from work, to travel to the security company where he is employed

Baton

From here, he is taken in a van — with the patrol dogs — to a construction site which he patrols through the night

Always present is fear of what the night might hold. Without a telephone, walkie-talkie or any form of communication, his only protection is a baton

During winter, his clothes are sodden because there is no shelter at the site and he is not given protective clothing

Like most guards, Tiya earns less than R400 a month for his 12-hour shift, six days a week

Like the thousands of security guards who took part in last week's march, Tiya is angry at the contradictions involved in guarding companies worth millions, while earning so little

"The money we earn is not enough to support a family on. The company does not recognise that we do a dangerous job and are deprived of a normal family life. My employer views me in the same light as the guard dogs," Tiya said

Unhappy

Not only are wages low in the industry, but overtime is almost unheard of. Most guards work 12-hour shifts. Sometimes they have to work double shifts — meaning they are away from home for a full day

MEDIA SKILLS PROJECT

The Other Press Service (TOPS) Training Project invites applications for its six-month media production training course.

The course, which starts in October 1990, is aimed at producing skilled media production workers for progressive organisations such as trade unions, youth congresses, civics and other community bodies.

The course features intensive training in production work, including design, typesetting and desktop publishing.

During their six months with TOPS, trainees will be paid a salary and will participate in the day-to-day running of the project.

Preference will be given to

applicants who have the endorsement of a progressive organisation.

Applications should include the following:

- * A curriculum vitae
- * A motivation for becoming part of the TOPS Training Project
- * An outline of previous organisational activity
- * (If possible) Endorsement from a progressive organisation
- * The names and telephone numbers of two contactable references

Interviews will be conducted at our office in Johannesburg during July

Send your application to:
The Co-ordinator
TOPS Training Project
PO Box 843
Johannesburg 2000



Closing date for applications: 26 June 1990

Projects Assistant: Administration

Cape Town

THE POSITION

Projects Assistant Administration

THE SKILLS

- Wordprocessing
- 2 to 3 years experience
- bilingualism with excellent interpersonal relations
- organisational abilities

THE DUTIES INCLUDE

- processing of documentation relating to Education Board activities
- taking and preparing minutes at board meetings

THE ORGANISATION

The Mobil Foundation of SA, an autonomous organisation established to promote a non-racial democratic society in South Africa

Salary negotiable

Please send a detailed CV (with contact telephone number) to The Education Manager Mobil Foundation of SA P O Box 2306, Cape Town 8000

Closing date 20 June 1990

Mobil Foundation of South Africa

Launched on a bumpy road

AT the national launch of the National Olympic Sports Congress (NSC) last weekend, newly-elected president Mluleki George emphasised the need for organisation at grassroots level.

Less than 24 hours later, the point was driven home when only a handful of athletes turned out for a scheduled three-race Fun Run — which was reduced to one.

That the Western Cape is the traditional stronghold of the South African Council on Sport (Sacos) and the South African Amateur Athletics Board (Saaab), one of its staunchest supporters, could partially explain the lack of participation

Another explanation could be simply poor organisation. But a lesson to be learnt is that, despite its undoubted support, the NSC cannot take its membership for granted

Centre-stage

The NSC, however, has been able to grab centre-stage at the expense of Sacos within a short time

From all sides of the South African sporting spectrum, the NSC is being seen as the major organiser of sportspeople in South Africa — and its emergence the death-knell for the 17-year-old Sacos

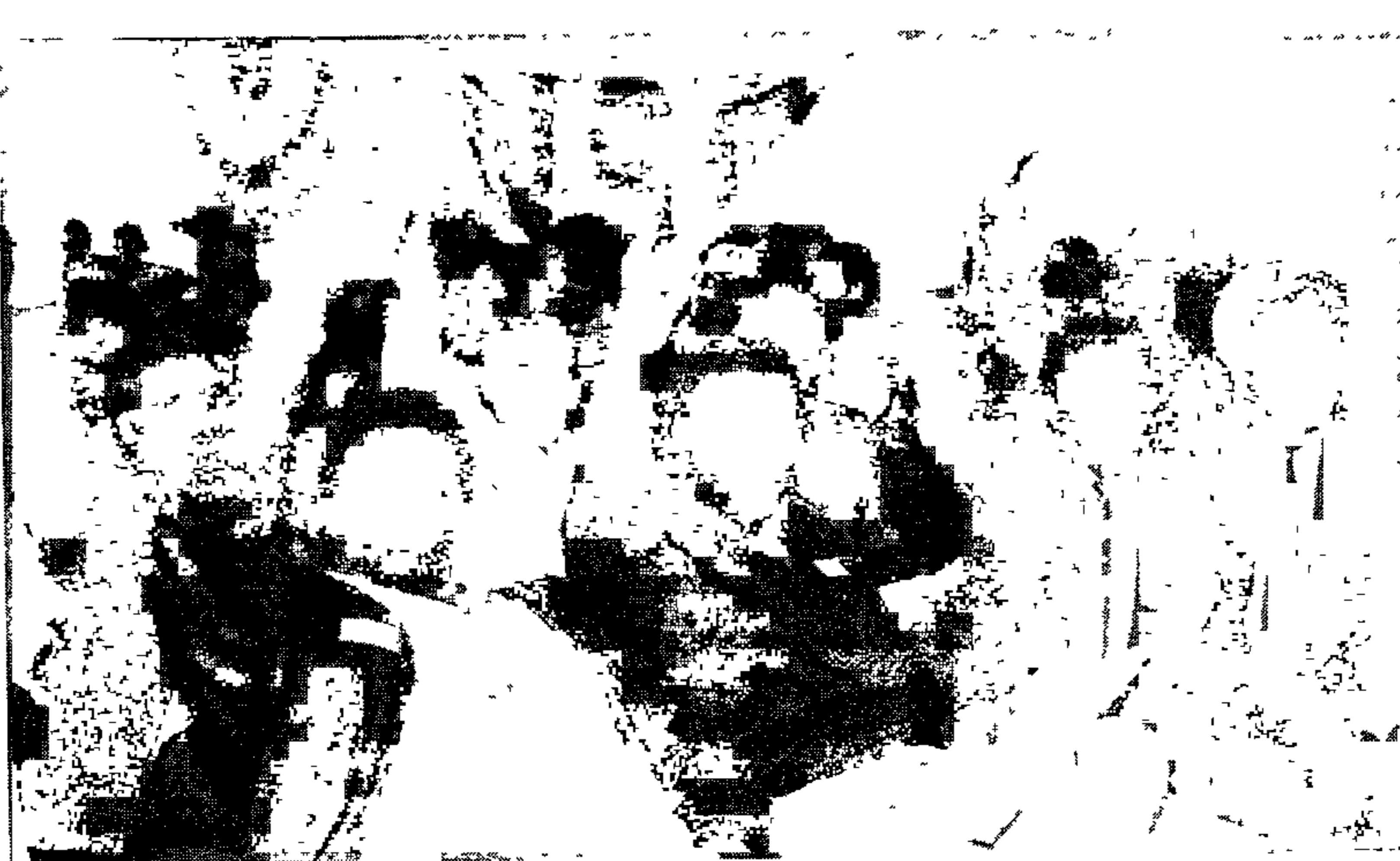
Last week two major Sacos affiliates, the South African Cricket Board (Sacb) and the South African Soccer Federation (SASF) joined the NSC

'Reach those forces outside the ambit of the NSC'

The SASF resigned from Sacos, but Sacb retained dual membership, in spite of Sacos having declared the NSC a rival organisation

Sacos is in danger of being relegated to a small, regionally-based organisation

Besides the South African Rugby



Eastern Cape delegates vote at the NSC Congress at the St Francis Cultural Centre in Langa last Friday
PIC: BENNY GOOL

The national launch of the National Olympic Sports Congress in Cape Town last weekend is bound to cause a major shake-up in South African sports.

With the backing of the Mass Democratic Movement (MDM), it is set to become the major umbrella body for sports organisations in the country and the major voice for non-racial sports at international forums.

But how receptive will sportspeople be to its message? Will the NSC be able to reach grassroots levels? WAGHIED MISBACH reports:

Union (Saru) and the SASF, Sacos derives almost half its membership from school sports bodies of one of its biggest affiliates, the South African Senior Schools Sports Association (Sasssa)

Sacos recently lost the Border region of Sasssa when they affiliated to the NSC

The NSC membership figures released at the launch on Friday reveals the importance of the schools bodies

The present membership of the NSC is approximately 650 000. Of that figure, approximately 320 000 members are from the 800 NSC-affiliated schools sports structures

The NSC now has four national affiliates, the Tennis Federation of South

Africa (TFSA), the South African Tertiary Institutions Sports Congress (Satusco), Sacb and the SASF, and a provincial umbrella body, the Natal Council of Sport (Nacos), which affiliated three weeks ago

Saru is expected to affiliate to the NSC, especially after the election of its president, Ebrahim Patel, as one of the NSC's three vice-presidents

Affiliates

Of its eight associate-members, four are Sacos affiliates (Saru, the Squash Rackets Federation of South Africa, the SA Table Tennis Board and the SA Tertiary Institutions Sports Association)

The others are the SA Boxing Coordi-

nating Council, the SA Senior Schools Sports Congress (Sassscon), the SA Amateur Athletic Congress and the SA Soccer Association (Sasa)

The NSC, however, will have to consolidate its gains, despite being launched in four regions — Natal, Border, Eastern Cape and Transvaal (The Western Cape launch is expected to take place on July 27)

In his keynote address at the launch, held at the St Francis Cultural Centre in Langa, National Executive Member Steve Tswete said the challenge was to "reach those forces outside the ambit of the NSC"

Tswete said the NSC should adopt a

two-pronged strategy that would involve the "unity of black sportspeople and at the same time admit sectors within establishment sport ready to accept the ethos of non-racial sport"

He added the ANC supported the idea of a sports indaba to construct a mass-based sports movement

Tswete said the next step of the NSC was to increase communication with international sports bodies

This brings into question the role of the exiled South African Non-Racial Olympic Committee (Sanroc) which the NSC has yet to discuss

The unity talks are an indication of the respect the NSC has mustered

The addition of the word "Olympic" to the NSC name is bound to have far-reaching implications for the 28-year-old Sanroc and the multinational South African National Olympic Committee (Sanoc)

The NSC has already stated it would refuse to accept an application of affiliation from Sanoc, as Sanroc is the recognised national Olympic body

Despite teething problems, the formation of the NSC is certainly the most important development in the country's sports history

In establishment ranks, it has brought new calm after years of preoccupation with rebel tours. With some exceptions, the majority of white sportspeople, including Dr Danie Craven of the South African Rugby Board (SARB), has insisted all mercenary tours be cancelled until single non-racial controlling sports bodies are created

Significantly, the unity talks have been, and are, an indication of the respect that the NSC has been able to muster in its short existence

Eye-opener

The eye-opener for establishment sport has been the "deal" between the South African Cricket Union's (Sacu) Ali Bacher and the NSC

To have an influential sports body as Sacu agreed to cancel the Gating tour was a confirmation of the NSC's political clout

Detentions will 'derail reform'

THE death of Mr Donald Mabisha, a detainee in terms of Section 29 of the Internal Security Act who allegedly hanged himself in the Potgietersrus police cells, as reported in the *Cape Times* (June 2) reveals, as nothing else does, that South Africa is not a democracy

I have today written to State President FW de Klerk, pointing this out to him and insisting that detention without trial and access to the courts will derail his reformist moves

Solitary confinement, in which most if not all detainees are held in terms of Section 29, is torture as most doctors and psychiatrists have described it.

Former Chief of Justice in Zimbabwe, Mr Enoch Dumbatshana, made this finding when he rejected the confessions obtained from four top air force officers (white), who allegedly blew up the whole of the Zimbabwean air force

LETTERS

Address all letters to The Editor,
P O Box 13094, 7900 Sir Lowry Road

He described their solitary confinement as a form of torture. He acquitted them

DAVID KESSLER
BELLVILLE

Gays want justice, no special deals

THANK you for your article on possible lesbian and gay rights in a future South Africa (SOUTH, May 17)

The article was not only interesting and educational but also provided favourable publicity for the aims of the Organisation of Lesbian and Gay Activists (OLGA)

This having been said, we cannot,

however, extend our enthusiasm to the headline of the article, which read "Protect us, gays ask ANC"

It is completely untrue that we as gay and lesbian people want or need the ANC to "protect" us. We are not helpless infants, nor are we a "minority group" that somehow deserves a special deal or special privileges

The rights we demand are exactly the same as those taken for granted by heterosexuals in our society: the right to legally make love, the right to have our committed relationships recognised under the law, the right to earn a living without being afraid of being discriminated against on account of our sexuality, and equal treatment in child custody and adoption rights cases

Moreover, what we demand is not protection but simple, straightforward respect. We are human beings just like heterosexuals and deserve to be treated

no differently

This means that if there is to be any justice for us in a new South Africa, oppression of lesbians and gays will have to end

An appropriate headline for your article might therefore have been "Gays tell ANC they also want justice"

We hope that you will continue to give coverage to our struggle for a South Africa free from all forms of subjugation

Forward to liberation!

G RETIEF
ORGANISATION OF LESBIAN
AND GAY ACTIVISTS
CAPE TOWN

Gqozo is 'no better'

IF someone has furthered the aims of apartheid, is he or she a killer?

Definitely, because apartheid kills the people's minds and bodies

Even if they have done a single thing in the people's interests, bantustan leaders — the Matanzimas, Mangopes,

Buthelezis, Holomisa, Gqozo etc — deserve no praise

Bantustans had been designed to further the aims of racism — a crime against humanity. Therefore, they are the racists' counterparts in the implementation of apartheid policy

I write this letter in response to "In praise of Ciskei leader" (SOUTH, May 23-29) which irritated me and caused me to have more hatred for apartheid

The writer, it seems, thinks that Gqozo is better than Sebe. He is wrong. Gqozo has always been in the government circles singing the same song with Sebe.

Let's stop believing in these people. They are not our leaders

Our leaders are in the ANC, SACP, PAC, AZAPO etc — not in the homelands leadership

Mandela, Balindiyebos, Slovo and Kathrada had never associated themselves with RSA laws as being good, but fought against them

JACK X ZONDI
GUGULETU

All letters to the Editor must include the name and full address of the writer, even if a nom-de-plume is requested

Achieving a perfect balance

W/K-4166 9/16/70
From page 1

year in respect of social work services, including education and service centres, is about R2,2 million, the current shortfall of about R670 000 directly subsidised by the League," said Mr Nel

As MD of the League, his job is unique in that he has to walk the tightrope between running a business concern and a welfare organisation

"One has to have an open hand and be sympathetic to people's needs one moment and a sharp businessman the next. It is a skill which does not come quickly but has to be learned over a long period," he says

Projects planned for the future include

- A new R13 million head office building on the foreshore which is being built in partnership with a leading Cape Town pension fund and should

be ready for occupation in about a year

- The construction of Dromedaris Flats for senior citizens in Brooklyn which will comprise 159 single and 56 double flats at an estimated cost of R5,2 million

- The continuation of the Mfuleni development where they have already built 67 houses in partnership with Garden Cities

- The continuation of their Montclair development where 78 houses have already been built in partnership with Rabie Developers. The township will ultimately provide 725 houses at prices ranging between R60 000 and R72 500

- A further 68 single and 60 double flats as an extension to the existing 112 flats for senior citizens at Reygerhof in Brooklyn

- Extensions to the Zorgvliet Service Centre in Brooklyn which will double its capacity

so that it will be able to accommodate 260 seniors

- The Kent Durr Retirement Project in Bothasig which is being built in phases at a total cost of about R14 million and which will ultimately house 434 senior citizens in 232 single and 101 double units

- Silverlea Fishhoek which is being investigated for possible development as a group housing scheme

Mr Nel said the company had decided to concentrate its efforts in the near future on the provision on flats to let

He said there was a growing awareness, even in government circles, that home ownership for all was not feasible at this stage and more rented accommodation was required

"This is where the greatest demand is as many blocks of flats have gone sectional title

and prevailing rentals for those that have not tend to be very high

"Rents determined by the League are much lower than the rest of the market as we do not strive to get a maximum return on our money"

Mr Nel also intends broadening public awareness of the company

"In the past we have maintained a relatively low public profile so much so that the company has often been confused with being a government-controlled body

"As a first step we will shortly be launching a national competition to find a suitable new bilingual name which reflects our primary objective of providing suitable housing with adequate community facilities and social work services for families and senior citizens in the middle and lower income groups at prices within their means"

Achieving perfect balance

By MAGGIE ROWLEY
Business Staff

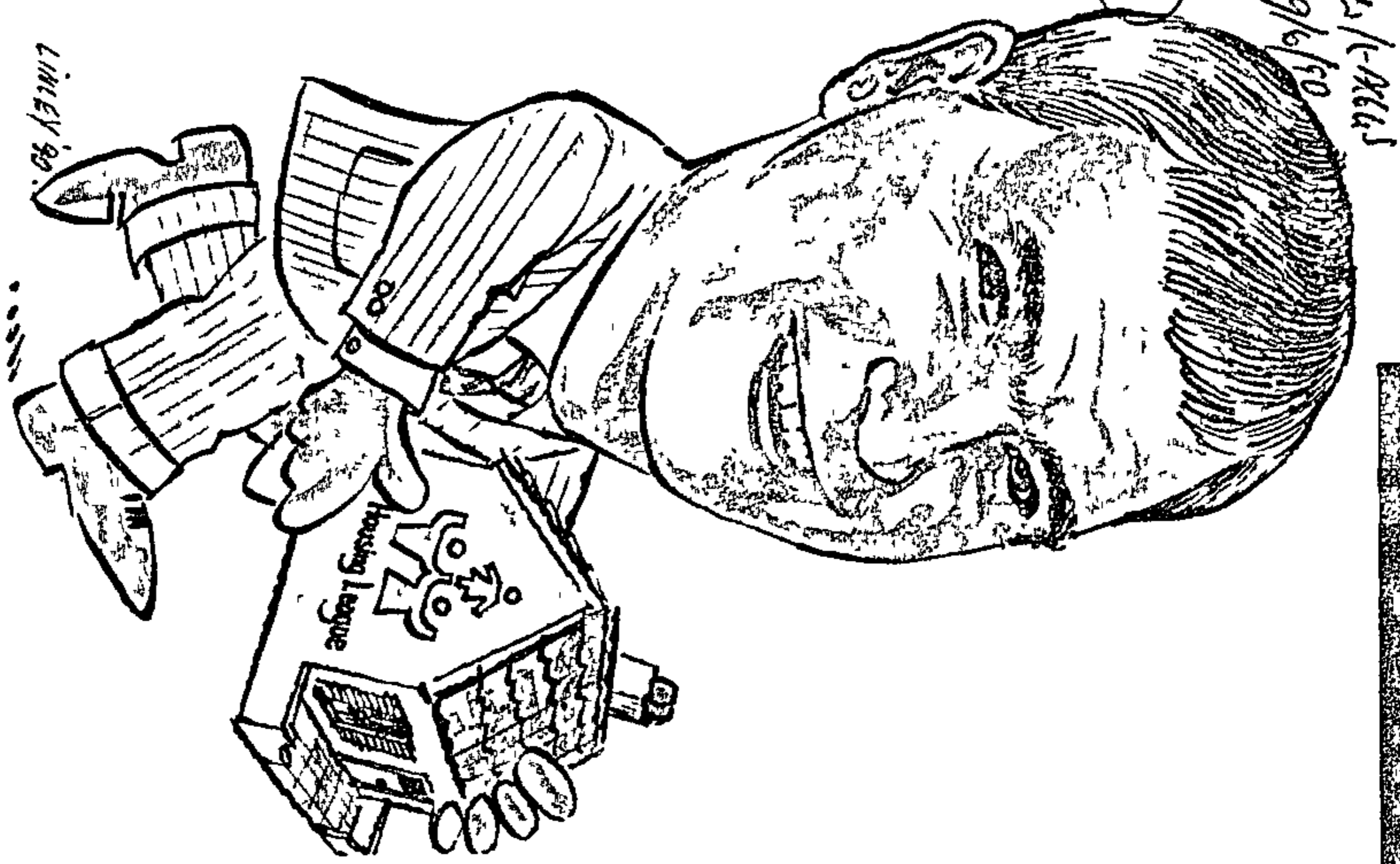
STRIKING a balance between social welfare on the one hand and running a business on the other is the challenge being faced by Johan Nel, MD and vice chairman of The Housing League, South Africa's largest and second oldest housing utility company

It is a challenge he has more than ably risen to in the four years he has been in the League's hot seat.

Mr Nel joined The Housing League — which aims to provide not only habitable dwellings but to render a wide range of welfare services — almost 20 years ago as financial manager. Then the group's assets at book value stood at R19,4 million. Today they are close to R100 million and he is looking to double that in the next six to seven years.

The League's projected capital expenditure for government-financed projects over the next five years is about R50 million. The company also expects to generate about R20 million to R25 million of its own funds to finance its private projects.

"And inflation will contribute to boost total assets to the R200 million mark," he said.



Johan Nel...rising to challenges.

The League was formed nearly 61 years ago by a group of citizens who were

concerned about the poor people streaming into Cape Town from the platteland and

farms during the Great Depression

They approached wealthy people for financial support and started with total assets of about R4 360. They finally got the government to agree to fund them on a rand for rand basis.

Since those early days the League has provided more than 12 000 homes for the lower and middle income groups and is the biggest supplier of specialised housing for senior citizens in the Peninsula.

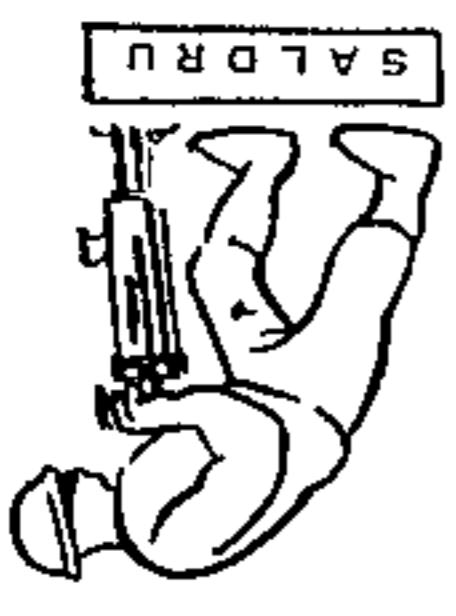
As an organisation "not for gain", all surplus capital is ploughed back into the company to fund new projects.

One cannot take the myopic view that because it is a non-profit company it should be able to function on lesser reserves. On the contrary, a company such as ours needs an enormous funds to finance the expensive commodities of land, services, building costs and infrastructure to provide housing for people who can least afford it.

The importance of maintaining a stable financial keel so as to remain buoyant in the face of ever-rising costs and fluctuating political, economic and social tides can never be over-emphasised.

A sound financial base and conservative fiscal outlook is Mr Nel's credo in running the League which has its building unit, the Utility Construction Company, and its own social work department employing 18 qualified social workers.

"The budget for the ensuing
See page 3



Langa demos held

South 116 - 13/6/90
By REHANA ROSSOUW

MORE than 50 Langa residents were arrested on Tuesday when they participated in an illegal march to protest against alleged corruption in the Ikapa Town Council.

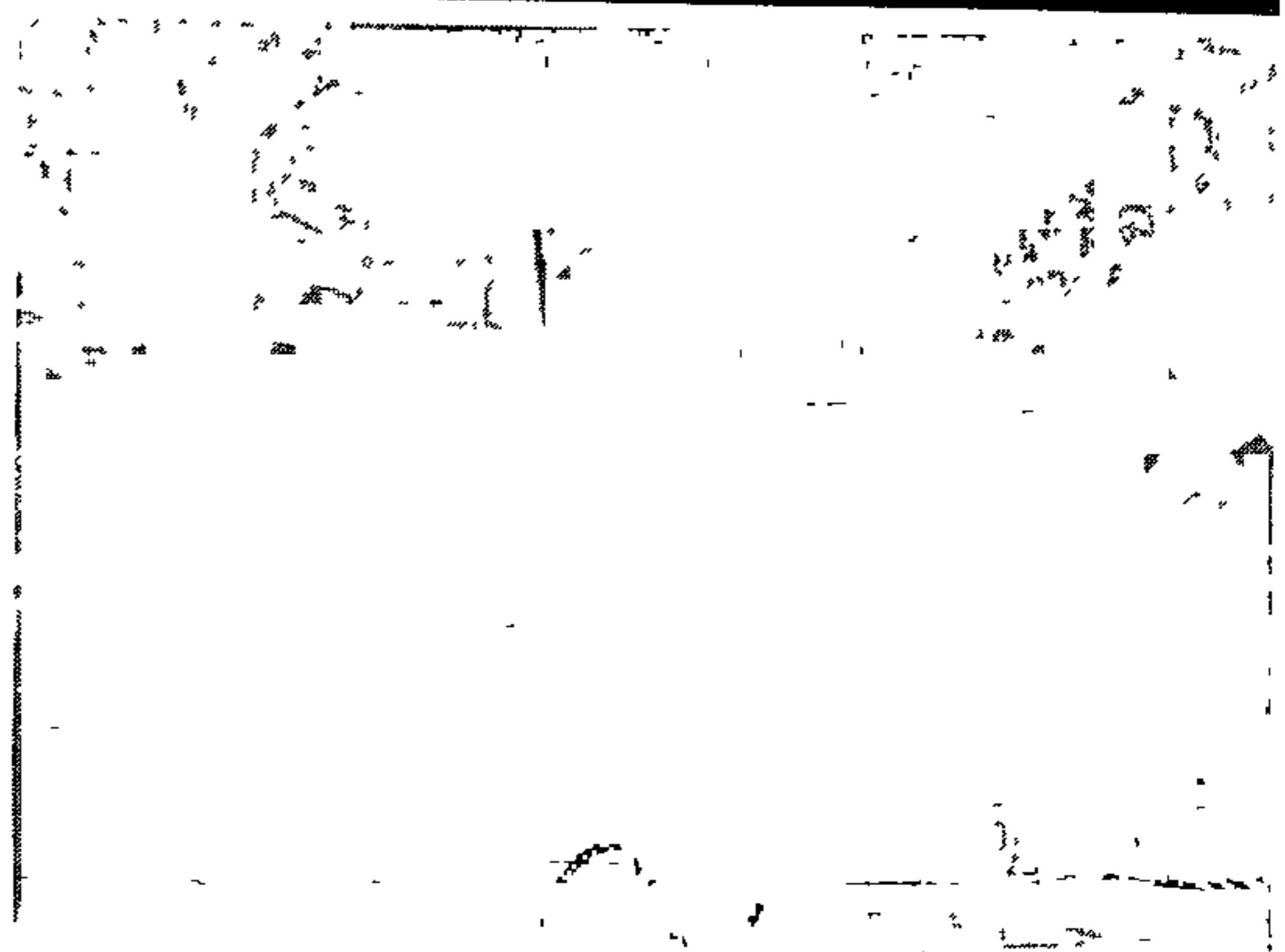
The march was a sequel to a legal march organised last Friday by the Langa zone of the Western Cape Civic Association (WCCA) (124)

About 100 residents marched to the Ikapa offices to demand that the superintendent of housing and three officials resign after allegedly accepting bribes for housing

On Monday, representatives from the WCCA met officials of Ikapa to discuss a petition handed in after the march

"They told us that they couldn't fire the officials without proof and if we had any evidence of bribery we should take it to the police," said WCCA spokesperson Ms Matabo Pharela

"They also said they would give attention to our other grievances like



BRIBERY PROTEST: Langa residents march to the town council offices to protest against alleged bribery

cleaning up the township "

The delegation reported back to the community at a mass meeting on Monday night, where a decision was taken to

protest every morning until their demands were met

A police unrest report confirmed that 60 people were arrested on Tuesday

Cash-in as Muizenberg goes black

South 14/6-20/6/90

124



HONEYMOON'S OVER: The view of the beach-front from the honeymoon suite in Queens Residence is marred by the sagging ceiling
PICS YUNUS MOHAMED

MUIZENBERG, once a premier resort for holiday-makers, has been turned into a "mini-Hilbrow" with at least six buildings now occupied by black families

But they are at the mercy of landlords of at least two beachfront "hotels" who have cashed in on the critical housing shortage in Cape Town

They have opened their officially "whites-only" doors to families desperate for accommodation.

A SOUTH investigation this week found that blacks are forced to pay exorbitant rents for rooms that landlords once battled to let.

Residents at Queens Residence, a beach-front block of flats where the "best" room is the honeymoon suite, have revolted against the poor condition of the building and the high rents

Beach

At the nearby Coastal Lodge in Alexander Street, tenants say they are housed "like inmates at a concentration camp"

Tenants at Queens Residence held a meeting last week and signed a petition demanding that the building be improved.

They also protested against the proposed increase in rents

Their landlord, Mr Dudley Gough, responded by giving two residents who spoke at the meeting two weeks' notice

The building's 48 rooms are mostly occupied by "coloured" tenants

One of the tenants given notice, Mr Johnny Jones, had lived there in a single room with his wife and daughter since last year.

"We were sleeping on the beach in Glencaim, between the rocks, but

Desperate to find accommodation in Cape Town, black families have been flocking to the whites-only Muizenberg coastal resort where landlords charge them exorbitant rents for single rooms. REHANA ROSSOUW reports:

when my daughter was born it was getting tough for us"

Jones and his wife share a small bed in their musty room. Their daughter sleeps on a bed made of blankets on the floor

The tariff at Queens Residence is R225 a month for the smaller rooms and R280 for the double rooms. There are 27 rooms, including three in the attic

The Jones family shares a bathroom and toilet on the ground floor with the other residents

"Besides the fact that the walls in our room are crumbling and the room stinks of damp, the biggest problem is the rats," said Jones

"It took a long time before the tenants began complaining about the place

"Most of the people here are from upcountry and everyone has nowhere else to go

Stoves

"We went to see lawyers to take action for us but the fact that we are living in a white area does not make it easy

"But the owners of this place have a duty to fix it up, to make it decent for humans to live in. All it is fit for now is for rats"

The rooms at Coastal Lodge are smaller than at Queens Residence.

"Every morning, the electricity is switched off. We have to wait until evening before it is switched on again," said a tenant who did not want to be named for fear of eviction

"We are not allowed to keep our stoves in our rooms. Every night, we have to carry them through the pool centre downstairs into the kitchen and carry the food back through the centre to our rooms"

Tenants claim the landlord "raids" their rooms in the middle of the night, checking whether they were allowing outsiders there

The building is locked at 11pm and tenants have often had to find an alternative place to sleep after being locked out.

Music is not allowed after 10pm

Visitors staying overnight have to pay R25. A notice in the office downstairs states that rents have to be paid by the 25th of each month

Tenants are fined if the rent is a few days late

Muizenberg landlords deny they are exploiting the shortage of housing for "coloureds" in Cape Town by charging high rents in the area

"I have never agreed with the Group Areas Act and have never obeyed it," said landlord, Mr Dudley Gough

"I don't intend obeying that law this late in the game. Anyway, it seems as though it will be lifted soon"



A PLACE CALLED HOME: Mrs Thelma Jones and her daughter in front of Queens where they pay R225 a month for a single room

Gough said he realised that the building had rats only last week and had the place fumigated

He said the rents were increased to pay for repairs to the building which were already underway

However, when SOUTH visited Queens Residence on Wednesday, there was no sign of repairs or treatment to combat the rats

Hovel

"The place isn't a hovel. I've seen worse," said Gough

Coastal Lodge's landlord, Mr D van der Merwe, said he had never heard of the Group Areas Act.

He denied that the electricity was switched off during the day and blamed tenants who cooked in their rooms for the constant power failures

Van der Merwe said tenants did not have to carry equipment through the pool room every night

He had told them often they could

leave it in the kitchen, he said

He admitted that he carried out "spot checks" on the tenants, claiming that some of them allowed as many as 10 friends to sleep over

"But I can count on one hand the number of times I've done that in the past five years," Van der Merwe said

"My doors are locked at 11pm for the safety of the residents and they know the rules about visitors

"It's true about the music, they know I want silence after 11pm

"Some of the people actually have to get up to go to work in the morning, although I know most of them want to lie in their rooms and drink all day"

Van der Merwe said he was "trying to help" his tenants, most of whom were navy and hospital staff, desperate for accommodation.

A lawyer consulted by the families said they had "very little" hope of redress because they contravened the Group Areas Act.

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Melton takes stand against higher tariffs

By PETER DENNEHY
Municipal Reporter

12U 763

THE Management Committee (Mancom) for Melton Rose, which adjoins Blue Downs, decided yesterday to provisionally suspend all its activities out of disillusionment with the government

Mr Nevie Baartman, the chairman, said yesterday that on May 23 the chairmen of all the management committees in the Western Cape Regional Services Council (RSC) area had decided not to approve increases in rates and in water tariffs

Melton Rose Mancom secretary Mr S J Maart said this would have resulted in a total shortfall of about R33million. The deficit for Melton Rose alone would have been R3,1m

Mr Baartman said the Minister of Local Government and Agriculture, the Rev Andrew Julies, was to have been approached to stand in for the shortfall

However, no meeting with him could be arranged before he approved the budgets for the various management committee areas at the end of May

In the case of Melton Rose, the budget had included rates and water tariff increases of 15% each, due to come into effect on July 1.

The management committee had not consented to these increases. Instead, it had wished to investigate areas in which savings might be made, but had not been able to do so, and the RSC had not reported back to it on discussions with Mr Julies, Mr Baartman said

Mr Julies could not be reached for comment yesterday.

● A spokeswoman from the Kleinville Advice Office reported yesterday that 39 households in Kleinville, near Melton Rose, and 17 other households in neighbouring suburbs had their water supplies cut off on Monday after not paying their bills

FIM 15/6/90 (124)

Activities: Property development (124)
Control: Directors' beneficial interest 46%
 (1988 23%, 1987 43%)
Joint managing directors: J E Moser, M J Vietri

Capital structure: 9,1m ord's Market capitalisation R6,1m

Share market: Price 67c Yields 17,9% on dividend, 49,7% on earnings, p/e ratio, 2,0, cover, 2,77 12-month high, 120c, low, 65c
 Trading volume last quarter, 109 800 shares

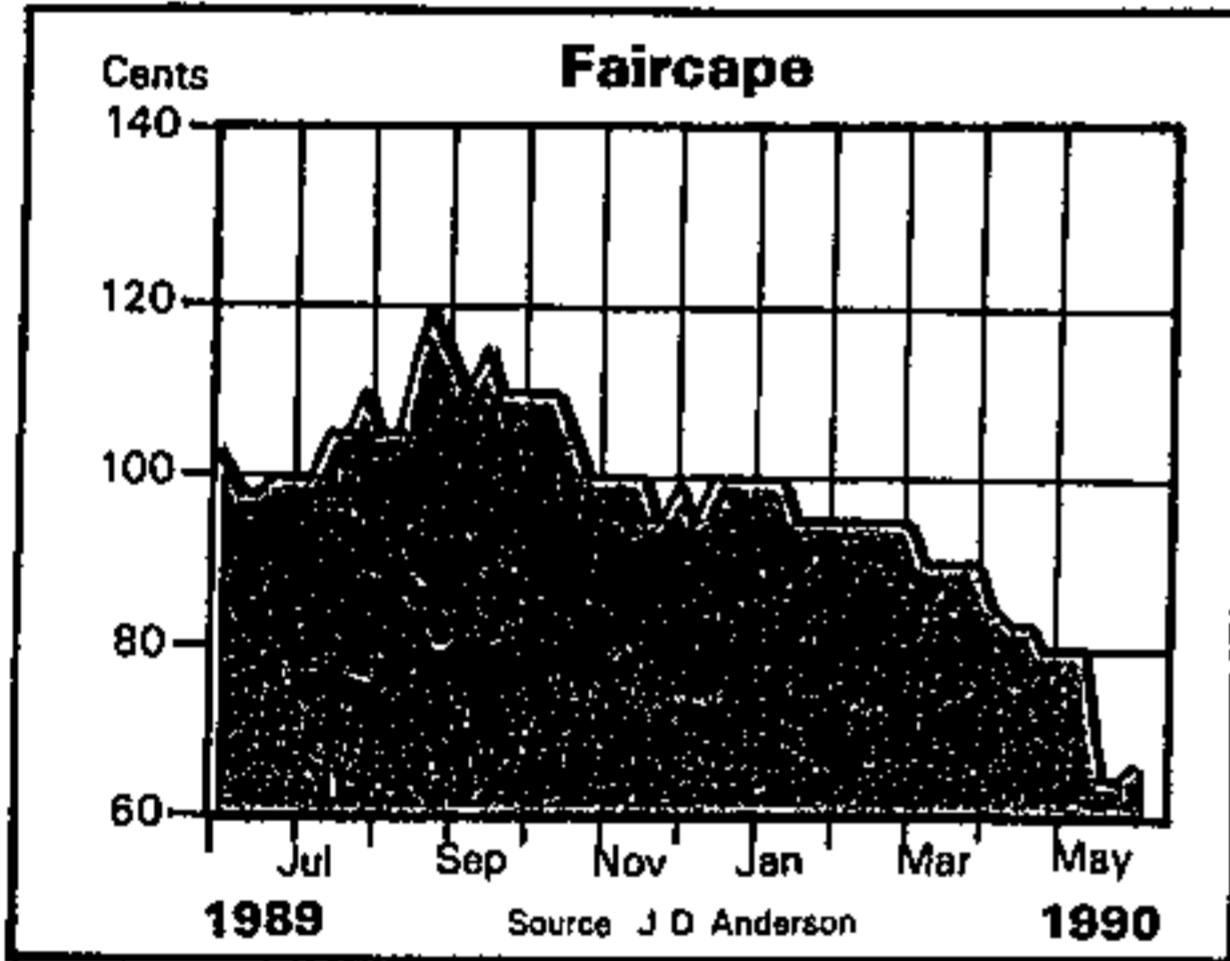
Year to Dec 31	'86	'87	'88	'89
ST debt (Rm)	0,78	0,95	17,04	11,7
LT debt (Rm)	0,05	0,09	4,06	6,3
Debt equity ratio	0,88	2,52	3,68	1,53
Shareholders' interest	0,37	0,20	0,15	0,32
Int & leasing cover	—	5,4	7,0	5,4
Debt cover	0,50	0,27	0,23	0,09
Return on cap (%)	32	14	17	5,4
Turnover (Rm)	7,2	19,5	32,9	45,3
Pre-int profit (Rm)	0,67	2,6	6,1	2,0
Pre-int margin (%)	9,3	10,0	18,7	4,4
Taxed profit (Rm)	0,34	1,1	2,8	2,3
Earnings (c)	6,0	16,9	30,3	33,3
Dividends (c)	—	5	10	12
Net worth (c)	13,8	43,4	63,7	128,0

FAIRCAPE FIM 15/6/90

Land delays (124)

The performance of Faircape's core business has been weak, despite the 11% increase in EPS. The bottom line was affected by a change in the basis of tax, and extraordinary profits realised on investments.

Though turnover rose by 38%, operating profits fell by 69%. Joint MDs Mike Vietri



and Johan "Hans" Moser explain that "the shortfall in profitability resulted largely from delays in projects coming on stream. A delay on the part of local authorities in approving black development areas for planned housing projects caused holding and building costs to escalate at an alarming rate. Had authorisation to commence planned developments been granted timeously, profitability would have improved significantly."

But does this justify such a large decline? Should management not be aware of the difficulties of dealing with the authorities and take precautions?

The main problem seems to be that about 50% of the group's business is in black hous-

FIM 15/6/90 (124)
 ing development. All parties operating in this area are feeling their way through new problems which often arise.

Examples cited by management include heightened demands being made by black buyers who want more and better facilities in new houses, though at the same price. In some areas, blacks have apparently suspended payment of bond instalments and building societies in turn have become more cautious about making bonds available for the sector.

A more important factor for Faircape has been delays in the proclamation of land by the authorities. As a result, Vietri and Moser say, from 1991 the group intends to reduce its land holding in black areas.

FIM 15/6/90 (124)

Thanks to the disposal of certain highly geared assets during the year, and 25% of the stake in the Health & Racquet Club Group, Faircape's retained income rose by R3m. Short-term borrowings were reduced and after a switch of further short-term debt into long-term borrowings, the balance sheet has assumed a healthier structure. Still, while debt equity has dropped sharply from the previous level of 3,68, it remains excessive at 1,53.

Financial director Chris Vietri says the current year will be extremely difficult. In the black market, business was severely cut back in the first few months of the year as a result of political developments.

Not surprisingly, the share trades on a p/e of 2.

Gerald Hurshon

Coping With Accommodation

By ESANN van RENSBURG
Staff Reporter

COPING with the accommodation shortage and the ever increasing demand for low cost housing is probably the major challenge facing Cape Town today, says Cape Town City Planner Mr Neville Riley.

Greater Cape Town has a black population of close to one million people with only about 20 000 formal housing units to serve them. This means that 80 percent of the city's black population do not live in formal housing.

Prior to the building of New Crossroads no new housing for low income black families had been provided for 20 years, says Ms Josette Cole urban co-ordinator of the Surplus People Project.

Some families who were placed on waiting lists as long as 15 years ago are still waiting for houses.

Black people who have lived and worked in Cape Town for more than 35 years have not been able to and still cannot afford formal housing.

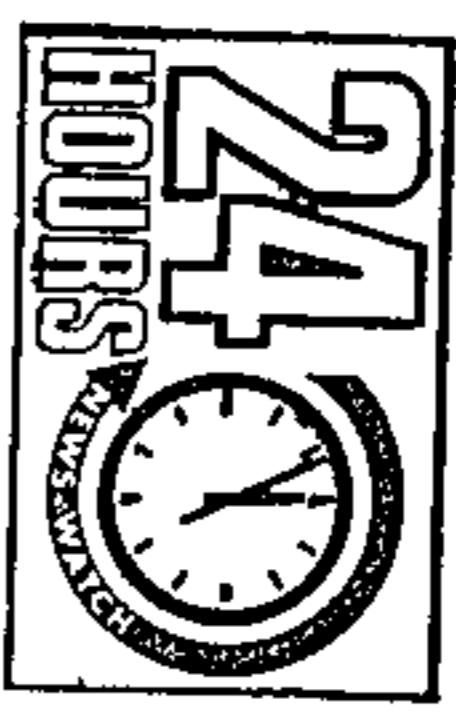
These people deserve first consideration, says Mrs Eula de Stort of the City Council's Standard Housing Committee.

Health risks

With the ever-increasing emphasis on private housing development formal housing is being provided at a steady pace for higher income black people. The majority however cannot afford to buy these houses and they remain squatters.

The negative aspects of squatter dwelling are vast. Amongst the consequences identified by the University of Cape Town's Urban Problems Research Unit are health risks and social stress resulting from among other things overcrowding and inadequate utility services which in turn lead to crime, social deviance and the exploitation of those that can least afford it.

The authorities are upgrading these areas in terms of



sewerage taps, toilets and sites that are marked down but according to Ms Cole these services are minimal taking into account the number of people who have to be catered for.

Some progress has been made though.

Eviction cycle

Ms Cole says that the authorities have in some cases responded to the needs of squatters by providing services where they are desperately needed.

Communities outside the legalised squatter areas are also fighting for their right to land. Complaints by local residents have led to the eviction of many a family from its home.

Ms Cole believes the private sector is compounding the problem because its developments are forcing up the value of land thereby putting lower income groups at a disadvantage. Land is being used up very quickly and squatters on the land are being evicted a cycle that is not easy to break.

Mr Riley says the private sector should not only address itself to economic housing but should find ways and means of providing adequate shelter for the ultra poor.

According to him much of the problem lies in finding economically-affordable land on which to build good but affordable houses with affordable materials at convenient locations close to public transport and work opportunity.

He says building costs are escalating rapidly and that the council together with the authorities and developers "have pursued every possible route to try and provide ways



SQUALOR Thousands of families on the Cape flats live in makeshift housing in shocking conditions. Formal housing is not available and if it was most would not be able to afford it.

and means of curtailment cost and to keeping housing affordable.

Because of the escalation of building costs and the fact that there is less available land and less government funding, the City Council's output of houses has decreased drastically.

Post war Cape Town produced more than 80 000 coloured and Indian housing units. This was more than any other major city in the country.

The funding for this was from central government. Today the annual council housing output can be counted in hundreds whereas in the late seventies the annual production was over 5 000 dwellings.

He suggests some possible solutions to cope with certain of these problems. These include steps such as increased housing density planning. This would mean that infra struc-

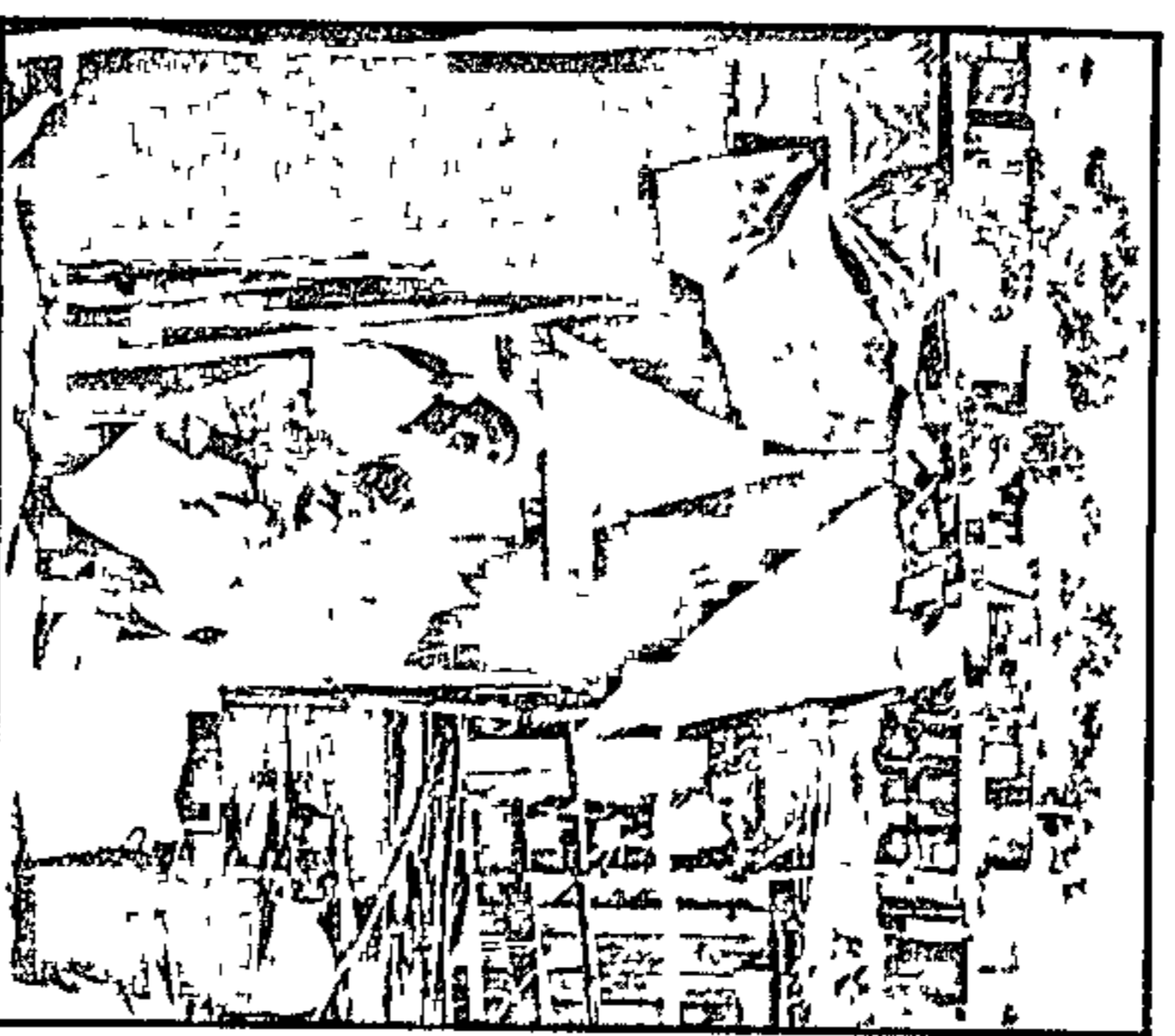
ture and amenities would be shared among more people. More houses per hectare would reduce the cost per unit.

This is nothing new. Many cities worldwide develop to much higher densities than we are suggesting, says Mr Riley.

The sharing of facilities like schools and sports clubs will make more space available for the building of houses.

New low income homeowners do not necessarily either want or need homes on general plots. To reduce unit cost the principle of multiple land usage will have to be practised, he says, and the authorities should be encouraged to promote multiple usage of open space.

Mr Riley says that even if other sources of finance are found the poor will not be able to afford the payments



SQUATTING Eighty percent of the black population in the Cape live in informal housing such as this.

Ms Cole believes the lines of communication between authorities and communities have opened up a lot and people are starting to work together to try and solve some of the problems.

The Cape Provincial Administration has accepted in principle that there is an urgent need to solve the black housing crisis. Certain local authorities are however not as sympathetic and the red tape and bureaucracy often hamper efforts to alleviate the problem.

The communities argue that what is needed is a shift in housing policy. Practical suggestions are required on how to provide shelter for those who are unable to afford houses built by the private sector.

While people in Cape Town have to learn to adapt themselves to the problems concerning right to land, Ms Cole says.

The Group Areas Act has

entrenched in white people's minds a sense that they have more right to land than black people do.

It seems though, that everyone agrees that joint action and co-operation are needed to solve the problem. Government local authorities and communities need to get together to devise a strategy to provide shelter for Cape Town's people. Possible solutions lie in the re-direction of funds finding more financial help, organising low cost self help projects and finding ways to build cheaper but well-constructed houses.

There are no simple solutions to any one of these problems. Identifying them is easy. Finding practical solutions is not, says Mr Riley.

Co-operation between the people, civic associations, local authorities, politicians and government in setting affordable levels of expectation is the key to the delivery of affordable shelter, he says.

actively, a comprehensive plan of action was drawn up

(2) Yes *Handwritten 17/6/90*

(a) and (b) Impossible to determine as correspondence and applications from a particular region are not kept separately

Mr K M ANDREW Mr Speaker, arising from the reply of the hon the Minister, in the light of the fact that pensioners in Cape Town have been waiting for six months to two years to get replies to their queries and are not getting their pensions, I would like to know at what stage does he think his department's administrative processes are going to get up to date?

†The MINISTER Mr Speaker, I have already indicated that the backlog exists mainly in regard to pensions which are already being paid out. New applications receive immediate attention. If the hon member is experiencing problems in regard to particular cases, he may bring them to my attention and I shall see to it that they receive immediate attention.

Mr K M ANDREW Mr Speaker, further arising from the hon the Minister's reply, is he aware of the fact that his own department in Cape Town is advising some of the pensioners that there is no point in them sending telexes to Pretoria because they will not get any reply?

The MINISTER Mr Speaker, if the hon member says that that is the answer being given to the pensioners then I must say that I am not aware of it. If he is aware of such cases I would appreciate it if he would bring them to my attention.

New questions

Teachers views on opening of schools

*1 Mr A GERBER asked the Minister of Education and Culture †

(1) Whether any principals in the Cape Peninsula recently requested teachers at staff meetings to state their views in regard to the opening of schools, if so what schools are involved,

(2) whether this action meets with his approval if not what steps is he contemplating against the principals concerned?

B1248E

The MINISTER OF HEALTH SERVICES, WELFARE AND HOUSING (for the Minister of Education and Culture) *Handwritten 19/6/90*

- (1) Not to my knowledge, but is probable that the matter of the opening of schools, as well as other educational matters, would have been discussed during staff meetings and discussions at schools in the Cape Peninsula and elsewhere in the country.
- (2) Yes I have no problem with meaningful discussions by teachers on matters concerning their profession and which are conducted in accordance with the code of honour of the teaching profession.

Business interrupted in accordance with Rule 180C (3) of the Standing Rules of Parliament

Teachers' authorisation for appointments

*2 Mr A GERBER asked the Minister of Education and Culture †

- (1) Whether there are any teachers in the Cape Province who have occupied certain posts since 1989 but have not yet received authorisation for their appointments to the posts concerned, if so, (a) how many, (b) for what reasons and (c) in respect of what date is this information furnished,
- (2) whether he will make a statement on the matter?

B1249E

The MINISTER OF EDUCATION AND CULTURE

(1) Yes

(a) 15, since 1 January 1990

(b) Late receipt of documentation such as nomination forms, permits required for immigrants and insufficient proof of previous service and qualifications etc

(c) 1990-03-31

(2) No

Appointment of additional teachers

*3 Mr K M ANDREW asked the Minister of Education and Culture

Whether schools in his Department planning to admit children of other races in January 1991 will be allowed to appoint additional

teachers with effect from January 1991 in order to make provision for the anticipated increase in their pupil numbers, if so, (a) what procedures are to be followed and (b) what will be the cut-off date for additional appointments, if not, (i) why not and (ii) what arrangements does his Department recommend that schools should make in this regard?

Handwritten 17/6/90 B1301E

The MINISTER OF EDUCATION AND CULTURE

The hon member is referred to my statement during the interpellation debate of 22 May 1990 when I gave a full exposition of departmental policy regarding the determining of establishments for a particular year, explaining in detail how the system can accommodate any significant change in pupil numbers which might occur.

Cape Town Gardens rent-controlled premises
*4 Mr K M ANDREW asked the Minister of Health Services, Welfare and Housing

- (1) How many rent-controlled premises were there in the Cape Town Gardens constituency as at 31 December 1989,
- (2) how many premises were decontrolled during the period 1 January 1987 to 31 December 1989?

Handwritten 17/6/90 124 B1302E

The MINISTER OF HEALTH SERVICES, WELFARE AND HOUSING

(1) 1 595 premises/dwelling units

(2) 2 004 premises/dwelling units

For written reply

General Affairs

Cape Peninsula police stations, offences/arrests

244 Mr K M ANDREW asked the Minister of Law and Order *Handwritten 19/6/90*

- (1) How many persons live or are estimated to live within the area of responsibility of (a) Cape Town (b) Sea Point (c) Camps Bay, (d) Woodstock (e) Mowbray and (f) Rondebosch police stations

(2) for the latest specified period of 12 months for which figures are available (a) how many arrests were made by police

of each of these police stations and (b) for what offences were the arrests made?

Handwritten B631E

The MINISTER OF LAW AND ORDER

Handwritten 19/6/90

(1) (a) 113 000

(b) 80 000

(c) 6 000

(d) 40 000

(e) 38 000

(f) 55 600

(2) (a) Cape Town 5 725

Sea Point 4 007

Camps Bay 1 010

Woodstock 2 817

Mowbray 1 442

Rondebosch 997

(b) As a result of a variety of crimes, *inter alia*

Burglary,

Dealing in drugs,

Robbery,

Theft

Driving under the influence of alcohol,

Rape,

Theft from motor vehicles,

Murder,

Possession of dangerous weapons,

Possession of drugs, etc

Bethlehem taxpayers

366 Mr W C MALAN asked the Minister of Finance *Handwritten 19/6/90*

What was the number of taxpayers in each income category in the Bethlehem magisterial district in the 1980-81 and 1988-89 financial years, respectively?

B894E

The MINISTER OF FINANCE

The Commissioner for Inland Revenue retains statistics of taxpayers in magisterial districts for only the current and three immediately preceding tax years because of the cost of storage facilities. Statistics furnished hereafter are accordingly in respect of assessments issued for the 1987-1988 and 1989 tax years and represent 92,3%, 51,0% and 67,9% of registered taxpayers, respectively.

CMT Times 21/6/90

Worcester residents in rent ~~protests~~ protests ~~protests~~

Staff Reporters

WORCESTER residents held a meeting last night to protest against "over-inflated" rents paid for municipal housing

Residents spoke of evictions and the lack of community facilities, shops, halls and playgrounds

Spokesman for the Housing Crisis Committee Mr Abe Schroeder said the municipality has failed to maintain houses and clean-up the streets

He said a survey by the committee found that one family who had a combined monthly income of R196 paid R141,47 in rent, while another family who received a disability grant of R121 was faced with a rental of R203

Residents plan to hold a protest march on June 26

A spokesman for the Worcester municipality said council housing rents differed according to income

The spokesman said residents who earned between R400 to R500 a month paid R141,47 rent and those who earned between R700 and R750 paid R203 rent which included municipal service fees

Call for Blue Downs probe

HOUSE OF REPRESENTATIVES. — Members of different parties in the House should go to the Speaker together and ask that the matter of alleged enrichment by certain MPs in the Blue Downs development be cut open to the bone, Mr Cecil Herandien (DRP Macassar) said yesterday.

Speaking during the second reading debate on the House's budget, he said it was very clear that some people had enriched themselves at the cost of the state.

How many MPs had bought business sites at Blue Downs, and at what price?

Mr Herandien said he had proof that one MP had

bought a site with liquor rights, but when local residents had objected, it had been offered for sale for R300 000.

This was reduced to R200 000, but was now again R300 000.

He said he could provide the proof.

Turning to sanctions, he said this had brought South Africa its present misery and it was important that the world should now realise that reform in the country was now irreversible.

Referring to the strike by the city's municipal workers, he said everyone was in favour of people being paid more, but tolerance should be exercised — Sapa

'Building defects' files

By MAGGIE ROWLEY
Business Staff

ALMOST every dwelling that was up for sale in both the new and second-hand market has defects, says Mr Derek Bonheim, independent property surveyor

More than 90 percent of houses he had inspected for clients had had problems with walls, finishes, plumbing and drainage, he said at a Press luncheon this week

"Of the houses I have inspected about 70 percent had problems with roofs and coverings, more than 60 percent had problems with doors, windows, floors and finishes, nearly 30 percent had electrical problems and about 20 percent had problems with the foundations"

Mr Bonheim said that while there were numerous mechanisms in the industry to check standards these had "almost no effect"

"This is borne out by the fact that at the end of the day what is being built is not up to standard"

He said construction problems were on such a large and widespread scale that they represented "a national disaster"

Mr Bonheim urged home buyers not to buy a house until it had been properly inspected

"In most Western countries no one buys a house until they have had it inspected by an independent building inspector. While a report of this na-

ture costs homebuyers, in the long run it can save them thousands," he said

The situation, he said, was aggravated by a number of factors "People selling their homes are motivated by their own short term interests and are not concerned with the long-term interests of buyers"

"Threats of alternative offers often mean buyers rush into the sale without properly inspecting the house. It is very easy to hide defects with a quick coat of paint which will not be picked up through inadequate inspection"

"It is also in the interest of estate agents and developers to ensure the sale takes place as quickly as possible. All this counts against the buyer who is the one left holding the problems," he said

He said to overcome the immense housing backlog developments had been going up at great speed and "the speed of erection has resulted in reduced quality control"

Mr Bonheim said that with the changing political dispensation there was a push towards home ownership in the lower income group

"Many of these first-time homebuyers are not familiar with the market and are being taken advantage of"

"And they as a group are the least able to pay for high maintenance costs that result from inadequate quality control and construction methods," he said.

Ex-squatters 'temporary' shelter still their home four years later

CPT 7inf 28/6/90 124

By KIM CLARKIN

A FAMILY among 108 living near Ocean View is paying more than R90 a month for a two-roomed dwelling without floor or ceiling and the community faces a rent increase from July 1. Others pay between R18 and R30 according to income.

When the families were housed at the settlement, Mountain View, in 1986, they were told it was temporary and that alternative housing would be provided within a couple of years.

There is no drainage in the settlement, only a few public cold water taps serve all the families and residents claim refuse from Ocean View has been dumped beside the settlement.

New committee

They also say the outside toilets are frequently broken or overflowing and almost a year can pass before the 45 litres drums in the toilets are emptied. Often the sewage is then buried by RSC workers within metres of the houses.

EVEN BASIC NEEDS BEING BARELY MET

Residents said their children were falling sick because of the poor conditions and that little had been done despite complaints lodged with authorities such as the Regional Services Council, Labour Party and Ocean View Management Committee.

Simon's Town MP Mr Jannie Momborg said he was appalled by conditions in Mountain View and even more by the Ocean View Management Committee's inaction.

He said "It's the people who are losing and even though they are not in my constitu-



NOT A DROP TO DRINK . . Mountain View has no drainage, so water from the few cold-water taps, which serve over a hundred families, collects in stagnant, smelly pools

cy I want to help them"

Minister of Housing Mr DM Curry last week called a meeting to discuss the situation in Ocean View and Mountain View. It was agreed that a committee be formed to deal with the community's problems, with Mr Momborg and Mr Basil Cupido, MP for Southern Cape, as well as members of the Ocean View Management Committee serving.

Rent charges

Mr Michael Engel, a Mountain View resident who said his rent has just been increased by 37.5%, claimed that the families did not mind paying for housing provided they had adequate facilities.

He said "Many people are moving back into the bush rather than paying rent for the poor living conditions they get in Mountain View"

The rents are calculated on income and most range from R18 to R30 a month but because of the threat of increased rentals for what the squatters believe to be poor facilities many are reluctant to complete the income survey forms. This makes them liable to be charged rents calculated on an income of R1 000 per month, far more than most earn.

Sick children

Mr Engel said "I arranged a meeting with the Regional Services Council, National Health Department and social workers in January last year but it didn't take place because the police came to arrest me"

He said he was told he was being held because "someone said I was the man who told the people not to pay rent"

Mrs Sandy Dowling, from the Help the Homeless Committee, said the Mountain View situation



RUBBISH DUMPED Mr Michael Engel with refuse alleged to be from Ocean View which was dumped within metres of the dwellings in Mountain View

was a result of undemocratic action by the authorities not who did not consult the community before housing them.

She said "Everyone was horrified when they saw the result"

According to Mr Engel the residents — most of whom work as fishermen, labourers, bricklayers or gardeners — will be offered participation in a self-help project or the chance to buy or rent houses in a new scheme.

However, the project seems to have halted although a plot was cleared at the top of Alpha Way about two years ago.

Mr Engel said "There will be only 30 plots in the self-help project and these will be sold at R18 000 each. Individual buyers will be given loans of R30 000 — leaving only R12 000 to com-

plete the houses. The rest of the people will have the chance to buy or rent other houses, but I don't think we can afford this"

Because of the number of children who are becoming ill the Ocean View Children's Committee has become involved in the plight of Mountain View residents and is helping or-

ganise a public meeting to elect a committee to solve the community's problems.

Various questions sent to the Chief Executive Officer of RSC in an attempt to clarify the situation were not answered in time to be included in this report. A follow up will be published in the next Constantiaberg Review.

Priceless father crowned

PATRICK RAINSFORD was voted the King of the Cape Peninsula at the Blue Route Mall, Tokai, on Father's Day.

His eight-year-old son Lloyd won him the day of a lifetime, which included prizes worth R400, with a poem that summed up his feelings:

*My dad, my dad, my dad
is the best in all the land
I wouldn't be glad to give him away
for more than a thousand rand*

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HOUSING & HOSTELS - CAPE

~~1989~~

JULY - DEC 1990

Squatter sites 'sold' for R100

CAPE TOWN 17/7/90 124

By BARRY STREEK
Political Staff

SQUATTERS in the Hout Bay, Kommetjie and Noordhoek areas had to be accommodated and they could not be forced back to Khayelitsha, according to the Administrator of the Cape, Mr Kobus Meiring

"We can, in co-operation with them, ask them to move to an area in the vicinity where we will provide water and a form of sanitation," he said in an interview in the latest issue of Leadership, which was released yesterday

However, he thought there had been an element of deliberateness

"I have been told that people have been walking around in Ciskei selling those sites next to the beach for R100.

"When our people asked squatters why they hadn't gone to organised areas like Khayelitsha, they were told 'But we bought this plot, and we're paying R5 protection money per month'."

He also disclosed that he had refused an additional R500 000 grant from the province to complete the resort at Van der Kloof, a small town on the Orange River just above the P K le Roux resort, until the municipality

had removed all petty apartheid signs

He was taken to the resort where he saw a big "whites only" sign

At a meeting, he told the councillors that the province would give an additional R500 000 for the resort only if the noticeboard was taken down.

"Some councillors were shocked but they've taken it down

"What's wonderful about these days: You can stick your neck out and it won't be cut off," Mr Meiring said

There had been one, at most two, problems over the scrapping of beach apartheid and after this year's season municipalities said race problems were negligible although there were some behaviour problems, such as drinking and littering. But these were practical problems that could be solved

"Whether it's separate amenities, beaches or group areas, or central legislative bodies, we have to share.

"But we must at all costs retain decent norms and standards"

Mr Meiring added that he had no doubt that the Group Areas Act was on the way out and he did not see something in its place as a new form of discrimination but rather as a method to retain some form of order



District Six .. back to
the old way

FIM 14/12/90

sidential property in the suburbs, or through people simply ignoring the law.

While some estate agents expect property prices to rise in the short term, others say people have been moving in with little or no trouble for more than a year and no effect on prices is expected.

In the first 10 months of the year, the authorities granted nearly 2 300 permits for people to live across the residential colour line, compared to only 390 in the last five months of last year. Most of the permits are understood to have been granted in Cape Town. Permits generally take between 24 hours and two weeks to process.

With most white English schools in the area already having voted overwhelmingly to adopt nonracial admission policies, no schooling problems are expected in the "open" suburbs.

GROUP AREAS FIM 14/12/90

EASING THE PASSING

Politically, the desegregation of a large chunk of Cape Town's inner residential suburbs may have blown up a storm. Socially and economically, the move simply puts an official stamp on reality.

District Six, Woodstock, Salt River, Observatory and Mowbray are now "free settlement areas" Residential property can be bought and occupied by anyone. (124)

Several political organisations have slammed the decision, saying it makes mockery of government's commitment to scrap the Group Areas Act next year. But the authorities counter that it's part of the process towards abolishing the GAA.

The Cape Town City Council — whose request for the whole city to be desegregated was rejected earlier this year — has criticised the move. Mayor Gordon Oliver says the establishment of new "free settlement" areas on the eve of another session of parliament gives the impression that government isn't serious about scrapping Group Areas.

The opening of the suburbs was also attacked by the ANC, PAC, UDF, United Western Cape Civics Organisation, the Observatory Civic Association and the DP.

But for most residents in the area, little will change. All the suburbs are already essentially "grey" — through the granting of "permits" for blacks to buy and occupy re-

District Six: 'We are coming back'

Own Correspondent and Sapa

CAPE TOWN — Leading the battle to "reclaim" certain areas of vacant land in the Peninsula are two stalwarts who originally fought the bulldozing of District Six: Catholic priest Father Basil van Rensburg and veteran campaigner Naz Ebrahim

"We are coming back," said Father van Rensburg, who was parish priest for District Six for 10 years until the 50 000 who lived there were uprooted

The campaign is part of a nationwide protest focusing on homelessness and landlessness.

In Cape Town, the flashpoint is District Six, where housing developers Ilco Homes plan to start building a R20 million housing project this week.

"We intend to do everything possible to stop this," said Bule-

lan Ngeuka of the UDF, which is spearheading the campaign with ANC support. He said Hout Bay had also been chosen as a site for an influx of squatters

Mrs Ebrahim stated that although she, personally, could never return to District Six (the pain was too great, she said), she would lead her people back.

"The ex-residents whose hearts are bleeding in places like Mitchells Plain and all those Sodom and Gomorrahs scattered on the wastelands of the Cape Flats will come back"

Call on whites

Father van Rensburg, who now has a parish in Guguletu, where there are thousands of squatters, said: "Many of my parishioners who travel to town to work at great cost may decide to come and set up home here"

He called on whites who had

moved into District Six to offer the squatters water and toilet facilities.

In Johannesburg yesterday, Azapo said it would support the UDF campaign to occupy disused land if "sensitivity" was shown to the people involved

Azapo Transvaal deputy vice president Gomolemo Mokae said the organisers must be mindful of, for example, the wintry season and not sacrifice the well-being of blacks for political adventurism.

He said Azapo did not believe any black person in "occupied Azania" was a squatter.

"Only the settler-colonialists are squatters, their palatial places of habitat notwithstanding.

"So-called looting, squatting and crimes of food-getting have always appeared in our eyes as legitimate acts of people deliberately kept poor"

District Six

Staff Reporter
2/7/90

crack of dawn



In the new South Africa the UDF would like to see freehold title replaced by free-for-all title

Syfrete Cape Times
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DAILY LISTING — Page 12
STOCK PRICES — Page 14

BUSINESS BRIEF

Gold (Ldn close) \$361,50
Gold (NY close) \$361,75
Rand (per \$) R2,6320/35
FT index (close) 1912,90
BD 100 3566,90
Dow Jones 2986,00

DISTRICT SIX has been selected as the main site for a series of sit-in protests planned by the UDF countrywide next month.

The protests could lead to vacant land in the area being occupied by squatters

Yesterday the acting regional UDF secretary Mr Willie Hofmeyr, said the protests could involve either "people physically going and living on the land" or symbolic protests

The planned protests come in the wake of government action against squatters in the Transvaal, where shacks have recently been demolished by bulldozers

Yesterday the government seemed to be heading for a clash with the UDF on the issue

The Minister of Planning and Provincial Affairs, Mr Hernus Kriel, was quoted as saying the action was an "invitation to confrontation". He said he would ask the UDF to discuss the campaign and said the government was not prepared to allow anarchy and disorder

The UDF plans to occupy private and public land to highlight the national housing crisis, and in the Peninsula and Western Cape protests District Six, which has remained largely undeveloped for 24 years, will be a focal point

White flats

The vice president of the UDF in the Western Cape Mr Dullah Omar, yesterday confirmed that selected public and private land would be occupied in the campaign

"We are particularly concerned at present with District Six lying fallow and vacant and see no reason why people should not occupy that land," he said

He said the Western Cape UDF executive would meet on Friday to discuss the campaign and would take its lead from the recently united Western Cape Civic Movement

In the Transvaal the UDF is planning to occupy empty flats in white metropolitan areas. Although no area was specified, it appears that Hillbrow could be such a target

The Transvaal action was disclosed yesterday by the Southern Transvaal UDF publicity secretary, Mr Ronnie Mamotpa. He spoke in Dobsonville, Soweto, where tensions between squatters and the Dobsonville Town Council have been running high

At least two people died and five policemen were wounded last week as clashes erupted between police and squatters over demolition of the Phola Park settlement, near Alberton

Other demolitions have also occurred at Dobsonville in Soweto, Mandela Village in Ikageng near Potchefstroom, and in Halfway House, where squatters are resisting the demolition of shacks by the white Midrand Town Council — Staff Reporter and Sapa



POPE'S CHOICE . Archbishop Lawrence Henry, appointed Cape Town, hugs a nun at a celebration tea at St Agnes Catholic



PICKET LINE Protesters line the corner of Lower Burg and Riebeeck streets yesterday during a legal lunch-time protest against the development of District Six. The protesters later confronted Ilco management, one of the companies proposing to build houses in the district.
Picture: GLENN SHERRATT

Squatter women occupy CPA office

Staff Reporter

ABOUT 120 women — who claim they were promised houses in 1983 — have occupied the boardroom of a Cape Provincial Administration office in Goodwood.

The occupation followed a meeting yesterday at the CPA offices between residents and CPA regional representative Mr Fanie Naude.

At the meeting the women, all from Tambo Square, next to KTC squatter camp, claimed that when they were removed from KTC in 1983 they were promised housing by the old Bantu Affairs Administration Board.

Residents asked whether there were funds available to develop the present site and to provide housing. They also wanted to know when the authorities would begin building houses.

"We are getting tired of waiting," they said, as some women started crying loudly.

Residents said their health had deteriorated in the years spent living in the squatter camp and nothing had been done for Tambo Square.

Their lawyer, Mr Essa Moosa, said the squatter camp was water logged, and there was no drainage or regular removal of rubbish or night soil.

Mr Naude announced an immediate relief project to improve drainage and sanitary conditions at the squatter camp, but the residents rejected this, saying the money could be used for the new site instead.

Mr Naude proposed a working group, comprised of representatives from Tambo Square, the CPA, the Ikapa town council and the Urban Foundation be formed to choose one of three possible sites for the housing.

"This is not a delaying tactic," Mr Naude said. "I need your assistance and your co-operation."

Mr Moosa said the occupation in which several children are included, would continue until "residents get satisfactory answers to their demands".

The occupation is part of the UDF's national campaign for houses and land, said UDF Western Cape executive member Mr Wilhe Hofmeyer.

The UDF would arrange for food, mattresses and blankets at the office, he said.

20 protesters confront Ilco over houses in District Six

By PETER DENNEHY

TWENTY protesters who stood outside the Ilco Homes offices in Lower Burg Street yesterday decided after less than half an hour to go upstairs and confront the company's management.

They had been protesting, with council and magisterial permission, against the company's R20 million project to erect 176 homes on 3,5ha of land which it owns in District Six. Each of the homes would be sold for about R100 000.

Among the slogans on the protesters' placards was "ANC says no to luxury homes in District Six", "Return the land to the people" and "Occupy the land".

Mr Seraj Desai, one of the protesters, told Ilco director Mr Al-

fons Meyerdricks that he was being confronted "for going against the wishes of the people".

Mr Meyerdricks replied "I have taken notice of your complaints. We are willing to talk about the development, but to pursue the discussion now would serve no purpose".

Father Basil van Rensburg said the company had bought the land "at a steal". Other reputable companies (Total Oil and Anchor Data Systems) had been approached and had moved out of District Six, but Ilco had moved in like "a scab company", he said. He challenged Ilco to take him to court.

Asked whether his company had paid R400 000 for all its District Six land, Mr Meyerdricks

replied "It seems unlikely".

He denied that his company had threatened to get court interdicts against the organisers of the national campaign for land and housing.

Father Basil then asked Mr Meyerdricks whether his company supported the view of Cape Town City Council that high density, low-cost houses should be built in District Six.

Mr Meyerdricks said it would cost more than R2 000 a unit just to get the electricity connected. Providing full services to each plot would cost about R10 000.

His company was prepared to talk to people who wanted houses in District Six about the type of houses he said Ilco had built 70 000 homes in this country, Mr Meyerdricks added.



BOARDROOM TAKEOVER ... Women of Tambo Square squatter camp crowd into the boardroom of CPA offices in Goodwood, which they have occupied to stress their demands for housing.
Picture: STEWART COLEMAN

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**Threat puts stop to
building in District Six**

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LESLEY LAMBERT

CAPE TOWN — A planned residential property development in District Six which became a target of the UDF's squatter campaign last week was suspended yesterday, pending discussions between the opposing parties.

A spokesman for property developer Ilco Homes confirmed that the development of 176 homes, scheduled to start yesterday, had been put on hold after threats by the UDF to occupy the area and physically resist attempts at developing it.

The spokesman said Ilco had invited the UDF to discuss the matter and was waiting for a reply. Last week, a company spokesman challenged the UDF to buy the land at a market-related price or leave Ilco to go ahead with its development plans.

The UDF targeted Ilco's development in District Six because, at a selling price of well over R100 000, the UDF argued the homes would be out of the reach of people who were forcibly removed from the area in the late 1960s and now wished to return.

UDF regional vice-president Dullah Omar said the organisation had agreed in principle to meet Ilco Homes, but would only confirm its decision after a meeting of its civic organisations today.

Omar also confirmed that the UDF had accepted an invitation by Administrator Kobus Meiring to meet him on Thursday.

Meiring said in a statement issued last Friday that by discussing the matter fully, he hoped to prevent a confrontation.

●From PAGE 1

says, gesturing at the rows of pastel-painted townhouses

Taking their leave, the couple move away towards some bushes. For a moment, they are framed against empty grassland. Their homelessness and the space around them combine in an eloquent summation of the issues surrounding this disputed terrain.

What new child will be born from the rape of District Six?

A yuppie enclave of plush townhouses, a housing development offering homes within reach of the pockets of those originally forced out of the area? Or a sprawling squatter settlement?

There is one certainty regarding the area's future — and that is that the rate of current development will ensure little chance of its remaining a barren testimony to those who suffered.

Now, a campaign spearheaded by a local branch of the African National Congress aims at halting all development in District Six until proper consultation over its future has taken place.

Backed by the United Democratic Front and forming part of the UDF's land-reclamation initiative to force attention on the country's housing crisis, the campaign offers the first real hope of a just dispensation and promises to shift the parameters of the debate over the area's future.

Three years ago, BP South Africa announced its offer to oversee a private-sector initiative to re-develop the area into a non-racial beacon exposing the folly of group areas legislation.

Return our land, say people of District Six

The response was swift. Community groups, under the banner of the Hands Off District Six Committee, accused BPSA of paternalism, despite the company's assertions that it was not indulging in misguided corporate largesse — claims backed by BP's pre-conditions that the broader community first be consulted on the plans and that the area — once developed, be open to all races.

Rather let the land remain as "salted earth", grassroots opposition groups demanded.

A stand-off ensued. BP shelved its plans, and the Hands Off District Six Committee, hindered by successive States of Emergency, lost steam.

Ileo Homes' recent announcement that it intends building 176 luxury homes on a 2.8 hectare site, for sale at more than R100 000 apiece has brought the issue back on the boil again.

The development — by no means the first in the area — is being opposed on the basis that it denies the thousands of working people originally evicted from their homes in the area and dumped in new Cape Flats townships the right to return to live there.

Said Zohra Ebrahim, publicity secretary of the UDF-affiliated Western Cape United Civic Organisations:

"The people of District Six were forced out of their homes without consultation in the interests of apartheid."

"Again, without consultation, developers like Ileo Homes want to build homes (at costs) way beyond

what our people can afford. It does not make sense to us that developers can make millions out of land in District Six standing vacant while we are forced to live in overcrowded hovels and shacks."

When the bulldozers left just over 22 years ago the expropriated land lay in the hands of the state. For years, grass grew over the piles of rubble which along with a couple of churches and a mosque, were all that remained.

Government development plans for white housing failed most people were too appalled at the removals and the way they were done to consider living there.

In 1978, the government re-named the area as Zonnebloem. It never caught on.

Three years later, the President's Council recommended it be given back to the "coloured people". The government rejected this and the first whites moved into state-owned flats that year.

Then a decision was taken to site the Cape Technikon's new consolidated campus there — despite opposition from the President's Council, which felt it would swallow up too much residential land.

Technikon vice rector Dr Nick Kok was reluctant this week to go into why this decision was taken. It was before his time. Asked about speculation that the government urged it, desperate for the land to be developed, Kok said: "That might be so."

"I don't want to get involved in any

of that. Our main mission is education and we are concerned simply with that."

The new campus development — costing so far almost R50-million — was "irrevocable" and after all, was there to serve "the whole community", he said.

Attended mostly by whites, the Technikon has an open admissions policy, Kok said. He estimated that some 1 000 of its 8 000 students are "non-whites".

He confirmed agreement had been reached "in principle" to direct further development of the campus towards the city centre instead of allowing it to encroach further on District Six.

This involves giving up a piece of land in exchange for a different site — and an agreement that the state will foot the bill for building pedestrian bridges across a main road to link the campus. Negotiations are still underway, Kok said.

Ironically, an effective community-based campaign to halt development in District Six will suit the purposes not only of the UDF and ANC but also Cape Town's city council and BPSA with which it is co-operating closely. But it is difficult to get officials to go on record saying so.

All are opposed to the land being carpeted by chintz dwellings and quasi-state institutions such as the Technikon.

Through a non-profit making company called He idstart, BP and other private sector companies involved in

the initiative have continued working on their District Six plans — consulting people evicted from the area and applying pressure to have wasteful developments halted.

According to the chairperson of Cape Town's city planning committee Clive Keegan, current developments such as that by Ileo Homes represent a "gross misuse of prime residential land".

But the city council's executive committee (Exco) lacks "the political nerve" to approach central government to have development frozen, on grounds of the "political sensitivity" of the issue. Keegan said.

"The council believes that ideally, there should be a mix of housing of which a considerable part should be high-density, low-income units to enable people to return to the city."

"We can ask the state and province to give us the powers to impose a freeze but the council is unable to summon up the political nerve to ask for this," Keegan said.

"There's nothing we can do at present to impose our will on Ileo, who are exercising perfectly legal rights, unless we have the sanction of central government or the province and we haven't asked for this."

Exco believes that to do so would be politically sensitive and therefore not in its favour. If Exco declines, the matter rests there.

Instead, Keegan said, the council is reappraising development controls for District Six.

When passed, these will set down maximum rather than minimum densities and thus go some way to ensuring the land was not only better used, but also affordable to people other than high-earners.

But new planning regulations would take some time to be implemented — and because developers are acting within their legal rights, little can be done to stop them without the council incurring expensive legal suits.

A successful campaign might have the effect of staying developers' hands until new controls are in place.

"It would provide us with the opportunity to put new planning controls in place without private sector developments eating away the land in the meantime," Keegan said.

And what of BP's offer?

According to Dulla Omar, vice-president of the UDF in the Western Cape, the way is open for discussion.

"In our communities and organisations there is a suspicion of the role of multinationals — based on the perception that their involvement in projects such as the District Six scheme are motivated by a desire to white-wash their exploitation of our people."

"At the same time we are saying we have got to look at the needs of our people — we're not going to say that just because it's a multinational, we're not going to deal with them. We're going to say, is what you propose in the best interests of the people?"

"A second test — and this is the problematic area — is whether or not any development is intended to take place within the framework of the Group Areas Act. If developers are prepared to ignore Group Areas constraints then we'd say it's worth looking at."

"My attitude would be not to close the doors on BP just because it is BP. If the development is worthwhile, then our civics would be prepared to talk to them. Our civic organisations must play a leading role in this. We'd provide input from the UDF side but we'd leave the initiative to them."

Whatever the future of District Six, there are those for whom the pain of what took place still hurts too much to admit their returning.

One such is Naz Ebrahim. A retired teacher, who has campaigned indefatigably "to keep the memory of District Six alive", she once lived with her husband Han and their children in Mantley Villa, Rochester Road.

"It was my home and they took it away from me. They bulldozed all those beautiful homes, they tried to make out it was a slum that had to be cleared."

"I can never go back. It just hurts too much," she said.

In Africa, the con-men do it with style

The Guardian's DAVID BERESFORD had been mugged and arrested in some of the finest capitals of Africa — and then he hit Nairobi.

WITH the pork-pie hat he looked like a private detective out of a Dashiell Hammett novel, but I was damned if I was going to stop for him. Then he produced his police warrant card and asked why I had given money to a known terrorist and suspected drugs dealer.

It was time to stop walking and start listening.

I didn't believe he had been a terrorist. And all I had given him was 20 shillings and a cup of coffee.

But then it was Nairobi, in the aftermath of the rioting, so paranoia was understandable. And, besides, I had never forgotten being thrown into prison for a night in Zimbabwe. Or the police commander who had admonished me the next day: "But you must have done something, you're in prison, aren't you?"

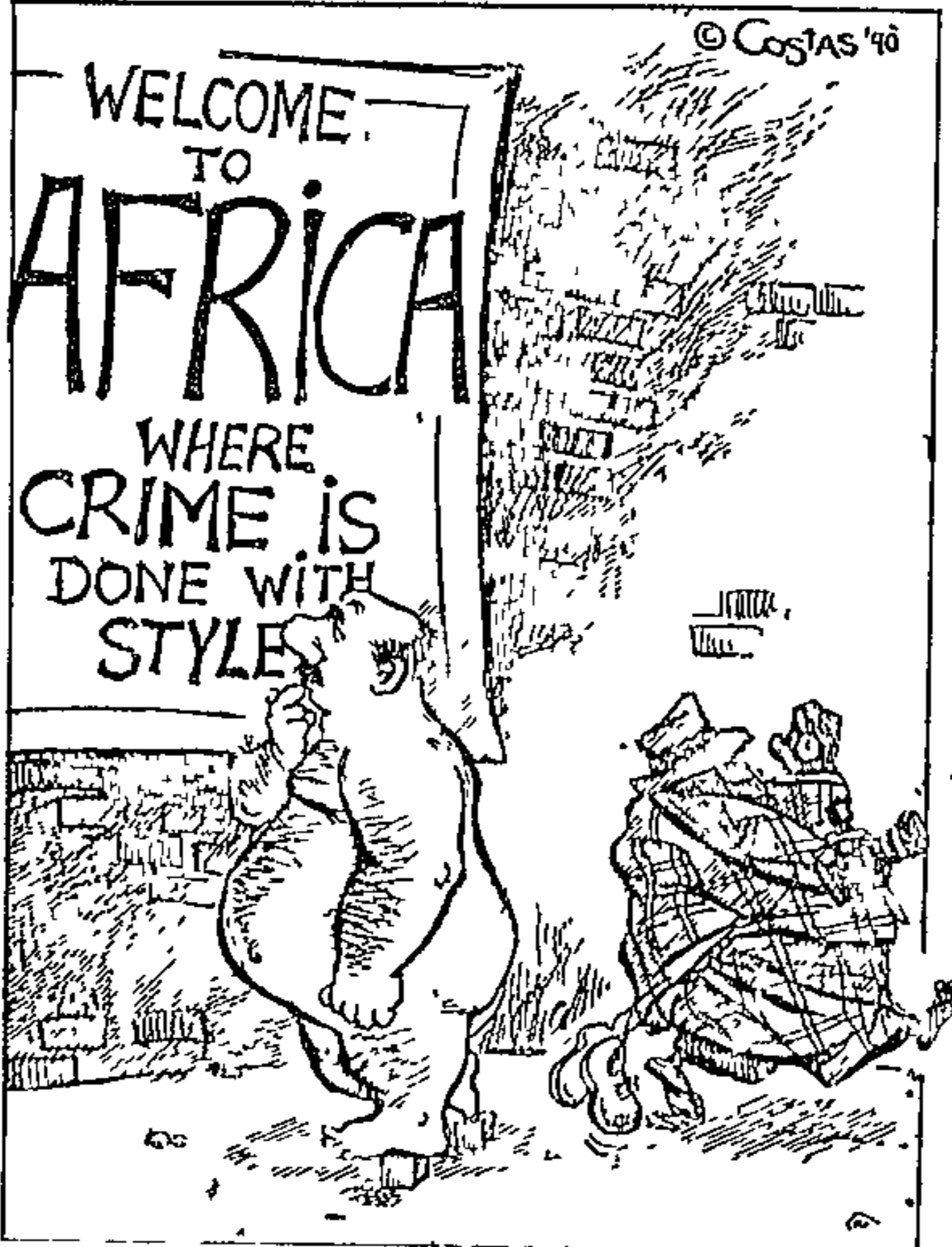
I had met the "terrorist" as I had walked into the British High Commission in the Kenyan capital. He had given me lots of white teeth and a big hello and made me confess that, yes, I was from Britain.

Enthusiastically he confided he was shortly going to study economics at the University of London. Could he buy me a cup of coffee in return for a run-down on the place?

I brushed him off, gesturing over my shoulder at the coat of arms and explaining I had an appointment.

But the High Commission was closed. Back out I came, and was just walking into a coffee shop when he materialised again from nowhere. So, resignedly, I sat down with him and he started to spin his tale — a South African refugee. 21-day visa had just run out. Trying to get to Djibouti.

I saw it coming and cut him off. I did not mind buying him a cup of coffee and telling him about London, but I could not help him with money. He looked crestfallen and I felt guilty. When the change came I gave him the 20 shillings and then he cheered up and asked for my address in London.



A touch of class... Remembering Pork Pie and his men with fondness

"Then I can drop you a postcard if I make it to England" — which I scribbled on a piece of paper, wishing him good luck and goodbye.

I was heading back to my hotel when they picked me up, Pork Pie and his squad. They said they had arrested my "contact". They had seen me give him money and an address.

When had I come into the country? Did I know there were attempts to overthrow the government of Kenya? Did I want to talk or did they have to take me to the police station? "Come, we'll sit down over there," they said, leading me to a table at a cafe on the other side of the road.

I went with them, resignedly wondering if there were rats in Kenyan jails. "You must have done some

thing, you're in prison, aren't you?"

You could tell Pork Pie was a professional in his interrogation technique was a treat — constantly shifting the line of questioning, never allowing one to build up a coherent reply, punctuating the pauses with "Are you going to tell the truth, or do we have to take you to the police station?" A couple more of his colleagues had joined us, including an older man I mentally dubbed "the professor".

Do you think if we took you in front of a magistrate he would believe that?" demanded Pork Pie. "Come on, how would you bail yourself out in front of a magistrate?" He paused.

"You know what bail is, don't you?" he demanded as I looked bewildered. "Bail. It's money. You pay money

for bail." He sounded exasperated.

"How much?" I asked. "£200," ejaculated the professor. "But you'll have to promise never to do it again," hurriedly added Pork Pie. I gazed at my feet, pondering, then looked up. "I think we have to go to the police station," I said slowly.

They stared at me. The professor had sweat on his brow. I rose to my feet and wagged a finger. "You're not cops, you're just a bunch of bloody gangsters."

I turned, bounced off an adjoining table and, trying to maintain an appearance of indignant dignity, walked off, braced for the shout that would tell me if I had it wrong — crooked cops or con-men.

It didn't come.

It was a beauty — a two-phase sting — and in Africa I'm no stranger to crime, few people are. Perhaps the worst on the continent is Senegal, where the gangs of pick-pockets are like flies around a rotting carcass.

I still treasure the memory of a colleague from the *New York Times* running into our hotel lobby in Dakar gasping: "God, they nearly got me."

He had made the mistake of taking a stroll outside the hotel's security perimeter. "One guy went for my jacket pocket," he panted. "Then another pulled at my trouser leg. As I bent over to knock his hand away another went for my back pocket. I blocked him and just turned and ran. 'I don't know how I got away,' he smiled. Then he grabbed his left wrist with his right hand and a look of incredulity crossed his face. 'Oh God,' he said. 'They got my watch.'"

And then there is South Africa, of course. Which is just brutal. At Christmas five men with knives took my shoulder-bag in the middle of Cape Town in mid-afternoon. About a year ago a man grabbed the strap of my bag in downtown Johannesburg as I ran through a crowd of commuters. I turned "Yes?" I said. It only dawned that he was a mugger when he started cursing at someone behind me. It still sends a chill down my back when I think of what the second man had failed to do.

Which is why I will remember Pork Pie and his men with a degree of fondness. It is nice to see a touch of style brought to crime in Africa.

17/90

~~STAFF REPORT~~

District Six:

CHT Times 27/7/90

UDF to call off squatters?

Staff Reporter

THE UDF yesterday undertook to suspend its plan for squatters to occupy vacant land in District Six if Ilco Homes stopped developing the area, it was announced in a joint statement with the CPA

At a meeting between representatives of Cape Provincial Administration and the UDF-ANC-Cosatu, civic and community organisations, it was decided that

● The Administrator of the Cape, Mr Kobus Meiring, would initiate negotiations between all parties involved

● A strategy acceptable to all parties — which includes the city council, private developers such as Ilco and community organisations — would be initiated and co-ordinated by Mr Meiring.

● An informal discussion forum would meet regularly to discuss "urgent matters" such as land for settlement and the need for housing

Meanwhile, the row between

the city council and Ilco heated up yesterday with Mr Clive Keegan, chairman of the council town planning committee, labelling Ilco's "attempted alignment" with the protest campaign as "cynical opportunism".

He said a moratorium should be placed on the development and sub-division of District Six

In the interim, town planners could confer with community organisations and landowners to ensure that the area became a high-density residential area where lower-income families could afford to live

Mr Keegan said Ilco's reported remarks on their District Six development were "essentially irrelevant to the political embarrassment in which they found themselves"

Yesterday, Ilco director Mr Fony Meyerdricks said he still stood by the statement he made on Wednesday, in which he said charges and regulations imposed by the council were "unreasonable", which lead to high housing costs

District 6 firm
Sta 24/1190 (124) (124) (124)
willing to talk

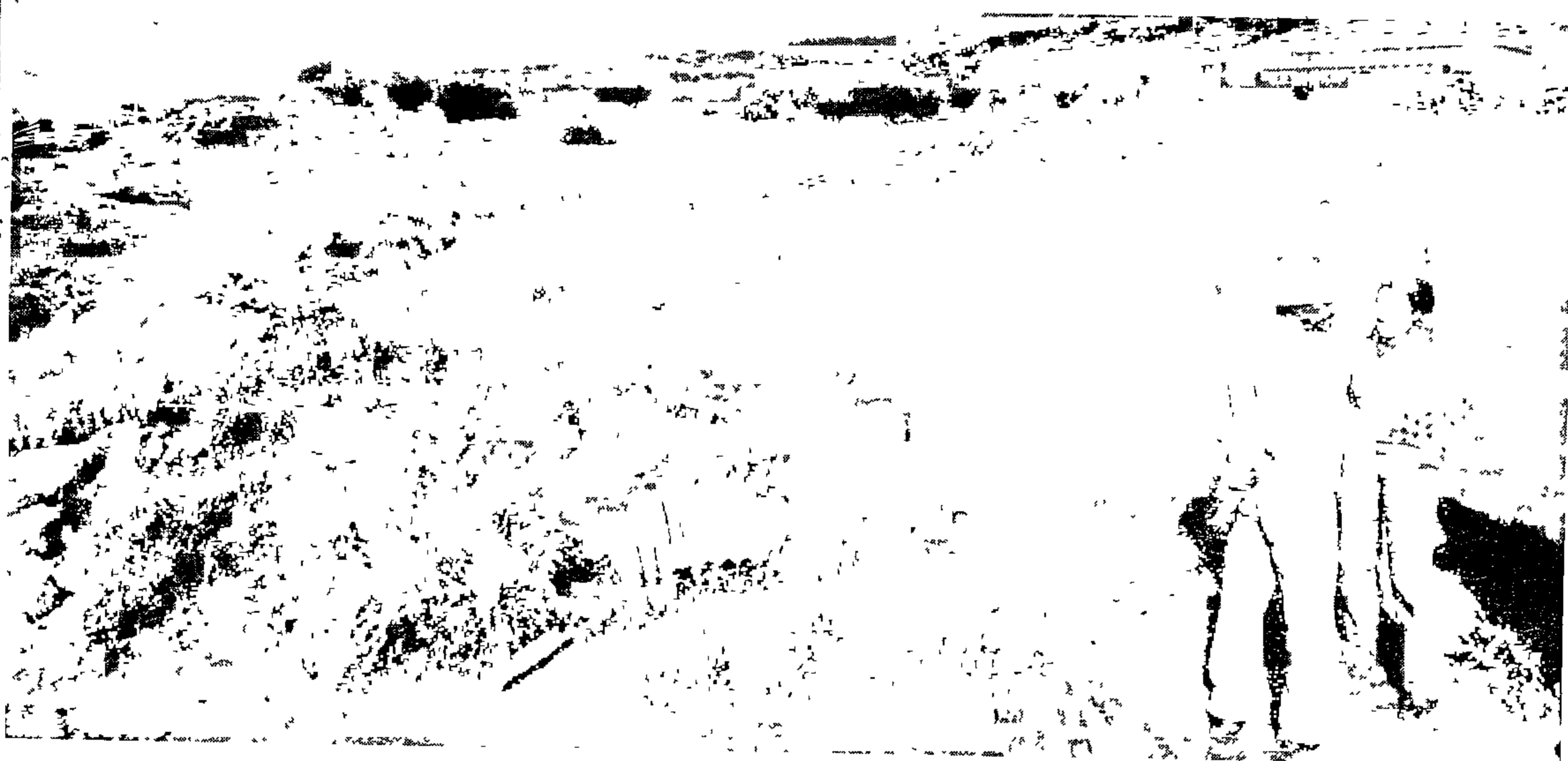
CAPE TOWN — The developers of a R20-million housing project in District Six would like discussions with people opposed to it, says Mr Fanny Meyerdricks, a director of the company.

He was speaking after a confrontation with 20 placard-bearing protesters outside his company offices yesterday

United Democratic Front (Western Cape) executive member Willie Hofmeyr said the organisation would discuss whether to meet the company. — Own Correspondent.

WJEMail 2717190

ONCE PEOPLE LIVED HERE



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Zelna Cloete and Karel Esau, homeless amid vast tracts of remaining, undeveloped land
Picture RASHID LOMBARD

For years, private developers shunned the prime residential site of District Six. Now Ilco Homes has broken the unofficial ban — and the Woodstock ANC has taken Ilco on.

GAYE DAVIS reports

TUCKED into the hillside, not far from where cranes and workmen are busy on the sprawling Technikon site, is a low-slung shelter made of concrete slabs.

There are signs of human habitation but Zelna Cloete and Karel Esau, whom we find nearby, are reluctant at first to admit they are living there.

"No merrem, it's not us," says Cloete, fidgeting with her torn polka-dot sweater. Esau stands silent, swaying slightly on his feet.

Later, they are more forthcoming: "We stayed there but then the police came and kicked us out," Cloete says.

They found the concrete slabs lying there: it's possible they were part of one of the thousands of homes bulldozed after District Six was declared a white group area in 1966.

Esau volunteers the information that he came to Cape Town from Upington. He's now 38, the same age as Cloete — although years of living rough and alcohol abuse have added 10 years to their faces.

He claims to have lived here in "the old days, when we coloured people lived here... Now the whites have come", he

● To PAGE 4



Called a slum by the government and a paradise by its people, the 'soul' of South Africa's mother city was ripped out when District Six was bulldozed and its residents relocated to the Cape Flats
Picture: DRUM

Breakthrough for District Six as sides agree to talk

w/Mail 2-17-2917190

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GAYE DAVIS CapeTown

BREAKTHROUGH talks between the administrator of the Cape and a delegation led by the UDF and ANC have eased tensions over District Six and brought an end to the week-long occupation of provincial administration offices by more than 120 women

Administrator Kobus Meiring — acting against the background of the United Democratic Front's stated intention to reoccupy District Six — agreed at the meeting to take the initiative in bringing all parties concerned around a table to devise a development strategy for the area which will be acceptable to all

Meiring stressed, in a joint statement issued after the five-hour meeting, that his initiative would not encroach on the rights of District Six property owners or local authorities

In return, the UDF would agree to suspend its campaign while the talks were under way, UDF representative Willie Hofmeyr told *The Weekly Mail*

At the Cape Provincial Administration's offices in Goodwood, more than 120 women who had been occupying the boardroom since Monday resolved to leave by noon today after hearing that their shack settlement, Tambo Square, would receive urgent attention

The women, 20 of whom embarked on a hunger strike on Wednesday after negotiations deadlocked, burst into song when told of the agreement

Its terms include a commitment by the CPA to

- Immediately improve access routes in the settlement and provide more water points,

- Start looking for suitable alternative land to house the community,

- Make available funds for its development and the provision of services,

- Provide a sum of R1-million in the next financial year to go towards the provision of houses, on a self-help basis, for the Tambo Square community.

Representative Zodwa Magaza said. "This time the promises are not empty as they were when we were promised housing seven years ago. The people's government — the ANC — was at the talks and the government can't afford to make any lies to the ANC"

In return, organisations represented at the meeting — the UDF, African National Congress, Cosatu, Western Cape United Civics Organisation and Sayco — agreed to announce publicly that they saw the Tambo Square issue as the priority development issue in the Western Cape at present.

"I think they were afraid that other communities suffering similar problems would try the same strategy," said ANC representative Trevor Manuel.

Hofmeyr told *The Weekly Mail* he saw the outcome of the meeting as "highly significant", especially since the CPA had agreed to pledge R1-million towards the provision of housing.

"Previously we have always been told the CPA has no money for housing and did not intend spending on housing"

New plans for District Six

LESLEY LAMBERT

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CAPE TOWN — District Six, the suburb which became a symbol of apartheid, is to have its future as a "post Group Areas city" planned by a working committee of local authorities and private groups.

This was agreed during a two-hour meeting yesterday between representatives of the Cape Provincial Administration, the Cape Town City Council, delegations from the ANC and the UDF, landowners and private developers.

A joint statement announced the city council would appoint the committee as soon as possible and convene its first meeting within two weeks.

In anticipation of the possible repeal of the Group Areas Act, the committee's brief was to synchronise the planning of future developments in District Six/Zonnebloem and to make provision for affordable and widely acceptable housing in the area.

The committee would report to the council, which would report back to those at the meeting.

All property developers in the area were requested to suspend projects temporarily to allow the establishment of an approved development plan.

Council town planning committee chairman Clive Keegan said the aim of the new working committee would be to create a high-density, medium-rise and affordable housing precinct close to the city.

District Six building earmarked for exiles

South 4/10 - 10/10/90

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By MUSA NDWANDWE

A BUILDING in the heart of District Six has been earmarked as a "home" for hundreds of Cape Town exiles due to come home in the next few weeks.

This has been confirmed by a spokesperson for the National Co-ordinating Committee for Repatriation (NCCR) which is presently negotiating the purchase of the building in lower District Six. About 300 Cape Town returnees are among the 3 000 returnees.

Liberation

The NCCR comprises all the major liberation movements and several religious bodies and includes representatives of present and ex-political prisoner organisations.

"We consider the process of returning of exiles as humanitarian and above ideological differences," said Imam Hassan Solomon, chairperson of the NCCR's Western Cape regional committee.

Apart from providing housing, the repatriation committee faces several other tasks

Jackie Selebi

"Unlike Namibia and Zimbabwe, our comrades are coming into a country which is not free," he said

But exiles will not receive preferential treatment, said committee members

"They are aware of the problems and our task is to assist with re-integrating them back into society," said Solomon.

Meanwhile, a deadlock has been reached between the government and the African National Congress on the general amnesty for the first group of returnees

The ANC has rejected the government's demand that all exiles complete a questionnaire before being granted indemnity.

"All we want is the return of all exiles," said Mr Jackie Selebi, ANC's head of repatriation. Many ANC members are expected to be in the country in time for the national conference in December 16. The ANC and the government were due to meet on Thursday

District Six building earmarked for exiles

South 4/10 - 10/10/90

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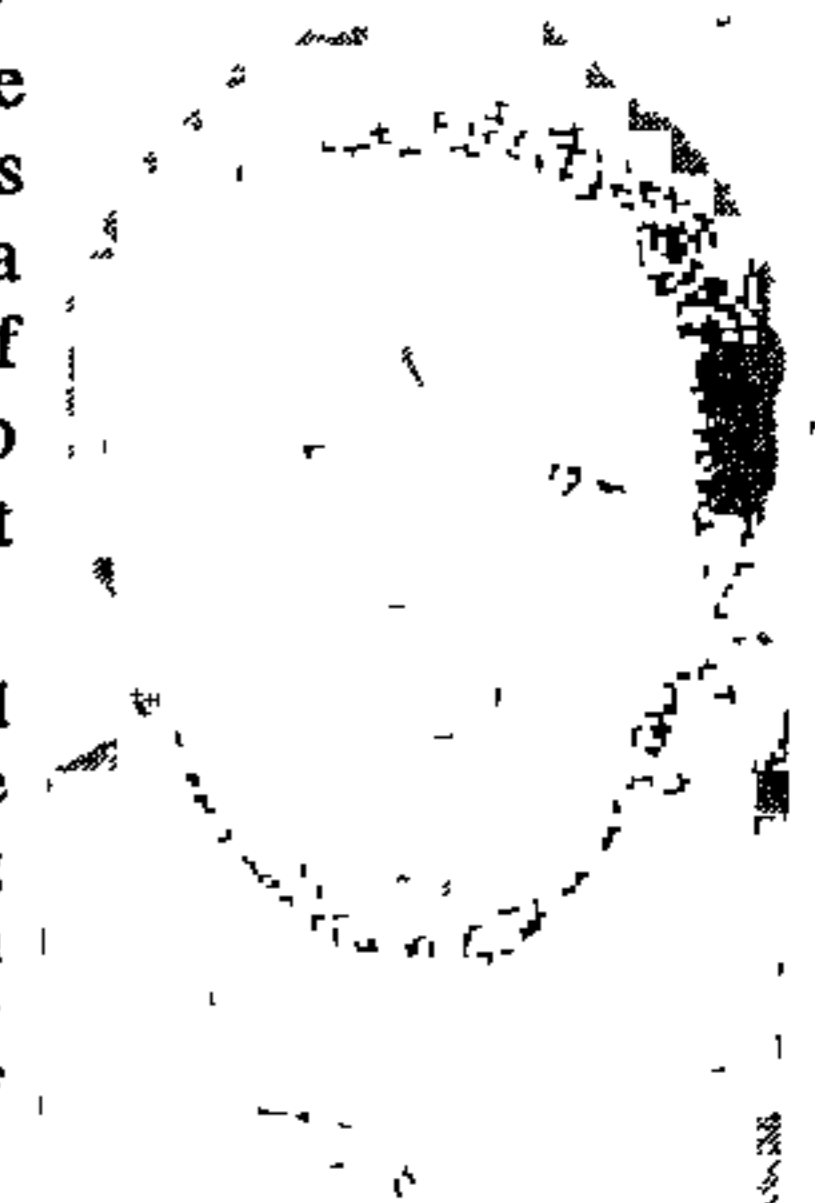
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and Repatriation Committee

Cape Times
2/10/90

Evicted families go home

Staff Reporter

FIVE Khayelitsha families were back in their homes late yesterday after being evicted by order of Wynberg Magistrate's Court earlier in the day for not paying occupational rentals.

The town clerk of Khayelitsha, Mr Graham Lawrence, said deputy sheriffs of the court served eviction and attachment orders on 11 of 93 core houses that were awaiting bond transfers.

The occupants were liable for rentals of R20 a month that had not been paid for an average of six months, despite letters of demand for a total of about R5 500.

The chairman of the Western Cape Civic Association, Mr Michael Mapongwana, said furniture and household goods had been attached by the court officials.

Mr Lawrence confirmed that a crowd of some 200 people "besieged" council offices.

He said the evictees were allowed to return to their homes after they had agreed to pay the outstanding amounts. An application would be made to the courts to return their goods.

Facelift for D6

RADICAL proposals for the future of District Six are imminent as progressive organisations gear up to form part of a working committee appointed by the Cape Town City Council to make recommendations about its development.

The landmark decision to halt development of the area while a special committee plans its future may pave the way for democratic participation in housing development throughout the country.

But financiers, the state and developers may not like the proposals progressive organisations have for the area.

It could involve developers selling the land back to the state, high-density housing for working class people, rather than "yuppie housing", and democratic participation in every decision made.

While there are no real "plans" for housing from organisations involved, there are definite policies and principles guiding their decision making.

One of the organisations which will guide the thinking of the progressive organisations is the Development Action Group (DAG), a service organisation which acts as advisors to communities during their interactions with developers.

Facilities

DAG spokesperson Mr Basil Davidson felt this week's decision means that, for the first time, communities would not just be demanding additional land to flesh out apartheid housing, but would be involved in countering apartheid structures.

"Working class people should be located in relation to city facilities and where they work," said Davidson.

"They always have to bear the greatest transport costs. This trend has to be reversed."

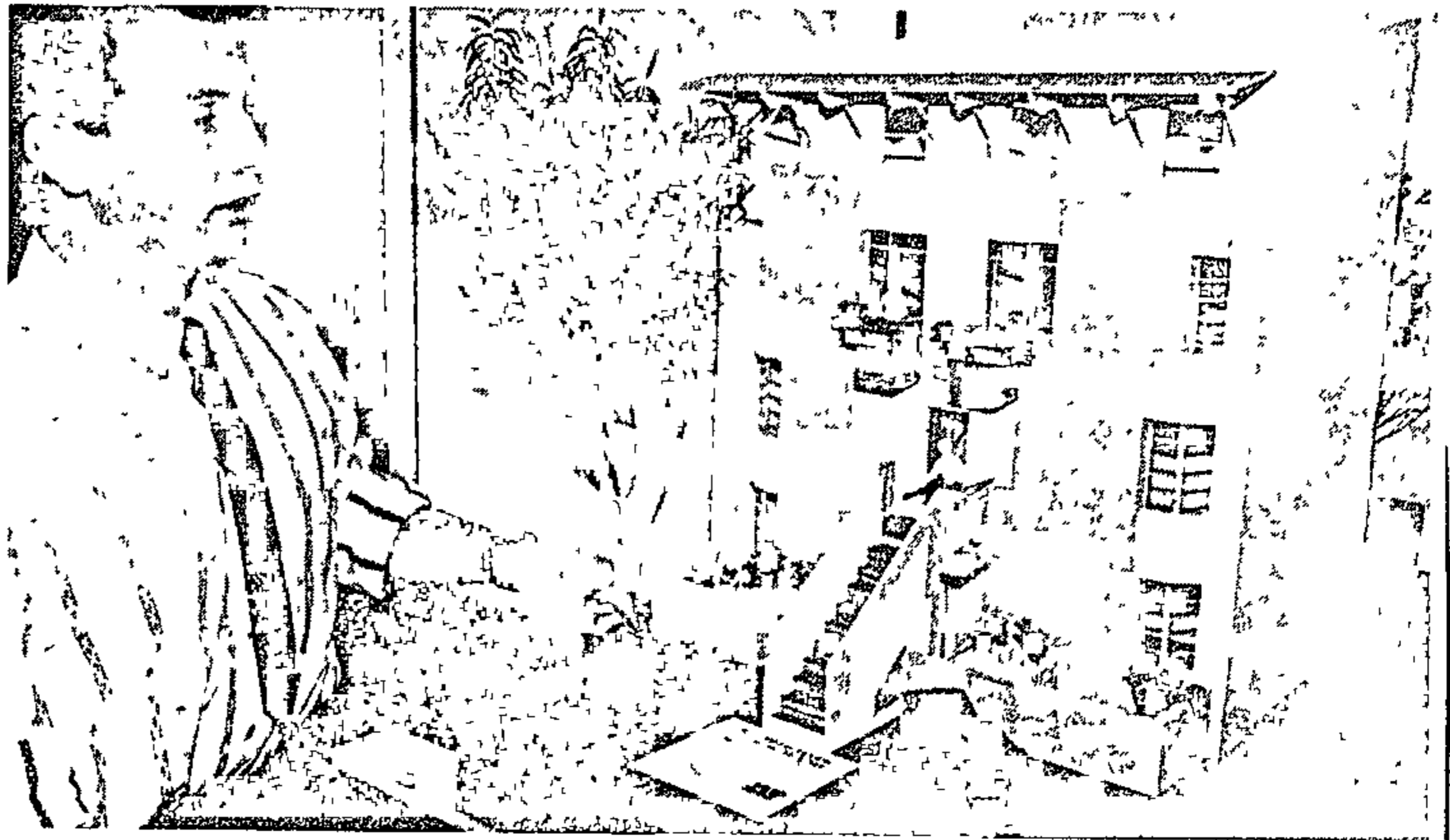
The proposed development of District Six by private companies was not meeting the needs of working class people, DAG believed.

DAG viewed the discussions on District Six as the first phase of a new trend in the development of many areas in Cape Town.

More land needed to be set aside for the development of working class housing in Cape Town, and organisations and the authorities needed to begin the search for additional land close to the city centre.

The need to live close to places of work would change the form the housing would take.

"The desire for free-standing houses on a big plot can only be provided on



NEW LOOK? Headstart Foundation's architect and consultant David Lewis with a scale model of their proposed medium-density housing for Springfield Terrace

FOR 15 years, District Six stood like a blight on the pretty face of Cape Town. Since blacks were forcibly removed from the area in the 1960s, frequent attempts to develop the land were thwarted by outcries from people who once lived there. Now it seems the development of District Six will finally take place — with the approval of political organisations in Cape Town. But REHANA ROSSOUW discovered, their proposals for development are far removed from the plans of the present owners of the land:

the periphery of the city," Davidson said.

"High-rise developments have not been successful anywhere in the world near city centres, while medium-density housing does not provide the social services a community requires."

What DAG envisages as a workable alternative to the "yuppie-type" housing envisaged by District Six's developers is three or four storey walk-ups with appropriate social services nearby.

"There is no reason why libraries, sports facilities or even parks cannot be provided close to the city."

"This gives more weight to the argument to provide high-density housing, to release more land for communal space."

In cities elsewhere in the world, middle class people fled to the suburbs, and ghettos were formed in the cities when absentee landlords excessively exploited the people left behind.

"In the case of District Six, we want to exclude private ownership of housing. The state must provide security of tenure so that people can take pride in

the places where they live," said Davidson.

"The future residents will be completely in charge of their community. In this way it will be different from ordinary council developments."

A problem, though, is that it is impossible at this stage to identify who the future occupants of District Six will be. Community organisations have already ruled out the possibility of the houses being given to former District Six residents alone.

"The problem is that there is no community there at the moment for us to consult with," Davidson said.

"People are represented in a very abstract way at the moment by mass-based organisations who represent people living elsewhere."

"When the future residents are identified, we will have to work out ways to draw them into the decision-making process."

In other countries, particularly in the United States and Britain, processes are built in to consult people before land is developed.

The design process is workshopped with them and plans for housing are approved by the community before development begins.

This process has never taken place in South Africa, but could begin with the development of District Six.

DAG believes a process of identifying other available land near the city centre should begin soon.

They view as possible areas land near military bases and all the railway shunting yards in Cape Town.

Changed

Above all, progressive organisations involved in deciding the fate of District Six believe the state should take full financial responsibility.

"The state is going to have to buy back the land in District Six from the developers they sold it to," Davidson said.

"The restraints the developers bought the land under have changed. They proposed a form of medium-density development which is not profitable for the private sector."

"It is only logical that they go back to the state and demand that it buys back the land."

"They gave an undertaking to the developers to protect them and have now reneged on that responsibility."

The progressive organisations felt developers should not be allowed to make a profit out of apartheid but deserved to be paid out for their costs.

Like the Administrator of the Cape, the organisations are confident the Group Areas Act will be scrapped soon and allow the redevelopment of District Six to begin.

Name dropping in Khayelitsha

South 1319-1919190

(SFA) 124

By MUSA NDWANDWE

ASKING for directions in Cape Town's Khayelitsha township could be a tricky business following the renaming of all sections in the area.

And people seeking to keep up with these changes will have to familiarise themselves with the who's who in the history of the ANC

The renaming took place as an estimated 8 000 people gathered to jointly launch 14 branches of the ANC at the Khayelitsha rugby stadium on Sunday.

All sections were named after veteran ANC leaders and those who died in their involvement in ANC struggles.

Legal

Jubilation marked the event attended by some of the organisation's National Executive Committee (NEC) members, including Pallo Jordan, head of the department of publicity and information, Zola Skweyiya, head of the legal department and national organiser, Steve

Tshwete.

"This is the first step towards implementing the first clause of the Freedom Charter, The People Shall Govern", said Khayelitsha branch spokesperson, Mr Vuyani Ngcuka.

"The feeling among the people was that official names were supplied by the regime", said Ngcuka.

"People have subsequently waged struggles against removals in these areas. After winning these struggles the areas were now their permanent homes and it was only appropriate that they rename areas to names relevant to their struggles", he said

But township officials are not likely to recognise the new names given to areas under their administration.

"We are not going to seek permission but in quest for order, relevant authorities are to be approached by the newly elected branch office-bearers", said Ngcuka.

A sea of black green and gold could be seen over vast strips of land as members

poured in, chanting and singing

The event was marked by cultural events including musical items by the Goodwood College Choir

Although 14 branches were launching jointly, a single Khayelitsha zone is still to be constituted, said Ngcuka.

Areas renamed include Site C to Mxolisi Petani Square, Site B North to Victoria Mxenge Park, Site B South to Trevor Vilakazi Park, Green Point to Sabata Dalindyebo Park, Town 2 to Griffiths Mxenge Park, Thembani/Mbongweni areas to Sol Plaatje Park and Blocks Z and C to Dora Tamana.

Bomb scare at union's office

THE day before wage talks for the largest industry in the Western Cape were scheduled to begin, the headquarters for the South African Clothing and Textile Workers' Union (Sactwu) offices were evacuated

Businessmen call for city planning body

6/0 am 10/9/90
LESLEY LAMBERT

CAPE TOWN — Business leaders have called on the Cape Administrator to establish an urbanisation working group because they say no appropriate action is being taken to prepare Cape Town for removal of Group Areas legislation

Western Cape branches of the Chamber of Commerce and Industry passed a motion at a regional congress on Friday calling on the Administrator to establish a representative working group by November with powers to plan urbanisation in the greater Cape Town area.

In a paper delivered at the congress, UCT Urban Problems Research Unit director David Dewar said there was no effective urbanisation management. The process was virtually out of control

"Despite the scale of the urbanisation process and the magnitude of the social, political and economic problems which potentially accompany it, no mobilisation of appropriate types and scales of actions necessary to accommodate it is occurring"

Stimulate

There was no effective management of or planning for SA's cities of the future, the amount of finance invested in urban infrastructure was inadequate and the institutional capacity to provide housing and services was in many places non-existent, Dewar warned.

A large-scale mobilisation of programmes driven by a broadly accepted urban philosophy could turn a process with the potential for disaster into one which was developmentally positive, he said

It was necessary to stimulate more complex processes of urban development so that the widest possible range of agents could enter the delivery system

This would ensure that capital invested in the construction process circulated as broadly as possible and generated maximum employment opportunities.

It would also ensure that urban environments were more widely acceptable, Dewar said.

In another paper delivered at the congress, Stellenbosch University's Transport Research Unit director BC Floor warned that unless access to the city was improved by the provision of a well-planned cheap public transport system, squatters would continue to invade urban areas and the authorities could lose control of the use of land



Prof David Stephenson of Wits University.

More foreign interest in Cape — Wesgro

FOREIGN interest in investing in the Cape had risen noticeably in the last six months, Wesgro executive director David Bridgman said earlier this week

Wesgro is a Section 21 company formed with the objective of promoting growth in the Western Cape. It is supported by local municipalities and businesses

Bridgman said comprehensive figures on the amount of investment coming into the Cape were not available. The only way Wesgro picked up foreign interest in the Cape was through inquiries

Moreover, Johannesburg investors had their own advisers and only some would come to Wesgro

In June, Wesgro received 22 inquiries from inside SA and four from abroad. In July, 15 local inquiries and eight from foreign countries were received

"We have found a tremendous increase in the number of foreign investors considering the Cape over the last six months. The Cape has four main growth areas: export-related products, technology or skills-based products, tourism and its own population growth," he said

New hotel

A primary area of demand was in buying retirement and holiday homes in the Cape, making it a strong property market. Because of this Wesgro had an active building programme

Cape Town is to see a second new hotel opening towards the end of the year in the V & A Waterfront development, a 10-year building project which is to include restaurants, boutiques and exhibition facilities

The Cape Town city planner announced that commercial buildings totalling R1,6bn had been completed in the last two years and a further R540m was under construction.

Central Statistical Service figures show that out of R5,3bn invested in completed buildings in 1989 countrywide, the Cape province accounted for R1,3bn compared to R2,9bn in the Transvaal, R819m in Natal and R260m in the Free State

Non-residential buildings completed in the Cape accounted for R207m of the R1,3bn and residential buildings completed amounted to R786m of a total of R2,7bn

Civics' war on gangsterism

South 13/9-19/9/90

(124)
(S)

By REHANA
ROSSOUW
CIVIC associations
in the Cape Town
have declared war

on gangsterism and
other social prob-
lems with a month
of civic action which
began on Wednes-
day.
The Western Cape
United Civic Organ-
isation says it is con-
cerned about Cape

Town's high crime
rate in the world.

During the week of ac-
tion, civics will be high-
lighting the social prob-
lems in their areas.

In Mitchells Plain, resi-
dents will focus on the is-
sue of high electricity ac-
counts. They discovered at
a meeting with the City
Council this week that 40
000 accounts were based
on estimates, resulting in
far higher accounts than
normal

Gangsterism plagues
most communities where
civic organisations func-
tion and will be addressed
in areas like Valhalla Park
and Steenberg

Rents

Rent arrears will be dealt
with in areas in the north-
ern suburbs like Belhar.

"We are first and fore-
most community organisa-
tions and as such are most
directly concerned with the
quality of life within our
communities," said United
Civics spokesperson, Ms
Zohra Ebrahim.

"We do not only want to
voice our concern but ex-
amine the causes and cor-
rect them, something the
government has been un-
able to do"

The week of action
started with a mass rally at
the Athlone Civic Centre
on Wednesday evening.



Hendrickse no discussion
took place

COLOURED HOUSING **THE OTHER SIDE**

FIM 1419190
The Uitenhage Town Council has suggested that a former President's Council (PC) member submit information to back up his allegations about coloured housing development in that town to the Advocate-General. The council itself has as yet not ordered a probe into the matter.

This reaction was reported to the *FM* this week after former PC member Abdul-Wahab Tiry queried a council decision to allocate a contract to developers Bester Homes for the construction of 188 houses in the Rosedale coloured township (*Current Affairs* August 31). "The council rejects Mr Tiry's claims and allegations," according to Uitenhage town clerk Robin Williams.

According to Tiry, Bester Homes' tender was the highest of those received — and "in no way met the requirements they should never have been awarded the contract." Tiry also questioned payment for a trip to Bester Homes' Cape Town offices which he and seven other town council members went on in 1988. Though Tiry is in possession of a departmental voucher which authorised payment of R2 400 for the trip, at a council meeting he has also produced a letter, dated later, where it was stated that Bester Homes paid for the trip.

Williams says "Mr Tiry, who was then chairman of the Uitenhage management committee, was given an air ticket by the

FIM 1419190
department of the town secretary. The council paid for the trip." Juliaan Evenwell of Bester Homes has also said his company did not pay for the trip.

During the council meeting, Tiry charged that Williams had told him that Labour Party leader Allan Hendrickse had told him (Williams) that he knew of better builders. This was after a utility company, Unifound, had already been judged to be "a suitable company to become involved with," according to Tiry.

The statement by Tiry "that Hendrickse discussed Unifound with myself is not true," Williams says. He adds that Tiry had been in favour of acceptance of Bester Homes' proposals. The decision was taken by the management committee and the sale of the 188 stands to Bester Homes was approved by the then Cape Administrator.

The council, says Williams, has not neglected low-cost housing. A contract has just been awarded for a further 100 houses, while the first of a further 1 000 stands will — he hopes — become available on January 1 next year.

Eddie Botha

Residents threaten businesses

RESIDENTS of Huhudi township in Vryburg have threatened to ruin white businesses in the area if their demands for better living conditions are not met. The local civic association has demanded that Vryburg authorities scrap all rent arrears, make service charges affordable, provide adequate housing, electrify the township, and allocate housing sites.

The association threatened to intensify the consumer boycott of white-owned businesses, especially over Christmas until an irreversible commitment to change has been achieved. They also called on traders not affected by the boycott not to exploit residents by overcharging them.

~~340~~ ~~132~~ 124 c/Press 16/9/90

(124)

By BARRY STREEK

PEOPLE living in hostels were so enraged by their degradation and awful conditions that it took very little to get them out to kill, a University of Cape Town anthropologist, Dr Mamphele Ramphele, said yesterday.

This had been demonstrated in 1976 when it was proved easy to use hostel-dwellers to attack township residents

Once they had been instigated to attack, a momentum developed that could not be stopped, she said at the annual congress of the Association of Black Accountants of Southern Africa (Abasa) in Cape Town.

"All it needs is for someone to say over drinks 'By killing you will feel like a man' for it to happen."

Dr Ramphele, a member of the Independent Development Trust who has conducted research among hostel-dwellers in Cape Town over the past five years, said everyone was responsible for the current situation, including other

Hostel living fuels killing fever



Dr Ramphele

township residents who looked down at them.
"I know just how en-

raged these hostel-dwellers have become. They have been denied the right to be full citizens of Cape Town."

They were not migrants at all and some had been living in Cape Town for 40 years.

"They are enraged by the dehumanizing conditions in which they live.

"It is simply awful," Dr Ramphele said.

People had seen what had happened in 1976. "It takes very little to get them out to kill."

Their anger and violence usually turned inwards but it took little for that violence to turn outwards.

All South Africans had to recognise the humanity of these people, as some church people had done by praying with them.

"It is no good demolishing or bombing the hostels, nor can we wait for a change of government."

It was the responsibility of the private sector to intervene in this situation and provide the hostel-dwellers with decent accommodation.

Hope for hostel dwellers

South 209 - 209 1990

(124)

NUMBER 120 at Guguletu Hostel in NY66 is no ordinary hostel room. A visitor would be forgiven to think it is a trade union office.

The telephone rings incessantly as Mr Welcome Zenzile excuses himself to offer advice or issue instructions

Posters of political organisations and leaders are spread across the walls.

A steady stream of visitors comes to seek advice on matters ranging from personal to work-related. Is it an advice office, maybe?

But a bed and other usual household furniture suggest this is a hostel dweller's home

For Zenzile, being a hostel dweller not only opened his eyes to a plethora of laws designed to make nothing more than a labourer out of him and others

Challenge

It also created in him an urge to challenge these injustices while marking the beginning of a long involvement in the trade union movement and community organisations

Zenzile is a full-time organiser of the 16 000-member Western Cape Hostel Dwellers Association (WCHDA)

The association was officially launched in June 1985 but Zenzile and his comrades had started organising as early as 1980

As happens in most hostels, Welcome Zenzile shares his flat with three others and their families

Although his "home" strongly resembles an office, he assures SOUTH that he works from his office in Langa township

And like others, he owes his presence in these grim buildings to the migrant labour system. He comes from Mdizeni, a small town on the rural outskirts of

Hostels are not only places of death, as violence on the Witwatersrand suggest. One hostel in Guguletu is a place of hope for many, MUSA NDWANDWE reports:

Ciskei

A Standard Six dropout, Zenzile was forced to leave school to come and work in Cape Town in the early 1970s, as is the background of many migrants

Like others, he suffers the humiliation of being ridiculed by people of his colour who regard themselves as the only rightful inhabitants of the urban areas

And with fellow hostel dwellers, he shares memories of the days when police raids, searching for violators of Section 10 1(b), were a daily occurrence

His weekends are not shared with others as they sing traditional songs, guzzling large quantities of sorghum beer and doing nothing about their oppression

Unworkable

"Perhaps our most important long-term goal was to make the contract labour system unworkable," said Zenzile on why there was a need for the association

He reflects on those days with a sense of victory "We were mobilising people around the Section 10 1(b) issue, dealing with the rights of a contract labourer to live in an area where he works"

Although there could be an element of triumph in what he says, he is still separated from his four school-going children who live with their mother in Ciskei

MAN OF WISDOM: Welcome Zenzile in his hostel room where he gives advice and hope

Zenzile has a long history in the trade union movement, having served as treasurer for the Western Cape region of the General Workers' Union and secretary of the Guguletu Hostel Dwellers Association, an affiliate of WCHDA

Squalor

Appalling hostel living conditions, immense squalor, a critical lack of privacy and badly deteriorated health standards presented a daunting task for Zenzile and his comrades

Our interview is continuously interrupted by callers seeking advice on various issues — and he finds time to deal with all these tasks

"He is really a man of wisdom," said a fellow dweller who had given me directions to his door

But Zenzile's dedication to the upliftment of hostel dwellers has not been without what he calls "dividends".

There are numerous other activities that the association has embarked on "Our long-term goal is to generally improve the living conditions in hostels," said Zenzile

His role as a senior shop steward and a trade union official resulted in him being cast out as a pariah by his employers

Worst was to come when he landed himself in detention twice for his political involvement "My employment record was irreparably damaged, hence I worked full-time for the association," he said

Zenzile has triumphed over a poor education, a rural background and a migrant labour system geared to making a miserable labourer out of him

In many ways, Zenzile stands as a shining example among Guguletu hostellers.

'We want a legacy for our children, not crumbs'

The people of Richtersveld fought for their land — and won **SEBASTIAN BALIC** reports

THE Orange River makes a long lazy loop gurgles over a few gentle rapids and surges on towards the Atlantic Ocean some 200km away. The muddy ochre water is pumped up to farms where floods have nurtured generous soil. The leaves of tamarisk trees shuffle in the breeze along the banks and baboons bark from the cliffs and hills that overlook the river.

The course which the Orange has forced through the mountains is a gentle respite from a region of withering heat and little rainfall. Enclosed within that baroque curve of the river is a rocky mountainous semi-desert known as the Richtersveld. It is here that a rural community has won a remarkable victory for land rights.

This remote area is famed for its huge variety of succulents — over 300 species, including the half-earns (*Aleumum triviviparum*) — and endemic reptiles.

It was on the strength of these natural resources that the Park's Board decided to create a national park in the northern reaches. Sparvelij, populated by the only affected village is Kuboes, just outside of the proposed boundaries, it seemed a suitable matter to appropriate the land required.

The matter had to go through the House of Representatives since the Richtersveld is 'coloured' trust land. The management committee for the region passed the proposal and the creation of the 162 445ha park was set in motion. Until the Kuboes community got wind of it.

The trustees of the land — the Management Committee of the Department of Land Housing and Agriculture — had gone ahead without consulting the people. Emergency meetings of the Kuboes based Community Committee of Richtersveld North were held and they decided to oppose the passing of the motion.

They appealed to the Management Committee and Minister David Curry — to no avail.

The community collected funds and vilager Willem de Wet set off for Cape Town some 800km away to put the people's case. The Surplus



A Richtersveld resident one of the many people who would have been forced to leave the area. **Wet 21/9 - 27/9/90** Picture **SEBASTIAN BALIC**

People's Project a Black Sash affiliate assisted and an urgent Supreme Court interdict halting the creation of the park was granted on March 20 1989.

The peg on which the case was hung was that the Management Committee as trustees of the land had not consulted the people. But it was more than just the manner in which it was conducted that was at issue.

The people argued that they would not benefit from the park's existence and their welfare had not been properly considered.

Other factors which the community took issue with were:

- The park was to be leased from the community for 99 years at R80 000 a year.
- The land which the small stock sheep and goat farmers were to receive as compensation was one third smaller than their original lands and did not have sufficient water.
- They would gain no benefits from the park as per the proposals.
- The management of the park and its resources would be entirely in Parks

Board hands.

- They would be deprived of their traditional and historical rights.
- After the court intervention, and a flurry of meetings between all parties — including Chief Director of the Parks Board, Pieteraar — a number of counter-proposals were made which addressed the community's problems.

As a result Pieteraar said 'We have sorted out the problems and once the new agreement has been drafted and signed work on the park will begin within the month. But De Wet in whose name the court action was brought, says they have not yet reached a final agreement.

The community is adamant that it should retain control of the park, much like the mining concessions where five year leases are granted. If a company conducts its business in a manner the community/management committee considers unacceptable, the lease is simply not renewed. This system ensures that outsiders utilizing the land exhibit some degree of social responsibility towards the indigenous

people. For instance the only school was built by one of the concession holders and the church is being renovated by similar funding.

What the people of Kuboes want is a fair deal on their land, and not some backroom agreement between their supposed representatives in the House of Representatives and government agencies. They want to continue to live off their land as they have done for generations.

There are other issues that the people of the Richtersveld are unhappy with. They allege that a letter from the Parks Board indicated that it agreed to compensate the community's suggestions, but the second proposal did not reflect this. As community member Abraham Parris de Wet says: 'The history of development here is terrible. We want to leave a legacy for our children not crumbs. The area is very rich in diamonds. Companies are making a fortune exploiting this, but the area is still incredibly poor'.

Pieteraar outlines the main thrusts of the new agreement:

- The corridor of state land acquired

as compensation will be provided with adequate boreholes.

- Small-scale stock farmers with historical ties to the area will be allowed to graze in selected, controlled, "non-sensitive" areas of the park — even to build traditional Nama Khoi reed huts.
- The local community will be closely involved in running the park and offered employment there as war-dens etc.
- Proceeds of a succulent nursery will be paid directly to the people of the Richtersveld — not to the House of Representatives — and will be 'far higher than the original proposal'.

Most important of all a clause allows the community to cancel the Parks Board's lease and regain sole use of the area. In retrospect, Pieteraar agrees that the community was not properly consulted especially as it had never been against the idea of a park in the first place but took issue with the high-handed manner in which the matter was handled.

• This article first appeared in *New Ground*.

It has a large wooded area along the Moretele River that provides wonderful walks, especially for bird-watchers. Over 300 species have been recorded in the reserve.

Fishing in the Kuyvoor Dam is good as is game viewing with more than 30 species of the larger mammals, including rhino, sable, gemsbok, warthuck, giraffe and zebra.

• Jacklyn Cock is a professor of sociology at the University of the Witwatersrand and writes widely on environmental issues.

Borakalalo: A place to relax

By **JACKLYN COCK**

THERE is an absence of green spaces in black and an erosion of them in the white suburbs. Borakalalo offers a consolation for all those who suffer the effects of this.

The name derives from the Setswana word for "the place where people relax" and is situated only 60 kilometres north of Brits, making it an easy day trip from Johannesburg or Pretoria.

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ENVIRONMENT

'We want a legacy for our children, not crumbs'

The people of Richtersveld fought for their land — and won **SEBASTIAN BALIC** reports

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It was on the strength of these natural resources that the Parks Board decided to create a national park in the northern reaches. Sparsely populated, the only affected village is Kuboes, just outside of the proposed boundaries, it seemed a simple matter to appropriate the land required.

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 WLC mail 21/9 - 27/9/90 *[Handwritten initials]* *[Handwritten 124]* *[Handwritten initials]* Picture: SEBASTIAN BALIC

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● They would be deprived of their traditional and historical rights. After the court intervention, and a flurry of meetings between all parties — including Chief Director of the Parks Board Tol Pienaar — a number of counter-proposals were made which addressed the community's problems.

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The community is adamant that it should retain control of the park, much like the mining concessions where five-year leases are granted. If a company conducts its business in a manner the community/management committee considers unacceptable, the lease is simply not renewed. This system ensures that outsiders utilising the land exhibit some degree of social responsibility towards the indigenous

people. For instance, the only school was built by one of the concession holders, and the church is being renovated by similar funding.

What the people of Kuboes want is a fair deal on their land, and not some backroom agreement between their supposed representatives in the House of Representatives and government agencies. They want to continue to live off their land as they have done for generations.

There are other issues that the people of the Richtersveld are unhappy with. They allege that a letter from the Parks Board indicated that it agreed to comply with the community's suggestions, but the second proposal did not reflect this. As committee member Abraham "Pans" de Wet says "The history of development here is terrible. We want to leave a legacy for our children, not crumbs. The area is very rich in diamonds. Companies are making a fortune exploiting this, but the area is still incredibly poor."

Pienaar outlines the main thrusts of the new agreement:

- The corridor of state land acquired

Borakalalo: A place to relax

By JACKLYN COCK

THERE is an absence of green spaces in black and an erosion of them in the white suburbs. Borakalalo offers a consolation for all those who suffer the effects of this.

The name derives from the seTswana word for "the place where people relax" and is situated only 60 kilometres north of Brits, making it an easy day trip from Johannesburg or Pretoria.

It has a large wooded area along the Moretele River that provides wonderful walks, especially for bird-watchers. Over 300 species have been recorded in the reserve.

Fishing in the Kipvoor Dam is good as is game viewing with more than 30 species of the larger mammals, including rhino, sable, gemsbok, waterbuck, graffe and zebra.

● Jacklyn Cock is a professor of sociology at the University of the Witwatersrand and writes widely on environmental issues.

as compensation will be provided with adequate boreholes,

● Small-scale stock farmers with historical ties to the area will be allowed to graze in selected, controlled, "non-sensitive" areas of the park — even to build traditional Nama Khoi Khot reed huts,

● The local community will be closely involved in running the park, and offered employment there as wardens, etc,

● Proceeds of a succulent nursery will be paid directly to the people of the Richtersveld — not to the House of Representatives — and will be "far higher than the original proposal"

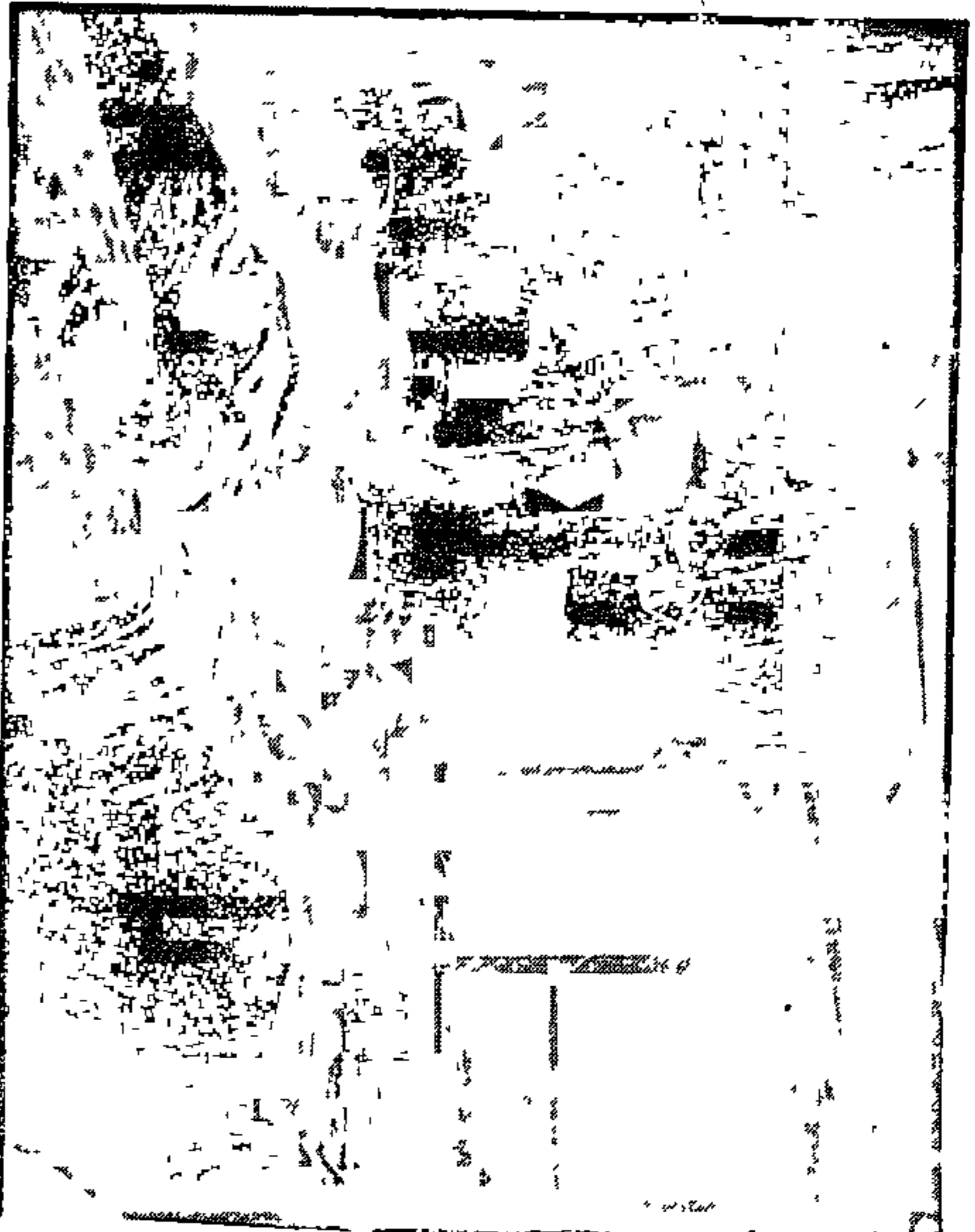
Most important of all, a clause allows the community to cancel the Parks Board's lease and regain sole use of the area. In retrospect, Pienaar agrees that the community was not properly consulted, especially as it had never been against the idea of a park in the first place, but took issue with the high-handed manner in which the matter was handled.

● This article first appeared in *New Ground*.

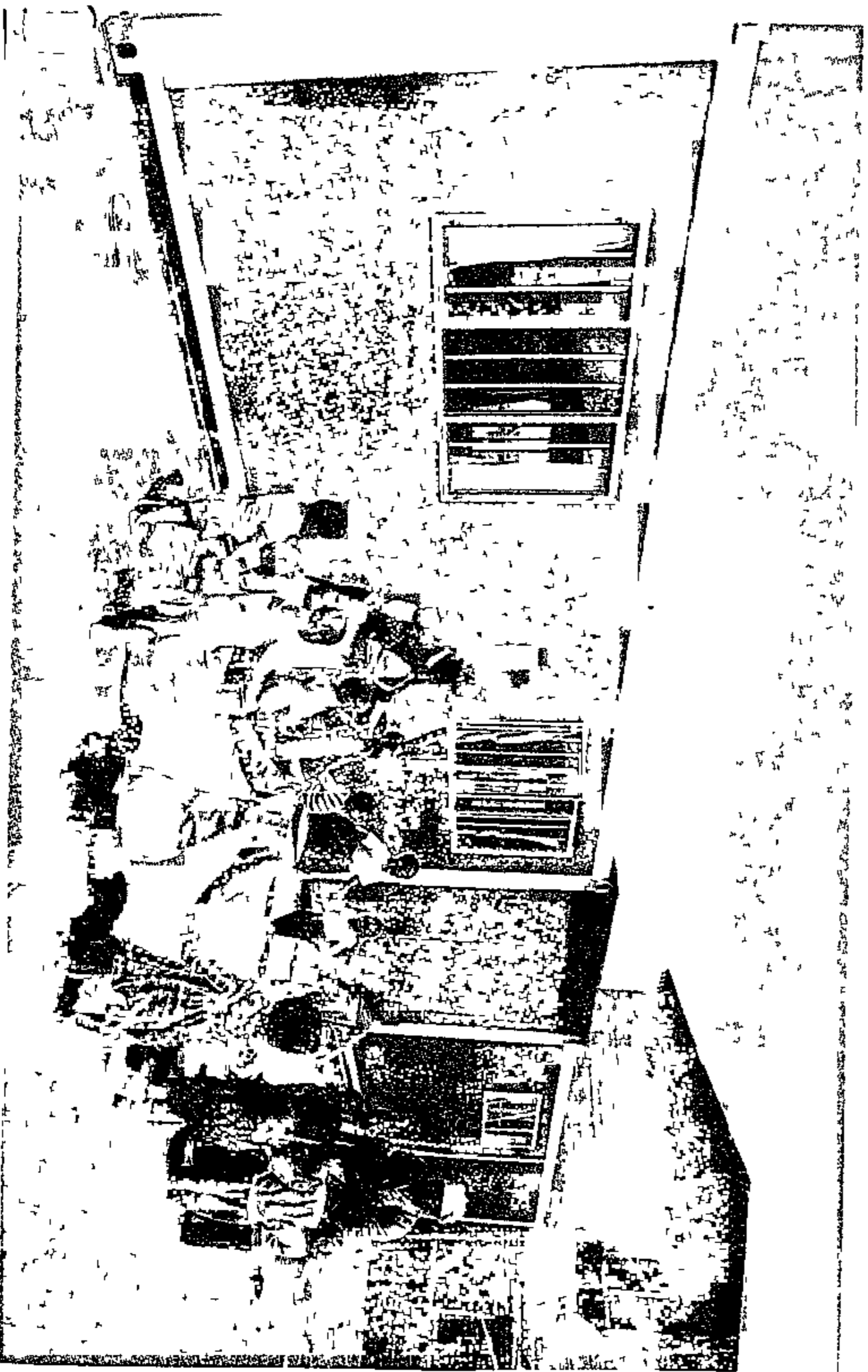
Above: Miss Monique Kohli, 23, arranges the washing strung up on a make-shift line above the bed she shares with other relatives.

Right: A hostel dweller rests during the day in his dimmed, cramped room.

Below: Containers sponsored by the Urban Foundation have been turned into an informal creche for the toddlers of New Flats.



Mr Herman Xaimpi, who came to Cape Town from the Ciskei in 1963, polishes his shoes on the bed he shares with his wife in Hostel 876 in New Flats, Langa.



South Africa's widely discredited township hostels system has earned a large measure of blame for the violence on the Reef. Seen as a product of an exploitative labour system, township hostels seldom offer more than the bare essentials of shelter. Life is harsh and often hopeless. Cape Town's hostels are little different . . . but there is hope that a new project could soon make a difference. Labour Reporter SHARON SOROUR reports.

Hostels: Hard and harsh

29/9/90

TO many South Africans, the township hostels are nothing more than horrifying hovels, but to the thousands of people who live in them they are "home".

A place offering shelter, though scant, from a harsh and often horrifically violent world

But the migrant labour system which led to the construction of single-sex hostels has been a destructive one

The effect on the family and social life of hundreds of thousands of people has been devastating

"It's led to an abnormal lifestyle," says Democratic Party spokesman on Black Affairs, Mr Jan van Eck

With the abolition of influx control, the wives or companions and children of migrant labourers were legally allowed to join them, but this led to other problems, said Mr Van Eck

"From the time influx control was abolished about five years ago, families have been legally allowed to be together but the accommodation has not changed

"The hostels are not healthy places for families to bring up their children," Mr Van Eck said

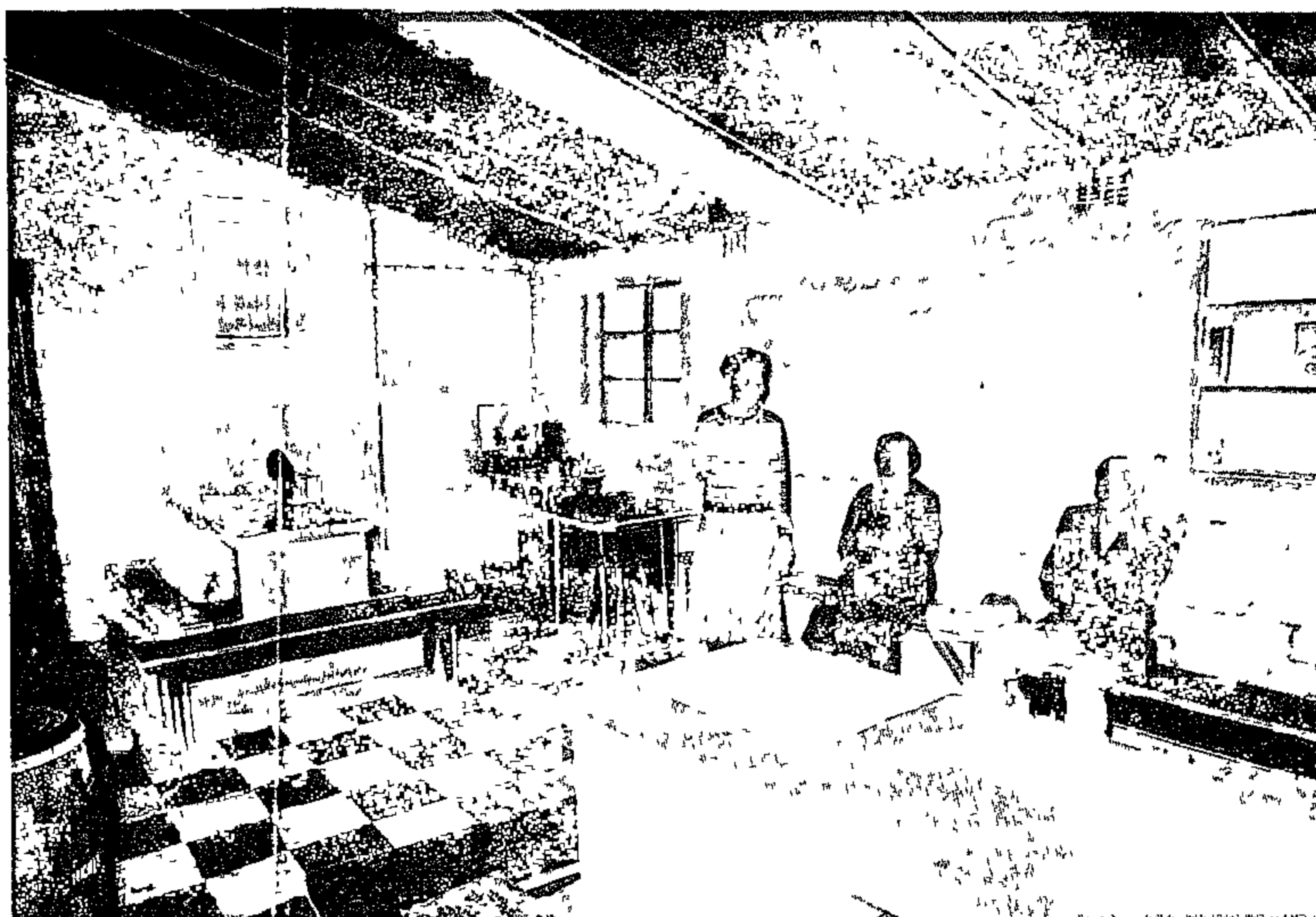
"It's no good only scrapping the laws and hoping things will suddenly fall into place — reform must be a total process," he said

When influx control was lifted, it led to overcrowding and a far more violent situation was created in the hostels, says Ms Susan Lieberman, organiser of the Hostel Dwellers Trust — formed to launch a project to upgrade the existing hostels and create family units

Hostel-dwellers pay R6 a bed to secure a roof over their heads

ACCORDING to University of Cape Town anthropologist Dr Mamphela Ramphele, people living in hostels are so enraged by the terrible conditions and by their degradation that it takes very little to get them to kill

"They are enraged by the dehumanising conditions in which they live," according to Dr



The "diningroom" in one of the units — which serves 16 families — is often converted into a bedroom for children at night.

Pictures WILLIE DE KLERK, Weekend Argus

Ramphele, who as a member of the Independent Development Trust has conducted research among hostel dwellers in Cape Town over the past five years

"Some people have been living here for more than 30 years but they are still classified as migrant labourers by the government," Ms Lieberman says

When influx control was lifted, more than one-third of the hostels were removed and converted into family dwellings — but the hostel dwellers did not qualify for this accommodation because they were employed under the migrant labour system, according to Ms Lieberman

But there is hope on the horizon

In 1985 the Western Cape Hostel Dwellers Association was launched to fight for the their rights, the unification of families and the upgrading of the dwellings

"To unite families — that is our motto," says association organiser Mr Welcome Zenzile

THE association's aims and objectives are "to fight for the God-given right of a person to stay with his family near his work place, to strive towards upgrading the hostels as family units and to work towards establishing resources like welfare and health"

The association functions as an advice office, says Mr Zenzile

Several projects aimed at improving the appalling standard of life in the hostels and educating the inhabitants have been initiated and maintained by the association

One of the most urgent was health care as the hostel dwellers face a myriad of health hazards. A training programme on primary, and preventive, health care combats these problems

There are other projects too — pre-school programmes to provide make-shift creches for toddlers and another to encourage the people to

generate their own income

The association has about 16 000 to 17 000 members from Langa, Guguletu, Nyanga, Brackenfell, Mfuleni near Kuils River and Lwandle in the Strand

The Western Cape has pooled most of its migrant labour from the Transkei and the Ciskei

Ms Lieberman says "For consensus purposes the number of beds are usually counted but Cape Provincial Administration statistics revealed that there are 3.2 people per bed — but there are between 60 000 and 100 000 hostel dwellers, and that's just Guguletu, Nyanga and Langa"

THE Western Cape Hostel Dwellers Trust was formed in 1987, comprising a board of 22 trustees who are either members of the association or resource people like lawyers and architects

"The aim is to work out technical solutions to upgrade and convert the dwellings into family units," says Ms Lieberman

A proposal was developed and the trust applied for the allocation of the land traditionally occupied by the hostel dwellers. This resulted in the CPA approving a pilot demonstration model of one hostel

"We only received approval to build one pilot house to demonstrate our intentions. We then had to find funds to finance the project," Ms Lieberman says

Subsequently a lot of the land has been privately developed with housing for middle-income groups ranging from R50 000 upwards

Proposals are now in the pipeline for a much larger undertaking and the programme is tentatively, and delicately, negotiating options to enable it to enter a much larger first phase of development than was originally envisaged

It is an attempt to demonstrate alternative dynamic approaches to change the face of South African townships

Crammed and dingy, but it's a place to call home

IN New Flats, Langa, about 16 derelict double-storey brick buildings stand in row

These are some of the infamous townships — products of a migrant labour system used to promote apartheid ideals

There are people everywhere — cats meow and mingle with children screaming with delight on the dusty stretches between the depressing, ugly buildings. Clothes from make-shift washing lines

The hostels all have numbers. Sixteen families live in one of the four units in number 876, according to our guide and Hostel Dwellers' Association organiser Mr Sibusiso Mxokozeli, who lives in a hostel in Guguletu

"Where I live, there are as many as families in one unit of a hostel," he says

The hostels are all damp, dark and depressing places. Number 876 is no different. One small, dark kitchen and one bathroom with a shower has to serve over 40 people.

MR Herman Xampi, a security guard at a block of flats in Green Point, was born in 1936 in the Ciskei. He has been in Cape Town since 1963.

Sitting on the bed he shares with his wife — in the tiny, crowded room they share with two other couples — he says, while vigorously polishing his shoes: "No, I don't like to live here, but I cannot do otherwise"

Miss Monique Kohli, 23, stays in the room. She does not have a job and she is married. One of her relatives lives in the room

In a small room like this, with three people squashed against the walls not occupied by the door, a curtain above each bed is the only hope for privacy

Most of the rooms, where at least six people sleep, are tightly packed, not only with people, but their possessions. And, they are neat and tidy.

There is no hot water and the electricity not up to standard

"The situation in these hostels is horrible. There is little chance of privacy and normality is the order of the day," according to Mr Mxokozeli

PEOPLE are suspicious of each other, and the crime rate is not very high.

Alcoholism is rife, he says, because the only form of entertainment is drinking.

However, a community spirit prevails. Broken-down trucks serve as corner shops and there are colourful stalls selling fruit and vegetables

And life, harsh as it may seem, goes on

By standing for election, he had "betrayed the freedom-loving people

hoped others would follow Mason's example.

that the picket was illegal because it was on municipal land



Clubs halt violent feud

argued with African youths belonging to another club

A "coloured" youth stabbed a member of the rival club, after which fighting spread through the Smutsville township a few kilometres outside Sedgefield.

"By the time I was called upon to intervene, youths from both communities were burning hous-

es," Luthango said.

His car and house were burnt down by the youths.

Peace was restored this week after a meeting between community leaders convened by the town clerk, Mr IR Basson.

Both sides agreed to appeal to the youths to stop the fighting.

ON THE MARCH: Residents of Netreg defy police on Wednesday as they march in protest against the poor condition of their houses. Residents refused requests by police to stop the illegal march and fetched an official to accept their petition (124)

PIC: YUNUS MOHAMED
Souto 30/8 - 519190.

Umbrella civic for E Cape

Soult 3018-579190

124

From ZOLA NTUTU

Port Elizabeth — A newly-established umbrella structure for Eastern Cape civic associations resolved at its first AGM last weekend to put pressure on local authorities to address the housing crisis

Delegates representing six zones from the Eastern Cape elected the first executive members of the Organisation of Eastern Cape Civic Associations (OECCA).

Veteran Port Elizabeth community leader Henry Fazzie was elected the organisation's first president.

The delegates agreed that the issues to be dealt with would include the question of land and repossession, shack dwellers and local government.

Civics are also planning to put pressure on local authorities to provide affordable houses

Alice to elect first democratic body

From BULELWA PAYI

GRAHAMSTOWN. — Residents of Alice in the Ciskei will soon go to the polls to elect a new town council — the first to be elected democratically in the country

An interim committee, nominated at a mass meeting of residents shortly after the town council disbanded, is serving the residents' needs in the interim

According to Singatha Mafanya, a member of the committee, the Alice/Fort Hare Residents' Association (Afra) was formed after the fall of the Sebe regime in March ^{South 30/8-5/9/90}

"It's first task was to make representations to the council of state to pressure the then town councillors to resign," he said

Officials of Ciskei's Department of Internal Affairs asked the residents to nominate representatives of their own choice until proper elections could be held

Revenue

A priority for the committee is to sort out its own revenue base

The committee has so far held a meeting to discuss ways of having some state-owned houses transferred to the municipality so they can start developing the town.

"Proper elections will be held soon and whoever is elected by residents will be able to make future plans for the resident," Mafanya said — ANA

'Black RSC' key to arrears crisis?

CMT-trials 5/9/90 124

By CHRIS BATEMAN

UNLESS the government centralised black local authorities in a single body and created alternative revenue sources, the arrears problem on Peninsula services (estimated at well over R10m) would reach crisis proportions, Khayelitsha town clerk Mr Graham Lawrence said yesterday

Khayelitsha's Lingeletu West Town Council is running at a loss of R3 291 563 since its inception in 1984. Ikapa Town Council, responsible for Langa, Nyanga, New Crossroads, KTC and Guguletu, is running at a loss of more than R7 million. Figures for Old Crossroads were not available yesterday.

The three areas are separate administrative entities

Warnings

Asked what could be done to reduce the deficit, Mr Lawrence said there was "nothing", apart from cutting off electricity to payment defaulters after several warnings

"We have no established revenue

Sharpeville still switched on

VEREENIGING. — Vereeniging town clerk Mr D P Steyn said Monday's planned electricity cut-off at Sharpeville had not been implemented.

He said the Vereeniging Town Council, the Lekoa Town Council and Eskom were meeting to try to defuse the situation in Sharpeville where residents have boycotted rents and service charges since 1984.

Water and power to the township were to have been cut off on Monday, but after meetings this was delayed for 24 hours.

Mr Steyn said supplies would not be cut off before a final decision had been reached, possibly later yesterday. — Sapa

enue basis except for service charges and rentals — there has to be an economic basis which we're not even near to at present," he warned

He appealed for a system "such as the Regional Services Council" which he said would immedi-

ately cut down on administrative costs and give bargaining power when dealing with bulk suppliers of services

"We also need some form of tax basis to generate revenue. A regional form of local government would enable us to tax the haves and distribute what is available on a more equitable basis among the have-nots," he said.

The backlog was becoming "critical" and unless a centralised system was instituted, major government subsidisation would have to continue

Backlog

Recently promulgated sub-economic tariffs for services which would be put into immediate effect in Khayelitsha were expected to generate some R400 000 a month. Before this the township's 300 000 residents paid only for electricity. The Khayelitsha backlog (non-payment) on electricity alone up to the end of June was R922 966

A spokesman for the CPA said that the backlog in rent and services charges in Western Cape black townships was R13 989 325

● The total for the Cape was R86 903 574

Belhar boycott

south 6/9-12/9/90

124

By REHANA ROSSOUW

ANGRY Belhar residents have embarked on a boycott of rents and loan repayments in a bid to force authorities to address their grievances.

The Belhar Civic Association wants the House of Representatives and Regional Services Council (RSC) to come to the area to address their demands. They have organised a protest march to parliament next Wednesday.

In the run-up to the association's campaign, three people were arrested and some injured during an illegal march and attempts to evict residents from their houses

Residents at the Belhar self-help scheme devised by Mr David Curry, Minister of Housing in the House of Representatives, have decided not to pay their loan redemption accounts until Curry comes to the area to address them

Since the scheme was started in 1985, residents have been involved in an ongoing battle with Curry over their repayments which has rocketed from less than R120 a month to as much as R385

They have other grievances, ranging from monthly administration fees for electricity and other accounts to poor facilities in the area.

Service charges

"At the moment about 70 percent of the 1 500 people in the self-help scheme aren't paying their accounts," said Belhar Self-Help Action Committee spokesperson Mr Andy Modise

In the Belhar flats and rent scheme, residents have also embarked on a boycott of payments after the RSC informed them in June that their service charges would increase by between three and 25 percent.

"We do not see why we should pay higher charges when we do not get the services from the RSC," said a Belhar Civic Association spokesperson

"At a mass meeting of residents to discuss the issue, people decided they would not use the rent office at all until RSC secretary Mr Chris Mocke came to the area to debate their demands

An RSC spokesperson said they could not comment

Asked to comment on the boycott of payments, Curry said that to assist the poor, the formula for repayments of loans was based on the income of participants in the self-help project

"It will be a sad day if people who have put a lot of their own effort and sweat into erecting their own houses, lose their houses because of an orchestrated campaign to stop repaying their loans," he said

Call to upgrade hostels

By CHIARA CARTER
South 619-1219190

RESIDENTS living in compounds in Malmesbury have called on the authorities to upgrade their hostels and not force them to move to a site outside town.

This follows a meeting between residents and the Malmesbury municipality and Cape Provincial Administration last week.

The residents said they appreciated that the municipality had recognised that

they were part of the community and was concerned about their plight.

They were also pleased that employers had opposed an earlier threat of eviction from the compound and that the CPA was looking for land where they could settle permanently.

The residents said they did not want the compounds declared a "transit area" and rejected the development of a separate black township.

Instead they wanted the area to be integrated into

Malmesbury and the town to have a single municipality.

At last week's meeting, the CPA presented two proposals: the present site of the compound and a site outside Malmesbury's residential areas near Sentra Kalk.

While the municipality favours the second option, the residents want to stay where they are.

They have called on the authorities to upgrade the existing buildings and improve the infrastructure.

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Conservationists concerned with creeping tide of houses

By JOHN YELD
Environment Reporter

URBAN "creep" up the slopes of the Peninsula's mountain chain and into existing natural areas is causing deep concern among conservationists and residents

Among the latest "offending" developments are a block of flats being constructed on the Fish Hoek mountainside, houses already built high above Hout Bay harbour and new residential components underway on the steep slopes of Lion's Head above Bantry Bay and Fresnaye



Dr Douglas Hey

A proposed "holiday cottage" development at Partridge Point has also raised hackles

But many legal rights to develop properties were established years ago, and some protesters are fired by the unfair "Oregon" syndrome — "We were here first," say officials

charged with protecting the Peninsula's natural areas

These, mostly mountainous, areas have been declared "protected natural environments" (PNEs) in terms of the new Environment Conservation Act

Previously they formed the Peninsula's "nature area", defined by the Physical Planning Act

The nature area advisory committee, which had in turn effectively assumed the functions of the old Table Mountain Preservation Board, has now become the Cape Peninsula Protected Natural Environment Management Advisory Committee

Major criticisms have been levelled at these committees, headed by former Cape nature conservation director Dr Douglas Hey — in particular, that their deliberations are behind closed doors, and also that they lack the teeth to enforce protection of the remaining unspoiled areas in the Peninsula

Advisory body

But the committee is by definition only an advisory body and has no decision-making authority

And, from the time of the late Mr John Wiley, it has not been authorised to sit in public

When Hout Bay civic leader Mr Len Pothier, then a representative of the former Cape Divisional



Picture: ANDREW INGRAM, The Argus

URBAN SPREAD: Development creeping up the slopes of the Peninsula's mountain chain — like these houses at Fresnaye on Lion's Head — is alarming conservationists.

Council, broke the committee's confidentiality rule, he was promptly fired by Mr Wiley

The committee now advises the Administrator of the Cape

Part of the problem was that the public perceived privately-owned but undeveloped land as inviolate conservation areas, explained Mr Jerry Avis, senior forestry scientist (planning)

With secretary Mr Alan Butcher, he forms the PNE secretariat of the Cape's Chief Directorate Nature and Environmental Conservation

"Fresnaye is a classic case," said Mr Avis, who was jointly responsible for drawing up the boundaries of the nature area in 1980/81

"It has always been private land and the owners are now exercising their options"

Previously it was the responsibility of the local authority to provide services such as water and sewerage, so that steep areas like the granite slopes above Ocean View Drive, which were expensive to service, tended to remain undeveloped, he pointed out

Now developers can finance their own services — "and if they can flog these at a profit, there's nothing to stop them putting these in at their own cost," Mr Avis said

When they drew up the boundaries of the nature area, there were certain constraints, he pointed out.

"We were not allowed to incorporate proclaimed township land, some of which was proclaimed as far back as the 1940s and 1950s"

The 152m contour line had been adopted as the basis for proclaiming Table Mountain as a national monument and also by local authorities such as Fish Hoek, Simon's Town and the former Cape Divisional Council as the upper limits of their conventional townships

But the 152m upper limit has a totally different aesthetic effect on the mountainside at Fish Hoek, where the highest point (Elsies Peak) is a mere 300m, compared to Table Mountain (1 085m)

"We only took the 152m contour line where it coincided with the limits of existing development, and even then it wasn't the predominant parameter," Mr Avis said

Other parameters included areas of botanical, zoological and archaeological significance, and existing control of alien vegetation

"And in addition to excluding townships, we also had to look at existing zonings," Mr Avis added

"Certain areas were excluded on the advice of local authorities, such as relatively flat areas and logical township extensions"

Several of the controversial mountainside developments are the results

of legal loopholes which were exploited before they could be closed And the committee also made mistakes, Mr Avis and Mr Butcher conceded

The Fish Hoek flats are a case in point, where all the parties — including the local authority — were at fault, Mr Butcher said

In the case of the developments on the mountain side at Hout Bay, one house was built by well-known boat-owner Mr Ken Evans before a legal technicality involving directions from the relevant minister was put into place

But in terms of the rural zoning of those five properties, the owners are legally entitled to build one residence each — and any attempt to prevent them building could lead to a legal battle for compensation

A Supreme Court case involving several million rands is pending at present over a proposed township within the PNE adjoining the Noordhoek-Glencairn freeway

PNEs do not exclude or supercede any existing zoning, building or other local authority regulations, nor did they necessarily preclude development, Mr Avis emphasised

Developers

Developers wanting to build had to obtain a permit from the Administrator, who was advised by the PNE committee Desirability of any development was still a key factor in the decision, he said

Most applications for development in the existing PNE have been refused, only a handful have been approved and many of those are minor constructions like fire lookout towers

Without resorting to impractical expropriation or commercial transactions, both involving many millions of rands, Cape Town will have to learn to live with increasing development up mountain slopes Some, for historical reasons, will be beyond effective control

But with increased expertise on the PNE committee and constant public vigilance — and particularly if the Administrator allows the committee to sit in open session — further environmental disasters should be avoided



Mr Len Pothier

WORCESTER, a major Boland agricultural and industrial centre, has produced a unique civic liaison between a militant, ANC-supporting tenants' committee and the white, but self-styled "non-racial", municipality.

A "Worcester Indaba", where local civic bodies could meet to chart a just and fair future for the Breede River valley town, would be convened later this year, tenants' committee spokesman Mr Ronnie September said yesterday.

Mr September is the deputy co-ordinator of the Worcester Housing Crisis Committee (WHCC), a body representing municipal tenants in coloured housing areas, and in direct opposition to the statutory management committee.

Worcester

has unique

ANC links

CAPE TOWN 8/19/70

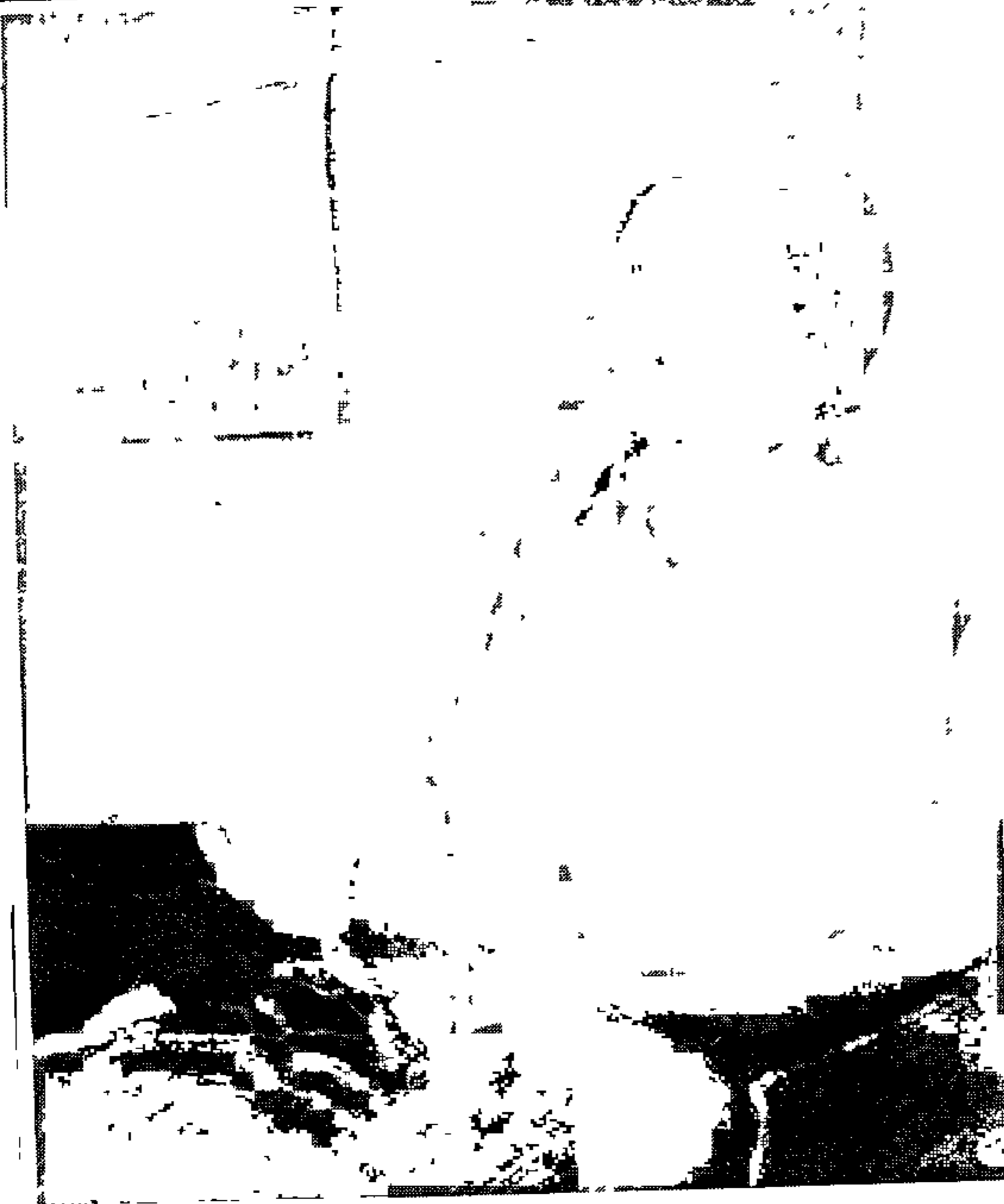
The committee initiated a rent boycott in July and has demanded that all arrear rents be scrapped. Municipal officials and representatives of the WHCC met on Thursday night in ongoing discussions on demands on rent, a single municipality and disbanding the

management committee. Worcester is a National Party seat. The neighbouring black Zweeklemba township experienced sustained unrest during the 1985-86 popular uprising.

Commenting on the relationship between the municipality and WHCC, Worcester's mayor, Mr Kolie Nelson, said, "I lay great emphasis on retaining open channels of communication with all interest groups, not just the WHCC. Because of this, there has been no violence. Worcester is a safe town."

The effects of the rent boycott were negligible, and most arrears arose because people were unable to pay, he said.

The next meeting was been scheduled for September 26. — Sapa



SWEET HOME: Mrs Elizabeth Dhalmini is refusing to leave her Bishop Lavis home after Housing League officials decided to place her in an old-age home

ANC block eviction of woman, 89,

South 23/8 - 29/8/90
124
AFRICAN National Congress members in Bishop Lavis organised a sit-in at the Housing League's offices to protest against the impending eviction of a 89-year-old greatgrandmother

Mrs Elizabeth Dhalmini, of Kas-teelberg Road, was told to leave her home she has occupied for 30 years by Friday this week

"This is the first home I have ever had in my life," said Dhalmini, who raised five children in the house and has 42 grandchildren and 30 great-grandchildren

On Wednesday more than 300 people occupied the Bishop Lavis offices of the Housing League and refused to move when police arrived

After negotiating with officials, the protestors were given an undertaking that the eviction would be postponed

Money

For the past two years, Dhalmini has been trying to arrange for the house she rents to be bought by her grandchildren

On four occasions when her grandson, Mr Peter Dhalmini, had the cash available and went to fill in forms to buy the house, Housing League officials refused to accept their money

She was told by officials in October last year that her house was not for sale and that arrangements had been made for her to live in an old-age home

"I do not want to go to a home I know of people who ran away from there because of the things they do to people," Dhalmini said

Last month, the League refused to accept her payment for rent or electricity

"This is the first time in 30 years that I have been behind in my payments," Dhalmini said

"I have always paid my accounts before the 7th of every month

"I don't want to break the law, but I am not going to move out of my house"

The ANC and South African Youth Congress said in a statement that they condemned the violation of Dhalmini's right to live where she chose

They resolved to fight the Housing League and management committee's attempt to evict her

Several attempts to obtain comment from Housing League officials failed

CONSTANTIABERG & FALSE BAY REVIEW

Investigation of Mountain View housing

A TECHNICAL committee has been appointed by the Minister of Housing, Mr David Curry, to investigate the housing needs of the people of Mountain View.

The committee, which consists of "experts in the field of housing", will meet on a regular basis with immediate effect, according to a spokesman for the Department of Housing.

In the meantime eviction

notices still hang over some of the 108 families who live in the temporary settlement near Ocean View.

Part of their campaign to persuade authorities to upgrade housing and living conditions has been the non payment of rent.

Their grievances include having to live in two-room dwellings with no floors, ceilings, inside plumbing or electricity.

On August 9 the Mountain View Action Committee and other interested parties met RSC representatives to discuss the situation.

According to Ms Amelia Jacobs, a local social worker, the meeting was unproductive but offered some small victories.

"The RSC offered to upgrade facilities, but the people want proper houses. What's the point of spending

money on better drainage and toilets if the houses are no good... the people keep saying knock down the houses and give them proper accommodation?"

Miss Martha Brown, of the Ocean View Children's Committee, who has worked closely with residents, felt the meeting had brought its victories.

"The residents now have the use of the community hall in Mountain View for meet-

ings and extended accesses to the communal showers so people who work late can wash.

"These small things have given encouragement and many feel a sense of achievement just by doing something to better their situation."

At a report-back meeting last Wednesday, people again voiced the opinion that Mountain View should be knocked down and housing provided.



Mr Michael Engel, chairman of the Mountain View Action Committee, indicates the "poor housing conditions". The two-roomed dwellings have no foundations, floors, ceilings, plumbing or electricity. Residents want the temporary settlement knocked down and "proper" housing built. Rent is being withheld in protest at conditions and eviction notices hang over some of the 108 families who live in the temporary settlement near Ocean View.

Bellville group forces council out of chamber

ARGUS 29/8/90

124

By CLIVE SAWYER, Tygerberg Bureau

RESIDENTS of Bellville City Council's Stilwaney housing estate, led by members of the Bellville Residents' Association, refused to leave a closed council debate.

The group remained in the chamber, forcing the council to adjourn yesterday to discuss confidential items elsewhere in the Civic Centre, while riot police were called and mayor Mr Willie van Schoor negotiated with BRA leaders in the public gallery.

The group left after Mr Van Schoor agreed to meet a BRA delegation today to discuss a list of grievances of Stilwaney residents, including dissatisfaction over living conditions, evictions, and dismissals.

The group intended to watch a debate on a memorandum listing grievances handed to council officials during an occupation of the municipal offices last Thursday.

Shortly after the monthly council meeting began at 4pm yesterday, a group of more than 50 arrived outside the council chambers.

WENT INTO COMMITTEE

After negotiations, council officials agreed to admit 21 members of the group.

However when the group entered the chamber at 5pm the council had reached the end of its open agenda and resolved to go into committee to discuss confidential items.

The group refused to leave and negotiations followed between council security officials and lawyer Mr Ralph Stuurman and BRA leader Mr Newton Adams.

The council adjourned to continue discussions in another room.

While Mr Van Schoor discussed the situation with Mr Stuurman, director of administration Mr Sakkie de Villiers, accompanied by two municipal security officials, ordered journalists out of the council offices.

Meanwhile, riot police arrived and monitored a placard protest outside while two senior police officers entered the building.

The group left the council chambers after Mr Van Schoor agreed to meet a BRA delegation today.

Bellville plan to help workers buy houses, flats

By CLIVE SAWYER, Tygerberg Bureau

BELLVILLE City Council is to sell houses and flats at Stilwaney, its residential estate for municipal workers, and will give preference and help to workers who want to buy them.

The council decided this unanimously during a confidential in-committee debate, said Mayor Mr Willie van Schoor.

A three-month moratorium has also been declared on all evictions in the area

"UTTER DISAPPROVAL"

Mr Van Schoor expressed his "utter disapproval of the way Stilwaney residents and members of the Bellville Residents' Association tried to disrupt the order and dignity of Tuesday's council meeting"

He had written to the association, inviting them to make an appointment to discuss any grievances with him.

"Instead they arrived on Tuesday to present their list of grievances without an appointment," Mr Van Schoor said.

"I also made it clear to them during discussions on Tuesday that we would not be threatened," he said

The association was advised by letter of the council's decision yesterday.

Stilwaney was built to accommodate key council workers, especially those needed for after-hours duties, and anyone no longer in the service of the council was subject to eviction, he said

CONTINUE RENTING

Most of the grievances given to him revolved around evictions, and so he had proposed that the council agree to the sale of the houses, Mr Van Schoor said.

Those renting their houses would be allowed to continue until arrangements could be made for them to buy them, and only houses becoming vacant would be offered for sale in the interim.

The council would help workers to buy their houses, though it was not clear at this stage what form this would take, he said.

Delft's low-cost phase II development in demand

CAPT-71115 1/19/90

(124)

THE demand for housing at Delft, the new House of Representatives' low-cost development on the Cape Flats, is larger than ever.

According to the project director, Mr James Slabbert, there are now 3 500 names on the waiting list, and 2 200 houses will be built at the second town, Roosendaal. The show village will be ready in November.

He said: "The continued influx of applicants stems, we believe, from the fact that

those already living there have spread the word that this is genuinely affordable

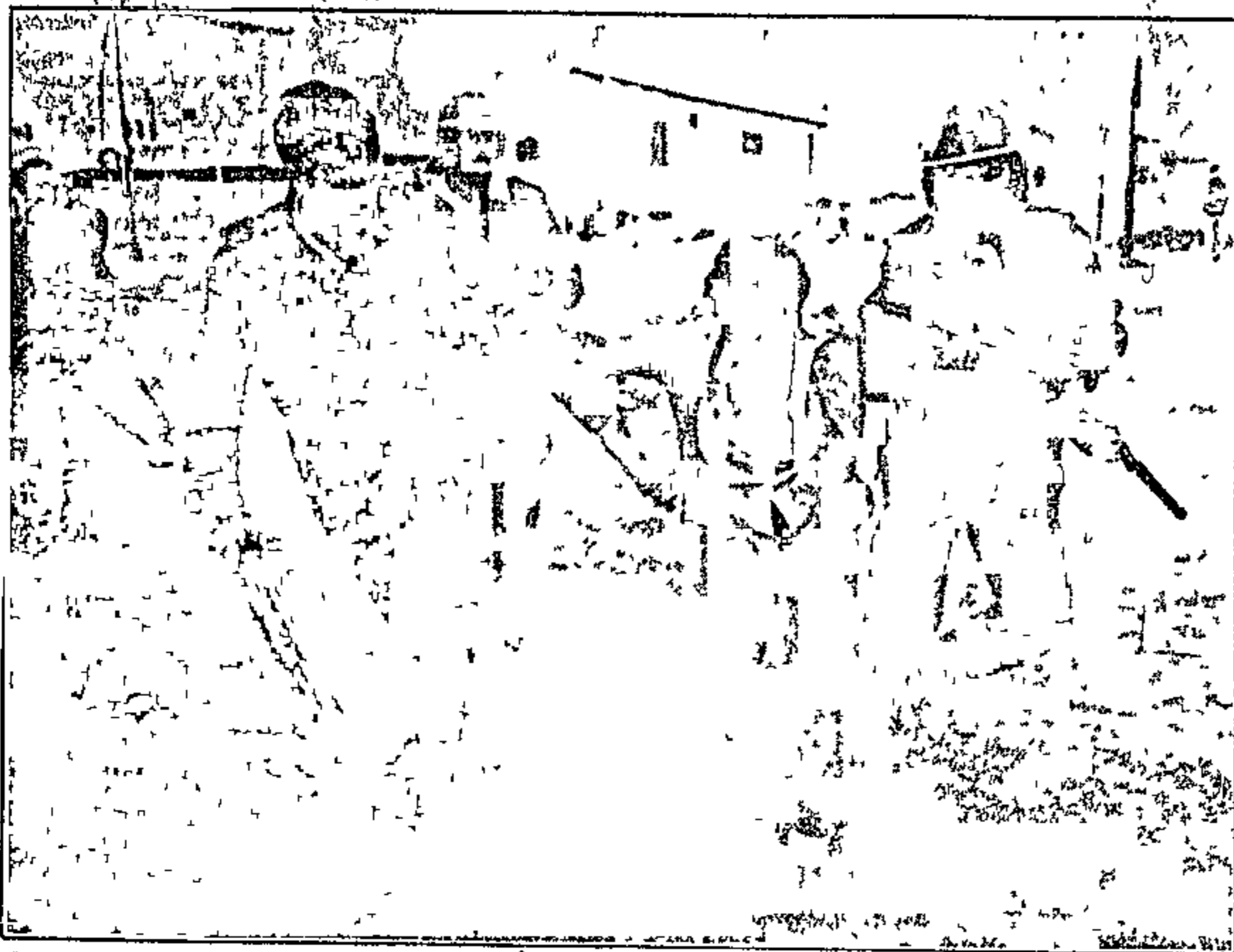
"The subsidies on the loans are more than just a significant saving — they are a great factor in ensuring stability because the repayments do not fluctuate with interest rates."

On Town II they will avoid the rush of applicants to the Delft information office by sending out questionnaires. As these are returned, the new candidates will be invited to the information office.

□ Call Mr Slabbert on (021) 45-5652

C/12/12/90 (124)

Uneasy calm as carnage ends



Riot cops drag a Port Elizabeth man away during last week's violent flare up. ■ Pic: MARK PETERS

PORT Elizabeth and Uitenhage were this weekend counting the cost of the past week's orgy of violence, which saw the death toll soar to 46

An uneasy calm was returning to the affected areas, but there were fears the violence could flare up again, particularly in Uitenhage, where riots only began late in the week

The violence followed a protest march against a rent increase and is the first time in over 10 years that coloured communities in Port Elizabeth have erupted so violently - the last time being the 1971 bus boycotts

Violence broke out after police tear-gassed a gathering of people who participated in a march on Monday night

A spokesman for the Northern Areas Co-ordinating Committee (NACC) said after the march the crowd gathered at a school to have a meeting. Five minutes before the meeting ended police cordoned off all exits and gave the crowd five minutes to disperse

The NACC spokesman said despite reassurances by march leaders that the crowd would disperse peacefully police still fired teargas cannisters at them. The crowd then fled and many people were trampled in the process

Since then the coloured suburbs have been cut off from the city as burning barricades of tyres and stones were set up to prevent police from entering

46 left dead in Beirut-style killing fields

Looting and arson prevailed as a criminal element exploited the situation

The areas were ablaze as shops, business premises and police vans were petrol bombed

Industry came to a halt as thousands of people were unable to go to work after bus drivers refused to enter the areas

More than 32 shops have been burnt down, six houses, two factories, a church and three schools. Forty-one police vehicles and seven private vehicles have also been petrol bombed

Shops and business complexes were looted, mostly by women and children

Residents are now describing the situation in the northern areas as a 'Beirut'

The violence spread to Uitenhage three days later and two deaths have already been confirmed. Humansdorp also experienced violence but apparently there have been no deaths

One of the issues that led to the violence in Uitenhage was a controversy about the appointment of a principal at Uitenhage High School

Other contributing factors are the housing shortage, the call for one city council and for the resignation of the coloured management committee

On Thursday, thousands of people gathered at the Gelvandale stadium, where a rally was organised by the ANC to call for calm in the area

Chairman of Gelvandale ANC branch, Danny Jordan, called for discipline

He acknowledged the anger of the people and said the time had come to sit down and formulate new strategies to put more pressure on the authorities

Police liaison officer for the Eastern Cape, Maj Bill Dennis, said conditions in the areas had calmed down

"If the violence does flare up again, it will be contained," he said

Maj Dennis refused to comment on how many SADF men have been deployed in the area

The damage is believed to run into millions - ECNA

East Cape residents blame Hendrickse for violence

Sowetan 13/8/90

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Sowetan Correspondent

THE violence in the Eastern Cape has allegedly been caused by the refusal of the Labour Party leader, the Reverend Allan Hendrickse, and members of the party-controlled Coloured Management Committee, to respond to residents' grievances

According to Mr P Lindoor, chairman of the Uitenhage Interim Coordinating Committee (UICC), residents complained about an acute housing shortage, the establishment of a squatter camp, exorbitant rent, a lack of sport and recreational facilities and a "rotten" system of education

"The latter gave rise to school boycotts and chalks-down by teachers at all schools in the Coloured townships of Uitenhage," Lindoor said.

He said the UICC was established to try to

resolve some of these issues facing the community after Hendrickse and the management committee refused to address the complaints

Relating events which led to the outbreak of violence, Lindoor said "On Thursday, August 9, after a mass meeting, lights in the townships were cut, except for Jubilee Crescent and Livingstone Circle, an area in which the Minister lives

Police

"Violence erupted and spread like a wildfire"

Lindoor claimed police fired indiscriminately

He said more than 20 cases of people with gunshot wounds were reported to the committee. Several detentions and allegations of police brutality were also recorded

The UICC, while condemning the unrest, called for the withdrawal of the police because they had "exacerbated violence in the area"

The committee also called for the release of those arrested during this period and the "immediate resignation" of Hendrickse

Hendrickse was "shocked and saddened yesterday over the destruction of his church in Rosedale, Uitenhage,

by arsonists and looters on Saturday night

He said he saw the attack as part of "an attempt to destroy me personally and the Labour Party in the Eastern Cape"

Hendrickse said the escalation of violence in the area came after the formation of ANC branches. Because of this, he had asked ANC deputy president Mr Nelson Mandela to make his influence felt among his supporters in the area so that the violence could stop

Khayelitsha squatters moved east to serviced sites



Pictures DION TROMP, The Argus

BREAKING DOWN: Green Point residents in Khayelitsha worked in pouring rain to break down their shanties to move to a new, serviced area near Monwabisi Beach. Here, Mr Moses Hulashe and helpers are pulling down his shack

By EDWARD MOLOINYANE
Staff Reporter

RESIDENTS of Green Point, one of Khayelitsha's most dilapidated and violent squatter camps, are being resettled in a new area with basic facilities, but the move has met with mixed reactions from the squatters.

The Lingeletu Town Council is moving residents of the squalid camp to an area with high mast lighting, tarring streets and flush toilets north of Monwabisi beach.

They are being transported with their building materials in council vehicles.

According to a Lingeletu Town Council spokesman, about 3 199 families will be moved to the new area.

The "trek" to the new area started on Wednesday after town council officials served notices on residents.

Working frantically to put down their shacks in pouring rain last week, some residents were fuming over the move, saying they had expected to be provided with "proper houses".

They said the place was far from anywhere and the authorities were "throwing them towards the sea" without any consideration for the availability of transport.

The new area is about a kilometre from the only public transport, Khayelitsha railway station, and about 2km from the nearest school in Khayelitsha.

Move voluntarily

They also complained that their pleas to the Lingeletu Town Council to halt the resettlement until the rain was over had been ignored.

But the Lingeletu Town Council maintains the move is not a "forced removal" and residents are being moved voluntarily.

Most of the squatters are refugees of the Crossroads "witdoek" upheavals of 1985-86.

One such person, Mr Jack Bies, was one of about six residents interviewed who was opposed to the resettlement.



PUTTING UP: Residents moved to Monwabisi Beach area begin the task of rebuilding their homes, but at least the area is serviced and there are communal toilets.

Mixed reactions from those who have packed up

He said "I don't know how many times have I had to rebuild my shack since I arrived in Cape Town in 1981 I thought this was my last destination. But it's moving, moving all the time this time to the sea. They should have upgraded this place".

Other residents were happy about their "new homes", however.

Mr Moses Hulashe, a painter who had been staying in Green Point since 1986 from Site C, said the move "showed things were promising".

Flushing toilets

"We will obviously have transport problems but there are flushing toilets and stands in the new area are bigger".

His views were echoed by Mrs Elizabeth Kgethang, who said she was "tired" of staying in Green Point because of frequent floods in rainy weather.

"Because of the bucket toilets we use here there was always a terrible smell. I'm happy to leave this place," she said.



HELPING HAND: Yomelela Primary school pupils Mzuhleli Mbele and his younger sister Vuyokazi of Green Point help with pack items from their parents' shack

Civics: More than street committees

WHILE the liberation movements concentrate on transforming themselves into political parties to include youth and women, the tradition of area-based mass activity is being promoted by hundreds of civic organisations around the country

Civic activists argue that the civics can organise people around day-to-day issues which affect their lives — something that lies outside the scope of a political party

This is born out by the experience of the Alexandria Civic Organisation (Aco)

In Alexandria, a densely-populated Johannesburg township which neighbours on the luxury suburb of Sandton, more people carry Aco membership cards than ANC cards

Says Aco president Moses Mayekiso "The issues that civics deal with affect everybody in the community. Civics provide an opportunity for ordinary people to take control of the area where they live"

Sheheens

These issues range from noisy sheheens the use of washing lines and garbage disposed to rent services and the provision of housing in Alexandria.

This week Aco is having a clean up campaign and tree planting in the township

According to Mayekiso the clean-up follows the failure of a similar campaign by the council

Alexandra publicity secretary Obedi Bapela says, by discussing these issues, people begin to make the links with the broader situation and see their problems are political

It is this link that alarmed the government which identified the street committees of Alexandria as the cornerstone of an attempt to develop a people's government in the mid-80s.

But Aco operates at a more fundamental level than the 22 avenues and seven streets that crisscross the township

The basic building block of Aco are the yards which lie at the heart of Alexandria.

Neighbours were gathered for

Area committees of civic organisations are mushrooming, promoting community issues which political parties cannot.

Civics should be the watchdogs of democracy, says one proponent.

CHIARA CARTER reports:

meetings, coordinated by a yard committee

The 24 yards which form a block each send two representatives to block meetings

There are six blocks in all, and each in turn sends four representatives to the street committees

Each street committee elects two representatives to form the central committee

There are three huge hostels in Alexandria, two for men and one for women housing about 15 000 people

In many townships, hostel dwellers are cut off from the rest of the community. This is not the case in Alexandria, where hostels form an integral part of the civic

Similarly, the more than 100 000 squatters who have poured into the area over the past five years are also organised by Aco

Legendary

Obedi says that the emphasis on building democratic structures in Alexandria was strongly influenced by the trade union movement and the legendary Cradock Residents' Association (Cradock) which inspired activists in the area in the mid 80s

The early 1980s saw two weak and divided civic organisations in the area

The turning point came when activists went from street to street consulting with residents and holding meetings at venues ranging from churches to open fields

From two organisations involving few people, a mass based civic emerged

The state of emergency hit Aco hard most of the leaders were jailed. In the yards people were afraid and resigned to avoid police harassment

According to Bapela the reason this

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MOSES MAYEKISO (front right) People must take control of the areas in which they live

period held was that it is important to develop layers of leadership

This time round Aco has structured itself to allow a broader range of residents to leadership positions and a finance to develop skills ranging from

The state employed a dual strategy in the township while it cracked down on activists it launched a massive upgrade programme in the area

From 1912 to the mid 80s residents had lived without any basic infrastructure.

Undermine

Now R120m has been invested in the provision of tarred roads, electricity and sewerage

Bapela admits the Aco leadership was concerned that the upgrade programme would undermine residents' support for the civic

Fears that this would depoliticise the residents were unfounded — as an all most 100 percent response to stay-at-home calls and the absence of any card date for the 1988 municipal elections showed

Instead Aco has been able to

employ civic organisers

Aco has introduced a membership card system. Each member pays R5, which goes towards covering administrative costs

Novel

In a novel move R1 of the fee is put aside for a benevolent fund which will cover residents in case of disasters, like fire

Aco believes civics have a vital role to play and face immense challenges including developing a vision of the future for South Africa's cities

The importance of civics is already being acknowledged by the state, local municipalities and private enterprise and developers

But Aco thinks civics must look beyond protest, towards the future

Says Bapela "We need thorough research on the problems of civics. It is not just a question of tennis and services. It's not enough to say we reject the present system"

We need to upgrade ourselves and acquire skills in a range of areas, including administration and development

Already civics in the Eastern Cape and Southern Transvaal are forming regional structures

A national structure will mean civics can move beyond a localised approach to issues and coordinate policy, strategy and funding throughout the country

This does not mean civics will become the local government of the future

Transcend

Mayekiso does not believe such a transformation is desirable

The civics should transcend political parties and provide a vehicle for organising all residents — irrespective of political persuasions, he says

Civics must be independent of political parties. This does not rule out the possibility of disciplined alliances — like Cosatu with the ANC and SACP

"Civics are an organ of the people like Cosatu, they are another leg of the civil society"

Civics are not a local government structure but instead a mass forum which will be equal to the state

They are the basic building block

Beyond the law

Against all odds, Cape Town's historic Bokaap area on the western fringe of the CBD survived the ravages of apartheid laws. But can it now survive as a culturally homogeneous community in the new SA?

It's a question that is vexing conservationists as they tackle the massive task of preserving and restoring the largest collection of pre-1840 architecture in SA.

Ironically, once the area had escaped "removal" *a la* nearby District Six, it was the Group Areas Act that preserved its unique cultural character by restricting occupation and ownership of houses to people classified "Cape Malay" in terms of the Population Registration Act. *FIM 1718/90*

It is believed to be the only pre-Group Areas Act inner-city black community that survived relatively intact. Others, like District Six and Pageview, were eradicated by apartheid's planners.

Today Bokaap is a close-knit, highly politicised Muslim community of about 10 000. Forefathers of the present residents were mainly Malay slaves brought to SA to work

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for the early colonists

The area's future was highlighted recently by the formation of the Bokaap Trust, which hopes to raise funds for the restoration of nine houses that are under immediate threat of demolition because they are regarded as unsafe by city planners.



Keegan

The houses belong to the city council.

Potential buyers within the community have been found and they have indicated that they can spend between R10 000 and R30 000 each on upgrading — but more will be needed.

The National Monuments Council regards the Bokaap as culturally and historically important. The first land grant in the area is believed to have been for a market garden in 1707. A Muslim burial ground at

the top of Wale Street has been in use since at least 1772 and it is thought that houses in the area were owned or occupied by Muslims before 1790.

By the Thirties parts of Bokaap were dilapidated. In 1943 the area was declared a slum and 150 houses were expropriated and became city council property. The following year experts urged preservation and, in 1951, 15 houses were restored. In 1966 part of Bokaap — including the 15 restored houses — was declared a national monument.

From 1970 to 1976, 52 council-owned houses were restored. The council then decided to sell back the expropriated properties on condition that the buyers must restore them within two years.

The Trust was formed in consultation with the Bokaap community, which nominated three trustees from the local civic association. Chairman of the trustees is Clive Keegan, city councillor and town planning committee chairman.

He agrees that the Act enabled Bokaap to keep its essentially Muslim character and that when the Act goes the pressures to *gentrify* the area will be considerable. But statutory protection for Bokaap's cultural identity is not seen as an answer.

Keegan believes the council can do little more than ensure the continuation of a particular architectural style through the administration and co-ordination of an urban renewal programme. He says Bokaap has been neglected for far too long.

The National Monuments Council's Lesley Townsend acknowledges that the preservation of the cultural identity of Bokaap is a problem for which she doesn't have an answer now. She's unaware of any comparable area but believes the preservation of Bokaap's cultural identity is as important as saving the architectural heritage.

It's a complex issue made more difficult by neglect on the one side and bitterness on the other.

Chris Freimond

Council homes hit by rent rise

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17/8/90

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Municipal Reporter

NOTICES have been sent out to all 32 000 tenants in council homes to inform them that their rentals will be going up from the first of next month.

Cape Town City Council public relations officer Mr Ted Doman said yesterday that the increases had been limited to the portion of the rental paid in lieu of rates. They vary according to a formula which takes into account the income of the tenant.

Rentals were made up of several components, Mr Doman said. The council had taken a decision not to increase the administration costs or the maintenance contribution.

Rates went up by 14% in the Cape Town municipality earlier this year,

and since rentals cover more than just the rates, no rentals should increase by as much as 14%.

Yet rumbles of discontent from Hanover Park, in advance of the actual rental increase, came to the attention of the Cape Times yesterday. A source which declined to be named said resistance to the increases or even to rents in general was a distinct possibility.

Meanwhile, the executive committee and many of the 34 city councillors attended a meeting about the proposed rent increase yesterday.

Mr Doman said the result of the meeting would not be made known at this stage. The matter would go to the full council meeting at the end of the month "on green paper" (as a confidential item) because it was sensitive, he said.

Restoring the heritage of the BoKaap

W/E Mail 17/8 - 23/8/90 (124)

The recent creation of a fund to restore and preserve the heritage of the BoKaap has given hope to its residents
GAYE DAVIS reports from Cape Town

ON THE slopes of Signal Hill just above Cape Town's bustling central business district, lies the BoKaap — a world apart from the city's increasingly brash modernity.

Step back in time up cobbled streets past Georgian, Victorian and Edwardian terraced houses with delicate plaster finishes and narrow stoeps.

Savour the aroma of spices frying for the day's supply of piping hot samoosas from Auntie Rose's gabled corner cafe.

Listen for the cry of the muezzin calling the faithful to prayer at one of the nine mosques.

Galima Gamza lives alongside the oldest, the Mosque Auwal — or first mosque — in Dorp Street. It was built soon after 1798, when the Dutch East India Company first granted land for religious purposes to its slave community at the Cape.

Gamza is 85 years old now, and her eyes are blurred by cataracts.

She has lived in the BoKaap all her life, and can still remember how whites and people of colour used to live alongside one another along Buitengracht Street. Once a watercourse, the street is now the dividing line between Cape Town's commercial area and the BoKaap itself.

As a young girl, Gamza used to take in "white people's" washing cleaned by hand in huge wooden barrels.

She remembers collecting pine cones from the wooded mountainside to use to drive the dirt out, the blue, red and brown soaps, the packets of washing blue.

She remembers ironing with a flat iron which first had to be heated on a sheet of tin plate under which a fire crackled.

Like the majority of houses in the area, hers is also showing signs of disrepair. Rubble in the forecourt testifies to her nephews' attempts to remedy the crumbling masonry and falling plaster.

But for Gamza, "There is no other place like the BoKaap, with the mountain on one side and the sea beyond."

BoKaap community organiser Achmat Davids, portly in an overcoat but toned against a cutting wind, describes it as "the place where East meets West", the home of the Cape Muslim community, descendants of the south-east Asian and African slaves brought to the Cape in the 17th Century.

It is also the site of the first slave school, established in 1797, where Afrikaans was the medium of instruction — long before the Genootskap van Regte Afrikaners was formed in 1877 to promote the language. A Cape Argus editorial of the time refers to "that bunch of jokers near Paarl who are using this pidgin of the street and want to develop it into a dignified language."

In fact, says Davids, who has extensively researched the Muslim contribution to the development of Afrikaans, the Taal Monument should be sited not at Paarl, but in the BoKaap.

It is thought that homes in the area were owned or inhabited by Muslims before 1790, the year in which the opgaafrolle (census returns) first indicate Muslims living in the area.

It is still home to the builders, carpenters and masons whose forebears not only helped build Cape Town but also left, in the BoKaap, the greatest concentration of pre-1840 architecture to be found anywhere in South Africa.

It's a heritage which has been sorely neglected, but which now — thanks to the recent creation of a special fund — stands a chance of being restored and preserved for posterity.

And for the first time, the community itself has been drawn into the process.

Once the common home of the poor



The BoKaap has the greatest concentration of pre-1840 architecture in the country. With the creation of a special fund, these homes will be restored for posterity.

Picture RASHID LOMBARD

Residents can help to preserve buildings

THE National Monuments Council (NMC) is developing a kit which will enable communities and individuals to assess for themselves conservation-worthy buildings in their own areas.

Due to be launched by the end of the year, the conservation surveying kit will kill several birds with one stone.

Data collected will be fed into national register the NMC is compiling of conservation-worthy buildings.

But although it is the only organisation in the country legally empowered to protect and conserve South Africa's cultural heritage, the NMC is grievously short of funds. This means the register is far from being a complete record.

"The answer seemed to be to get people to do it themselves. The question then was how to do this — and the idea of a kit grew out of that," said Penny Pistorius, head of the NMC's professional and technical unit.

Armed with the kit — which includes a guide to basic building styles and architectural elements as well as illustrated glossaries of terms — amateur enthusiasts will be equipped to get buildings they consider important listed in the register.

Before a local authority embarks on a new planning

scheme, it will have to consult the NMC to find out whether any important buildings are affected.

The kit will also mean that local communities will have the opportunity to decide what buildings should be conserved in the areas — and should nurture a public awareness of the country's architectural heritage.

"We're trying to get away from the idea that the National Monuments Council decides unilaterally that a building should be conserved. We want local values to play a part and have communities themselves tell us why a building should be protected."

"With the data we get from people using the kit, we'll then be able to determine whether a building should be conserved and what should be done to achieve this," said Pistorius.

"Although architecture schools at universities and conservation societies are engaged in recording buildings, it isn't enough — and the lack of co-ordination is the biggest problem facing conservation of the built environment."

Co-ordination is the task of the NMC, and for this it needs a comprehensive national register.

"The kit will help us collect information from other sources," said Pistorius.

the BoKaap was declared a "Malay Group Area" in 1957. Almost 10 years later, part of it was declared a national monument — but prohibitive costs meant further renovations started only in 1970.

Then a new problem emerged: residents could no longer afford rentals boosted by the cost of renovations.

Through the Scotschekloof Civic Association they found their voice.

Recalls Davids, "The community believed that it could play a role in the upgrading of the area, that they needed to be consulted and involved — and that they, with artisan skills, were in a better position to provide the services for the maintenance of the buildings."

But this could only be achieved once the community had some stake in the area, through ownership of their homes.

The council agreed to sell unrenovated houses to their occupants, but stopped short of allowing the sale of derelict properties in terms of the

Slums Act, they could not be sold until they were in a reasonable state of repair.

But residents were unable to persuade banks to lend them the money to repair their homes — because the buildings were declared slums.

The council embarked on its own reconstruction scheme, which resulted in homes being sold at prices far beyond residents' reach.

Community resistance succeeded in delaying sales of these houses for people of all races, the BoKaap was declared a slum in the early 1940s. Houses were expropriated for meagre sums and wholesale demolitions took place in the name of health.

But people went on living there — in greater numbers than before, a situation forced by slum clearances elsewhere in the city.

A wry smile plays on Davids' face as he explains how, according to elderly residents, the BoKaap only really became a slum some time after being declared one.

Rescue attempts to preserve "the old Malay quarter" resulted in a small block of buildings being restored in 1951, but the threat of the city's commercial expansion still loomed.

Ironically, this was defused within about a year. Then, by way of compromise, the council agreed to sell homes to residents and former residents for R1 000 each, on condition they renovate them to set specifications.

It took "a hell of a battle," recalls Davids — but the agreement opened the way for the launch of the BoKaap Trust Fund, initiated by the National Monuments Council (NMC) in close co-operation with the community.

Through the Fund — on which community representatives serve alongside architects and officials of the NMC — money will be collected from the private sector to pay restoration costs.

"What I like about the Fund is that it was conceived through consulting with the community — a move away

from the usual top-down imposition — and the community is involved in the Fund," says Davids.

The idea of community participation was mooted by residents themselves. It was their suggestion that the houses be given to people. And there is a wealth of artisan skills in the community, which will be used in the restoration of the houses.

It's taken nearly 40 years for anything to be done — and now there's a bit more hope."

According to Lesley Townsend, an architect with the National Monuments Council with a special interest in the BoKaap, nine houses will receive priority.

Some of them are identifiable on an early panorama of Cape Town made in about 1884, and potential buyers — like Abdurah Saamans, who was born in one of the houses 63 years ago — have been found.

To prevent buildings passing into the hands of speculators and developers, only residents, former residents and their relatives will be able to take advantage of the R1 000 a house offer.

But the amounts they can invest in the repair of their homes fall far short of the cost of putting in bathrooms, rewiring, replastering, re-roofing and, in some cases, stabilising the buildings — which is where the Trust Fund comes in.

Townsend hopes companies and individuals will give generously to the Trust Fund, to enable the restoration not only of the first nine houses earmarked, but eventually of the entire area.

For, as she says, the BoKaap's cultural, historical and architectural significance renders it an area of national importance.

"Their contribution will make it possible for the community to help itself, and save a valuable part of our heritage."

If you would like to contribute to the BoKaap Trust Fund, contact Lesley Townsend at the National Monuments Council, Box 4637, Cape Town 8000 or telephone (021) 23-6310.

Report slates conditions in slum hostel

By GAYE DAVIS Cape Town

CONDITIONS at a Cape hostel for migrant workers are so poor they fail to meet most requirements in the Slums Act, the industrial court heard this week.

The 60-bed hostel — situated about five kilometres from the Strand in the dormitory township of Lwandle — is "home" to an estimated 200 workers and their families, who often share one bed.

Details of conditions at the hostel are contained in two reports — one by a medical doctor and another by Professor Martin West and researcher Sean Jones, both of the University of Cape Town's social anthropology department.

In their report, West and Jones slate the hostel as "among the worst migrant worker accommodation we have ever encountered".

The reports were compiled in support of an industrial court action brought against Asla Construction by 20 of its employees, who were recently relocated by the company to Lwandle on one day's notice from another hostel at Mbekweni, near Paarl.

Theminkosi Bhusakwe and 19 others are seeking an order to force the company to ensure conditions are acceptable. Asla Construction, however, claims it cannot be held responsible because the hostel is administered by the Cape Provincial Administration.

The reports paint a grim picture of life in a grossly overcrowded, dilapidated building lit by two naked light bulbs and devoid of cooking or washing facilities.

West and Jones describe it as a large room partially divided by a corrugated iron partition, with a rough concrete floor and small windows with broken panes, some sealed off with cardboard



One of the slime-covered ablution blocks at Lwandle hostels in Strand, Cape Town
Picture RASHID LOMBARD

Residents told them the floors often flooded in winter, and some people covered themselves in plastic at night because rain seeped through the roof.

They found beds — often less than a metre apart — which in some cases accommodated entire families, with some people sleeping on the floor.

Citing research which puts the average person-to-bed ratio at all the hostels in Lwandle during 1989 at 3,3 1, West and Jones said these figures appeared representative of the hostel housing the Asla Construction workers

There were no cooking, washing or bathing facilities in the hostel. The nearest ablution block — open shower stalls covered in green slime and mould — was some 80m away.

Toilets — plastic buckets in a small, concrete-walled enclosure — were 100m away and shared with residents of other hostels, at a ratio research during 1990 put at about 107 people to a toilet.

No refuse bins were provided in the hostel's vicinity and the area was strewn with waste. Untarred and ungrassed, this was "a muddy green slush for most of the year", residents told them.

Two high-mast lights were the township's only lighting, described by residents as "hopelessly inadequate".

Interviewees complained about overcrowding which meant that "even the most basic of human acts" were performed "in a room which is crammed with other people" and contributed to conflict and fighting.

Reporting on the health implications for those living in the hostel, Dr Max Bachmann of UCT's Department of Community Health said its population density was higher than standards laid down by the Slums Act and Prevention of Slums by-laws contained in the Black Local Authorities Act.

No running water heightened the risk of a range of infectious diseases.

Toilet walls were smeared with faeces and there were no washing facilities, increasing the risk of food being contaminated.

The hearing, which began on Tuesday, was postponed and is expected to resume in "about a month's time", according to attorneys.

w/Hand 17/8 - 19/8/90

(124)

No increase in council rents

CAPE TOWN TIMES 18/8/90
Municipal Reporter

124

CAPE TOWN City Council decided yesterday to defer rent increases for council houses for an indefinite period, it announced in a press release

Earlier this month, all 32 000 council tenants were informed by letter that their rents would be increased from September 1. Representations were then made against the proposed rent increases by community organisations, management committees and individuals. Following these, the council decided yesterday not to implement the increases yet.

Tenants were asked yesterday to continue paying the rent they have been paying for the past year. Letters will soon be sent to all tenants explaining the position.

"It is too late to send rent accounts showing the correct amount for this month. Tenants should take either the letter or an old account to the cash office when paying their next rent," council public relations officer Mr Ted Doman said.

Rent increases deferred: Consult communities, council warned

By ANTHONY DOMAN
Staff Reporter

AR64/124
20/8/70

THE Cape Town City Council's decision to defer rent increases for its more than 30 000 tenants has been welcomed — with the warning that communities involved should be consulted in future

Ms Zohra Ebrahim, publicity secretary of the Western Cape United Civic Organisation, said tenants should not have to suffer because of "bad economic practices of the State"

Rents were to have been increased from September 1 but the council decided against this after representations by community organisations, management committees and individuals.

Ms Ebrahim said the civic organisation, an umbrella body, had met the Mayor of Cape Town and municipal

housing staff and had put its case forcefully

A council spokesman said tenants should continue paying the amount they had been paying for the past year. But every tenant would receive a letter explaining the council's position

NOT ENOUGH

"It is too late to send rent accounts showing the correct amount for this month and the tenants should take either the letter or an old account to the cash office when paying their next rent account"

Ms Ebrahim said deferring the increases was not enough. The rent structure needed changing

"Rents need to be made affordable to people who are suffering as a result of the State's bad economic practices.

"We are glad that people will not have to pay higher rents while they are already hit by the high cost of living. But rents should be worked out in consultation with communities affected"

It was no use saying that only certain components of the overall rent were being increased

"People have to pay rent every month or they are evicted. That is all they are interested in — not the details of how rent is worked out"

PE faces huge influx of exiles

Cape Times 21/8/90

124 Own Correspondent

PORT ELIZABETH — This city's acute housing and unemployment crisis will deepen with the return of 15 000 people — exiles and their families — in two months' time

Details of the influx were given to senior City Hall officials yesterday

Altogether 20 000 men, women and children are headed for the Eastern Cape. This is 40% of the 55 000 people expected to return to South Africa.

Port Elizabeth's Anglican Bishop Bruce Evans, who is part of the regional structure formed to assist in their resettlement, met municipal officials on the topic for the first time yesterday.

Reacting to the figure, the director of the Human Rights Trust, Mr Rory Riordan, said "Fifteen thousand is incredibly high. I have never heard of a figure higher than 25 000 exiles in total."

The director of the housing department, Mr Andrew Gibbon, said the problem of returning exiles had to be addressed by central government. Port Elizabeth had the land but not the resources for providing infrastructure for serviced plots, he said.

The national chairman of Ex-Political Prisoners, Mr Benson Fihla, said special departments had been set up to try to cope with the problems of housing and employment.



Housing and employment needed for returning exiles

By PAT CANDIDO
The Argus Bureau

PORT ELIZABETH. — Between 10 000 and 15 000 political exiles and their families are expected to descend on the city in two months' time to re-establish their lives here.

Details of the influx were given to civic leaders at the City Hall this week.

The return — the largest percentage of exiles in the country — is expected to put housing and jobs in the city under a severe strain.

Altogether 20 000 exiles and their families are heading for the Eastern Cape — 40 percent of the estimated 50 000 exiles returning to South Africa.

These figures represent a total of 400 000 people returning to the country, says the SA Council of Churches, with 160 000 people making for the Eastern Cape.

The authorities have just eight weeks to prepare for their arrival. Port Elizabeth's Anglican Bishop Bruce Evans, a member of the regional structure formed to assist their resettlement, met municipal

officials on the topic for the first time yesterday.

Town clerk Mr Paul Botha said the city had to accept that the majority of those who left Port Elizabeth would return here.

"We will approach the technical advisory committee of the Greater Algoa Planning Authority to make land available for housing. Between 10 000 and 15 000 families are expected to settle here within a matter of months.

"This was as far as we got with our planning."

On the question of jobs, he said:

"We have no data at present on whether these people are professional or unskilled, but obviously all will be needing jobs.

Even national chairman of Ex-Political Prisoners Mr Benson Filha could not be more precise.

He said: "Employment is going to be a big problem, as is housing. Special departments have been set up by the national body to try to cope with these problems."

Most of the exiles are living in other parts of Africa, while a few are in Europe. Some left South Africa as long ago as 1961.

Sit-in ends: CPA says yes to housing fund

124
Staff Reporters

THE occupation of a Goodwood CPA boardroom by about 120 Tambo Square women will end today following an agreement reached with the CPA to allocate R1 million for housing in the next financial year

The assistance will go towards financing housing in a yet-to-be-chosen site. Funds will also be made available for the development of the land and for the provision of essential services

Ms Zohra Ebrahim, one of the negotiators, said last night that this figure could run "in the region of R6 million"

In the meantime, says the CPA, it will improve conditions in Old Crossroads by draining the area, improving access routes and providing taps

The announcement came after a five-hour meeting yesterday between delegates from the CPA and the UDF/ANC/Cosatu alliance

Also present were representatives

of the Tambo Square community and the Western Cape United Civic Organisation

● The Western Cape United Squatters' Association (WCUSA), which represents tens of thousands of squatters, has hit out at Regional Services Council (RSC) chairman Mr Piet Loubser for his reported reluctance to help solve squatter problems

Mr Loubser told councillors at the monthly RSC meeting this week that although the RSC was responsible for provision of squatter infrastructure, it did not wish to take on the "politically sensitive" issue of trying to solve the problem.

A fellow councillor, Professor D E W Schumann, also said he heard from senior CPA sources that there was a "strategic plan" for squatters but that there were no funds for it.

Mr Enoch Madwabe, vice-chairman of WCUSA, said yesterday that the councillors' "ill-advised" comments were a "recipe for conflict"

A 'sit-in' at the town hall 124

WORCESTER residents "occupied" the town hall on Tuesday after marching to the municipality to demand that rents be lowered.

For most of the 2 000-strong crowd, it was the first time they set foot in the hall, which was previously used by white residents only

"We are here — this is our town hall, and one of the days it will be our municipality as well!" Worcester Housing Crisis Committee member Mr Ronnie September said to resounding cheers

The panelled walls rung with "Amandla's" and freedom songs. Speaker after speaker condemned the poor state of housing in the coloured areas of Worcester

The march followed a series of mass meetings in the area after the municipality announced rents would increase from July 1.

A survey conducted in Hex Park and Roodewal showed most residents could not afford either the existing rents or the increases

Resign

Calling themselves the "people from the other side of Durban Road", thousands of residents joined the march to the management committee and municipal offices.

At the management committee offices, the crisis committee handed over letters to all the officials, demanding that they resign within 14 days

When the march reached the town hall, residents packed the lower floor and gallery within minutes, leaving at least 500 standing outside to listen to the speeches on loudspeakers erected there.

"Today this town belongs to us as well. We live here, work here, buy and sell here — but we are told we cannot use the facilities in the town," said September.

A delegation of five people was elected to take a letter to the town clerk, out-

lining the residents' grievances

They demanded that the rents be lowered to amounts people could afford within one month

They also demanded that an urgent town council meeting be called within 14 days to discuss the establishment of a non-racial, democratic municipality

South 28/6 - 47190
Action

The letter asked that the management committee resign within 14 days and the housing crisis committee be informed of the rents in the white areas

One of the members of the delegation to the municipality, Mrs Elizabeth Jansen, said the mayor, Mr Kolie

Nelson, was also present and asked her why she believed the rents were too high

"I told him I work at a doctor's surgery and earn R200 a month. I have two children," Jansen said

"My rent, before the increase, is R144,80 a month

"After I have paid the rent, electricity and water, I have 80 cents left to buy food for the month"

Residents decided after the meeting in the town hall, which was also addressed by Imam Hassan Solomons and ANC leader Ms Cheryl Carolus, that if the municipality did not respond satisfactorily within 14 days, they would decide to take further action

HOUSING F/M 3/8/90

Under fire

124

The chairman of a parliamentary standing committee which acts as watchdog over black housing has been criticised by fellow MPs, after he and two colleagues were taken on a free hunting trip by a large Pretoria-based construction company

Labour Party MP Desmond Lockey, chairman of the Home Affairs, Planning and Provincial Affairs committee, shot a kudu bull at the farm of Bester Homes MD Theunis Bester

Lockey, a son-in-law of LP leader Allan Hendrickse, last week denied to the FM that his trip constituted a conflict of interests "The standing committee has nothing to do with black housing. And as chairman I can help no one."

The Advocate-General (AG), Mr Justice Piet van der Walt, suggested recently that a Cape provincial committee should investigate black housing in parts of the eastern Cape. His recommendation followed allegations in parliament by two Port Elizabeth National Party MPs that there had been unnecessary delays in building houses for blacks in the PE area. Sakkie Louw (Newton Park) and Frans Smit (Algoa Bay) were worried that the delay could stir black unrest. They asked President F W de Klerk to get the AG to investigate.

In June, the FM reported on a departmental memorandum to Cape Administrator Kobus Meiring, stating that 627 stands in PE's Motherwell township were allocated to Bester Homes in April 1988 — and that no building had taken place on any of them (Current Affairs June 8). The FM understands that some houses have been built by

FINANCIAL MAIL AUGUST 3 1990

Bester Homes since the memorandum was written in early December

According to FM sources, Lockey was invited to hunt by Bester Homes' man in Cape Town, Juliaan Evenwel. Five other MPs were also invited: Sakkie Louw, Calle Badenhorst, the Nat MP for East London North, Abe Williams, deputy minister of Local Government, Housing and Agriculture (Representatives), Michael Hendrickse, Lockey's brother-in-law, and LP MP Anwar Essop. The accommodation and the cost of any kudu shot would be on the house.

Before the trip took place, however, Lockey took Louw to lunch on June 15 at a Cape Town hotel to meet Evenwel. According to MPs close to Louw, he was visibly upset after the lunch. Apparently Evenwel had asked Louw to patch up his differences with Provincial Affairs Minister Hernus Kriel — which, it seems, surfaced after Louw's outspokenness on the housing issue (Current Affairs June 1). In a statement to the FM, Evenwel has denied that he had mentioned any "differences" between Louw and Kriel.

After that luncheon, Louw and Badenhorst turned down the invitation to go hunting. Those close to the MPs say they were concerned about possible repercussions. Louw said this week he had other engagements and he would not talk about his lunch conversation with Evenwel — "it was a private discussion" (The FM learnt this week that Abe Williams also did not turn up at the farm — he got lost on the way, Hendrickse said).

In reaction, Theunis Bester told the FM this week "Yes, they were there at my invitation. I have had a long association with Desmond Lockey." He reacted angrily, however, to suggestions that Lockey's position on the standing committee could imply a conflict of interests. "He can do nothing for us. There are no such things as big building contracts anymore. Not the government or any MP — black or white — can help us," he said.

"You are trying to make something sick of the whole thing."

Two opposition MPs have reacted to the hunting trip. The Democratic Party's Jan van Eck (who serves on the same committee) says there has been so much said about black housing that MPs should not risk compromising themselves. The standing committee on which he, Lockey and others serve is the watchdog of all black affairs outside education. "At first glance, it (the trip) looks like a conflict of interests," said Van Eck.

The Conservative Party spokesman, Chris de Jager, says leaders should always act in such a manner that members of the public cannot point a finger at them.

Lockey is adamant that he did not compromise his position. "Evenwel is a good friend of mine. It is also not a criminal offence to go on a free hunting trip," he said. "I still cannot see how I could have abused my position."

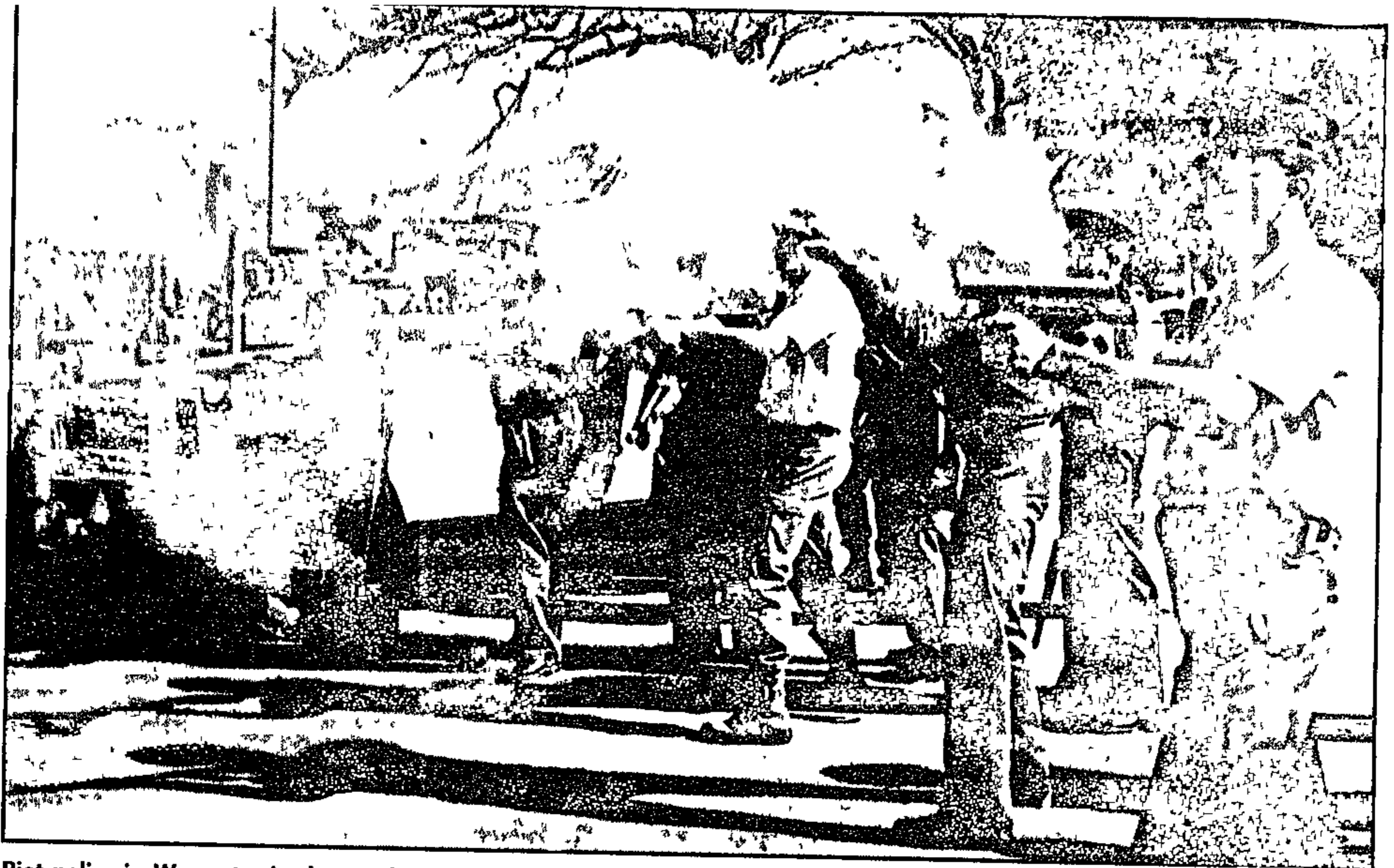
The FM has asked Minister Hernus Kriel

F/M 3/8/90

for comment. His office said he would react during the coming week.

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Eddie Botha



Riot police in Worcester in the southern Cape fire tear gas at a group of 2 000 demonstrators during a march on the local council offices yesterday to protest against high rents in the area.

● Picture by Associated Press.

8/8/90 (124)

Cape marchers burn offices

Own Correspondent and Sapa

CAPE TOWN — Marchers protesting at evictions for non-payment of rent yesterday hurled bricks and set fire to the Worcester management committee offices, reports SABC radio news.

Police fired tear smoke at marchers, who were mainly high school children and tenants in sub-economic homes in the adjoining areas of Roodewal, River View and Hex-Park.

Eviction notices were served on tenants, in terms of which they were ordered to pay rent arrears or move out by today.

The illegal march started at the Worcester Secondary School and was joined by pupils from

Esselenpark and Breerivier.

● Bonnievale, Cape Town, has become the hot spot of political strife in the Boland as a crowd, mostly youths, rampaged in the township Happy Valley, burning tyres and again setting alight an already fire-damaged supermarket.

While the situation in neighbouring Ashton seemed to have calmed down yesterday, Bonnievale sources feared a backlash by white residents as schoolchildren rioted.

Yesterday the business centre of the picturesque town was calm and residents went about their business, but a pall of smoke hung over Happy Valley, about two kilometres away

Cape services, rent fees probe

13/04/88/90
LESLEY LAMBERT 124

CAPE TOWN — The Cape Provincial Administration (CPA) has appointed work teams to investigate the fairness of rental and service charges in Western Cape townships, Administrator Kobus Meiring announced yesterday.

Outlining the CPA's stance on rent boycotts and the discontinuation of bridging finance bulk services in areas where there was non-payment, Meiring said he would continue to give financial aid to black local authorities but would comply with a state decision to halt bridging finance.

He said the CPA would take steps to normalise collection of rents and service charges, and its executive committee had seen the recommendation of the investigating workteams. The teams would investigate the fairness of existing tariffs; the enforceability of by-laws of black local authorities; the administrative abilities and collection systems; and the implementation of an information and education action.

The local authorities would be informed on a continuing basis as the inquiries progressed.

Meiring said the CPA's executive committee identified with government's view that all consumers of municipal service should pay for them.

CPA to get tough with boycotters

By BARRY STREEK

THE Cape Provincial Administration is to get tough with black areas where residents refuse to pay for services by stopping financial support to local authorities who, as a result of boycotts, are unable to pay for bulk services

The Administrator, Mr Kobus Meiring, said in a statement yesterday that all consumers of municipal services had to pay for them and local authorities should take steps to ensure that consumers fulfilled this obligation

Despite repeated calls by the authorities in these communities to fulfil their obligations, "the position has unfortunately deteriorated considerably in the recent past"

The CPA "with a view to maintaining and promoting effective local government, undertakes, as in the past, to continue its financial support of black local authorities to the best of its ability"

"The CPA, however, wishes to emphasise that it will in future give no financial support to local authorities which are unable to pay the suppliers of bulk services because of the non-payment of service charges"

Mr Meiring said he regarded it as necessary to issue the statement "to clear up any possible misconceptions"

"For some considerable time there has been concern at all government levels about the fact that black local authorities in many places in the coun-

try have not collected rent and service charges as desired

"Although there are several reasons for this state of affairs, boycott actions and intimidation have undoubtedly been the most important factors

"It is obvious that this poor collection pattern results in greater financial shortfalls and it is consequently more difficult — in some cases well-nigh impossible — for black local authorities to continue providing services effectively"

Because this state of affairs could not be allowed to continue indefinitely, incisive talks had been held at central, provincial and local government levels to implement strategies for solving the problem

The cabinet had appointed an expert to inquire into the problems and overall national policy on the matter and make recommendations

Provincial administrations were requested by President F W de Klerk to discontinue the payment of bridging finance for bulk services in places where non-payment occurred and to take steps to normalise the collection of rent and service charges

"The CPA is trying to the best of its ability to convince moderate and law-abiding people that they stand to lose far more should they yield to intimidators than otherwise.

"The CPA considers self-discipline and the fulfilling of personal responsibilities, such as the payment of rent and service charges, as prerequisites for a happy and peaceful community life and for development and progress," Mr Meiring said

CAPE TIMES
8/8/90

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Violence

after

PE rent

protests

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~~124~~

South. 9/8 - 15/8/90

From XOLA SIGONYELA

PORT ELIZABETH. — Violence erupted in the Northern Areas of Port Elizabeth this week after police acted against a rent protest.

The Greenville Primary School and a local rent office were among the buildings burnt

Roads were blocked off with burning tyres. Several houses and private vehicles were torched and others damaged as the violence between the police and people escalated

Two policemen were reported to be injured together with several residents

The most affected townships are Bloemendal, Chatty and Arcadia

The violence began on Monday after more than 3 000 people marched to protest against the increases in house rentals and the shortage of homes

Teargas

After the marchers had handed over a memorandum to the housing director, Mr Andrew Gibbon, the marchers converged at the Greenville Primary School's soccer field for a meeting

Just minutes before the meeting was due to end, police arrived and gave the people five minutes to disperse, according to residents, and began firing teargas

The publicity secretary of the African National Congress (ANC) in the Eastern Cape, Mr Mike Xego, condemned the police action and said he believed that the use of force was unnecessary

He said it was "disturbing to hear about birdshot being fired at legal protesters in the light of current political change in the country"

Protesters were merely presenting their views or demands in a non-violent fashion, he said

Staff Reporter

ILCO HOMES never planned to build low-cost housing in District Six — and it was ironic that the company now subscribed to this ideal, city planner Mr Neville Riley said last night.

The company has been subject to protest action by the UDF over its proposed R20-million housing development in the area

Mr Riley was responding to charges by the company that "extraordinary" city council regulations had inflated the cost of housing in District Six

Ilco director Mr Fonny Meyeridricks said the company has aligned itself with the ANC cam-

District 6 housing Council slams Ilco

campaign for cheaper houses

It had "protested against unreasonable charges and regulations imposed by the council which is the major factor in determining the high cost of the houses", he said

But according to Mr Riley, the company made a profit of between R20 000 and R30 000 per housing unit already

built in District Six. Building costs per unit plus fees, land cost and interest over two years amount to about R47 000

Houses were sold for between R69 900 and R79 900 in 1986

In reply to Ilco's "unreasonable charges and regulations" imposed by the council, Mr Riley said:

- Scrutiny fees represent 0,1% of the cost of a home

- Ilco had requested the council to shift a water main at a cost of about R100 000 to "maximise its development opportunity".

- Service connection fees are standard for every suburb and do not represent a major cost.

Power changes hands in Haarlem

South
26/7 - 11/8/90

(124)

PORT ELIZABETH — A small Eastern Cape community which has successfully replaced its unpopular, "coloured" management committee with a civic structure, has sent State President F.W. de Klerk a document proposing guidelines for alternative local government in the rural areas

Called the "Freedom Manifesto for Rural Areas", the document says research had shown that management committees and councils are unacceptable to communities

"They have no future and their role has been served", it said

The Haarlem Civic Organisation claimed that problems had arisen where local authorities made decisions

and recommendations without community consultation

It called for regional administrative offices to be closed down as they could not be justified financially and had no significance as far as the community's problems were concerned

Funds for development and expansion should be channelled through the civics

It ends with a call on De Klerk to study the document and issue a speedy statement in response to it

Discredited

In March Haarlem's discredited "coloured" management committee resigned, following community pressure

Instead of waiting for "the last vestiges of apartheid to be destroyed", the community took its government into its own hands, nominating eight popular civic figures to replace the management committee members.

The new leadership signed a declaration undertaking to govern according to the community's wishes, and not for their own gain

Haarlem believes the action was the first time in South Africa local government changed hands in this manner

CAC
7/17/90
124

Bond boycott to continue

Staff Reporter

THE five-month Khayelitsha bond boycott will continue despite an "agreement in principle" with all financial institutions involved, a lawyer for the residents confirmed yesterday

Mr Bulelani Ngcuga, who is also regional chairman of the UDF, said finalisation of the agreement was "imminent" but declined to disclose details, saying residents were still being briefed

He added that the boards of the NBS, Perm, SA Housing Trust, UBS and Boland Bank were also studying the agreement

Squatters on hunger strike

CMT-7174 20/7/90

Staff Reporter

126

TWENTY of the Tambo Square squatter women occupying the Goodwood CPA boardroom embarked on a hunger strike yesterday that "will last until their housing demands are met".

Relatives of the women demonstrated outside the building yesterday. Police ordered them to disperse several times before shepherding them to the railway station.

Yesterday morning the women's lawyer, Mr Essa Moosa, and UDF/ANC members met Mr Fanie Naude, regional director of the CPA, and presented him with an ultimatum that the women would go on a hunger strike if a response to their housing demands was not received by 1pm yesterday.

When the deadline passed, 20 women went on a hunger strike from 6pm yesterday, said Mr Willie Hofmeyr, Western Cape UDF executive member. There are plans for a further 20 women to join the hunger strike if the "crisis isn't resolved in the next few days", he said.

The residents claim they have been promised housing since 1983 and are demanding specific details about this before they leave the building.

The UDF plans to raise the issue today when it meets Mr Kobus Meiring, Administrator of the Cape. Mr Naude was unavailable for comment.

Women occupy CPA boardroom

124

THE more than 100 women participating in a sit-in at the Cape Provincial Association's (CPA) offices in Goodwood have vowed to continue their protest until it responds to their demands for housing.

The women are from Tambo Square in Old Crossroads and have been occupying the CPA's boardroom since Monday South 2617 - 118190

The United Women's Congress (Uwco), of which many of the women involved in the sit-in are members, said in a statement it supported the women's demands

"The demonstrators' plan to continue the sit-in until they get a satisfactory answer is no hollow threat," said the organisation's chairperson, Ms Nomandla Mfeketho.

Build houses

"The boardroom they are in has electricity, running water, flushing toilets and is waterproof — which is more than can be said for their shacks"

The CPA's response to the women's demands is that it is no longer government policy to build houses

It suggested it would provide site-and-service areas for the residents to build shacks on. The protesters rejected this proposal, saying it was precisely this policy they were protesting against

"Their demand is for decent housing, not just more of the same unacceptable conditions they have been enduring," Mfeketho said

"The squatter situation is a burning issue throughout the country and will never be resolved with the government's current cynical approach

"Uwco calls for a concerted national effort to address the housing issue, with resources being redirected to this most basic human need," she said

Journal of the American Medical Association. — Sapa.

the SAP is neutral in the conflict and we only enforce the law This is a political problem

will be inter Hero's Acre a etery.

20 women at sit-in begin hunger strike

17/6/90
26/7/90

By JENNY VIALL
Tygerberg Bureau

124

TWENTY of the 125 women staging a sit-in at the Cape Provincial Administration's Goodwood offices have gone on a hunger strike

Lawyer Mr Essa Moosa said the women, residents of Tambo Square in Old Crossroads, would continue the hunger strike until their housing demands had been met.

The 20 women would be joined by others if no progress was made.

The women and 10 children have occupied a boardroom at the CPA of-

ices since Monday, when proposals by Mr Fanie Naude, regional director of the CPA, failed to meet their demands

They have vowed not to move until their demands had been met.

They claim they have been promised housing since 1983 They are demanding that they be given land and guarantees of sufficient funds to build houses.

UDF representatives are to meet the Administrator, Mr Kobus Meiring, today to discuss the housing issue



Johanna and Clara Capes, with scarves, at a meeting to protest against their eviction this week
South 1917 - 257190 (124) PIC: YUNUS MOHAMED

Municipality backs down on eviction

BELLVILLE residents this week succeeded in getting their management committee and municipality to back down on the evictions of families in the area

At a meeting in the Bellville civic centre on Monday, residents booed and heckled while the chairperson of the management committee, Mr A Louw, explained his position on evictions

Louw was heckled as soon as he began speaking when he told the audience "I owe you nothing"

He left the meeting after a local ANC leader called him a "puppet", but was persuaded to return.

The meeting, which was attended mostly by students, was called by the Bellville Residents' Association to discuss the eviction of the three spinster Capes sisters,

Johanna, 67, Clara, 53, and Christine 50

The three Capes sisters, were given eviction notices after their sister, in whose name the lease was signed, moved out of their house in Cupido Street.

The sisters had lived in the house since 1974
On Friday, a messenger of the court took the keys of their house.

"We are here today to show the municipality that we will no longer sit still and allow them to evict our people," said Mrs Vivian Daniels of the Bellville Residents' Association

"Mr Louw and Mr Henry Campbell of the municipality must explain their position to us

"We don't want to hear about their rules, we want a humane explanation.

"Do they expect three old women to sleep-on the streets?"

Louw told the meeting that housing in Bellville was a major problem as there was no land available on which to build.

There were more than 600 people on the waiting list for houses in Bellville and no houses available for them.

After more heckling and booing, Louw said he would call a special meeting of the management committee

Bond boycott may be called off

Staff Reporter ¹²⁴ ~~AKS~~ 19/7/90

HOME owners in Khayelitsha and Old Crossroads are to consider calling off their bond repayment boycott following a meeting between their representatives and those from three financial institutions

Lawyer Mr Bulelani Ngcuka said today that representatives from the Perm, SA Housing Trust and Natal Building Society were "satisfied that valid grievances were tabled" at this

week's meeting, which was also attended by United Democratic Front members

"Agreement was reached in principle which would lead to the suspension of the bond repayment boycott subject to approval by the communities concerned and that of the boards of the three financial institutions"

● Residents began their bond boycott in March

Power cut is on the cards

CAPE TOWN — The Lingelethu-West Town Council in Cape Town has given 600 families in Khayelitsha until the end of July to pay their electricity bills or have their supply disconnected.

The families have stopped paying their monthly bills, citing shortcomings in their electricity supply. The Khayelitsha People's Delegation said residents could not use all their household appliances simultaneously because the voltages were low.

The chief executive officer for the Lingelethu-West council said in three areas alone the arrears had risen to R300 000 in three months — Sapa

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7/7/76
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124

R2,7m to renovate ministerial homes

Political Staff

THE government had spent more than R2,7 million renovating 50 ministerial homes over the past eight financial years, the Minister of Public Works, Mr George Bartlett, has disclosed.

This means an average of R54 800 has been spent on each of these Cape Town houses in the past eight years

Mr Bartlett said in reply to a question, tabled in Parliament by Mr Schalk Pienaar (CP Pot-

gietersrus), that R1 784 468 was spent on 48 houses between the 1982/83 and 1988/9 financial years.

Earlier this year he told Mr Rupert Lorimer (DP Bryanston) that a further R956 325 was spent on six of these houses and two others during the previous financial year.

Mr Bartlett said in March that it had been decided that at least one ministerial house would be totally upgraded each year

Other costs in the renovation of the houses involved the provision of additional facilities, such as

cupboards and fittings, as well as the provision of braai facilities at a number of the houses.

At Schoongelegen in the city, the enlargement of the entertainment area and provision of a braai facility in January 1988 cost R36 542.

The entertainment area and braai facility at Newlands House, also in the city, cost R18 293 in June 1987, and the erection of a garage, braai area, laundry and other minor services at Maroela in Pretoria cost R89 100 in March 1986, Mr Bartlett said.

Worcester (124) rent boycott

CPH Temp 1777/90
Staff Reporter

WORCESTER residents have embarked on a rent boycott to pressurise the town's management committee to resign, a spokesman for the housing crisis committee said yesterday

At a mass meeting at the weekend, residents decided not to pay rent until the mancom had resigned and a single municipality had been established

A spokesman for the Worcester mancom, Mr Reggie Saunders, said it would meet this week to discuss the resignation call

ARGUS 13/7/90 (124)

Khayelitsha electricity row as residents stop paying bills

By EDWARD MOLOINYANE
Staff Reporter

A STALEMATE has arisen between the Lingeletu Town Council and about 811 Khayelitsha residents who have stopped paying their electricity bills

Residents say they cannot use all their household electrical appliances at the same time as the voltages are too low, resulting in frequent blackouts

But the council says homeowners must pay for consumed electricity before their grievances can be attended to

Lingeletu Town Clerk Mr Graham Lawrence said homeowners had been given until the end of this month to settle

their arrears "failing which we will have to discontinue supplying the facility"

The homeowners, who have formed themselves into the Khayelitsha People's Delegation (KPD), are mostly teachers, nurses and other professionals.

They own properties, which sell for between R55 000 and R70 000, in Kulan Park, Bongweni, Zolani and Tembani

Chairman Mr Mandla Maxongo said representations to the Cape Provincial Administration (CPA), which had in some cases been responsible for the infrastructure, including electricity cables, had been fruitless

He said some of the home-

owners had been living in their houses since 1986 and problems had been highlighted since then

They had initially submitted their grievances to the CPA which had promised to upgrade the electricity supply

But, "after years of promises", the administration was now referring them to the Lingeletu Town Council, whose councillors were "incompetent and often send people from pillar to post", he said

A CPA spokesman confirmed there had been numerous meetings with the KPD to address the problems, which included a lack of street lights and recreational facilities for children in all the suburbs.

NR645 4/7/90 (124)



CITY

NATIONAL

Sectional title for Guguletu hostel

By **ESANN van RENSBURG**
Staff Reporter

A **GUGULETU** hostel complex is up for sale in the first sectional title deal for the Western Cape's black community

The complex, formerly known as the Khayelethu Hostel and now renamed Masonwabe, is "illegally" occupied by people from Crossroads

But the developers Condev Cape, a subsidiary of Murray and Roberts, are confident that most will buy the 40 units of 82 square metres each and costing less than R25 000

"BEST VALUE"

"This is the best value anyone can hope for, because none is making a profit from them," said the company's regional director Mr John Wilkinson

He said the company would "bend over backwards" to accommodate the people at present in unlawful occupation. Charity was "out of the question", though

"It is costing us R10 000 a month in maintenance. Residents who cannot afford a unit on their own should ask their employers for a subsidy," he said

Residents were keen and able to buy their own homes, said Mrs Alice Ngcwayi, who chairs Masonwabe's steering committee

"People have been saving up for the deposits. Some families who cannot afford it themselves are confident that relatives will help them"

Mrs Ngcwayi said residents were keeping a record of deposits and rent savings.

"For a change we don't mind paying because we realise we've been very lucky to stay here free for two-and-a-half years without even paying towards hot water and electricity."

The steering committee knew of only seven families out of a total of 39 who did not want to purchase their own units



Picture BRENTON GÉACH, The Argus

HAPPY HOME: Steering committee chairperson Mrs Alice Ngcwayi and one of her children in front of her unit in Masonwabe.

New Cape Flats housing unit plan

Cape Times 4/7/90 124
Municipal Reporter

CITY Planner Mr Neville Riley's department has designed a three storey housing unit which should help to eliminate many of the social problems experienced in the most desolate areas of the Cape Flats.

At the suggestion of Mrs Eulalie Stott, chairman of the housing committee, planners have designed a unit where each flat has

access to its own private garden space

Mr Riley said in a report to the housing committee yesterday that three-storey flats of conventional design had not proved desirable

The main problems had been the communal access stairways, the lack of private garden space, the unkempt common space, and the lack of security for vehicles and washing lines

These problems could be overcome if flats were built in com-

plexes of six, with each flat having its own access route and garden — which could accommodate a car

Housing funds are only available for units built for sale (rather than rental), in terms of present government policy

The major problem with the new design of flats was that they would each cost over R30 000 — and yet the State would not subsidise with housing funds any units costing more than that limit

were among the dead
Officials in Kuala Lumpur said that eight Malaysians — seven women and a man — had also died

with blonde equestrian
Gurdon

"It is clear to me that
sadness, I have to face the

Cape Times 4/7/90
124

'State' housing rentals concession

Municipal Reporter

A COMMITTEE of ministers responsible for housing has decided to freeze — for the third consecutive year — increases in the interest and redemption component of rentals and instalments on houses erected with state funds

This was announced in circulars from the House of Representatives to all local authorities. A copy of the circular was among documents attached to the agenda of yesterday's meeting of the Cape Town City Council's housing committee.

Part of every rental goes towards paying for services such as refuse and sewage removal, and neighbourhood clinics and libraries. This part of each rental is still expected to rise, while only the interest and redemption part remains constant.

"The concession (on interest and redemption) unfortunately has serious financial implications regarding the Housing Fund's ability to finance new development programmes.

"As a result, it will not be possible to extend the concession further after June 30 1991," the circular said.

Residents to Protest over rents, living conditions

CAA Tent 5/7/90
120

By KIM CLARKIN

THE situation in Mountain View, a temporary settlement near Ocean View which was established in 1986 to house squatter families, is hotting up

Residents, angered by four years renting two-room dwellings without ceilings, floors, electricity or plumbing, have called for the Ocean View management committee to resign and plan to stop paying rent. In a letter to the Minister of Housing Mr David

Curry, the Ocean View children's committee — founded to "fight for the rights of Ocean View's children" — outlined what it called "the Mountain View crisis". Member Miss Martha Brown, who lives in Ocean View, said they had visited the settlement and found the conditions appalling.

She claimed "There is no drainage, outside toilet facilities and water points are inadequate, there is no decent playing area, excreta are buried on the premises and the regional services council dumps rubbish from Ocean View near the houses".

RSC statement

Miss Brown said the minister had acknowledged receipt of the letter and indicated a detailed reply would follow.

Mountain View residents planned to hold a protest rally and march to the management offices in Ocean View to demand the management committee's resignation.

In response to questions posed last week the Western Cape Regional

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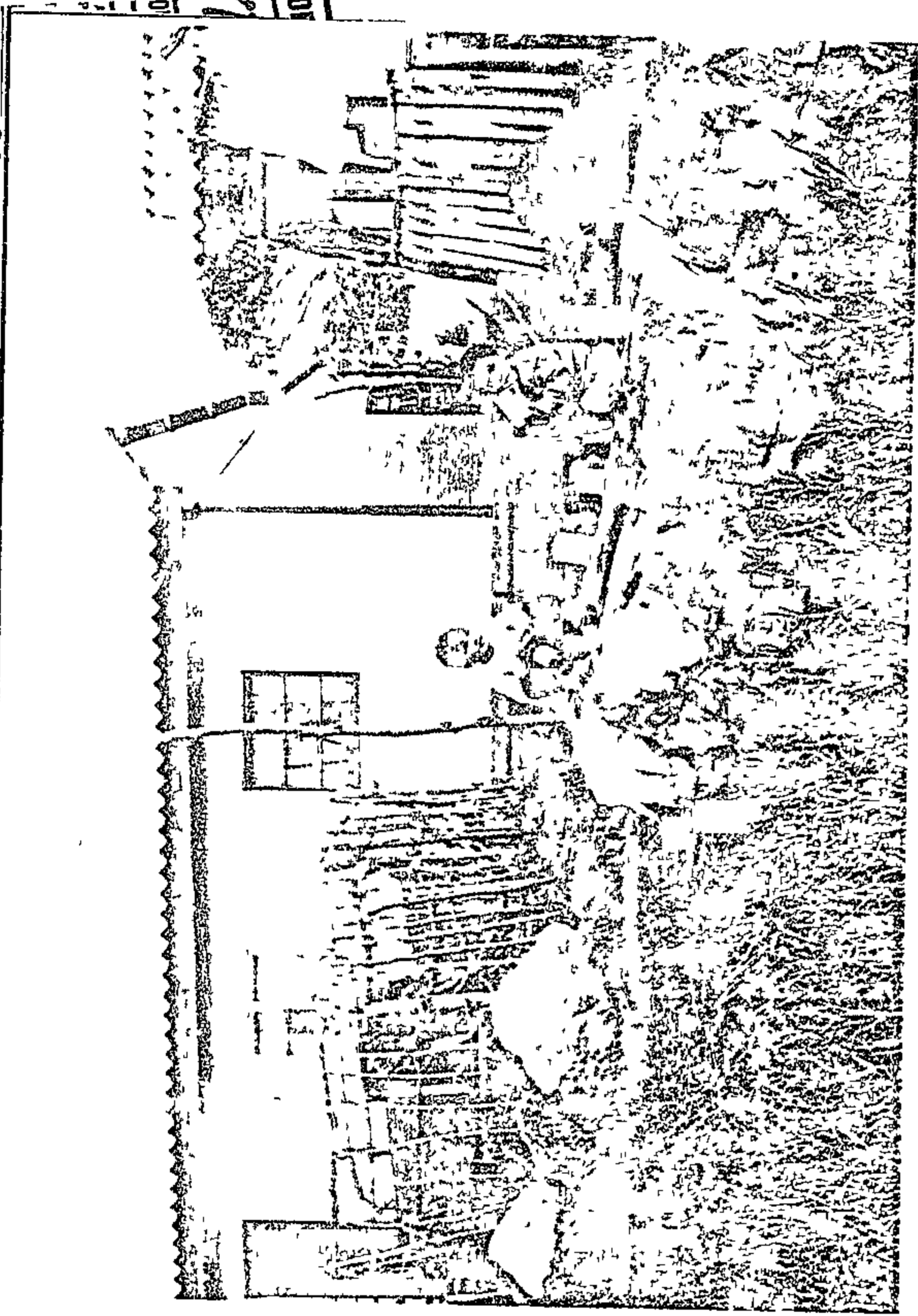
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DIFFERENT VIEWS These are the houses for which the ex-squatters of Mountain View are required to pay rent of R18 to R30 per month

Services Council pointed out that in addition to the 108 families in the temporary camp more than 500 families were waiting for houses in Ocean View

A statement signed on behalf of the RSC's chief executive officer, Mr CH Mocke said "These families are mostly living under extremely overcrowded conditions and the intention is therefore first to rehouse these families and those from the Ocean View flat complexes in the new housing units, once constructed, with the ex-squatters then being rehoused in the flats and dwellings which are vacated

"This entire exercise is, however, subject to

the availability of funds from the relevant state housing department. Engineering services have already been installed in the development known as Phase 1, East of Milky Way, but the housing programme is being held up by the lack of funds and the high cost of providing housing."

Residents are concerned about the increased rentals, considering what they claim are bad conditions. 73% of rentals were increased by R4-R8 a month, with an average rental up to R18-R30 a month, effective from July 1. The RSC considered the rent increases to be "fair and reasonable"

able bearing in mind that the rentals represent only a fraction of the actual cost of operating the settlement

Income survey

The official response stated that Mountain View would have to be subsidised by the government to the tune of R40 000 this year but locals found this hard to believe, as it appeared no money at all was spent on the settlement.

Debate has also been raging about the income survey on which rents are based. Some residents have been suspicious of this method and have refused to fill in the forms while the RSC

said that the survey was merely to establish the income of tenants

The statement continued "Rentals are however still based on 1986 income levels in respect of the original squatter families and the July 1 increases are the result of unavoidable increases in operating costs."

The RSC denied the claim that rubbish from Ocean View was dumped near houses at the temporary settlement, yet Mr Michael Engel, the spokesman from Mountain View, said he had seen the council's vehicle dumping the refuse.

Guided tour of French drawings

A GUIDED tour of the exhibition of 19th century French prints and drawings at the Natal Labia Museum will be conducted at 10 30am on Tuesday July 10

This will be conducted by Joe Dolby, curator. Prints and drawings, an booking is advisable. For more information call (021) 88-4106/

Chabon's Mountain View

Residents reject poor conditions

By Staff Reporter
July 17, 1990

MOUNTAIN VIEW residents staged a peaceful march to the rent offices yesterday to protest against deteriorating living conditions — and vowed not to pay rent for July unless their demands are met.

The township lies just outside Kometje.

A list of grievances highlighted poor sanitation and lack of electricity and drainage in the housing complex, where the 466 residents pay up to R90 for hardboard structures per month.

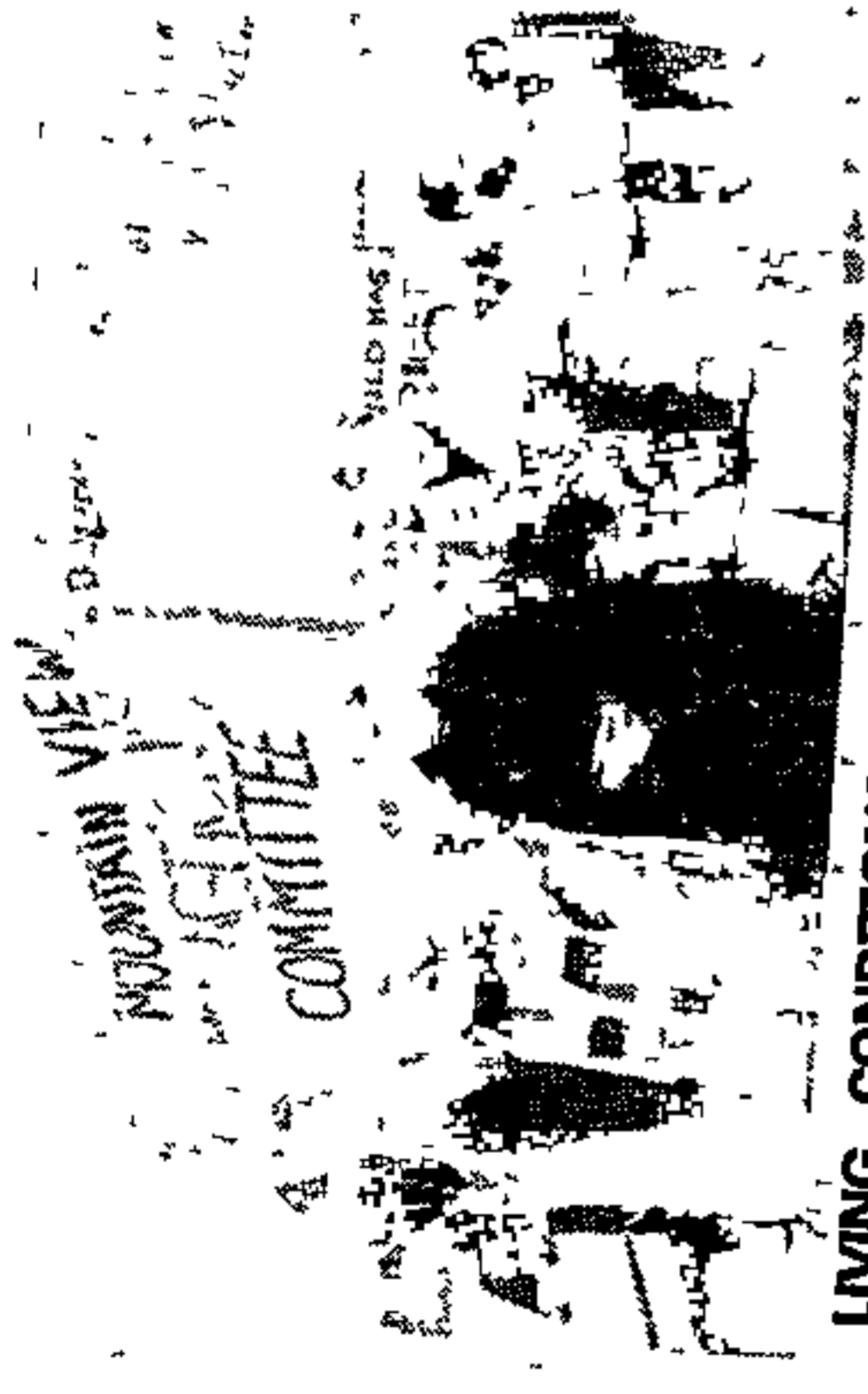
Residents have been forced to live here for four years and they were in-

formed that it would only be on a temporary basis," said Mr Michael Engel, leader of the Mountain View Action Committee.

The group demanded "decent houses with floors and ceilings", access roads from the Ocean View area, a bathing facility, electricity, taps and access to the community hall.

They also objected to the "lack of privacy" and the dumping of refuse on their doorstep.

"If no direct contact is made within the month of July, we will be forced to resort to further protest action," they said in a letter of demand.



LIVING CONDITIONS PROTEST
View residents march to the rent office yesterday.

CANC TIMITS 10/7/90 (124)

Householders protest

PORT ELIZABETH. — People in Port Elizabeth's "coloured" areas are refusing to dump rubbish at collection points set up during the present strike of municipal employees.

To draw attention to their desperate housing plight, they will leave their rubbish in the streets.

They also indicated at a mass meeting at the weekend that they supported the strikers and their wage demands.

The meeting agreed on a month-long programme of action to highlight the housing crisis, northern areas co-ordinating committee secretary-general Mr Richard de Donker, said yesterday.

Port Elizabeth's town clerk, Mr P K Botha, said there would be a meeting of municipal department heads today and he would raise the matter.

... of ...
... acceptance of the government's

Rightwing backlash to revolt in rural areas

South 12/7 - 18/7/90

~~24~~
124

THE rural uprisings in several parts of the Cape has taken a new turn as conservative local authorities and businesses take reprisals.

In Vryburg the municipality has threatened to cut supplies of water and electricity to break a rent boycott.

In the North-Eastern Cape town of Burgersdorp blacks, who have embarked on a consumer boycott, are being refused petrol by local service stations.

● Full Reports — Page 2



ON THE MOVE: Swellendam residents show enthusiastic support for a speaker at a rally held at the town last Sunday

(124) South 12/7-18/7/90

Threat to cut water, electricity

RESIDENTS of the Huhudi township in Vryburg are planning action against the local municipality following a threat to cut their electricity and water.

The Vryburg town council is planning to cut all electricity to the township this month and introduce strict water rationing in response to what

they assume is a rent boycott

The Huhudi Interim Coordinating Committee has called a meeting with all organisations and residents in the area on Friday to plan "mass action"

"We are extremely angry about this move," said the committee's spokesperson, Mr Darkey Afrika.

"We believe the services are being cut because people have not paid rent.

"There is no rent boycott in

Huhudi, there is mass unemployment and low wages self of all apartheid legacy and people just can't afford open all amenities to all races to pay their rents."

The interim committee and the municipality have been locked in a bitter struggle since February this year when residents marched and presented their demands

"We appeal to all black communities in and around Vryburg to support our action," Afrika said

"We further call on the Vry-

A spokesperson for the town council, who refused to disclose his name, said water and electricity accounts in Huhudi had not been paid for "a few months".

Funds

He said the town council's reserve funds were exhausted as they had to pay the accounts from their own funds.

The electricity to Huhudi would be cut off "some time this month" from the central power line and water restrictions would be introduced with residents only supplied with water for an hour in the morning and afternoon

Gates unlocked after protest march to RSC



PROTEST MARCH . . . Residents of Mountain View march to present a list of grievances to the rent offices at Ocean View.

Cape Times 12/7/90 (124)

LAST Wednesday about 400 people marched from Mountain View to the rent offices at Ocean View to present a long list of grievances about living conditions in the settlement which has been home to 108 families since 1986

Issues on the list pre-

sented to a Western Cape RSC official included the lack of drainage, inadequate toilet facilities, poor building structures without ceilings or floors, inadequate water points and bathing areas and no electricity

A recent rent increase

was also a point of contention and, according to Miss Martha Brown of the Ocean View Children's Committee, local residents supported the Mountain View people in their objection to paying increased rents for poor facilities

The RSC representative who received the protesters' requests for better conditions indicated that the authorities would take action

"The march was peaceful and went well. It gave the people back their dignity because

they felt they were doing something about their situation and their first victory was getting the gates to Mountain View opened, which were previously always locked"

A Mountain View committee has been formed which will meet this week to decide what the next move will be if the RSC does not address grievances

The committee has approached squatters in the Noordhoek and Ocean View areas to coordinate efforts to improve their living conditions

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South NEWS

Rural reprisals

South 12/7-18/90



GRAHAMSTOWN.
— As a consumer boycott of white-owned shops in Burgersdorp enters its third week, white-owned shops are imposing their own consumer boycott on blacks by refusing to sell to them.

They are also sending their workers on "unpaid leave" until the boycott ends.

The move, believed to be initiated by right-wing elements within the Burgersdorp Chamber of Commerce (BCC), has been described as an attempt to break the boycott

A pamphlet issued by the chamber of commerce distributed among white businessmen said a meeting held on July 5 by 50 businesspeople and members of the farmers' union resolved that no black person would be allowed to buy at any business

The meeting also

resolved that "no whites may buy goods for their employees" Workers and domestic servants were included in the decision

The pamphlet said from July 23 all employees would go on unpaid leave and should return to work after the boycott had been ended

"The effect of the boycott is that employees will eventually be retrenched," the pamphlet said

The chairman of the BCC refused to comment on the matter "at this stage"

A spokesperson for the Burgersdorp Residents' Association (Bura), Horatius Moleko, said residents decided to embark on the boycott after "fruitless" attempts to call for one town council for all races and the resignation of the Mzamomhle town council

Moleko said residents had told the council that they regarded it as an "apartheid structure".

"The issue of the white consumer boycott will be taken to the residents and we can only respond to it after we have consulted them" — ANA

1965 7/7/90

Spate of forced house sales in Blue Downs

By JOHN VILJOEN, Tygerberg Bureau ~~170~~ 170

THE failure of Cape Flats home-owners, mostly in Blue Downs, to keep up with instalments on their homes has led to a new spate of sales in execution

Notices were published this week for the sales by execution of 27 homes outside Kuils River Magistrate's Court on August 6

A spokesman for the sheriff of the court said there were "definitely more" homes being attached this year, mostly in Blue Downs

The attorneys for judgment creditors United Building Society, Silberbauers, reported the numbers to be "no worse than last year".

POORLY INFORMED

Mr N A Baartman, chairman of the Melton Rose Management Committee under whose authority Blue Downs falls, said home-buyers in the area were poorly informed

Most of those who had fallen behind on home payments were second-time buyers who had not realised that they did not qualify for government aid

"Agents don't explain the whole set-up about second-time buyers," he said

"People haven't used the information centre that Housing Minister Curry set up"

Other Blue Downs owners had simply left their homes and stopped payment because they refused to live in poorly constructed houses, he said

Violence flares in Boland

CAP TMS 3/7/90 (124)



INJURED ... Mr Johannes Jones is carried by friends to hospital after he was struck in the mouth when police fired rubber bullets and birdshot in Robertson yesterday

Picture BENNY GOOL

By ANDRE KOOPMAN and PETER MALBIN

TWO people were injured yesterday when violence spread to two more Boland towns — Robertson and Montagu — with youths taking to the streets in support of civic and other demands

The two towns are within 10km from strife-torn Ashton, where the week-long violence continues

In Robertson, Mrs Magrieta Titus, aged about 40, was injured when a rubber bullet which smashed through her lounge window struck her in the chest yesterday

Another resident, Mr Johannes Jones, was seriously injured when he was struck in the mouth by a projectile fired by police

Police spokesman Captain Attie Laubscher said last night that police had no record of the two incidents, but confirmed police had acted after stonings

A new post office in Robertson was destroyed by fire on Sunday night, causing some R500 000 damage, after violence erupted in the town's townships when a man who had been arrested by police on a criminal charge died in hospital, residents said

Youths erected barricades, including wrecked cars, in the streets and police responded by firing teargas and birdshot.

Tension has simmered there for the past two months since "coloured" residents marched on the town centre with a list of demands, including "the opening of civic amenities to all races, a reduction in 'unfairly high rents and water accounts' and

To page 2

LABOUR RELATIONS AMENDMENT ACT 1982

Act No. 51, 1982

further period or periods as the industrial court may from time to time fix reply to such representations

- 5 (c) **[The Minister may, in his discretion, from time to time by writing under his hand delegate his powers in regard to the fixing of such further period or periods to any officer and may at any time withdraw any such delegation.]**

10 The provisions of section 45 (9) shall apply *mutatis mutandis* to the parties to the dispute at proceedings before the industrial court in pursuance of an application under subsection (2) of this section

- 15 (4) (a) Unless the industrial court on good cause shown decides otherwise **[No] no order may be made under this subsection if the relevant application under subsection (2) was not made within 30 days of the date on which notice was given of the proposed suspension, termination or change or alleged unfair labour practice, or**
20 **if no such notice was given, of the date on which the suspension, termination or change took place or the alleged unfair labour practice was introduced** **[Provided that this paragraph shall not apply if the employer concerned is a local authority]**

- 25 (b) After considering the application and any representations submitted to **[him] it** within the period referred to in subsection (3) (b) and any other matters which **[he] it** considers relevant, the **[Minister] industrial court** may **[if he deems it expedient to do so, and if, in the case of a dispute which has formed the subject of an application for the establishment of a conciliation board, he has decided to approve of the establishment of such board]** make an order requiring the employer or employers or employers' organization or employee or employees or trade union, as the case may be, concerned—

30 (i) in a case referred to in subsection (1) (a), not to suspend or terminate the employment of the employee or employees concerned, or if such employment has been suspended or terminated, to cancel the suspension or to reinstate the employee or employees concerned in his employ on terms and conditions not less favourable to him or them than those which governed his or their employment prior to such termination, or

35 (ii) in a case referred to in subsection (1) (b), not to make the proposed change, or if the change has been made, to restore the terms and conditions of employment which existed prior to the change, or

40 (iii) in a case referred to in subsection (1) (c), not to introduce the alleged unfair labour practice, or if the practice has been introduced, to restore the labour practices which existed prior to such introduction,

45 and **[he] the industrial court** may at any time, **[in his discretion] on the application of a party to the dispute, in respect of which application the provisions of subsection (3) shall apply,** withdraw or vary any such order

- 50 (c) The industrial court shall not make any order as

HELDERBERG VILLAGE
F1M 5/10/90
IS THE END IN SIGHT?

Somerset West's troubled Helderberg Retirement Village will be completed and possibly extended at a total cost of around R100m — if an offer by Cape Investment Bank (CIB) to take over the development is accepted by the judicial managers and other interested parties. (124)

The CIB offer is the only one that's come to light since the village's shareblock company was placed under judicial management four months ago when developers Shemara Holdings ran into financial difficulties and had to be liquidated (*Property* February 9)

CIB spokesman Raymond Mallach says a decision on the offer is likely to be made within a month. Indications are that all the main creditors are in favour of the proposal. If it succeeds, work on completing the village will start early next year. It will be undertaken jointly by CIB and Equikor.

CIB's offer includes a proposal to settle the development company's R12m debt, a compromise payout to trade creditors who are owed R6m and a scheme whereby the R6m owed to private investors who hold security will be paid from profits generated

F1M 5/10/90 (129)

by the sale of additional units in the village. The proposal also provides for residents to regain control of the village management and to their existing shareblocks converted to sectional title tenure.

Mallach says it will cost about R40m to complete the village, including the central clubhouse, a frail care centre and 150 additional units. To acquire adjoining land and build 150-200 more units will cost an estimated R60m. The village will be completed at no additional cost to residents and will be financed by the sale of new units.

He says the projected selling price of new units — R300 000-plus based on an estimated R60m for 200 — is not unrealistically high. The village is an upmarket, prestige, development where units regularly changed hands at more than R400 000. Residents are generally well-off people who invariably sell large, valuable, properties in other upmarket residential areas before moving to Helderberg. ■

CMT 124 6/10/88
Delft

owners
elect
team

A COMMITTEE has been elected to promote communication between the Delft project team and homeowners in the project.

Mr James Slabbert, project director, said a community committee, consisting of five members, had been formed and it was hoped that a further five members would be elected by Christmas.

Slabbert said the committee met once a month. Each member represented 200 households. The committee played a vital role in promoting communication between Delft and the residents.

He added "If one studies the case histories of new housing developments it becomes obvious that much of the project leaders' success depends on keeping the community aware of all major decisions and ensuring that they understand the reasons for them."

Slabbert said the community was involved in the Delft project and this type of involvement augured well for the future of the town, which could ultimately become part of a self-governing municipality.

He added "At a recent meeting in the information centre we had 500 people inside and 50 outside. We did not have space."

More than a million for St James home



An exclusive home in St James has been sold to a buyer from Zimbabwe for R1,1 m, believed to be the highest price paid in the area. Longleat is a luxury double-storey house on Rodwell Road. The sale was negotiated by Margot Nadler of Seeff and Ann Porter Estates.

A good time to build — Bifsa review

THE downswing in the South African economy which started in about the third quarter of 1989 is gathering momentum, said the mid-year review of Bifsa (the Building Industries Federation of South Africa).

Nine months

Bifsa did not expect an upswing in the building sector before the third quarter of 1991 — with the housing sector being probably the last to recover.

However, executive director Mr Neil Fraser has countered the depressing effect of the review. He said "The short-term outlook is obviously not encouraging but seeing the construction industry in its economic and political context, there is every reason for optimism."

"The tight fiscal measures of the Treasury have reduced inflation and have improved productivity (although in both cases not as much as we would have liked)."

"Furthermore, most surveys indicate that the

demand for office and shopping space and other accommodation will drop off from now on, but pick up in the third or fourth quarter of 1991.

"Our view is that the next nine months will therefore be a good time to build. As the review shows, builders' prices are low at present, and material price rises in 1990 will average out at 12%, a substantial reduction in our industry, which has been plagued by material price increases that have been too high."

The review linked the lack-lustre economic conditions in SA to the consolidation of economic growth which took place in most overseas industrial companies in 1989.

VAT burden

Fraser concluded "The Bifsa economists believe that VAT will add 8% to the cost of a typical house. With tighter restrictions on the first-time home buyer's subsidy and high bond costs, the added burden is just not acceptable."

Housing for blacks has firms in the red

NEIL YORKE SMITH

COMPANIES involved in black housing are out of favour on the JSE and shares in many such companies — for example Bester Investments — are trading at record lows.

Mass housing and property group Bester Investments is labouring under high interest rates, political uncertainty and clients' inability to afford houses.

The firm has been over-gearred — and for the last four years the debt equity ratio has exceeded 300%.

It has also suffered adverse publicity regarding housing development contracts in the Eastern Cape.

There were allegations in parliament that housing construction near Port Elizabeth had experienced unnecessary delays.

Chairman Theunis Bester's response was that the reports were blown out of proportion. Problems in the Cape revolved around time lags relating to electrification of stands, and the situation was under control.

At end February the firm's debts totalled R191,8m. Interest charges helped slash operating profits of R19,9m to a loss of R1,3m in the year to end-February. A R1,1m loss was recorded for the previous year.

High interest rates made it difficult to finance borrowings, and made buying a house unaffordable for prospective buyers, Bester said.

"Due to political and economic uncertainty financiers are not lending to non-white home buyers. What business there is is hard won and most companies are slashing margins to gain business," he said.

Bester shares were bid at 110c this week compared with net asset value of 452c a share. Bester believed the group's assets — including township land, stands with development rights, individual stands and industrial property throughout SA — were worth more than double book value.

Vertical text on the right side of the page, possibly bleed-through or a separate column of text, including words like "Bester", "shares", and "value".

**'Shock' at
poverty**

TWO visiting Franskeian chiefs of the Dalindyebo district and members of the Congress of Traditional Leaders in South Africa yesterday expressed shock at the poverty and lack of housing in Old Crossroads

Chief Alfred Sipiwe Xobololo and Chief James Kati were speaking after a three-day township visit at the invitation of the Western Cape United Squatters' Association and the Western Cape Hostel Dwellers' Association

Both chiefs have thousands of followers in the Peninsula

Eviction attempt backfires on an 'illegal' landlord

By SHADLEY NASH: Port Elizabeth 124

AN Indian landlord this week failed in an attempt to use the Group Areas Act to have two coloured tenants evicted from a flat in a white area — a flat he owns through a white nominee.

Dr Adam Mohammed sought to have the two women evicted on the grounds that they were living in contravention of the Act. His application was rejected because, as an Indian, he is prohibited from owning property in a white area.

Mohammed owns Penelope Court, the building in question, through Penmill Investments CC, which has a white nominee, Jacobus Hendrick Dorfling.

In papers before the magistrate's court, Mohammed argued that the tenants were "coloured", and therefore prohibited from living in a white group area. He also said they should be evicted for failing to pay rent and causing a disturbance. W/M 18/10-25/10/90

The court rejected all three arguments, as well as an application to have the two women pay rent arrears.

The court ruled that, in terms of the Group Areas Act, the two women were occupying the flat illegally. As a result, the lease was effectively null and void.

The court said. "An illegal lease is null and void and unenforceable. Neither party can bring an action based on such a contract. Consequently, when a lease is illegal the court will refuse to enforce a claim for rent or a claim for compensation in lieu of rent."

Mohammed had ejected the two, Cynthia Campher and Belinda Jordan, from the flat on two previous occasions.

The women said that, on moving into their flat in October, they had found it to be in bad condition, and decided, after complaining to Mohammed, not to pay the full rental of R500 as from December last year. The rent-controlled amount for the flat was R212.

A spokesperson at the Legal Resource Centre, David Mias, said Mohammed had entered into a contract with the women knowing full well that they were "coloured" and that their occupation was in contravention of the Group Areas Act. He had no claims for recourse, Mias said. — Pen

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AN Indian landlord this week failed in an attempt to use the Group Areas Act to have two coloured tenants evicted from a flat in a white area — a flat he owns through a white nominee.

Dr Adam Mohammed sought to have the two women evicted on the grounds that they were living in contravention of the Act. His application was rejected because, as an Indian, he is prohibited from owning property in a white area.

Mohammed owns Penelope Court, the building in question, through Penmill Investments CC, which has a white nominee, Jacobus Hendrick Dorfling.

In papers before the magistrate's court, Mohammed argued that the tenants were "coloured", and therefore prohibited from living in a white group area. He also said they should be evicted for failing to pay rent and causing a disturbance.

The court rejected all three arguments, as well as an application to have the two women pay rent arrears.

The court ruled that, in terms of the Group Areas Act, the two women were occupying the flat illegally. As a result, the lease was effectively null and void.

The court said: "An illegal lease is null and void and unenforceable...Neither party can bring an action based on such a contract. Consequently, when a lease is illegal the court will refuse to enforce a claim for rent or a claim for compensation in lieu of rent."

Mohammed had ejected the two, Cynthia Campher and Belinda Jordan, from the flat on two previous occasions.

The women said that, on moving into their flat in October, they had found it to be in bad condition, and decided, after complaining to Mohammed, not to pay the full rental of R500 as from December last year. The rent-controlled amount for the flat was R212.

A spokesperson at the Legal Resource Centre, David Mias, said Mohammed had entered into a contract with the women knowing full well that they were "coloured" and that their occupation was in contravention of the Group Areas Act. He had no claims for recourse, Mias said — Pen

By MUSA NDWANDWE
 CONDITIONS at men's hostels have changed dramatically since the early 70s. They have become sprawling communities of men, women, children and grandchildren.

To most male migrant labourers in the Western Cape's single-sex hostels, the unofficial conversion of hostel rooms into makeshift family units is regarded as a victory.

But for the large number of women who have made men's hostels their homes, the initial joy of being close to their husbands, free from the harassment by authorities, has given way to untold misery and frustrations.

According to Mr Welcome Zenzile, an organiser of the Western Cape Hostel Dwellers Association, almost every room in every hostel has a woman residing permanently.

Over the years, conditions in hostels have deteriorated, women have been the worst affected.

Privacy

A lack of privacy — up to five couples share a tiny room and children sleep on the floor — is high on a list of concerns shared by women in the hostels.

These circumstances pose a problem for the women. Other concerns are the general lack of proper facilities. Hostels are homes without kitchens, dining rooms, bathrooms, electricity and proper ablution.

Mrs Nosimo Mxhalsi, a young wife from Transkei, and her husband share a room with four other couples from their Idutshwa hometown.

STILL NO JOY for hostel women

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South 18/10 - 24/10/90

[Handwritten scribble]

Mxhalsi, a mother of an eight-month-old baby, says she has no choice but to bath in the presence of others.

A small number of women are willing to tell of the difficult living conditions in hostels. Many others are silent.

The few who dare talk, speak about their longing for the intimacy denied them by the lack of privacy.

Another big problem is harassment by unemployed males who are always in close proximity while husbands are at work.

Records of divorce cases involving hostel dwellers also reflect a level of their despair.

Said a lawyer, who cannot be named for professional reasons "I have, in the past years, handled cases involving couples in the hostels. This was an eye-opening experience to me."

In one incident, a young wife could no longer accept the arrangement for her to be "shared" by other hostel inmates and she filed for a divorce, said the attorney.

As the husband was unemployed, one of the unwritten conditions for his and his wife's accommodation was that other

men were free to touch and abuse her. To many other women, though, life in hostels is not very different from the situation in their poverty-stricken home areas. Many find solace in being able to make a living under these conditions, enough to support their families.

Business

"At least here I can run my successful business," says Mrs Nondumiso Zulu. Her husband died in the hostel four years ago and she supports herself and two teenage daughters by selling red meat and chicken. "I can sell 50 chickens a day and red meat always sell very well," she says proudly.

With the soaring unemployment rate, the women have provided major economic support in the hostels. As many men idle around shebeens, hundreds of women manage meat stalls from early morning till late afternoon.

Presently, there is no organisation for the womenfolk in the male hostels, but organising work is being started, said Zenzile. "We hope to bring them together as a reinforcement in our struggle for improved living conditions in the hostels."



INVASION OF PRIVACY: This curtain separates Mrs Nosimo Mxhalsi and her eight month-old daughter from the other four couples who share the tiny room. PIC YUNUS MCHAMMED

Khaya rent action planned

KHAYELITSHA residents are threatening to embark on a rents boycott next month to protest against a lack of facilities in the township.

Delegates to the Western Cape Civic Association's Congress, held in Worcester last Sunday, resolved to embark on a major rent boycott to protest against such issues as high electricity bills and inadequate recreational facilities

Mr Mike Mapongwana, WCCA's chairperson said the boycott would involve the whole township. Three families who were in rent arrears were evicted this week

"Tension has been building up in the township over the council's apparent disregard for our grievances", said Mapongwana

Lingelethu Town Clerk, Mr Graham Lawrence confirmed that a number of people are refusing to pay electricity accounts

South 18/10-24/10/90

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Angry PE tenants burn rent letters

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South 25/10 - 31/10/90

PORT ELIZABETH—Tension is once again mounting in Port Elizabeth's Northern Areas, with residents burning letters demanding rent arrears, and considering a consumer boycott.

There is dissatisfaction about the city council's failure to respond to demands by the ANC-aligned Northern Areas Co-ordinating Committee (NACC)

Among the demands are the freezing of rent increases and that the council should bear all administration costs

The organisation has also said that a rental of not more than R25 would be paid until its demands were addressed, and has been demanding the dissolution of the Northern Areas Management Committee which is linked to the Labour Party

A rent protest just more than two months ago sparked the violence in which 49 people died

Jo'burg water is most expensive

B Day 26/10/90

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ACHMED KARIEM

JOHANNESBURG has the most expensive water in SA, followed by Durban and Pretoria, a world survey of water prices has found.

The findings were released this week by National Utility Services (NUS), which provides a fuel and energy cost control analysis programme to 750 000 business establishments worldwide and services 2 500 clients in SA.

Water prices in SA's major centres increased by an average of 14,7% in the year to end-June.

NUS SA marketing director Peter Cornelius said there was a correlation between rises in SA water prices and inflation, unlike power costs which had remained below the inflation rate in recent years.

"If this rate of increase is maintained, South Africans can expect to see costs of water double within four to five years."

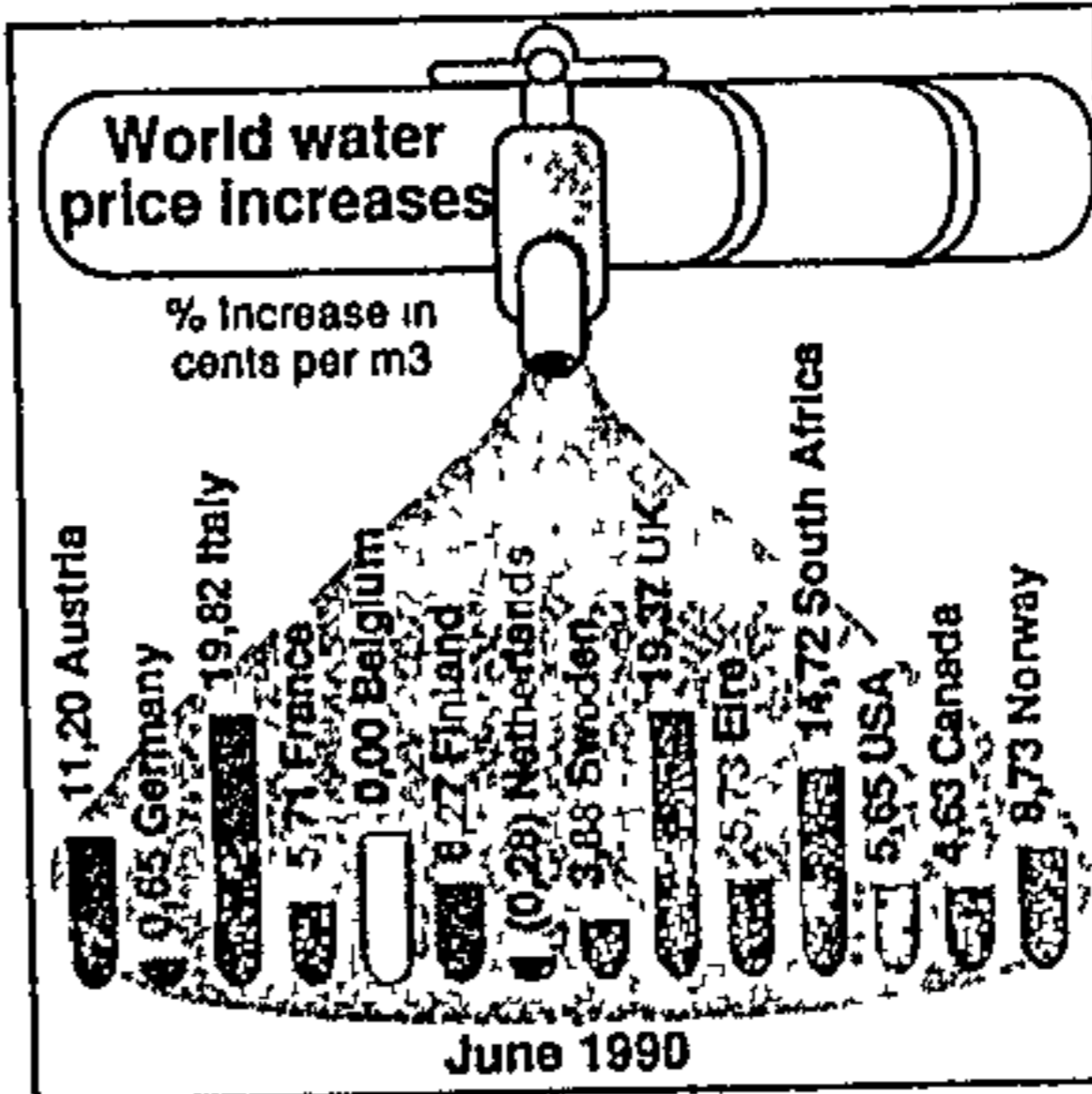
The survey showed the price of Johannesburg's water was 189c/m³, followed by Durban's at 107c, Pretoria's 100c, Cape Town's 91c, Port Elizabeth's 82,2c and East London's 75,3c.

The average price for these cities was 107,5c/m³.

Prices in Johannesburg and Pretoria are linked to the Rand Water Board's increases.

In Cape Town, water prices increased by 30% in the year to end-June.

Cornelius said this rise was due to the city council's planned new R550m treatment plant at Faure.



Graphic: LEE EMERTON Source: NUS

He said the prognosis for Cape Town was dismal, with another 30% increase anticipated in the current year, because the city could have exhausted its present facilities by the year 2020.

The outlook for water costs in SA generally was bleak, he added.

"It is generally accepted that with the current rate of population growth, we will start running short of water supplies within 30 years unless major new conservation schemes are tackled."

"This implies major increases in water costs for reasons of inflation, the capital costs of conservation schemes and the growing expense of reticulation," he said.

The survey showed UK water prices had nearly doubled after privatisation, while Australia had the world's most expensive water.

'White letters' burn as rent dispute flares up

By Shadley Nash Port Elizabeth

THE rent dispute in Port Elizabeth's Northern Areas is once again causing tension — just under three months after the issue flared into violence that left at least 49 dead

There is growing dissatisfaction over the municipality's failure to respond adequately to demands put forward by the African National Congress-aligned Northern Areas Co-ordinating Committee (NACC).

Now, residents are considering a campaign of mass action including a consumer boycott to force the municipality to respond. In a number of incidents, attempts by the local authority to enforce the payments of rent arrears failed when street committees intervened and sent council workers away.

Last weekend, residents publicly burned letters of demand for rent arrears, known as "white letters", at a rally organised by the NACC.

Among the demands put forward by

W. Mail 26/10 - 1/11/90
the NACC is that rent increases be frozen, and that the council bear all administration costs

The organisation has also said that a rental of not more than R25 would be paid until its demands were addressed, and has been demanding the dissolution of the Northern Areas Management Committee, linked to the Labour Party.

Last weekend's rally resulted in a decision to embark on a programme of peaceful "confrontation", which would, after consultation, include other progressive organisations like the Port Elizabeth People's Civic Organisation.

The plan includes a boycott of the newly built Cleary Park shopping complex in the Northern Areas and a mass march to the City Council to present a "complete" list of demands

Consideration is being given to a mass consumer boycott of the business area.

An NACC spokesperson said that the Cleary Park Complex boycott would form part of its campaign against the

Northern Areas Management Committee, which it says had a big part to play in the development of the complex

The spokesperson said that the burning of "white letters" was part of the plan to resist rental increases and payment of rental arrears until demands had been addressed by the City Council

Meanwhile the deputy director of housing for the municipality Ignatius van Jaarsveld this week confirmed that "white letters" were sent to about 200 people, while 20 people were referred to the municipality's lawyers for further action for defaulting on payments

He said that, in the last five months, the messenger of the court served notices urging payment by a certain date. Failure to comply resulted in the cases being handed over to the municipality's lawyers

He said the total arrears by the end of August for the municipality's rental and letting schemes was nearly a million rand — Pen

Strike may delay

pension payouts

W/Week 26/10 - 11/1/90
By GLENDA DANIELS Cape Town
COLOURED pension payouts may be delayed in the wake of the nationwide strike by over 2 000 House of Representatives employees.

And a message to the workers from State President FW de Klerk — that increases will only be considered in next financial year — has not resolved the dispute.

The strike began 10 days ago, with workers demanding a 20 percent pay increase across-the-board, a minimum of R850 a month and an end to wage disparities.

There are about 300 workers on strike in Port Elizabeth, 300 in Johannesburg and 1500 in Cape Town, said Lucy Nyembe of the Congress of South African Trade Unions.

White letters

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Journalism as rent dispute flares up

W/Week 26/10 - 11/1/90

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(124)

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FROM BEVERLEY GARSON
SEVERAL townships in the Eastern Cape and Border regions have had their water and electricity services cut by white local authorities.

Services were cut because of rental and service charges arrears township residents owe the local authorities.

The action is an apparent reprisal against residents who have embarked on protest action.

Boycotts

Many townships in the regions, including Indwe, Cathcart, Fort Beaufort, Stutterheim, Bedford and eZibeleni in Queenstown, embarked on rent boycotts after specific demands they made to their respective councils were ignored.

Water and electricity supplies have been cut off in Cathcart, Fort Beaufort and eZibeleni.

Eastern Cape

South 1/11-3/11/90

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TOWNSHIPS feel the pinch

The Queenstown Town Council cut off water supplies to the eZibeleni twice in one month because of arrears of more than R700 000.

The Queenstown municipality gave the eZibeleni town council two weeks to settle the account.

In Fort Beaufort, the services to

the township were cut on October 15, and has still not been restored.

The arrears owing to the municipality is more than R500 000.

According to the spokesperson at the Fort Beaufort Advice Office, Muthleleli Mana, the town-

ship mayor, Mr Mikki Nohashe,

cut the services to the township in an attempt "to get the Residents Association to speak to him".

"Like Gatsha Buthelezi, he is yearning for recognition."

Services to the Cathcart township were cut on October 24 and

have also not yet been restored. According to the Advice Office in Cathcart, there are water rations three times a day.

Victor Mglati, who works for the Advice Office, said they were informed that rental and service charges arrears were approximately R14 000.

Services

The deputy mayor of the township, Wilfred Gxabeka, denied that the services had been cut.

Meanwhile, the rent boycott continues in Bedford. According to the Grahamstown Advice Office, the residents expect their services to be cut soon by the local authorities.

Asked to comment on reports that services were being cut in the two regions, the Cape Provincial Administration's public relations department said at the time of going to press that they were still compiling answers to the questions posed to them.

AY, Tuesday, November 8 1990

Official probe mounted into retirement project

BID 6/11/90

CAPE TOWN — Business dealings relating to the development of the troubled Helderberg Retirement Village are to be officially investigated in terms of the Harmful Business Practices Act.

In terms of a notice in the Government Gazette of October 26, the Business Practices Committee has proposed an investigation of the business practices of Shemara Holdings, the project developer which went into final liquidation in March this year, three of its former directors — Barry Burton Barbour, Jonathan Arthur Kipps and Yentze Schrauwen — and the village's share block company, Helderberg Village Share Block Holdings.

It will investigate:

- the canvassing of investors in, and of buyers' rights to units and shares in Helderberg Village;
- the canvassing of investments in

LESLEY LAMBERT

Shemara Holdings;

- the canvassing and contracting of loans and the application of the assets of Shemara Holdings; and
- the management of Shemara Holdings and of Helderberg Share Block Holdings.

Villagers

Life savings of a number of elderly investors in the retirement project were threatened when the developers ran into financial difficulties last year.

The project was handed over to the villagers to manage and finally, after protracted legal proceedings, placed under judicial management.

Cape Investment Bank made a recent offer to fund the completion of the village. In terms of the offer, the

project would be completed jointly by the bank and property developer Equikor at an estimated cost of R40m.

The offer, which included the settlement of about R12m debt, proposed to complete the village's central clubhouse facilities and an 80-bed frailcare centre, to service undeveloped land on the property and to build about 150 more units at an estimated cost of R40m.

It also proposed the acquisition of adjoining land on which another 200 units could be built at a further estimated R30m.

The cost of completion would be covered entirely by the sale of the new units. Villagers, who had voluntarily raised R7,5m to repay bonds on the development, would be entitled to 20% of the profits accrued by the new developers, a spokesman for Cape Investment Bank said.



Cape homes 'are cheaper than hotels'

A FAMILY can save money by renting a home for a holiday instead of staying in a hotel, says Holiday Booking Service: Cape MD André Jankowitz. ~~1988~~

He says his service is not in direct competition with the hotel industry, whose market is more the businessman, single traveller or elderly tourist. (124)

"Renting a house is purely aimed at the family — mom, dad and the kids and perhaps the grandparents and a cousin — who want privacy and the feeling of being at home."

If the holiday home rental service has a competitor it is the timeshare industry. Holiday Booking Service is aimed at families who do not want to be tied into a timeshare purchase.

Jankowitz — previously a systems analyst — started his organisation a year ago and says the supply of and demand for rented family accommodation in Cape Town has been very good.

His company has about 200 flats, houses and cottages on its books ranging from R55 a day to R1 500 a day. The rates depend on size, area and grading.

For example, a flat in Camps Bay with sea views which sleeps two and is graded one costs R55 a day whereas a four-bedroomed house in Bantry Bay with sea view, jacuzzi, trampoline and sauna graded five costs R1 500 a day.

Jankowitz says each grade is similar to the star hotel grading system. The company inspects all accommodation and then grades it. *Bldam Mill 90*

As far as possible the service has kept its rates at the same level as in 1989.

Jo'burg industrial rentals are in levelling off phase

INDUSTRIAL rentals and land values around Johannesburg are levelling off, according to the latest Russell Marriott & Boyd Trust (RMBT) property guide.

"In Johannesburg, values for most areas remain unchanged since June and notable declines have been detected in older, less attractive areas," the guide says.

"In those areas land and rental values are now correcting to market levels after being artificially swept up in the last two years by the wave of demand in better quality areas."

However, in areas such as Kramer-ville and City West, where the supply is still limited and demand steady, values have increased.

Where industrial land has been released in areas of short supply — around the M2 strip and Eastgate for example — prices have risen by up to 11% to about R170/m² in the last quarter.

Investment yields for industrial property have risen to 11%-13%

High interest rates have made it more attractive for developers to sell and lease back their properties.

In Cape Town there is a short supply of good quality warehouses and factories, especially in the 500m² to 1500m² range, but RMBT says the demand for rented space has dropped because of the coming Christmas break, political uncertainty and the economic downturn

Land prices in Cape Town have stabilised but RMBT expects these will rise rapidly once the economy and confidence improves, because there is a shortage of good land.

In Durban, there is a shortage of centrally-situated A-grade premises although there are more B-grade premises available and their rentals are negotiable. Because land is in short supply, land prices are not affected.

The investment market there has eased slightly. Capitalisation interest rates are up 5% on average.

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UBS details average house's cost

THE United Building Society's quarterly housing review reports that the average price of a medium-sized house is about R106 000, which may surprise Johannesburg residents.

Property advertisements show that prices of three-bedroomed houses with few trimmings in the PWV area start at R140 000 to R150 000

Most of the advertised houses go for R300 000 to R400 000 and there is a bracket of R1m to R2m.

But UBS chief economist Hans Falkena points out that the data used in the survey is "smoothed" to allow for seasonal changes in the market and variations between respondents

He says on the raw data the average price for a medium-sized house of 140m² to 220m² in Johannesburg is about R138 000, but only 13% of the medium-sized houses in the survey are in the Johannesburg area and 8% are in Pretoria.

Institute of Estate Agents president Dave Miller says the figures are representative of the market for houses in SA as a whole.

"You can get houses for less than R100 000 on the East and West Rand. In Maritzburg a medium-sized house costs R50 000 to R80 000

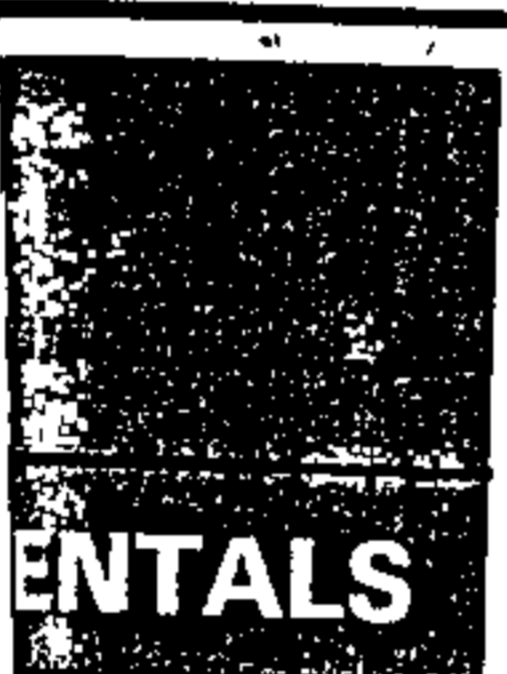
"Johannesburg is the most expensive area in the country."

'to rise'

Woodmead/Woodlands
 Morningside a number of
 sites have been sold
 office park schemes
 owner-occupiers are

Valley are much high-
 the Sandton CBD —
 R26/m² net compared
 R22/m² — but the
 ng has calmed down.
 escalating prices for
 Timm says. "With
 the vacancy rate is
 an that of other de-

also boosted by the
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 Rivonia Mall."



RENTALS

Occupation
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Rents in the south rising the fastest ¹²⁴

THE fastest rising house rentals in SA between October 1988 and October 1989 were in the Cape Peninsula, according to a survey conducted by the Central Statistical Service (CSS).

In October 1989 the average monthly rental for unfurnished houses, of all sizes, was R571,11 compared with R524,26 in October 1988.

Rentals in the Durban/Pinetown, Pretoria/Verwoerdburg/Akasia area and on the Witwatersrand were well above average. In Durban/Pinetown, people renting houses were paying on average R647,34 a month, in Pretoria/Verwoerdburg/Akasia R653,68 and on the Witwatersrand R608,92.

B Day 7/11/90
Indices

All other areas were paying below this. In the Cape Peninsula, average monthly rentals were only R559,73, but there the index rose twice as much as anywhere else — by 22% compared with an average of 9% for the whole of the area surveyed.

In some areas such as Kimberley, Bloemfontein, the OFS Goldfields and Klerksdorp/Stilfontein/Orkney the indices reflected falling rentals.

Over 90% of houses in the Witwatersrand area were owner-occupied compared to a weighted average of 88% for the country.

The mining areas such as the OFS Goldfields, Klerksdorp/Stilfontein/Orkney and the Vaal Triangle had the lowest owner-occupancy rate ranging between 55% and 77,5%.

Urgent housing policy needed

CAPE TOWN 7/11/90

Political Staff

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CAPE Town's black population will more than double to 1,34 million in the next 20 years and land equal in size to today's Soweto will have to be provided every year in South Africa for housing over the next five years, the Urban Foundation said on Monday.

It is estimated that 174 000 housing units a year are required between now and 1995.

The Foundation said the current housing crisis was the result of failed government policies and because of past apartheid policy, serious backlogs in housing, infrastructure, commercial and social facilities had emerged.

The government's current housing policy was not contained in any single document and no goals or objective upon which to base a consistent and comprehensive housing strategy had been formulated.

The extent of the housing crisis was analysed in an Urban Foundation study, Housing for All: Proposals for a National Urban Housing Policy.

It is estimated there are 570 000 black people in Cape Town this year, but by 2010 the total will have risen to 1 343 100.

Row over Cape building workers' housing fund

By SHARON SOROUR
Labour Reporter

A ROW has erupted in the Western Cape and Boland building industry over a proposed housing fund for workers.

The announcement by the South African Woodworkers' Union (Sawu) this week that the fund would be established early next year has been strongly criticised by the Building Industrial Council and one of the largest unions in the industry.

In a statement Sawu general secretary Mr Eddie Kapp said "a housing fund will officially commence early in the New Year" through the "combined efforts of trade unions involved in the building industry and with the assistance of the Building Industrial Council".

But industrial council secretary Mr J J Kitshoff said the council had not yet offered any "assistance" and the scheme had not been finalised.

Only the idea of establishing a fund had been discussed at industrial council level.

Discussions that had taken place regarding Sawu and other bodies were unofficial, he said.

In the statement Mr Kapp said the housing fund, which would benefit all workers in the industry, had been taken to the workers at shop floor level and had had an overwhelming mandate in support.

But general secretary of the Building Workers' Union Mr Bobby Simmons said the announcement was premature as the feasibility of the scheme was still being investigated.

PROF. ROBERT BOTHA

Vlok lifts Khayelitsha and Crossroads curfew

8/11/90 LESLEY LAMBERT (124)

CAPE TOWN — Law and Order Minister Adriaan Vlok lifted the curfew on the Western Cape townships of Khayelitsha and Crossroads yesterday but said they would remain unrest areas until all confrontation had been defused.

The curfew was imposed last Thursday — days after the previous week's violent outburst had ended — and the most dramatic incident during its course was probably the banning from the townships of DP MP Jan van Eck. Van Eck's ban was lifted early yesterday morning.

Senior officials of the Western Cape branch of the ANC, which called for defiance of the curfew earlier in the week, said at a news conference yesterday that attempts to restore calm had been "severely impeded" by the police measures.

Failure by the police to consult with the ANC on the affected areas, as required in terms of the Groote Schuur Minute, had also eroded relations between the two parties, they said.

In addition, the ANC was reconsidering a meeting on Friday morning with Cape Administrator Kobus Meiring who, it claimed, "colluded with the police" in the declaration of the unrest areas.

ANC officials said they planned to intensify their campaign to force the resignation of local authorities in the area and to replace them with "legitimate" local authorities during the interim period ahead of a negotiated local authority structure.

There is continuing bitterness between government-recognised councils and community-based civic associations.

Sapa reports that Van Eck said yesterday the lifting of the police ban on him entering Khayelitsha and Crossroads townships was meaningless because the unrest regulations allowed for a similar curb to be placed on him or anyone else at any time.

September 15 1990

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BIDAY 15/11/90
**Swap means
more land for
District Six**

LESLEY LAMBERT

CAPE TOWN — The Cabinet has approved a land swap in District Six which will open up more land for residential development in the heart of the suburb.

The swap entails the purchase by the Treasury of land west of the Cape Technikon in exchange for land east of the campus. This will ensure that the expansion of the campus does not encroach on land pinpointed in redevelopment plans.

The announcement follows a decision by representatives of local authorities, the ANC, landowners and property developers to plan a revival of District Six. Apart from the technikon and a few small residential developments, the suburb was widely boycotted after coloured residents were forcibly removed in the late 1960s. (124)

In anticipation of the repeal of the Group Areas Act, the representatives agreed to synchronise planning of future developments and to provide for affordable and acceptable housing. Property developers active in the area were asked to suspend their projects while a comprehensive plan was drawn up.

Get out, house-hungry marchers tell council

By VUSI KAMA
Staff Reporter

NEARLY 500 people from Kayamandi near Stellenbosch marched on the offices of the Town Council to demand the council's immediate resignation.

The legal march on Saturday was organised by the Stellenbosch ANC branch, Stellenbosch Civic Association and the Stellenbosch Youth Congress. Police kept a low profile.

Chairman of the civic association Mr Patrick Swartz handed a memorandum of demands to his father, Mr Peter Swartz, who is Mayor of Kayamandi.

Mr Patrick Swartz emphasised that the differences between him and his father were purely political.

In the memorandum addressed to the council and the Cape Provincial Administration, residents demanded the resignation of the Town Clerk, Mr Tokkie Human, and highlighted the lack of housing in the township.

They threatened a rent-and-service boycott if their demands were not met.

Mr Swartz sen told the crowd that their demands would get urgent attention. The crowd shouted for Mr Human's resignation.

80 000 new housing units near CBD?

CME TCH
13/11/90

124

By PETER DENNEHY

EIGHTY THOUSAND new housing units could be squeezed into Woodstock, Salt River, Culemborg, District Six and the Waterfront area, Professor David Dewar said yesterday

Speaking at a symposium on the future of the Central Business District (CBD), Professor Dewar of UCT's school of architecture and planning said there was a real possibility of sustained growth "of this order" in the area around the CBD

"One of the major needs of the city is greater compactness," he said "We must have a city, not a housing estate. Growth must be directed inward. We must maximise the potential of the best-situated part of the city

"It is only by bringing large numbers of people into the city that any chance of getting a 24-hour lifestyle will be possible."

There were higher order goods, services and job opportunities in the city centre, he said

Diversity needed to be encouraged, otherwise the tendency by large businesses to replace small ones could threaten the environment

He advocated that small-scale industrial "hives" should be started in dead space in the city

Professor Ivor Prinsloo, also of UCT's planning school, said at the same seminar that the break-up of SATS was a significant event for the city, as it would restore its link to the waterfront and at the same time help repopulate the city centre

"If we can achieve environmental quality, the city will grow," he said "If we can't, it will bleed out to Bellville and other centres"

City businessman Mr Peter Meakin of the Board of Executors said one of the reasons why the city was not growing as fast as it could was that rates were so high and rentals so "measly"

"There has been a tendency among councillors to justify higher rates here than in Johannesburg because of the socio-economic problem areas within the municipality

"It is a myth that we are such great socio-economic benefactors"

PROPERTY

More funds sought to build low-cost houses in Cape

124

13 Nov 14/11/90

Reports by CHARLOTTE MATHEWS

THE Department of Local Government, Housing and Agriculture is negotiating for more funds to continue development at Delft, the low-cost housing project in Cape Town.

"This year we have only been allocated R30m which enables us to assist 1 200 people," Delft project director James Slabbert says

"Last year we were given R55m" Delft consists of two towns, Voorbrug and Roosendaal Work on Voorbrug began at the beginning of this year and 200 houses have been built every month. Almost 2 000 houses have been completed

Roosendaal will consist of 2 200 units of which 2 000 have been sold. The first houses will be finished by February 1991. There is also a self-help housing scheme of about 200 houses which will be finished by July next year

Voorbrug offers three housing options — a serviced site, assisted self-help housing and the range of houses offered through the Delft project, which consists of three pricing options submitted by private builders. In Roosendaal, as in Voorbrug, the builders are asked to submit houses costing R12 500, R15 000 or R17 500. They have to adhere to certain standards. There has to

be at least a shower or bath and a toilet — a wet core.

"According to the Bureau of Economic Research you cannot get so much as a wet core for R12 500," Slabbert says "We can prove them wrong."

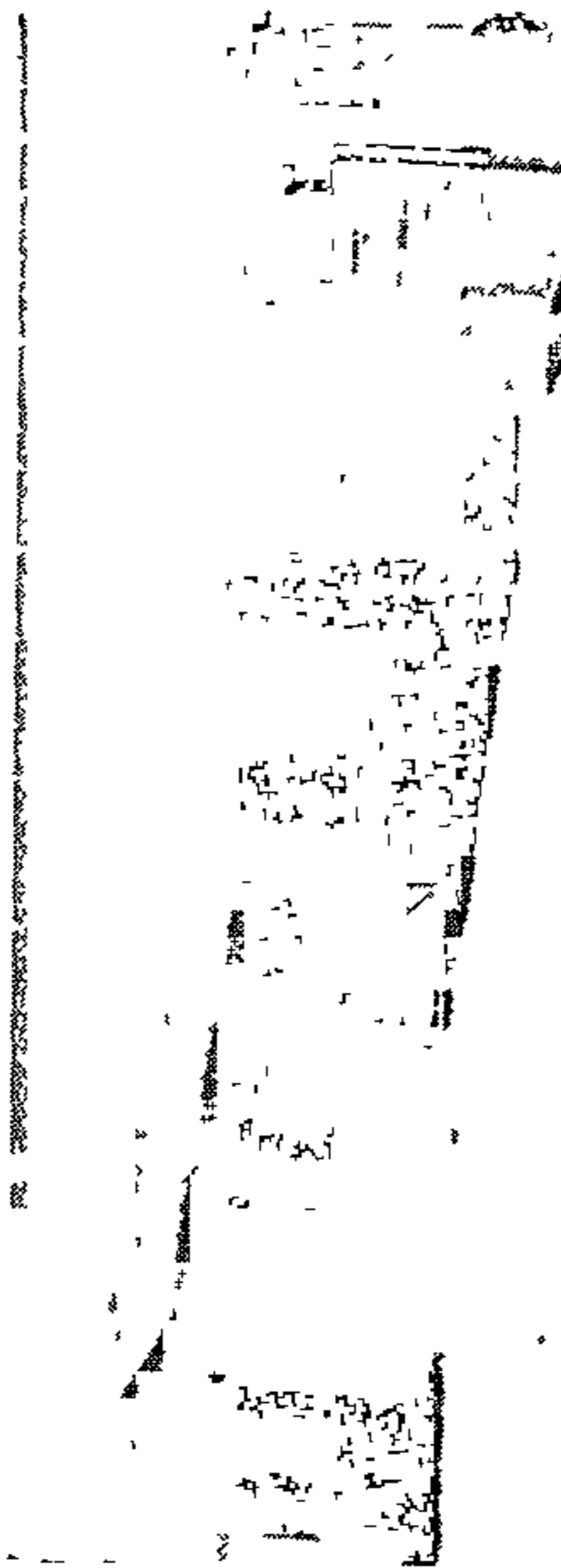
Each house must have electricity and a mains board for three plugs and a light bulb. Most houses are made of cement blocks but the Delft project team has called for cavity walls, which are guaranteed not to leak. All material must be SABS approved or equivalent.

Defaults

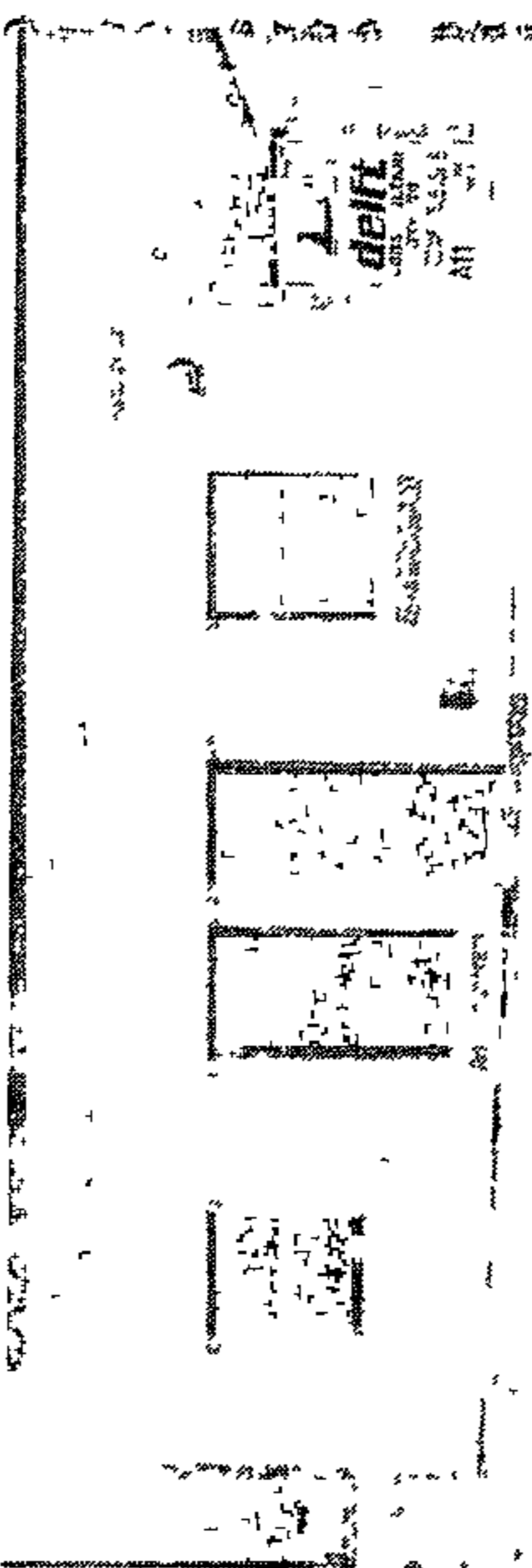
"At Roosendaal we have 19 participating developers and 79 types of houses to offer buyers," Slabbert says

"The developers' profit margins are very small — one made 7% profit last year — but their risk is lower and the quantity they build is higher than if they went out looking for work

"They aim at selling 50 units — if they sell less, they can withdraw but if they sell more than 50 they have to build them. If a



The top seller in Delft's second town, Roosendaal, is a three-bedroomed house costing R17 500. The developer is Sunbird Homes



One of the more popular houses in Delft's Roosendaal village is a three-bedroomed home selling for R12 500

buyer defaults the board takes over the house so the builder always gets his money and the board has no difficulty in selling these houses again

"The builder also has a programme — he knows how many houses he has to build each month. One developer, Sunbird Homes, built the largest number of houses last year — 300 — and has been allocated 400 this year. Sunbird offers a three-bedroomed house for R17 500. They have sold 165 houses or 28% of the market in five days"

The developer also does not have to look for the buyer. In the Cape, the housing waiting list is 80 000. Each local authority has a pro rata share of the 2 200 houses available at Delft to offer the people on its waiting list. On Voorbrug, 50% of the people offered houses accepted them. So far after Roosendaal more than 90% of those offered houses have accepted

Slabbert says one or two developers have miscalculated and have been forced to withdraw but some of the bigger developers have been less successful than their small ones

CAL 11/15 14/11/90 (124)

City skyscrapers 'zoned for flats'

By PETER DENNEHY

THE WAY was clear for city-centre office towers to be converted to blocks of flats, city planner Mr Neville Riley said at a CBD conference yesterday.

Many councillors would "dance a jig" if this happened, as they felt the city needed more people in it at night to make it safer and more lively.

The city's zoning scheme allowed the conversion, according to Mr Riley.

He was answering a question from Ms Pat Riley of the National Monuments Council who wanted to know whether what had happened in downtown Maputo could ever happen in Cape Town.

Mrs Joan Kantey said she would be one of those dancing a jig as "people are policemen in themselves". Their mere presence in the streets deterred crime

However, not everyone approved of the idea. A developer warned that in Johannesburg, people were already leasing buildings and "putting squatters in there".

Several planners agreed it would be unrealistic to expect much working-class housing to be established. Only "yuppies" could afford central-city prices, they said.

Planner Mr Basil Davidson said the need to provide working-class housing in the city or around it was part of the greater need to provide such housing right down Voortrekker Road.

Developer Mr Theodore Yach said his company was looking at converting offices or extending them to provide residences for middle- and upper-level employees, such as "accounting people". Cost was a major concern, he said. For the project to be feasi-

ble for anyone of lower income, subsidies would be needed.

Architect Mr Revel Fox said high-rise residential developments would lead to the loss of much of the city's beauty. Mr John Robert of Captour agreed.

Higher residential densities did not necessarily mean high-rise buildings, Mr Fox said.

"Densification" was required. But when this was tried in America, areas had become more up-market, and this had given rise to a perception that "they are removing blacks and putting trees in their place".

Deputy treasurer Mr Peter Lever said it would be possible for the authorities to make public land on the Foreshore available free to encourage low-income housing.

If housing of this type was well managed, as it was in Hong Kong, it need not detract from the city's tourist potential, he said.

Grief in Gympie Street over eviction orders

FR643 14/11/90

124

By ANDREA WEISS
Staff Reporter

RESIDENTS of rented houses in Salt River and Woodstock are being driven out because property owners are taking up unexercised business rights before they lapse in 2001

The exodus has been described as "District Six all over again" by Woodstock-Walmer Estate-Salt River Management Committee chairman Mr Sedick Soeker

The committee has asked the City Council to intervene after being "inundated" with approaches from residents who have been served summonses to vacate rented dwellings Mr Soeker said up to 40 families had approached him over the past eight months

'Grave injustice'

A zoning scheme dating back to 1941 was causing property owners to evict tenants and establish businesses, the committee said

It believed this scheme did "a grave injustice" to people who were being evicted from cheap accommodation close to their places of employment

The committee said there was no alternative accommodation and the people were reliant on the council. In many instances the houses had been occupied for a "good number of years" and had been handed down from one generation to the next.

According to the city planning department, unexercised zoning rights lapse in 2001 in terms of the Land Use Planning Ordinance. Because of this, it is expected that property owners will increasingly exercise their business rights over the next decade leading to the loss of more housing

52 years

In Gympie Street, Woodstock, families occupying a row of 12 houses have been served with eviction notices. Many of the houses are home to more than one family

Affected streets include Regent Road, Beyers Road and Wright Street, Woodstock, as well as Burke Street, Salt River, according to Mr Soeker.

Mr Lionel Rogers, 61, of 30 Gympie Street, said he had lived there for 52 years, since he was nine



PEOPLE LIVE THERE: Mr Gerald Cameron, otherwise known as Cleopatra, entertains the backyard people of Gympie Street.

VERY SAD- Mrs Joan Kelly, right, with her son Gershwin and other neighbourhood children said she was "sad, very sad to leave Gympie Street"

Miss Sarah Jones, 38, of 34 Gympie Street said she had been in the area since she was 12. She said if she was evicted "I will sit on the pavement and ask the newspaper to come and take a picture of me"

Ms Vanessa Watson of the Urban Problems Research Unit at the University of Cape Town, said the problem of "gentrification" existed in cities worldwide

In South Africa, it was exacerbated because of an absence of alternative, well-located, cheap accommodation due to the legacy of the Group Areas Act and existing housing policies

"What it points to is the urgent need for well located lower income housing in parts of

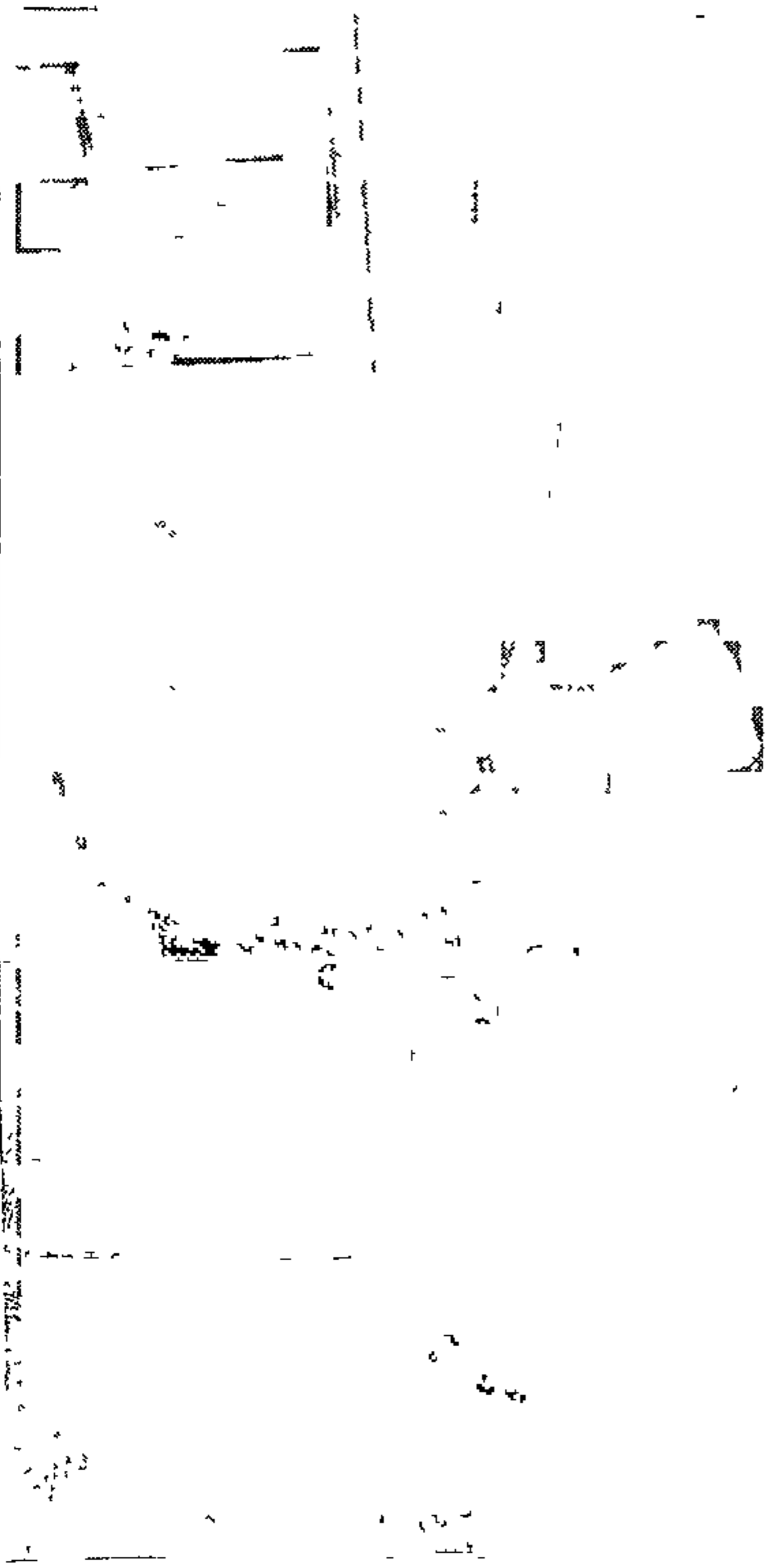
District Six and the Culemborg Goods Yard (in the harbour area)"

Ms Watson suggested that in the interim, the government should step in and buy some of the properties to secure them for low-income groups

The management committee and the town planning committee meet today to discuss the problem.



Pictures
WILLIE
de KLERK,
The Argus.



UNDER THREAT: The terrace of houses in Gympie Street where people have been served with eviction notices



WOULD-BE ACTOR: One of Gympie Street's colourful characters is Mr Freddy Adams whose dearest ambition is to be an actor. Some of the houses in the street are under threat because property owners are taking up unexercised business rights.



LAST GENERATION: This gang of little boys could be Gympie Street's last generation of children.

Old Mutual housing scheme receives support

By ARI JACOBSON
12/11/90

BANKS and building societies have demonstrated overwhelming support for the housing scheme pioneered by Old Mutual — the idea of using pension funds as collateral to finance low-cost houses.

Those financial institutions canvassed said the pension-linked mortgage repayment concept would increase the security of such loans.

"The risk of default on unsecured low-cost structures has been a major obstacle in the financing of these ventures," said an industry source.

He added that partial recovery from the Urban Foundation Loan guarantee fund provided some relief from default.

An off-shoot mentioned was the likelihood of boosting economic activity and creating badly needed jobs from greater housing activity at the lower end of the economic scale.

Old Mutual's assistant general manager Mr Henk Beets (who devised the scheme) said that from an economic perspective rising demand which would be countered by growing supply should have little impact on the price of low-cost houses.

He stressed further that withdrawals from funds to finance such housing would impact only on the individual's pension contribution

"We have had several queries from policyholders who fear their contributions will be used to boost socially oriented projects. This will not happen," he said.

Mr Beets saw the temporary redirecting of funds from one market (the stock exchange) into another (the housing market) as an effective way of maximising the value the individual obtained from his membership of his pension or provident fund.

Faircape sells 37,4% stake

6/10/90 20/11/90
Business Day Reporter

FAIRCAPE Homes has disposed of its remaining 37,4% stake in Health & Racquet Club Holdings for R2,95m, a move which will have a positive effect on the company's capital base, says joint MD Mike Vietri (124)

"The transaction will strengthen shareholders' funds and further improve gearing," he said in a statement released yesterday.

At end-June, shareholders' funds stood at R10,4m against long-term liabilities of R5,4m compared with end-June 1989 when shareholders' funds stood at R6,9m, and long-term debt at R4,5m.

Faircape purchased 49,9% of the Health & Racquet Club group with effect from October 1 1988.

Vietri said they would maintain their focus on housing development but would also seek new investment opportunities.

Civic leader victim of smear pamphlet

South 22/11 - 28/11/90
124

THOUSANDS of mysterious smear pamphlets were distributed in Montague last week labeling an executive member of the Montague Civic Association a thief.

Mr Tim Banda, at whom the pamphlet was directed, said he now feared for the safety of his wife and children.

The pamphlet is the latest in a series of threats against Banda who is acknowledged by residents as being the driving force behind the civic's activities.

The pamphlet, which was distributed in the white and black areas of Montague, was printed on a letterhead of the ANC's Youth League.

It states: "Comrades: we have a thief. Rent paid to the civic is gone. Tim Banda! We demand our money."

The pamphlet questions whether Banda is a "comrade" and calls on him to resign, explain his talks with the security police and return "the people's" money within seven days.

Banda said he was horrified that the pamphlet was so widely distributed.

CME Times 28/11/90

Housing: City funds cut off

124

Staff Reporter

THE government is to cut all funding for coloured housing projects to Cape Town City Council next year — a move which could leave more than 42 000 families without hope of a home.

"In the early eighties we got more than R60 million annually and built up to 8 000 houses every year," said Mrs Eulalie Stott, chairman of the council housing committee

"This year we could afford to build only 50 experimental low-budget houses as funds were drastically slashed Next year we will not get a rand

"If we do not get funds from somewhere, some families — who have been on a waiting list for 14 years — will still be without homes"

Most families had been waiting for more than six years, she added

Mrs Stott said "it was disturbing" that funds were being diverted to other housing agencies

"The city council has the know-how, the staff and a number of contractors ready and waiting to build New agencies do not have the infrastructure to utilise funds immediately"

The council was trying to meet government ministers to obtain funds, and had also approached Mr Jan Steyn's Independent Development Fund for a slice of the R3-billion government grant for development

The Fund had told them it would be constituted only in October next year, and money would only then be available

"The outlook is bleak," Mrs Stott said

Whites move in black areas

By MUSA NDWANDE

COMMUNITIES in black residential areas are growing increasingly uneasy because whites are buying property in those areas.

They fear that the expected repeal of the Group Areas and Land Acts will aggravate the shortage of houses in the black areas because whites can afford higher property prices than most black people.

With the gradual relaxation of apartheid property laws, fears are mounting that white-owned property companies are set to take over large tracts of land in black areas.

The situation has been described as "critical" in the Bo-Kaap, where several houses have already been purchased by affluent white business people.

It is not clear whether these buyers intend to live on their properties.

Scarce

According to Bo-Kaap residents, there is a need to stop financially powerful white closed corporations making inroads into scarce land resources in the area.

"We are trying to establish a forum in the community where the property issue will be immediately addressed," said Mr Mahek Majiet, a resident in the Bo-Kaap.

"Whether or not we are for an open society, these discrepancies need to be dealt with," Majiet said.

Several estate agents confirmed there was a growing trend of whites buying property in black areas.

They said economics and the scarcity of residential land in the Cape Peninsula meant this trend was likely to continue.

"There is an overwhelming interest shown by white prospective buyers in land in black areas," said Ms Nahomey Whitten of Real Estates.

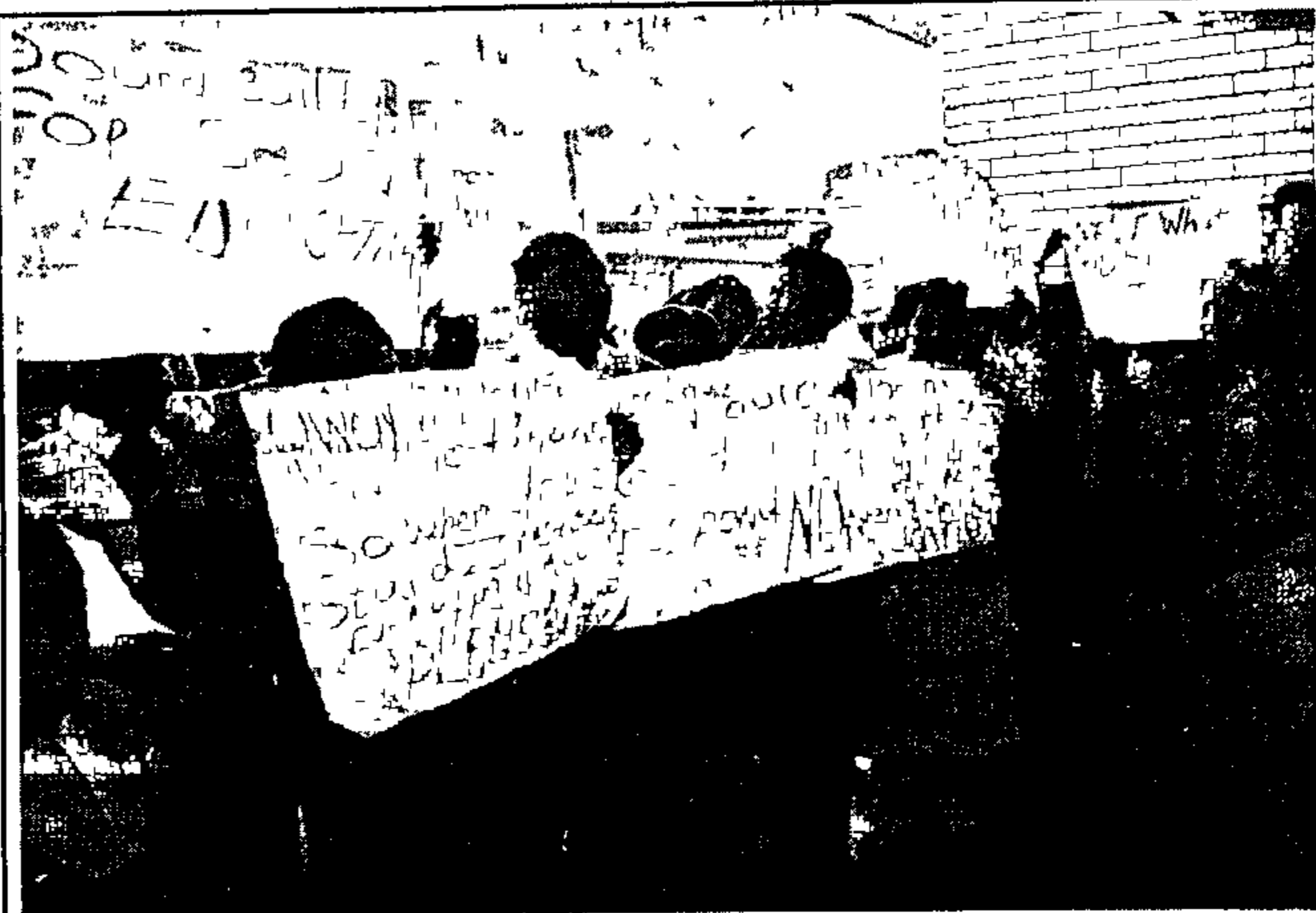
"Already one or two people have bought property in areas like Athlone," Whitten said.

With the Group Areas Act still intact, prospective white purchasers are experiencing a taste of what estate agents refer to as "apartheid in reverse".

"White buyers need permits from either the House of Delegates or Representatives before they can own land in these areas," said Mr Prakash Kosal of Avon Estates.

The feared threat of a white property monopoly affects not only residential areas but also business sites.

Kosal estimated that 10 percent of the businesses in Mitchells Plain alone are owned by whites.



FIX OUR SCHOOL: Teachers, pupils and parents of Zimasa Primary School in Langa held a demonstration outside the Department of Education and Training offices in Cape Town on Wednesday to demand that their school building be repaired.

ANC man's home bombed

The Lusaka home of ANC treasurer-general Mr Thomas Nkobi was rocked by a powerful explosion last weekend.

ANC spokesperson Ms Gill Marcus said "minimal damage" was caused to the house and nobody was injured in the attack. Nkobi was on official ANC business in Scandinavia at the time.

The ANC has not been able to identify the attackers or their motive. The bombing is the latest in a series of attacks directed at ANC officials in the Zambian capital.

Between 1981 and 1988, 46 assassination attempts on ANC members living outside South Africa were reported.



Nkobi

Exiles in Christmas

By MONO BADELA

ANC exiles in African states are hurrying to complete their indemnity forms to ensure that they will be home before Christmas.

The ANC will present the completed application forms to the offices of the Ministers of Justice and Home Affairs next week.

On Wednesday, ANC national execu-

Gays applaud human rights clause

GAY rights activists have responded enthusiastically to the inclusion of a clause preventing discrimination on the grounds of sexual preference in a draft bill of rights presently being circulated for comment within the ANC and the mass democratic movement.

Dr Ivan Toms, a spokesperson for the Organisation of Lesbian and Gay Activists (Olga), said Olga, together with 11 other gay rights organisations, had submitted recommendations on constitutional rights for lesbians and gay men to the ANC constitutional committee earlier this year.

In a clause dealing with gender rights, the draft bill says that discrimination on the grounds of sexual orientation will be unlawful.

Toms said if the final bill of rights includes such legal protection, it would make the South African constitution one of the most progressive in the world.

Toms said Olga would also lobby other political organisations for support.

He said that while the recommendations concentrated on legal aspects, Olga and other gay organisations acknowledged people's attitudes would have to change and felt a public education campaign to

combat homophobia was necessary.

"Even gay activists in political organisations are afraid to come out of the closet for fear of the reaction," Toms said.

The draft bill of rights, which is currently a working document, includes a range of rights including civil, political, legal, social, economic and educational rights.

The bill guarantees language, cultural and religious freedom and deals at some length with the issue of sexual equality.

Other areas covered include the rights of children and the disabled, and the protection of the environment.

ANC calls for probe into killing

South 29/11/90 - 5/12/90

124

FEARS of another bloodbath in rural towns are mounting after police took action against peaceful demonstrators in Wolseley last weekend.

The ANC (Western Cape), the Cape Areas Housing Action Committee (Cahac) and the United Democratic Front (UDF) have called for a formal, independent judicial inquiry into repression in Boland towns following the death of a man during a peaceful protest in Wolseley on Saturday.

"The root of the conflict in the Boland towns is the complete arrogance of the white people who are not keeping pace with the changes in the country," ANC spokesperson Mr Trevor Manuel said.

Mr Edward Booyesen, 29, was killed in Montana, Wolseley, and 15 people were injured when police opened fire without warning on the demonstrators near a community hall in the township

The local authority and the magistrate had granted permission for the protest.

An autopsy performed on

Tuesday found that Booyesen had 90 birdshot pellets in the chest and 15 in his right arm. He died of internal bleeding.

In nearby Robertson, Jaap de Brun, 18, was shot by a white shopkeeper last Thursday when police dispersed a crowd of 30 people who were walking towards town to hold a placard demonstration.

Eyewitnesses dismissed police claims that Jaap lunged towards Mrs Nolene Meyer with a bottleneck and that she shot at him in self-defence

Activists who formed part of a committee organising

Jaap's funeral were detained on Wednesday morning

Their lawyer, Mr Kader Amien, confirmed that 12 members of the Robertson youth and civic organisations and an executive member of the Ashton ANC branch were being held under Section 50 of the Internal Security Act.

"Racism breeds this kind of attitude among whites. They see the changes in South Africa as a threat to their livelihood," said Cahac general secretary Ms Zohra Ebrahim

Racist attitudes in small towns sparked off a defiance campaign in the Boland in

June this year.

Black Residents demanded to be treated in a dignified manner

Whites in the Boland are still referred to as "baas" and "nooi" and their children as "klein-basie".

In some towns blacks have to step off the pavement when whites approach.

Recurrence

Commenting on the police action, Manuel said. "The same thing could happen in Ceres this weekend, where a march is planned, or the violence could move back to Ashton or Robertson or any town under the Worcester command"

He called for an impartial inquiry to prevent a recurrence





EVICTED: Azapo's vice-president Monde Ntwasa was among dozens of students evicted from residence by the University of Cape Town

Azapo man gets the boot

A SUB-WARDEN at the Liesbeeck Gardens block of flats owned by UCT and national vice-president of Azapo is among dozens of students kicked out from their flats by the administration this week.

Mr Monde Ntwasa is a Masters of Sciences student and is due to write his thesis in Clinical Psychology in January

The high-rise residence in Mowbray resembled a township eviction scene as campus security personnel forced out students still occupying their flats.

Student belongings were hurriedly packed into black garbage bags and thrown outside as impatient campus security personnel moved on to the next "illegal occupant" on their list. South 6/12/12/90

Ntwasa explained: "I can't go to the junior res where they say I should go, as conditions there are just not suitable for my studies.

A visibly angry Ntwasa showed how his frozen foods were dumped in a rubbish bin as campus control officers carried his fridge away.

"I was ordered to leave the flat last Friday, despite the fact that my duties as sub-warden ended on Monday", he said.

A few students remain on the premises for various reasons. Some are awaiting graduation ceremonies scheduled to start on December 11. Others have either deferred their examinations and are due to write at the beginning of January or have to submit their thesis.

Students have accused the university of "pursuing their business interest to our detriment".

Liesbeeck Gardens is a predominantly black residence which during the festive season is rented out to holiday-makers who visit the Cape Peninsula.

"Before they are admitted to campus residences, students sign a 10-months contract from the beginning of February to the end of November," said Mr Brendan Roberts of the students affairs department. He said that students were being offered accommodation at other residences

"It is crucial for the university to rent out the flats during the holiday season as this contributes largely towards the funding of residences," said Roberts.

Way out for Khayelitsha

South 6/12 - 12/12/90

124

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WHILE the ANC and the civic association in Cape Town's Khayelitsha township and the provincial authorities remain at loggerheads over the future of the community council, a local government expert has pointed a way out of the impasse.

This week's meeting failed to end the conflict in the township and a dispute involving council workers which have resulted in a disruption of essential services.

The ANC, the civic organisation and the workers are demanding the resignation of the Lingeletu West town councillors.

Meanwhile, garbage is piling up in the streets of the troubled township

But if the councillors do go, who is going to oversee daily administration in the township?

Local government expert Mr Andrew Boraine said the skills and resources required for efficient local government were complex.

Replaced

Boraine said the best option for Khayelitsha appeared to be that followed by civic organisations in several parts of the Transvaal, where interim agreements on local government were reached while further negotiations with the authorities continued

Boraine said the interim situation meant councillors resigned and were replaced by an independent administrator appointed by the province and acceptable to all parties involved in local level talks

In several cases, neighbouring white municipalities had assumed responsibility for the provision of services such as garbage removal and road upkeep

This meant the greater resources of the white councils were being used for the benefit of the townships

An independent administrator is presently responsible for local government in Atteridgeville, Pretoria

In Alexandra township in Johannesburg, rubbish removal is being done by the neighbouring Sandton council while in Benoni there is a joint council working towards the establishment of a new system of local government

Bond boycott was not politically motivated

THERE is no politically motivated bond boycott in the townships, say the Perm and NBS.

The recent boycott on bond repayments in Khayalitsha, orchestrated by the local civic association, has been settled.

Perm MD Bob Tucker says reasons for the bond boycott in the Cape township were the rapid escalation of mortgage rates coupled with an overlay of political interests.

"There was a situation where subsidised housing was positioned right beside private housing and the bond repayments were quite different.

"There was also a question of poor quality housing

"The ANC has never advocated a boycott of bond repayments and was not behind the Khayalitsha boycott

"The Perm has over 60 000 bonds and not one is under any form of boycott"

Government cancelled the first-time home buyers subsidy in July and this caused a furore among first-time home buyers

Exposure

The subsidy was re-introduced to ease the bond repayment amounts, particularly for lower income earners

This, says Tucker, exacerbated an already tense situation

He says The Perm had only 5% of NBS's exposure to the boycott

NBS GM in charge of public affairs Brian Short says the boycott was resolved after direct intervention with the local civic association, which had made a number of demands on the institutions

"One of the concessions we offered was to capitalise the arrear payments of those who had boycotted their bond repayments"

First round to rent boycotters

W/Mail 7/12/90 - 13/12/90
By LOUISE FLANAGAN

TENANTS in a racially mixed block of flats in a white East London suburb have won the first round in their fight against evictions. (124)

An East London court granted a summary judgment in a case in which six tenants face eviction for withholding their rent. The six are part of a group of several hundred tenants in four blocks of flats in Southernwood who are withholding their rent until their landlord makes basic repairs to their flats.

Landlord John Archer had brought an application for the tenants' eviction, but the court decided they had a valid defence and the case will now continue next year. Another 16 tenants were due in court this week to fight eviction orders.

The tenants are charged high rents for flats with mouldy walls, leaking pipes, broken electric switches and cockroaches.

A few weeks ago angry tenants marched to the city hall to present their grievances to Archer and the mayor, John Badenhurst. Neither turned up.

It is claimed that the rent boycott is now 90 percent effective.

— elnews

House price rises 'will moderate'

CME Ticks
12/12/90

RLC

By PIETER COETZEE
Financial Editor

HOUSE prices will continue to rise in 1991 — but at a more moderate rate, according to the latest Rode Report on the SA property market.

This is after the surprise rally in the last quarter of 1989, when house prices shot up by 7,5% from the third quarter and were nationally 19,7% higher than in the fourth quarter of 1988, says Erwin Rode, director of research for the Rode Report.

In Cape Town house prices rose 32,4% in the last quarter of 1989 compared with the last quarter of 1988. In the upper price bracket they rose no less than 52,4%, in the middle price bracket by 24,5% and in the lower price bracket by 14,1%.

Provisional figures for the first quarter of 1990 show another quarterly growth rate of 6,8% in national house prices. On average house prices increased by 15,6%.

"We are at a loss to explain this high growth rate while the economy is in a recession. Suffice to remark that we had a similar situation in the 1982/83 recession when house prices grew at 22,5% and 27,7% respectively," he says.

Rode says the downtrend in home building cost increases seems to have stabilised for the time being and now stands at about 16%.

"The number of houses started is presently well below that of a year earlier. However, analysis shows that it is mainly the traditional, custom-built home construction market which is bearing the brunt of the hikes in mortgage rates. The mass-home building market seems to be on an even keel," he says.

Rode's Home Affordability Index shows that up to the first quarter of 1990 houses were still becoming less affordable. This is measured against three affordability factors — house prices (higher prices depress affor-

bility), mortgage rates and remuneration levels.

"Of the three, only rising house prices still affect home affordability negatively. This will probably moderate in 1991 — but keep on rising. On the other hand, mortgage rates are expected to start a mild decline in the first half of 1991.

"For these reasons we expect that home affordability will level off in 1991," he says.

In the report Ockie Stuart, director of the Bureau of Economic Research of the University of Stellenbosch says high and medium cost housing is likely to perform poorly during 1991.

"Conditions have already deteriorated markedly due to high interest rates, high building costs and economic and political uncertainty.

"None of these are likely to change much during 1991 — the changes which are anticipated are relatively small but could be enough to stimulate investment in these types of buildings early in 1992," he says.

Activity in low cost housing has virtually stopped as a result, amongst other things, of losses suffered by many participants in black housing. Labour problems played a part in this, as did damage to sites and buildings while refusals to pay rent and bond repayments also played a part.

"These experiences might have scared many potential developers and builders away from the low cost housing market. It also appears as if the government has now decided to give priority to shelters for the homeless, rather than proper housing," he says.

As a result of schemes which were announced fairly recently, low cost housing could show renewed growth from middle 1991 onwards. The anticipated faster tempo in low cost building will, however, not be sufficient to compensate for the decline in other forms of residential investment.

"Investment in residential buildings is therefore anticipated to contract during 1991," he says.

Civics gear for talks

124
South
13/12/17/1990

By REHANA ROSSOUW

CIVIC organisations in the Eastern Cape are in the process of transforming themselves into developmental organisations in preparation for the negotiation process next year.

Eastern Cape Civics Organisation spokesperson, Mr Aubrey Mali, said the 38 civic organisations affiliated to the body would in future concentrate on issues which sought to improve the quality of life of residents.

"The transformation of the regional civic structure in the Eastern Cape involves setting up departments charged with tasks and responsibili-

ties," Mali said.

"In this process, the civic felt it necessary to transform itself before the negotiations for a constituent assembly because, after the negotiations, the civics should emerge as a viable structure — as opposed to the difficulties it was operating under in the past."

Mali said this process was "fundamental" to attain a regional mandate so that negotiations at a local level could start early in 1991.

The civic has held workshops informing residents about the regional and national positions

"At present, these negotiations will avoid constitutional issues because civic organisations are service-

orientated," Mali said

The 38 civics in the Eastern Cape have street and area committees and membership is open to anyone who accepts the principles of non-racialism, non-sexism, democracy and unity

They have already formed 19 departments in preparation for negotiations — including water and electricity, pensions and welfare, health, para-legal, roads and transport, research, development, local government and planning departments

Research

Departments for commerce and industries, religion, town planning and engineering will also be formed

Each local civic is expected to establish a fund-

ing and development campaign and work closely with service organisations as resource banks

All the civics have been asked to discuss the implications of national resolutions tabled at a workshop on local government held in October

Charter

They include the establishment of a local peoples' assembly by each civic, discussions on the implementation of a national charter on local government and the demand for a mini-constituent assembly at local level

All the civics will be expected to employ fulltime staff members

Some have already established a para-legal department with staff

Civic members from street level will be trained to administer the departments

Property prices defy recession

Star 15/12/90

124

MAGNUS HEYSTEK
Finance Editor

RESIDENTIAL property prices are bucking the downward trend in the economy and surging ahead — much to the amazement of property economists

According to the latest property survey by Cape-based Real Estate Surveys, residential property prices rose on average by 19,7 percent in the 12 months to end-October, with prices in upmarket areas rising much faster — by 29,1 percent on average

Even more astounding was the upsurge in property prices in the Western Cape which rose on average by a whopping 32,4 percent while upmarket prices rose on average by more than 50 percent

Erwin Rode, property economist at Real Estate Surveys, says "I am at a loss to explain this acceleration in prices during a recession

"House prices staged a surprise recovery in the last quarter of last year and the first quarter of this year, and have continued ever since"

What's more, he expects the upsurge in prices, particularly in upmarket areas, to continue despite the general slowdown in general economic activity

Mr Rode says he foresees no sudden deceleration on property prices and expects prices to average an annualised increase of 20 percent this year — the best years since the property boom of 1983-84

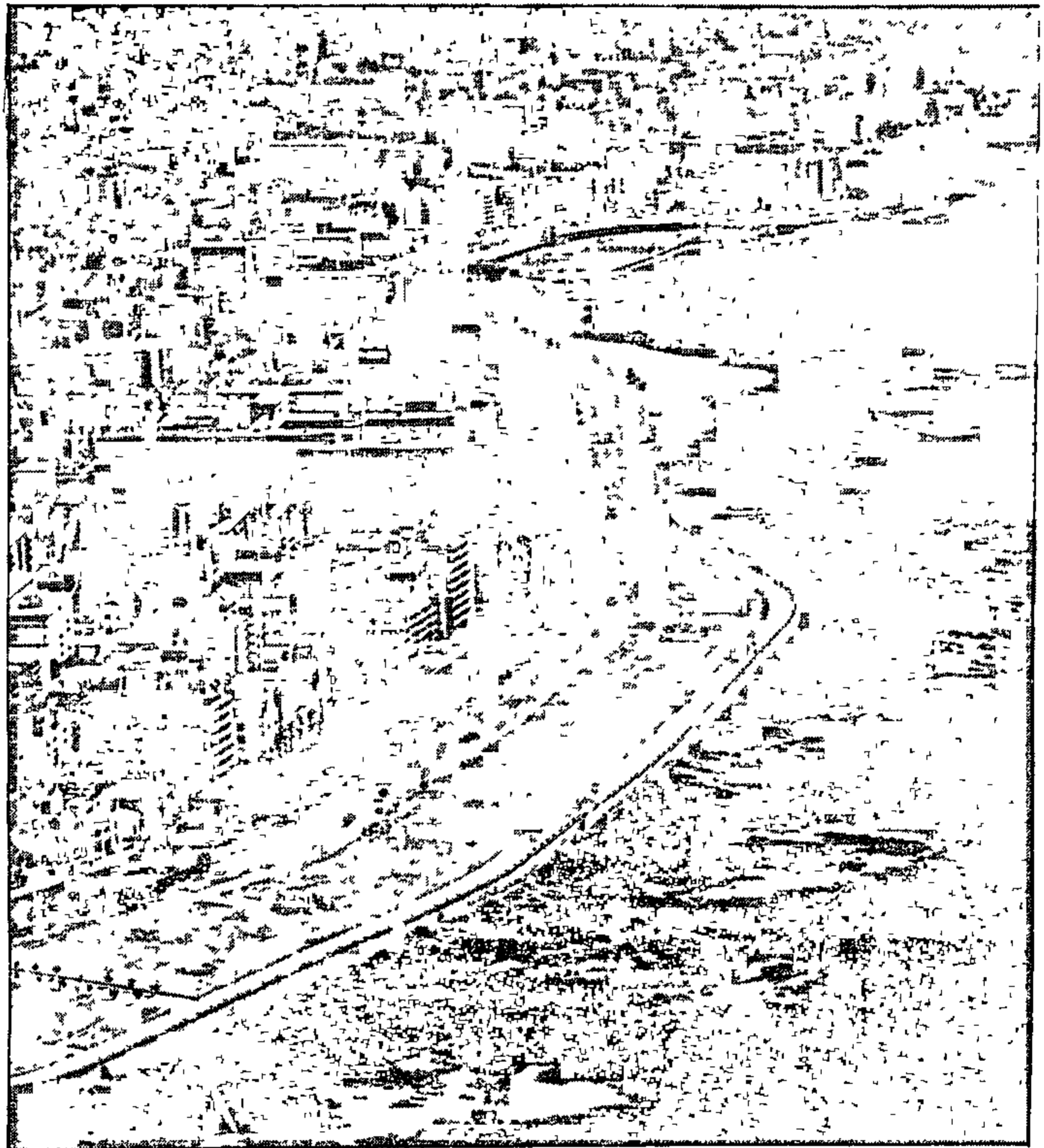
"It seems to me as if the traditional correlation between the business cycle and residential property prices have been broken, albeit temporarily perhaps

"While the business cycle started turning down in 1989, property prices have gone the other way"

While admitting that he finds this unexpected performance somewhat perplexing, he says that several factors could have contributed and partly explain the regional differences

While prices have benefited countrywide from an increase in immigration and tourism, the upsurge in Cape Town prices was astounding

According to Mr Rode, prices,



LIFESTYLE House and flat prices are shooting ahead but the Cape can claim to be leading the field, particularly if there is a sea view, as here at Sea Point

especially in the upmarket Atlantic-seaboard areas, were influenced by foreign as well as up-country buyers

"The Western Cape is seen as politically more stable than the Transvaal and Natal. It should also be noted that the Western Cape economy is less reliant on the gold mining industry

"Western Cape farmers have been experiencing record harvests and booming export markets, which have all added to the boom in residential property prices"

An interesting aspect to emerge from the Rode report is that prices in so-called lower income areas have lagged the

surge in prices in upmarket areas

Nationally the increase was only 10,3 percent on average, while prices in Johannesburg rose even slower at 7,7 percent from October 1989 to October this year

Once again Mr Rode is at a loss to explain this, surmising that the possible abolishment of the Group Areas Act, coupled with the conservative political leanings of people living in these areas, have kept a lid on prices

This is contrary to what most property experts have been predicting

Prices in Johannesburg and Sandton's more affluent areas have been boosted by an in-

crease in people demanding more security

This is particularly true in the case of townhouse and cluster-type living that has greater security than free-standing plots

Property experts expect this trend to continue in the light of the rapidly deteriorating security situation

Estate agents confirm that while the property market has tightened, prices are holding up remarkably well

Lew Geffen of Lew Geffen Estates, who says he has had a record year thus far, adds "While it takes longer to sell properties nowadays, nobody is dropping prices"

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Khayelitsha bond boycott called off

LESLEY LAMBERT 124

CAPE TOWN — The Western Cape Civic Association has agreed to call off the Khayelitsha bond repayment boycott in February next year, in return for an undertaking that defective homes will be repaired.

The boycott of about 2 000 home loans in the area started in March this year and affected the SA Housing Trust, the Natal Building Society, the United Building Society and the SA Perm.

Its ending had positive implications for the continued provision of housing and housing finance, SA Housing Trust GM Johan De Ridder said on Friday.

Civic association spokesman Victor Mrawu said structural defects, the high cost of houses and developers' refusal to address homeowners' complaints had motivated the boycott. B 12/2/90

The association agreed to call off the mass action after compensatory measures were implemented.

De Ridder, who was involved in negotiations to end the boycott, said an increasing awareness of the implications of the boycott for future delivery of housing the area had provided a strong motivation for the agreement. Similar negotiations were under way in other areas.

In terms of the agreement, complaints would be investigated by financing institutions and independent professional bodies. If the complaints were justified and a developer was liable, agreement would be reached with the developer to redress the complaint, De Ridder said.

8-month boycott of bond payments ends ⁽¹²⁴⁾

By KENOSI
MODISANE

Sowetan 19/12/90
THE eight-month-old bond repayment boycott in the Western Cape will be lifted in February next year.

The ending of the boycott follows 10 months of negotiations between the Western Cape Civic Associations (WCCA) and the South African Housing Trust (SAHT), the SA Perm and the Natal and United Building Societies.

Mr Victor Mrawu of the WCCA said: "The boycott action would not have taken place if the developers listened earlier to the grievances of the people"

"They knew that the boycott would affect the financing institutions' position. But the lack of action by the developers left the committee with no alternative but to call for a bond repayment boycott," Mrawu said.

Influenced

SAHT general-manager, Mr Johan de Ridder said "The key factor which influenced the termination of the boycott was a keener perception on both sides of the practical and legal issues and the realities surrounding the provision of housing in the area"

"Both parties took cognisance of the implications for the future housing delivery process in Khayelitsha should the boycott have continued," De Ridder said

Other reasons mentioned by the WCCA for the boycott included: defective houses, densely packed houses, unacceptable responses to the homeowners' individual complaints, the high cost of houses offered under the banner of low-cost housing and the unequal subsidies offered to people by the Government

Housing budget: Official slams cut

Cape Times 19/12/90 124

By CHRIS BATEMAN

A SENIOR official has hit out at the slashing by more than half of Cape Town City Council's housing budget — and the "racial" reasoning behind it

Mr Attie van der Merwe, deputy city administrator, housing, was reacting yesterday to the House of Representatives announcement that his housing allocation had been slashed from R38 million last year to R17m this year

It would mean, he said, no new housing, a huge increase in the 40 000 waiting list and possible retrenchments of council techni-

cal staff

Mr Van der Merwe said he had asked for an urgent meeting with the Minister of Planning, Provincial Affairs and National Housing, Mr HERNUS KRIEL, the Minister of Finance, Mr Barend du Plessis, and the Minister of Housing (House of Representatives), Mr David Curry, to discuss the racial change of emphasis in state housing finance

The government has allocated R2 billion to the Independent Development Trust (IDT) under Mr Jan Steyn's chairmanship, for black housing development

Mr Van der Merwe said his staff struggled to explain to pro-

spective coloured renters or home-owners "why all the money has gone to black housing"

Coloured people were historically resident in the Cape and many had been on the housing waiting list for nearly 10 years, while many blacks had arrived from the homelands relatively recently

His staff, already under "unbearable" pressure from civic associations, could now find themselves in "actual physical danger", he said

He warned that the cut would contribute to the soaring crime rate on the Cape Flats.