

13 February 1975

Dwelling Units built in Durban/
Pietermaritzburg X

125

19 Mr L F WOOD asked the Minister of Statistics

How many dwelling units were built by private enterprise for (a) Whites, (b) Coloureds, (c) Indians and (d) Bantu in the Durban and Pietermaritzburg complexes during 1974

The MINISTER OF STATISTICS

Durban complex

- (a) 2 416
- (b) 25
- (c) 684
- (d) None

Pietermaritzburg complex

- (a) 553
- (b) 7
- (c) 139
- (d) None

Housing and Hostels
Natal

HANSARD 3 Q. column 189-190.
18 February 1975.

Houses/flats for Coloureds/Indians in Durban complex

28 Mr L F WOOD asked the Minister of Community Development

How many (a) houses and (b) flats were provided for (i) Coloureds, (ii) Indians in

the Durban complex by (aa) his Department and (bb) local authorities during the period 1 January to 31 December 1974

The MINISTER OF COMMUNITY DEVELOPMENT

	Coloureds	Indians
(aa) (a)	96	43
(b)	294	—
(bb) (a)	—	470
(b)	266	—

1125
~~286~~

THANDAPED

5

Q

Column 363-5

4 March 1975

~~1/86~~
2/125

Coloured townships/housing in certain areas of Natal

*33 Mr G S BARTLETT asked the Minister of Community Development

(1) What are the (a) names and (b) population figures of the Coloured townships bordering on the local authority areas of (a) Amanzimtoti, (ii) Kingsburgh, (iii) Umbogintwini, (iv) the Lower Hlovo Health Committee, (v) Umlomas and (vi) the complex of Scottburgh, Park Rynie, Pennington and Umzinto,

(5) whether any steps are contemplated to provide adequate housing for Coloureds employed and living in the Amanzimtoti constituency, if so, what steps

THE MINISTER OF COMMUNITY DEVELOPMENT

(1) (a) (i)-(vi) No Coloured group areas border on these local authority areas

(b) Falls away.

(2) Falls away

(3) Yes

(a) In dwellings which they rent

(b) There are 40 Coloured persons in Park Rynie White area and approximately 250 Coloured persons in Park Rynie and Umzinto North Indian area

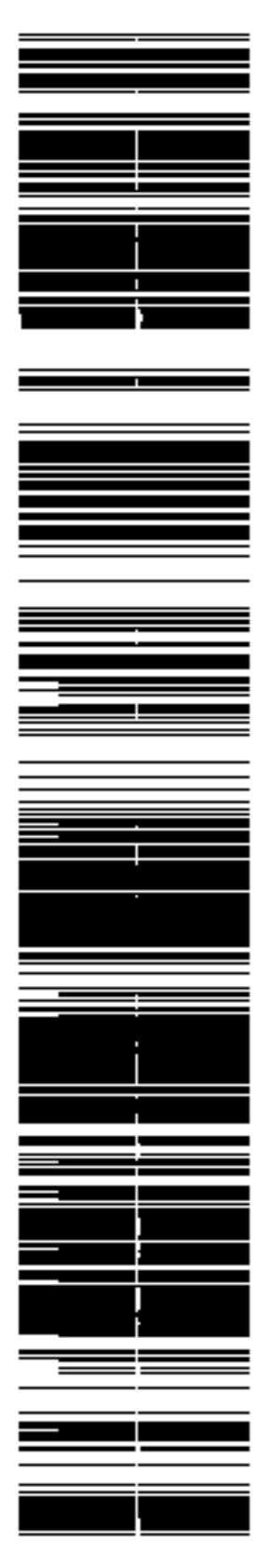
(1) Yes

(1) No

(a) In the case of properties in the Coloured areas being carried out where town planning and development is specifically

(2) whether there is a shortage of housing in any of these townships if so, what is the shortage in each such township,

(3) whether there are any local authority areas without adjacent Coloured



14 March 1975

321
125

Bantu townships/housing in certain areas of Natal

The MINISTER OF BANTU ADMINISTRATION AND DEVELOPMENT replied to Question *32, by Mr G S Bartlett

Question:

- (1) What are the (a) names and (b) population figures of the Bantu townships bordering on the local authority areas of (i) Amanzimtoti, (ii) Kingsburgh, (iii) Umbogintwini, (iv) the Lower Hlovo Health Committee (v) Umkomvas and (vi) the complex of Scottburgh, Park Rynie, Pennington and Umzinto,
- (2) whether there is a shortage of housing in any of these townships, if so what is the shortage in each such township
- (3) whether there are any local authority areas without adjacent Bantu townships, if so, where are the Bantu working in these areas housed at present,
- (4) whether any new Bantu townships are being planned to serve these areas; if so, (a) where and (b) when will they be built, if not, why not,
- (5) whether any steps are contemplated to provide adequate housing for Bantu employed and living in the Amanzimtoti constituency if so, what steps

Reply:

- (1) (a) (i), (ii), (iii) and (iv) Kwa Makuta Bantu Township in the adjacent Bantu area
- (v) Magabeni Bantu Township in the adjacent Bantu area.
- (vi) Not being served by a Bantu township bordering on the areas of the local authorities concerned

(b) Kwa Makuta—12 000

Magabeni—3 000

- (2) Yes
Kwa Makuta—2 010 dwellings
Magabeni—350 dwellings
- (3) Yes, Scottburgh, Park Rynie, Pennington and Umzinto The Bantu working in these areas are at present housed in the urban Bantu residential area of Umzinto or reside in the adjacent Bantu area
- (4) (a) and (b) As soon as a suitable site for a Bantu township in the Bantu area has been determined it will be planned and developed

7 March 1975

① 86
② 125

Indian townships/housing in Natal

*16 Mr G S BARTLETT asked the Minister of Community Development:

- (1) What are the (a) names and (b) population figures of the Indian townships bordering on the local authority areas of (i) Amanzimtoti; (ii) Kingsburgh, (iii) Umbogintwini, (iv) the Lower Illovo Health Committee, (v) Umkomaas and (vi) the complex of Scottburgh, Park Rynie, Pennington and Umzinto.
- (2) whether there is a shortage of housing in any of these townships; if so, what is the shortage in each such township.
- (3) whether there are any local authority areas without adjacent Indian townships if so, (a) where are the Indians working in these areas house at present and (b) how many are house at in each such area.
- (4) whether any new housing projects are being planned to serve these areas, if so, (a) where and (b) when will they be built, if not, why not.
- (5) whether any steps are contemplated to provide adequate housing for Indians employed and living in the Amanzimtoti constituency, if so, what steps

The MINISTER OF COMMUNITY DEVELOPMENT

- (1) (a) (i) Isipingo.
- (ii) None.
- (iii) Isipingo
- (iv) None
- (v) Umkomaas Indian area
- (vi) Indian area of Park Rynie and Umzinto North
- (b) Isipingo ± 13 000
Park Rynie and Umzinto-North 6 000
Umkomaas 1 500
- (2) Yes.
Isipingo 1 600 dwelling units.
Park Rynie and Umzinto-North 300 sub economic and 250 economic dwelling units
Umkomaas None.
- (3) No (a) and (b) fall away.
- (4) Yes (a) and (b) Negotiations to acquire land for development in the Mariannhill/Shillcross Indian Group areas are in progress
After acquisition of the land its development will receive attention
- (5) Yes The Lynn Council of Towns

HRNSARD 5

Q. column A/D1

7 March 1975.

1. 246
2 125
3 124

**Table B3, Durban Harbour: Housing for
Bantu workers**

+25 Brig C C VON KEYSERLINGK
asked the Minister of Transport †

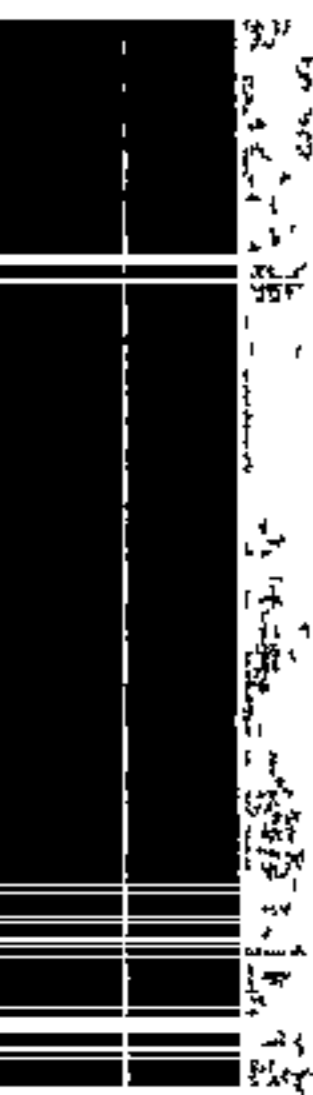
How many Bantu (a) employed by the
South African Railways and Harbours
Administration and (b) working as steve-
nors are housed in (c) new (d) Table
B housing in the

TABLE B3 (a) - NEWPORT

(b) 1010

(c) 1005

(d) 1000 Note



HANSARD 6

Q. column 442-443
11 March 1975.

1. 125

2. 321

Bantu houses in Ntuzuma area

*24 Mr W G KINGWILL (for Mr L F Wood) asked the Minister of Bantu Administration and Development

- (1) Whether building operations on Bantu houses in the Ntuzuma area have been discontinued or delayed;
- (2) whether any houses have been left in a semi-complete condition, if so, (a) for what reason and (b) how many.
- (3) (a) when was the building work suspended, (b) when is the estimated final cost, (c) when is it anticipated that building work will be resumed and (d) what is the estimated date of completion of the houses in respect of which building operations have been suspended

†The DEPUTY MINISTER OF BANTU ADMINISTRATION AND EDUCATION.

- (1) The erection of houses was delayed as a result of an insufficient water supply

(2) No, (a) and (b) fall away

(3) (a) Information is not available

(b) Estimated cost in October 1974 was R1 316 per house

(c) Building operations are continuing.

(d) Building operations have not been suspended

STANDARD 9 Q. column 659-661

9 April 1975

1 125

2 86

houses, (b) (i) leasehold and (ii) freehold occupation and (c) site-and-service schemes,

- (3) (a) for how many owner-built houses will provision be made, (b) what will be the period for leasehold occupation and (c) how many sites will be provided (i) for leasehold and freehold occupation, respectively, and (ii) under site-and-service schemes

The MINISTER OF BANTU ADMINISTRATION AND DEVELOPMENT

Housing for Bantu in 1980 in Umlazi/kwaMashu/Clermont/Lamontville/Chesterville/Ntuzuma

159. Mr L. F. WOOD asked the Minister of Bantu Administration and Development.

- (1) What are the projected plans for housing Bantu in 1980 in (a) Umlazi, (b) kwaMashu, (c) Clermont, (d) Lamontville (e) Chesterville and (f) Ntuzuma,

- (2) in which areas will provision be made for (a) the erection of owner-built

- (1) As funds are made available on an annual basis, the erection of houses is planned likewise. Subject to the extent of funds being voted by Parliament, it is the intention to erect the following number of houses during the financial year 1975/76:

- (a) 300.
- (b) Nil
- (c) 100.
- (d) and (e) Nil.
- (f) 800

- (2) (a) Umlazi and Ntuzuma on sites which Bantu may purchase in terms of Proclamation R 293 of 1962

- (b) (i) Nil.

- (ii) In Umlazi and Ntuzuma in terms of Proclamation R 293 of 1962

- (c) As per (2) (a)

- (3) (a) Umlazi 570 sites at present and additional sites according to the demand

Ntuzuma 180 sites at present and additional sites according to the demand

- (b) Leasehold is not provided for in the townships referred to by the hon member

- (c) (i) No sites are being provided for leasehold occupation. All residential and commercial sites in Umlazi and Ntuzuma are available for ownership by Bantu in terms of Proclamation R 293 of 1962

- (ii) As per (3) (a)

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Senate Hansard 8 column 1719
15 April 1975.

COLOURED HOUSING IN MARIANHILL

SENATOR WINCHESTER asked the
Minister of Community Development

When will the provision of Coloured
housing in Marianhill be commenced?

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

The installation of services is already in
progress and tenders for the construction of
dwellings will be called during the second
half of 1975

① 125
② ~~86~~

HANSARD 10

18/4/75

Block G of Durban

*9 Mr P A PYPFER asked the Minister of Community Development

Whether any claims for compensation for the 35 properties expropriated in Block G of Durban during August 1974 have been settled, if so, (a) how many and (b) what amount has been paid in compensation

The MINISTER OF COMMUNITY DEVELOPMENT

(a) Yes Eight claims have been settled

(b) R126 900 00

For the hon member's information, I can mention that expropriation notices have been withdrawn in respect of 7 of the 35 properties. In these instances the owners agreed to consolidate the properties

Q. Column 729.

~~1.86~~

2.125

Senate Hansard 8 column 1719.
15 April 1975.

BANTU PERSONS TO BE MOVED FROM
MARIANHILL AREA

SENATOR WINCHESTER asked the
*Minister of Bantu Administration and
Development*

(1) (a) How many Bantu persons will
have to be moved from the
Marianhill area to provide for Col-
oured housing and (b) to which
place will they be moved,

(2) whether housing will be provided for
them at such place?

THE MINISTER OF NATIONAL
EDUCATION for the *Minister of Bantu
Administration and Development* re-
plied

(1) (a) 53 000

(b) Kwa Ngendezi Bantu Township
and Kruzkloof hostels depending
on circumstances at time of re-
moval. It is also being considered
to rehouse a limited number of the
families at Klauwater

(2) yes, as far as it may be considered
necessary

(1) 267
(2) 86
(3) 321
(4) 125

HANSARD 10

18/4/75

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Housing in Eastwood Coloured Township

*29 Mr G. W. MILLS asked the Minister of Community Development

- (1) Whether any body applied for funds to erect economic and sub-economic dwellings in the Eastwood Coloured Township, if so, (a) what body, (b) for what number of (i) economic and (ii) sub-economic dwellings and (c) when was the application made,
- (2) whether the application was granted, if so, (a) when and (b) for what number of (i) economic and (ii) sub-economic dwellings, if not,
- (3) whether there is any delay in disposing of the application; if so, (a) what is the reason for the delay and (b) when will the application be disposed of.

The MINISTER OF COMMUNITY DEVELOPMENT:

(1) Yes

(a) Municipality of Pietermaritzburg

(b) (i) 675 economic dwellings
(ii) 225 sub-economic dwellings.

(c) Application was first made during October 1973 but returned as services and standards of dwellings were not acceptable. Re-application was received during November 1974.

Question columns 747-748
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(2) Application for subeconomic scheme for 225 dwellings granted 8 April 1975. Economic scheme not yet approved but will be considered 22 April 1975.

(3) Yes

(a) The delay is attributable to the fact that insufficient details in respect of services and standards were furnished. Details in respect of electrical services for economic schemes are insufficient. However, consideration of this aspect will not prevent the application being considered on 22 April 1975.

(b) Application will be finally disposed of once the local authority has furnished the required information.

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125

Handwritten 11 Q 756-757 21 April 1975

Block AK in Durban X

264 Mr. P A PYPER asked the Minister of Community Development.

- (1) Whether his Department has since September 1974 sold any properties in block AK in Durban, which were expropriated by his Department; if so, (a) how many properties have been sold and (b) for what amount did his Department (i) sell and (ii) purchase each property;
- (2) whether all claims for compensation for expropriated properties in block AK have been settled; if not, (a) how many claims are outstanding, (b) what is the total amount of the claims and (c) what is the date of expropriation of each property in respect of which the claims are still outstanding

The MINISTER OF COMMUNITY DEVELOPMENT:

- (1) No.
- (2) (a) 28 have not been dealt with. These claims are in respect of 43 properties
- (b) R2 569 890-00.
- (c) 1/12/69 (Lot 4 of Block AK)
19/12/69 (Lot 53 of Block AK)
23/12/69 (Subdivision A of Lot 56 of Block AK)
6/12/72 (Lot 281 of Block AK)
6/12/72 (Lot 282 of Block AK)
6/12/72 (Lot 283 of Block AK)
7/12/72 (Subdivision G of B/10 of Block G)
25/9/73 (Lot 131 of Block AK)
9/8/74 (Subdivision 1 of C/10 of Block G).

- 19/9/74 (Lots 65 and 66 of Block AK)
- 24/9/74 (Lots 79 and 80 of Block AK)
- 26/9/74 (Lots 1, 2, 3, 10, 11, 12 A of 14 and A of 15 all of Block AK)
- 27/9/74 (Lots 55 A of 70, 71, 72, 73 and 74 of Block AK)
- 27/9/74 (A of A/10 and B of B/10 both of Block G)
- 1/10/74 (Lots 60, 81, 82 and 83 all of Block AK)
- 2/10/74 (Lot 16 of Block AK)
- 15/10/74 (Lots 48 and 49 both of Block AK)
- 14/11/74 (Lots 67 and A of 68 both of Block AK)
- 20/11/74 (C of 9 and S of 9 both of Block G)
- 27/11/74 (Lot 75 of Block AK)
- 20/2/75 (Remainder of Z of D/10 of Block G)
- 9/4/75 (Lot 289 of Block AK)

The reply is furnished in respect of properties in the Group area Block AK which includes a small portion of Block G.

Handwritten circled numbers: 86 and 125

'Houses for bribes' families face eviction

Sunday Tribune
27/4/75
125

By DICK USHER and DEVEN MOODLEY

EIGHT HUNDRED Chatsworth families who allegedly obtained their homes through bribery face eviction by Durban City Council.

And, having paid up to R400 each in bribes to get a home, they are now being asked to contribute up to R100 each to contest a legal action.

Much will depend on the outcome of a "test case" in the Durban Supreme Court next month on the status of the lease between the City Council and tenants.

A group of people who may be affected by the outcome of the action have formed a Save the Home Fund and are collecting money to contest it.

They have engaged attorneys to fight the case, and Mr A. Mendelow, QC, has been briefed. But the attorneys have said they will withdraw from the action unless an initial R4 000 is found to cover costs.

Mr Rama Naidoo, chairman of the fund, said this week that R2 000 had been collected. First notices to quit were served in 1972, after a court case in which a businessman, Mr Hassim Dhooma, and a former employee of the Department of Community Development, Mr J. P. Rossouw, were acquitted of allegations of fraud.

'Get out' notices

So far, the City Council has served quit notices on more than 30 families in different units of the township. The families are staying put until the Supreme Court action is decided. Families who have contributed to the Save the Home Fund say they are being asked to contribute R100 each towards costs of the action.

Many residents spoken to this week admitted they had procured their homes through bribes, and have so far each contributed between R25 and R100 to the fund. They say that Mr H. Dhooma is the man behind the fund, but this is denied by both Mr Dhooma and the fund's chairman, Mr Naidoo.

Mr R. D. Pather said that he had paid a bribe to secure his Chatsworth home — he told the police as well.

"I have been approached time and again by men sent by Mr Dhooma and I have refused to pay. Now the matter has reached this advanced stage I decided to hand over R50. That is all I can afford," he said.

Mr Johnny Naidoo, who admitted he had paid a bribe to get his home, said he had paid R100 to the fund.

"I would not like to lose my good home in which I have invested more than R2 000 in alterations and repairs. I was told that Mr Dhooma has all the names of people who got their homes through him. I was told Mr Dhooma is a powerful man with big contacts.

Even if you get away now he will see to it that you get evicted later."

"This scared me and I paid up," he said.

However, Mr Rama Naidoo, chairman of the fund, denied that Mr Dhooma was in any way involved. It was a mistake that receipts issued by the attorneys were marked "Credit: H. Dhooma."

"We are asking people for R100 because we have only 113 names of people who were subpoenaed as witnesses in the earlier case against Mr Dhooma," he said.

"We would like to approach all 800 — in which case the contributions would be much smaller — but we don't know who they are."

Mr Amichand Rajbansi, executive member of the South African Indian Council, said he would fight tooth and nail to save the tenants' homes.

"It is not the tenants but the Department of Community Development who are to blame. They blundered because a former employee was involved in the taking of bribes," he said.

HANSAARD 12

Q . 864-5

2 May 1975

125

**X Action taken in Durban in terms of
Section 85A of Housing Act**

***13 Mr W V RAW asked the Minister
of Community Development**

(1) Whether any action was recently
taken in Durban in terms of section
85A of the Housing Act, if so, (a)
what action, (b) in respect of which
buildings and (c) who controls these
buildings at present,

(2) whether any flats concerned have
subsequently been let by the Secre-
tary, if so, how many, if not,

(3) whether there are applicants for flats
on the waiting list of his Depart-
ment, if so,

(4) whether any of the flats concerned
have been offered to them, if not,
why not

**The MINISTER OF COMMUNITY
DEVELOPMENT**

(1) Yes

(a) The owners were ordered to let
flats within 60 days

(b) Wills Court, Wills Road, Marine
Plaza, Marine Parade, and Wen-
dover, Snell Parade Durban

(c) Hogan Investments (Pty) Limi-
ted (Owners) and/or Boshoff
and Boyd Limited (Agents),
Messrs City and Suburban Pro-
perties and Development Com-
pany Limited (Owners) and/or
Messrs De Jager and Van der
Merwe (Agents), and Messrs
Pineslopes Investments (Pty)
Limited (Owners) and/or Messrs.
De Jager and Van der Merwe
(Agents)

(2) No

(3) Yes

(4) No The owners complied with the
order and let the flats themselves
within the prescribed time

HANSARD. 13. Columns. 877-78-79-80.

5 May 1975

Housing for Coloureds, Indians in Durban complex

276 Mr L F WOOD asked the Minister of Community Development

- (1) What areas of land in the Durban complex (a) have been set aside and (b) are planned to be allocated for (i) (aa) sub-sub-economic, (bb) sub-economic, (cc) economic and (dd) home-ownership houses and (ii) flats for Coloureds and Indians, respectively,
- (2) how many dwellings in each category (a) have been provided to date and (b) are planned to be provided annually during the next five years for Coloureds and Indians in such complex

The MINISTER OF COMMUNITY DEVELOPMENT

- (1) (a) and (b) Coloureds

Sparks Estate, Greenwood Park, Merebank/Wentworth which are all

more or less fully developed and Newlands East, Mariann Hill and Treasure Beach which are being planned and provided with services. All these areas are proclaimed Coloured group areas

- (i) (aa), (bb), (cc) and (dd)

The information is not yet available in the exact form as required by the hon member because the areas are still being planned. However, provision is being made for all the different income groups—from the lowest sub-economic group to building sites for that group which can fend for itself—so that balanced communities are established. Research shows that approximately 30 per cent of the housing which is to be provided will have to be sub-economic, whereas 60 per cent and not more than 10 per cent will have to be utilized for the economic and selfhelp groups, respectively

- (ii) According to preliminary estimates 1250 flat units will be erected in Sparks Estate for the sub-economic and economic groups

- (1) (a) and (b) Indians

The following areas in the greater Durban complex have been proclaimed as group areas for Indians:

Avoca (Duikerfontein), Buffelsbosch, Canelands and Temple Valley, Chatsworth, Chiltern Hills, Duffs Road, Effingham Road, Kenville Park, Station Road, Durban Heights, Effingham Township, Grey Street, Isipingo, Isipingo Orient Club, Klaarwater, Klein Zeekoevallei, Lutchmee, McKenna Heights, Merebank, Mount Edgecombe, Newlands, Parlock, Phoenix, Pinetown, Reservoir Hills, Shallcross, Silverglen, Springfield, Springfield-Clare Estate, Springfield-Clare Estate South, Stainbank 11, Umhlatuzana, Verulam, Wentworth, Westville, Westville B, Woodlands-Chatsworth and Zeekoevallei.

① 125

② 86

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Carroll

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MONDAY, 5 MAY 1975

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881

Local authorities in the Durban complex and the Department are busy with the planning and development of several portions of land situated in the following group areas

Ispingo, Newlands, Phoenix, Verulam and Shallcross

In addition steps to acquire approximately 1400 hectare land in the Shallcross-Pinetown area are being taken by my Department whereas the City Council of Durban is negotiating the acquisition of approximately 3240 hectares at Phoenix. The remaining group areas are either already fully developed or will probably be developed by the private sector as normal urban extension

(i) (aa), (bb), (cc) and (dd)

In view of the fact that the areas, which are due to be developed by the various local authorities and my Department, are still being planned, it is not possible to furnish specific particulars as required by the hon member. On the basis of socio-economic surveys care will however be taken to ensure that balanced communities are established

(ii) The information required in respect of flat units is also not yet available. The exact number will be determined in due course according to particular requirements and sound planning requirements

(2) (a) Coloureds

Low cost sub-economic 110
Sub-economic 899
Economic 3 539
Selfhelp 85
Flat units 1 438
Homes (eg for the aged) 5.

Indians
Low cost sub-economic 202
Sub-economic 5 842
Economic 19 431
Selfhelp 225
Flat units 3 064

(2) (b) Colopreds

1 500 per annum.

Indians

Approximately 2 000 in 1975 and hereafter at an increasing rate up to 5 000 in 1979.

Particulars of the different types of dwelling as well as the exact number of dwellings which are to be erected, are not yet available at this early stage. The housing programme is being tackled jointly by the City Council of Durban and my Department and the number of houses which can be erected depends on the funds which can be made available to my Department.

It is evident that the requested particulars can not be furnished in the exact form required, but an attempt has nevertheless been made to reply to the question as completely as possible. Whereas large scale housing programmes have in certain instances only been launched fairly recently and in view of changing needs as a result of, for example, sizes of families and incomes, it is not possible to furnish the finer details of housing schemes at this stage

DE

LEADING NAT HEADS FIGHT FOR COLOURED HOMEOWNERS

Sunday
Trib
25/5/75

125

By DEREK TAYLOR

DURBAN Councillor Mr Carl Haupt — a prominent Nationalist — is leading a last-minute fight to win a new hearing for Coloured owners of expropriated houses in Sparks Estate.

"Ten councillors have already pledged support for a new hearing on the tragic plight of these people," Councillor Haupt told the SUNDAY TRIBUNE yesterday.

"According to the regulation we need only five councillors to obtain a re-hearing, and on Monday we will attempt to do just that."

Failed

Attempts to obtain a new hearing from Durban's Health and Housing Committee chairman, Mr Clive Herron, have failed to stop the city's plan to expropriate 45 families' homes and replace them with 1225 flats in high-rise blocks.

A temporary reprieve to allow the families more time to find other accommodation was granted by

the Minister of Community Development, Mr A. H. du Plessis.

"I have been into these people's homes — clean and beautifully kept, all of them — and I find their plight absolutely pitiful," said Councillor Haupt.

Forced

"These people were never consulted about the development of their property — the plan was forced on them in the same way one would expect in Russia or Nazi Germany," he said.

"And yet, on Thursday, a meeting was held for Woodlands residents, at which officials and maps were used to explain the suburb's development plans

"Why was this never done for the folk from Sparks Estate? This is pure discrimination

"I am going back to the Sparks Estate area to hold a morale-raising meeting tomorrow. The families are near the end of their tether."

COLOURED TO TENDER FOR NEW HOMES

Mercury Reporter 21/5/75

PIETERMARTZBURG

COLOURED building contractors are to be given the opportunity to submit tenders for the huge new Eastwood Coloured housing scheme which is to be built here soon.

After a request from the Coloured Local Affairs Committee to give Coloureds the chance to tender, the City Engineer's Department recommended that tenders be called for on three alternative bases.

The alternatives were that the services and housing should be treated as one tender, services and housing as separate tenders, and services as a separate tender and houses in blocks of 100.

However, the report said that if one tender which included the services and the houses was accepted, building would probably be able to start sooner than if there were separate tenders.

The recommendations to break up the tenders for houses into blocks of 100, which was approved by the committee, is likely to favour the smaller Coloured builders.

Durban—'an island in a Black land'

125

Natal News
27/5/75

ORMANDE POLLOK
Political Correspondent

CAPE TOWN — Describing Durban as "an island in a Black homeland" the United Party MP for Pinetown, Mr. G. B. D. McIntosh, yesterday pleaded for a single housing corporation to deal with the housing shortage.

Durban he said was a critical area and there should be a Greater Durban housing corporation instead of housing being handled by the KwaZulu government, the Department of Bantu Administration, the Port Natal Bantu Administration Board, the Durban Corporation and the Department of Community Development.

Drastic action was required. Durban had moved from one housing crisis to the next and there was a need for 20 000 African homes and 10 000 Coloured and Indian homes. Since Durban was a White island in a Black homeland it would, said Mr. McIntosh, be easy to have a single housing body.

Mr. McIntosh pleaded

for a new approach towards Black housing. Better construction was needed and each should be provided with electricity, bathrooms and water-borne sewerage.

He pleaded that more people should be allowed to live in business areas. Grey Street should be kept alive. "Our cities die at night," he said.

Mr. L. F. Wood (U.P. Durban Berea) congratulated the Department of Community Development for having published an up-to-date report. There was a time, he said, that MPs in 1968 had to deal with a report as far back as 1965.

Mr. Wood appealed to the Minister of Community Development, Mr. du Plessis, to assist middle-class Coloureds who could afford to build their own homes.

Housing report called

1/25

9/6/75

Mercury Reporter

PIETERMARBURG.
A REPORT likely to affect economic and sub economic housing schemes is to be submitted to the City Council's Housing Committee by the Treasurer.

The committee resolved last week to recommend to the council that the Treasurer, Mr. Peter Cox, be asked to prepare the report after it was learned that only two of the Indian housing schemes in the Capital cost more than R200 000 a year.

"The estimated capital costs for development works, when revised to present day levels, will have increased and this factor together with a rise in the level of interest rates, will substantially increase the annual charges to the general rate fund, a spokesman for the City Treasurers' Department told the committee.

The report is likely to

Capital to trim its spending

Mercury Reporter

28/5/75

PIETERMARTZBURG — The City Council has announced a record capital works programme of R16 869 502 to be carried out over the coming municipal year.

But after a two-day sitting the council reduced the departmental estimates from R18 120 807 to the eventual figure.

Announcing the estimates yesterday, Councillor B. F. Hughes, the chairman of the Finance Committee, said that he and the City Treasurer, Mr. Peter Cox, had used a new concept in setting the estimates this year.

He said that they had taken last year's estimates of R12 643 000 and then added five percent for the city's growth and 15 percent for the increased prices of materials and labour.

They had then subtracted R250 000 for projected capital programmes which would not be completed this year.

"But we have committed ourselves to an expenditure of R4,5 million already as well as over R5 million for housing so only about R7 million was left to run the city, Mr. Hughes said.

"There will be no luxuries for Pietermaritzburg this year," he warned.

Over R2,5 million is to be spent this year on extensions to the Darvil sewerage purification works. Another R840 000 will be spent on trunk water mains to the new Coloured township of Eastwood and R720 000 on extensions to the Ferncliffe water purification works.

The new computer-controlled traffic signal system is to cost R360 000 this year.

Over R5 million, double last year's figure, will be spent on housing in the new areas of the Grange, Northdale and Eastwood. However, money spent on housing is refunded by the Government

"I am very pleased we were able to keep the estimates down," Mr. Hughes said.

The total requested by the Works Department was decreased by the Council by over half a million rand and the sum asked by the Transport Department was

Capital seeks R10m for Indian housing

125

Natal
Mercury
11/6/75

Mercury Reporter

PIETERMARITZBURG
THE Pietermaritzburg
City Council is to apply
for a loan of more than
R10 million from the De-
partment of Community
Development.

The Indian Local Af-
fairs Committee yester-
day recommended that a
proposal by the City En-
gineer to borrow the
money be accepted by
the Council.

It will be used to build
2 266 economic and sub-
economic houses in the
Indian suburb of North-
dale.

The economic houses
are to cost a total of
R7 226 888, and the sub-
economic houses will cost
R3 077 868.

It was recommended
that when approval of
the loan was received
from the Department of
Community Development,
tenders would be invited
jointly for the civil
works and the building
of the houses.

(1) 8/6

(2) 125

NEW HOPE FOR 300 WHO FACE EVICTION

Tribune Reporter 15/6/75

THERE IS new hope for more than 300 Chatsworth families who face eviction by the Durban City Council because of a bribes scandal.

The South Urban Local Affairs Committee originally sought the evictions, but now some members are having second thoughts. The committee meet tomorrow.

Mr J. N. Reddy, committee chairman and leader of the South African Indian Council, said the LAC will insist that each case be treated on merit.

Those people who have homes elsewhere are warned that they have little chance. I promise to do all I can for those who are honest and don't own another home.

The meeting to decide

the fate of tenants will be held soon after the pro rogued LAC meets. Mr Derrick Watterson, MEC, in charge of local government, in connection with its future.

The Chatsworth tenants are living in suspense. The Supreme Court dismissed an appeal by a Chatsworth tenant, Mr A. Rachid, who appealed against his 1972 eviction.

The decision allows the Durban City Council to evict tenants after one month's notice without reasons. Now the Council has a right to go ahead with its mass eviction on all who have allegedly obtained homes through either knowingly or unknowingly put down money which was used as bribes.

Natal Mercury 20/10/75

ON THE OUTSKIRTS of Kwa Mashu where the hills roll gently, corrugated iron, cardboard and plywood shanties are dotted around the countryside, contrasting with the clean grassy sweep of the land.

Resembling a scrapyard, hundreds of squatters have tried to shelter from rain and the chill in the night air by erecting bits of wood, rusty metal and knocking them together with nails.

The soulless houses depict the character of the people — they are tired, very tired of being treated as if they didn't exist.

When we visited the area earlier this week the women seemed hypnotised by the warm sun and the children, none of whom are at school, looked bored or punched one another as if they had as much energy as rag dolls.

These are a stateless people who are being fined R20 to R60 for squatting — and yet, where else can they live?

Weeds

Ironically in the neighbouring township of Ntuzuma row after row of houses have stood vacant for three or four years. They have been uncared for for so long that weeds are growing through the cement floor and outdoors they stand at roof height.

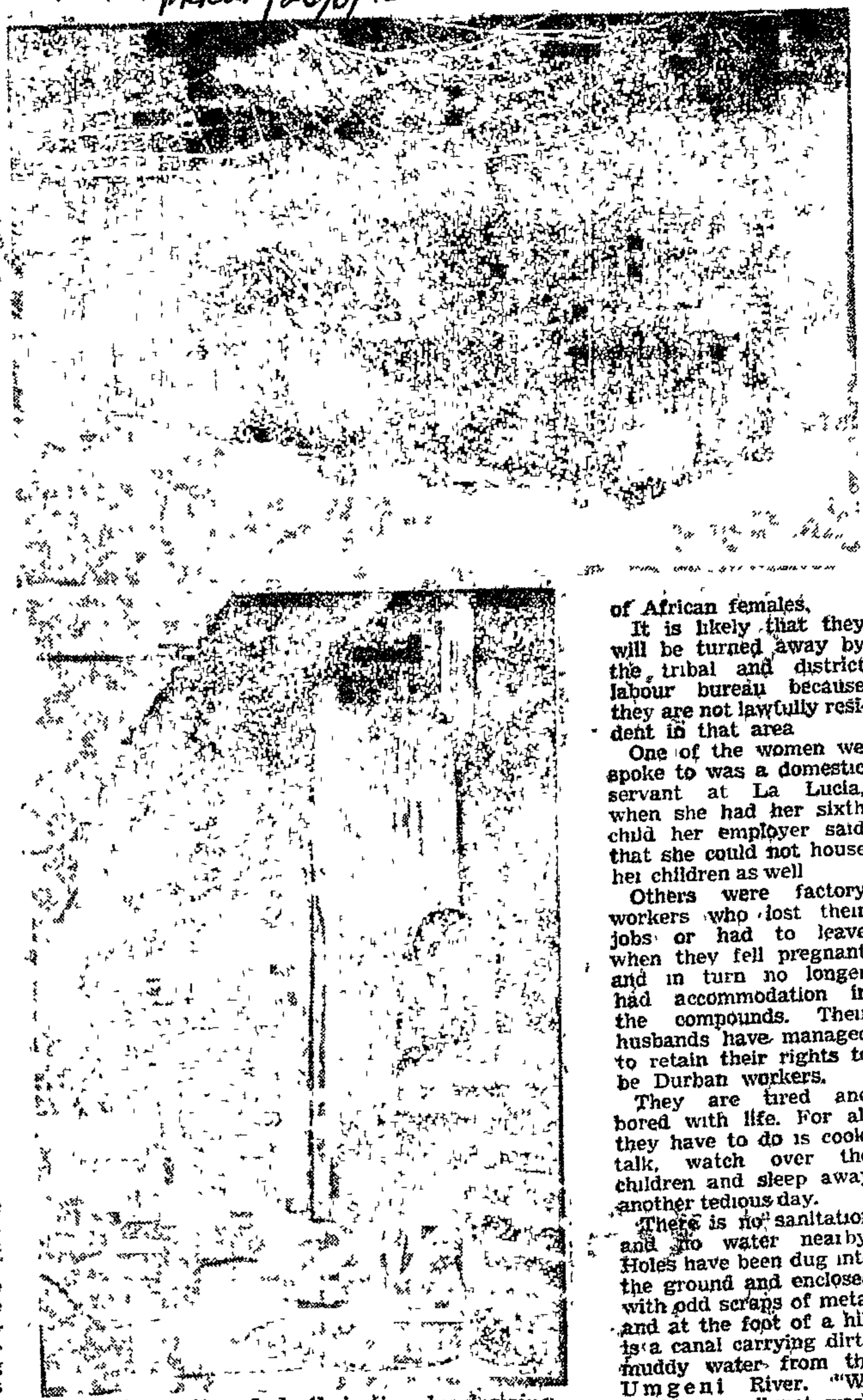
There are a few hundred houses which would be complete within a day if doors were fitted and glass put in the windows — another few hundred need roofs.

In March, Lawrence Wood MP asked the Minister of Bantu Administration and Development whether building operation on the houses at Ntuzuma had been discontinued or delayed, whether any houses had been left in a semi-complete condition; if so how many and why?

The reply: the erection of houses was delayed as a result of an insufficient water supply; the Minister also said that no houses were in a semi-complete condition and therefore the other question fell away.

Mrs. Albertina Mnguni, a Kwa Mashu councillor who is very concerned about the squatters showed us the correspondence which Lawrence Wood had given to her.

Other questions asked were what was the building cost of these



Child squatters bide their time by drawing on their shacks or just sitting about.

tions have been suspended?

The answers are respectively: information on building costs is not available, estimated cost in October 1974 was R1316 per house; building operations are continuing, and building operations have not been suspended.

Mr. S. J. P. Ellis, director of KwaZulu works department, said that the Durban Corporation was acting as agents for the Ntuzuma township, and that a water pipeline had to be planned and built.

"Instead of holding back on everything, the

"We just can't understand why these houses have been standing vacant for so long — it's been three years," said Mrs. Mnguni. A resident in Ntuzuma said they had been unoccupied for four years.

Meanwhile, squatters across the hills are at the end of their tether. The women, most of whom worked previously, cannot get jobs because they are not registered as residents of the area.

Living outside Kwa Mashu, they are not able to register for work in the township or at the Bantu Administration

of African females. It is likely that they will be turned away by the tribal and district labour bureau because they are not lawfully resident in that area.

One of the women we spoke to was a domestic servant at La Lucia, when she had her sixth child her employer said that she could not house her children as well.

Others were factory workers who lost their jobs or had to leave when they fell pregnant and in turn no longer had accommodation in the compounds. Their husbands have managed to retain their rights to be Durban workers.

They are tired and bored with life. For all they have to do is cook, talk, watch over the children and sleep away another tedious day.

There is no sanitation and no water nearby. Holes have been dug into the ground and enclosed with odd scraps of metal and at the foot of a hill is a canal carrying dirty muddy water from the Umgeni River. "We might as well not wash our clothes as they look just as filthy when we hang them out to dry," said one woman.

Drinking water is sold to them by Kwa Mashu residents at 50 cents a container. Others walk five kilometres to the beer gardens to get water and nearby Kwa Mashu residents are complaining that their water bills have rocketed because the squatters are creeping into their gardens at night and carrying away buckets and buckets of water.

Some of the squatters have lived under these conditions for as long as three years. On a few occasions they have been

Handwritten marks and numbers in the top right corner, including a checkmark and the number '15'.

Natal Mercury 25/6/75 (125)

How Ntuzuma has grown up

African Affairs Correspondent

THE KWAZULU Government has built 1 018 houses, four schools, a magistrate's office, and an enormous reservoir and sewage disposal works at Ntuzuma, near Kwa Mashu, states Mr. Monty Ellis, director of the Department of Works.

Asked about 2 000 houses reported to be standing empty in the township while thousands of Zulus lived as squatters, Mr. Ellis said the township did not have 2 000 houses.

"We have 1 018 occupied, 696 under construction and, in the past two months, 153 were handed over for occupation," he said in an interview yesterday.

Five years ago, the Department of Bantu Administration began to clear squatters from three farms now forming Ntuzuma.

The first need was to house the squatters.

"There was a pressing need to house people so we pumped water in from Kwa Mashu to temporary reservoirs.

"This supply was temporary, and could not meet the needs of a township that will eventually have 10 000 houses.

"But we built 883 houses occupied on that water supply.

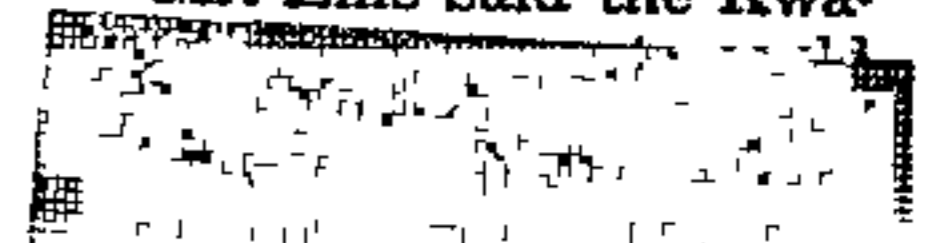
"Our water at Ntuzuma comes from the Corporation's sources in Reservoir Hills and necessitated the laying of a big main over miles of rough terrain and the construction of two major reservoirs and a pump station.

"The KwaZulu Government took over the township about two years ago, but the permanent water supply only became available in November.

"Since then, we have stepped up our building programme, but I must add that high tenders for the water project prompted us to have it handled departmentally, which delayed it."

Any squatters now in the Ntuzuma area were new and illegal.

Mr. Ellis said the Kwa-



Newcastle plans Coloured housing

125
22/7/75
Mercury Reporter

NEWCASTLE — The critical Coloured housing shortage in Newcastle will be eased soon by the building of 48 houses when the Newcastle Town Council gets approval.

Town Clerk Mr. Len de Wet told the council that the Department of Community Development was prepared to make four lots in Fairleigh available as an emergency measure to assist in meeting their demand for Coloured housing.

The council has agreed that an urgent application should be prepared for submission to the department concerning the four lots which are

already subject to purchase negotiations.

The application for building the 48 houses and the financing will also be made immediately.

The council proposes to use about five variations

of the standard departmental building plans for the houses.

Planning of services will be undertaken by the Borough Engineer's Department and will be speeded up.

FLAT CONTRACT CUT

Mercury Reporter

NEWCASTLE — The Newcastle Town Council has awarded R397 000 contract for the building of 20 duplex flats for municipal staff to CMGM.

But after receiving seven tenders for the building of the flats the council asked their architect to negotiate with

the three lowest tenderers to save at least R50 000 by using cheaper materials and by making structural changes.

Two tenderers offered amended figures, with CMGM cutting their price by R51 000 to R345 000.

Although not the lowest tender, CMGM offered occupation of the flats three months before anybody else.

Tenant-buyers plan for Capital

Mercury Reporter 23/7/75

PIETERMARITZBURG — Indians buying houses in council housing schemes may soon be allowed to stay in them until they can raise the deposit.

After a request from the Indian Local Affairs Committee that the payment of the deposit to be deferred, the City Treasurer, Mr. Peter Cox, said yesterday this had already been allowed for by the Department of Community Development.

Mr. Cox said a local authority could let prospective buyers who did not have the deposit occupy houses as tenants.

Tenants then had to pay the rent plus one twenty-fourth of the deposit over two years.

5 000 IN QUEUE FOR HOUSING

Natal Mercury 30/7/75
African Affairs Correspondent

THERE ARE about 5 000 people waiting for houses at Umlazi, a Bantu Administration official said yesterday, but only about 200 houses are being built each year.

He was commenting on a complaint from a White employer on the Bluff whose servant could not find family accommodation in the township.

The employer said: "My domestic servant has been with me without a break for more than 23 years. Her husband, to whom she was married in the Methodist Church, has been with his firm in Durban for more than 13 years.

"But so far they and I have battled for many years to get a house for them in Umlazi where they can live as a family with their six children who are scattered all over the province.

"I have paid many visits to the Bantu Administration offices only to be fobbed off with the feeblest of excuses."

The official said Durban had a waiting list of about 2,400 but this had been incorporated in the Umlazi waiting list, bringing the number of people waiting for houses in the township to about 5 000.

"We are getting only about 200 houses a year," he said. Thus the last people on the list,

which is ever lengthening anyway, could wait 25 years."

Dr. Gavin Maasdorp, one of the country's top development economists, has found that the housing shortage in the Durban metropolitan area is so acute that "any low-cost housing programme in the region would probably have to cater for at least 600 000 Africans."

Family housing alone would therefore demand an expenditure of about R60 million if conventional building methods were applied.

Indians in homes racket

STAR 30/9/75

Own Correspondent
DURBAN — Hundreds of Indian families at Chatsworth face losing their homes, because the houses were acquired from the Durban City Council through malpractices. This emerged from a meeting of the council's Health and Housing Committee yesterday which found there were grounds for taking action against illegal tenants. The decision follows a recent test case in the

Durban Supreme Court where a tenant unsuccessfully opposed an eviction order served by the city council. However, the committee agreed that before a final decision was taken on the matter, it would meet a deputation comprising members of the Southern Durban Indian Local Affairs Committee "in case there may be further factors of which the committee is not aware, and which should be taken into account."

CLEMENCY

A plea for clemency submitted by the legal advisors of the tenants, said they had occupied the homes for about three years and had met all their commitments. They had integrated themselves in the life at Chatsworth and had carried out improvements.

The tenants were in desperate need of housing when the malpractices arose and, if evicted, would have difficulty in finding other accommodation.

According to a report by the Town Clerk, Mr E J Godwin, any clemency granted by the council would be prejudicial to law-abiding Indians who had prior legitimate applications for houses at Chatsworth.

"The fact that the present persons have been enabled to be in occupation for such a time and had integrated themselves into the community, has been solely the result of the due processes of law required to obtain a conviction, which cannot be a valid reason for the council failing to implement its decision," Mr Godwin said.

125

TENANTS FACING EVICTION PLEAD FOR MERCY

Mercury Reporter 2/8/75

WORRIED Chatsworth Indian tenants have pleaded with the Durban City Council not to go ahead with their intention to eject tenants, who have obtained their council houses through irregular means, even though the Council's contention and rights have been vindicated and legally established by a recent court judgment.

In a letter to the council they have pleaded with the council to temper its right to enforce the judgment with mercy towards the numerous tenants affected by it.

The tenants have been in occupation of their homes for some three years and have at all times faithfully discharged their monetary obligations under their lease agreements.

Integrated

In these three years these tenants have fully integrated themselves into the community of Chatsworth, have established their children in schools, and have become links in the cultural and religious chains which bind the Indian community, says the letter written on their behalf by their attorney.

Most have taken pride in improving their properties, have done everything in their power to create a home in every sense for their wives and children, and have contributed, in accordance with their limited earnings, to those bodies and associations which cater for their spiritual, charitable and religious needs.

It adds, "As a matter of hard practicality where will these families go if they are evicted? What will happen to the children uprooted from their schools? What will become of the infirm and the aged?"

Desperate

Even if it was found that some of the tenants had obtained their homes in the first instance in an irregular manner, they urged the council please to bear in mind their state of mind.

of acquisition.

They were desperate in their need for housing, and for nearly three years, until June 9, this year, the recent Supreme Court judgment had been hanging over their heads like the sword of Damocles, it said.

Anguish

"We feel with respect that they have already paid in anguish and loss of peace of mind for their irregular acquisition of their homes," he says.

The plight of the tenants will come before the full City Council soon after the Council's Health and Housing Committee has had a meeting with the Southern Durban Indian Local Affairs Committee, according to Councillor Clive Herron, chairman of the Housing Committee.

SHORTAGE OF INDIAN LAND INVESTIGATED

Mercury Reporter 9/8/75

THERE is no suitable land available within reasonable distance of Durban for future Indian housing, according to Durban's City Engineer, Mr. Don McLeod.

Mr. McLeod made this point in a report to the City Council's Health and Housing Committee following a suggestion by the council earlier that steps should be taken to acquire more land for future Indian housing to the north of Durban.

He says in the report: "A proper long term solution to the problem has to be approached by way of population projections at the estimated time of completion of the Phoenix and Newlands West schemes.

"Estimates of the number of families who will have been housed by them, both privately and in council housing schemes will indicate the magnitude of the problem to be faced. The investigation will then have to examine all possibilities for housing them.

"This is not likely to be straightforward, as there is no suitable tract of land for another Chatsworth or Phoenix.

"This is an investigation of considerable magnitude and complexity.

"It is expected that the study will be prolonged and this will be aggravated by the staff position, because of the overall shortage, and the concentration of personnel on detailed planning of the present Indian, Coloured and African housing schemes.

"A special report will be submitted on the extension of Phoenix," he said.

Sparks flats rejected by Coloureds

MERCURY 30/8/75

Coloured Affairs Reporter

THE COLOURED Local Affairs Committee decided yesterday to reject the Durban City Council's new plans to erect 86 flats at York Place in Sparks Estate.

The decision was taken in view of the Minister of Community Development's suspension of the expropriations in Sparks Estate, pending the Coloured community's submission of a new memorandum.

At the LAC meeting in the Durban City Hall, members unanimously accepted a proposal moved by a fellow member, Mr. Trevor Potgieter, that the Council's scheme be rejected.

Mr. Potgieter said the Council was determined to show that it would go ahead with its R372 000 flat programme on a "defenceless people," but "we're going to stand firm."

The LAC chairman, Mr. E. G. Rooks, told the Mercury that the Council wanted to "jump the gun" in an area that was under dispute.

Mr. Rooks also rejected the City Treasurer, Mr. O. D. Gorven's recommendation that rentals for the flats should be R114,16 for people in the R150 to R400 income group, and R130,88 for people in the R400 plus income group.

"This is preposterous to pay for flats when, unlike a house, you cannot own it," Mr. Rooks said. "Our call to the Council is to open up more land so that people in this income group can buy ground and build their own homes."

11 - 13
(2) 86
(3) 125

125

ESTCOURT'S HOMES WORRY

1975/9/15 Mercury Reporter

ESTCOURT—Although about 400 houses and several blocks of flats have been built, housing was still the biggest problem for Indians in Estcourt, the Mayor, Councillor J. J. Olivier, said yesterday.

"We are working on a scheme for a further 100 houses, but escalating costs are a big problem, and make it very difficult for individuals to own their own houses," he said.

Mr. Olivier said that the development of the industrial area for Indians was a disappointment. Only two had been developed and some had been repossessed for non-payment of the purchase price.

"The council is anxious to see these lots used for manufacturing industries, but for various reasons this is not taking place."

Mr. Olivier said the Coloured Community also needed more houses.

The Department of Community Development has made alternative suggestions for the layout of the Coloured township and amended designs have been prepared for approval.

"Once that has been done and the stands become available we can start building houses," he said.

Tenders had been invited for more than 50 houses, but the price was still considered too high.

The tender prices were higher than the new maximum figure laid down by the Department of Community Development of R9 700 a unit.

1/25

'Low-cost' gets too expensive

Natal Mercury 18/9/75.

(Mercury Reporter)

PIETERMARITZBURG — The future of municipal low cost housing schemes for all races in the city is uncertain after a minute from the City Engineer, Mr. D. V. Harris calling for a re-think by the Council.

Mr Harris said the burden of low cost housing schemes was becoming beyond the city's resources

The capital spends over R5-million a year on housing schemes and this figure is increasing.

Mr. Harris called for "strong and sustained representations" to be made to all relevant Government departments for financial assistance in all low cost housing schemes on which the city council has embarked.

He also urged the Council to consider including the cost of all "internal or directly related engineering services" in the rentals in housing schemes.

REPORT

hostages

3/10/75

Cape Times Correspondent

DURBAN.—All available policemen from Durban and surrounding areas left for Newcastle after an emergency call-up last night following an attack on several policemen who stormed an Iscor compound to rescue two Whites held hostage.

Three policemen were seriously injured and at least one African was shot dead when a handful of policemen entered a compound which houses 7 000 Iscor workers and bargained for nearly an hour for the lives of the two White men, one believed to be the compound manager.

The rioters refused to listen to police appeals and became aggressive, setting alight a bus and smashing hundreds of compound windows.

Police then fired teargas into the mob, which at that stage numbered about 400. A detachment of police then rushed into the compound and rescued the two Whites. Their names have not been released.

The police also recovered the body of an African with a bullet wound in the head.

He is believed to have been shot by rioters.

Safetly drag

The injured policemen are Warrant Officer Delary Labuschagne, who is in a critical condition in the Newcastle provincial hospital, and Warrant Officer D D P van Zyl and Sergeant W J van der Westhuizen, who were treated and discharged.

It is understood that they were dragged to safety by Colonel P Malherbe, Major Joubert and an African sergeant.

The attack took place soon before dark and brought to a dramatic end a day of relative quiet in the riot-torn Madadeni township.

Within a few hours a strong force of policemen attached to Durban's mobile unit and anti-riot squad, as well as 17 police dog-handlers, left Durban after an emergency call-up to the area.

The Durban policemen left in four-wheel-drive vehicles and were all armed. They are being commanded by Colonel Gert Kruger, district commandant for Durban Central.

Standby

Police reinforcements were also on standby in Pretoria and at other stations throughout Natal.

Brigadier Sydney Smith, divisional commissioner for Port Natal, said last night that the call-up

00 000 paid in arks bonanza

Natal Mercury 9/10/75

(1) 86
(2) 125

125

Coloured Affairs Reporter
NINE Sparks Estate Coloured property owners claim to have profited by more than R150 000 by selling their homes to the Department of Community Development.

The gross payout on properties amounted to more than R300 000. Sellers received prices of R25 000, R35 000, R45 000, and one was paid what she described as a "staggering figure" of R50 000 to give her a net profit of R20 000.

Some of the sellers said they had made not less than R10 000 net profit after all expenses and transaction costs had been deducted. Others made more.

One seller, whose shanty property initially cost less than R5 000, said he received R25 000.

Coloured property owners said these prices "unprecedented in the history of Coloured property transactions."

The disclosure of these figures came from a seller who said they wanted to dispel with rumours that they were getting "peanuts" for their properties from the Government.

They said they had been allocated plots in the buffer zone area of Sparks Estate for sums between R3 000 and R5 000. The buffer zone lies between Sparks Estate and the White area of Sherwood. It has not yet been proclaimed a Coloured group area.

But the Coloureds going there said they had been promised by the Department of Community Development that they would not be kicked out of new homes to be built there.

"The buffer zone is now being cleared and we start building in the New Year," one of the sellers said.

She added: "I can no longer sleep in peace knowing that the department will not go back on its word. They have been very fair to us, and paid us for what we wanted — even up to our carpets, curtains and other expenses."

A spokesman for the Department of Community Development confirmed yesterday that the Coloureds had been paid out what they had asked for, in keeping with the value of their properties.

He asked the Mercury not to publish the seller names as they were doing this for this protection to prevent "victimisation" of those who were again selling.

Branded

The sellers had been

By LINDA VERGIANI

WHILE their "madams" sleep in comparative luxury, dozens of domestic workers doss down in the courtyard, corridors and verandas of Durban's only hostel for African women.

Thokoza — Place of Happiness — is the only accommodation hundreds of workers can get in Durban. The hostel is built for about 700 women but up to 900 sleep there every night.

They are prepared to make their beds in a roofed-over part of the courtyard, exposed on two sides to the wind, or sleep on the verandas or in corridors in the hope that one day they will get into one of the hostel's dormitories or rooms.

Thokoza also doubles as a hotel, with women visitors to Durban renting a bedboard or sleeping mat for five cents a night.

According to the popular matron, Miss Isobel Nicholson, the hostel has been overcrowded since she took the job 23 years ago. Any African woman legally employed or self-employed in Durban may stay at the hostel, which is run by the Port Natal Bantu Affairs Administration.

We treat them as adults

"We won't refuse accommodation to anyone willing to sleep on the floor," said Miss Nicholson. "We are geared to make the residents as happy as possible in circumstances which are frequently difficult. Our policy is to treat these people as adults and above all human beings. And I don't think I exaggerate when I say they are happy."

Unlike the women's hostel at Alexandra Township near Johannesburg which is run on strict lines, Thokoza is run informally. The running is a stark institutionalised but residents ask

their own rules and can come and go as they please.

Hostels in most countries cater for the young and unmarried, but Thokoza houses mainly wives and widows with families to support. Some have been there for 30 years.

Mrs Alvina Radebe arrived at Thokoza in 1947 as a young girl and began by sleeping in the courtyard. After a few months she got a bed in a dormitory, and eventually a room. She says: "I grew here. This is my home."

She married in 1955 but no longer sees her husband.

Mrs Maria Gumede, a middle-aged domestic servant, still sleeps on a wooden board in the courtyard. She arrived at Thokoza last year and has stayed on because there is nowhere else.

Miss Nicholson said most of the residents were domestic servants, but there were many nurses and nursing aides.

Three women to a bedroom

Since all bedrooms are shared by three women and space is at a premium, husbands and wives cannot meet in privacy. But children can stay with their mothers at the hostel during school holidays.

The facilities offered by the hostel are minimal. While there are cold showers and toilets throughout the building, there are only four baths with hot water. Floors are bare concrete and the bedroom walls are a grey concrete wash. The women pay R2 a month for their bed and a straw mattress, or five cents a day for bedboards or mats in the courtyards, verandas or corridors.

They cook their own food in kitchen areas with large rectangular hotplates. The only time the hotplates are turned off is between 9 and 11am when they are cleaned.

Two of the women there have become full-time caterers. They sell food for 25 cents a plate — anything from curry and rice to mealie-meal or sour porridge. Both have lived at Thokoza for more than 15 years.

Laundry is done in a row of concrete tubs and residents get hot water from geysers in the ablution areas.

It was like a jail

Not despite the cheerful surroundings, Thokoza is immensely popular. Miss Nicholson attributes this mainly to the absence of boarding-school-type regulations.

She said: "It was, mostly when I was a girl, like a jail. There were very strict regulations. I decided that these people must be treated as adults. Any restrictions imposed now are personal ones for residents doing themselves."

"There are no arguments to men, for instance. If anyone would take the room is shared by people."

By Spm most of the courtyard are asleep. I expect them at work from the Mbumbane. They come up late into the night to sell at the beachfront.

Many women produce their produce to the hostel, and those who work in Durban can get their names on the list. For them Thokoza offers a hope of permanence. They are exposed to the work of dozens of other women. The only hope of permanence is close to their work.

Miss Nicholson said the hostel had been overcrowded. It would have to be shared with the women's work. She was paid the same wage for

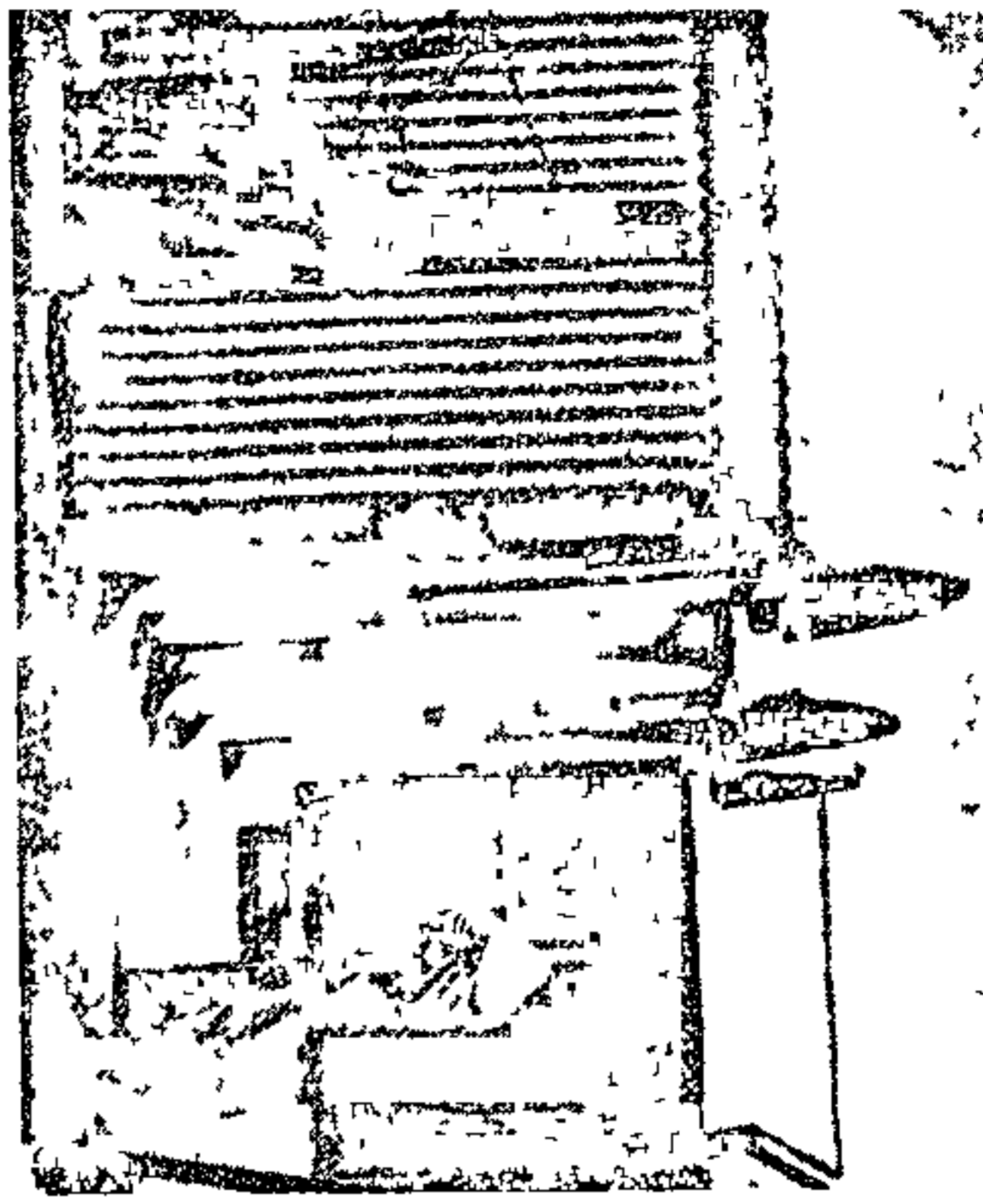
"They ask me to get so little" said what really appals employers do not even have servants' names. They are not out their servant's names being treated as a human

"I think it's better to treat people as individuals. We're so overcrowded."

125

Workers who live in sheds

CLIVE EMDON - Labour Correspondent *RBM 16/10/75*



Picture: PETER MAGUIANE

SIXTY-FOUR men are living in a corrugated iron shed, sleeping on iron double bunks, some without mattresses.

The shed in some of South Africa's better farming areas would be regarded as too hot in summer to keep cows in, yet for the men living in it, it serves as home, day after day, month after month.

All their social life is conducted there, all their meals are made and consumed there.

Their company, Savage and Lovemore, top engineering contractors with contracts worth millions of rands a year, houses 350 to 400 men in similar style, as do other equally prominent companies such as Fowler Construction and Roberts Construction.

The Savage and Lovemore shed and those provided by Fowler and by Roberts which together house some 1 200 men, are situated at the northern end of Madaden Township in Newcastle — the bus boycott township.

The compound residents are mostly there on yearly contracts.

Mr T C P. Troughton, divisional director of Fowler Construction, said the accommodation provided in the compound was "standard" and "basic". The buildings and abutment blocks were acceptable and passed by the local Bantu Affairs Commissioner.

The Fowler compound houses 400 men in low corrugated iron huts — eight men to a 4 by 4 in room — closely resembling the ganger huts on the railways which the public accept as temporary. But Fowler's compound has existed since 1971.

The Savage and Lovemore shed is similar to the one at the Madaden Township in Newcastle.

Construction compound

The compounds are bleak. The iron huts are crowded together, surrounded by barbed wire fences. There is neither grass nor trees. The rooms are sometimes lit by one window, the floors are concrete. Some of the men have built waist-high cupboards for their cooking utensils.

One Savage and Lovemore shed houses at least 64 men on double iron bunks, each man sleeping an elbow's length from the next. Everybody does his cooking in the shed, his dressing and his own recreation after the working day.

The Roberts accommodation is similar with 20 bedrooms, with metal-framed double bunks. The rooms are 4.5 m by 9 m. Outside the compound are pools and rivulets of stagnant water from the ablution blocks.

Mr France Ancillotti of Roberts Construction could not be reached for comment.

These compounds are a permanent home for most of these companies' labour. No charge is made for the accommodation.

Mr Troughton said his company had levelled off a piece of ground and put up soccer posts. Mr Louw Nel of Savage and Lovemore said "Yes, they play football, we have bought them equipment". And on a Sunday the teams turn out in bright coloured jerseys.

What other recreation is there? "I suppose," he said, "they use the facilities in Madaden, which means 'duck ponds', has little to offer. There are no cinemas or sports complexes, and the 80 000 residents resent the slap-dash manner in which the construction firms dumped men in their township, says the township chairman, Dr Frank Madlase.

"We could do without those structures," he said, "they are not fit living conditions for hundreds of men."

A typical resident is Mr Andreas Zungu, 32, who mixes concrete for Savage and Lovemore. He is a contract worker with a wife and three children back home. With overtime, working a six-day week, he earns R30 a week.

12321
2 40
3 125
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His biggest expenditure is on 50 rands beer — R5 a weekend for food he buys a R2,50 bag of potatoes every fortnight and a 10 cent tin of fish each day. He says he cannot afford meat at current prices — it may be that he cannot bother cooking meat after a day's work.

He spends 50 cents a week on drycleaning and a moderate amount each month on clothing. Andreas Zungu tries to send at least R20 home each week. Sometimes he is able to send his whole wage home.

His recreation is to talk to his mates and to drink with them at weekends. Sometimes he plays soccer.



Picture: PETER MAGUIANE

125

Unknown

SUN TRIB 19/10/75

hero

saves

police

man's

life

By TERRY McELLIGOTT

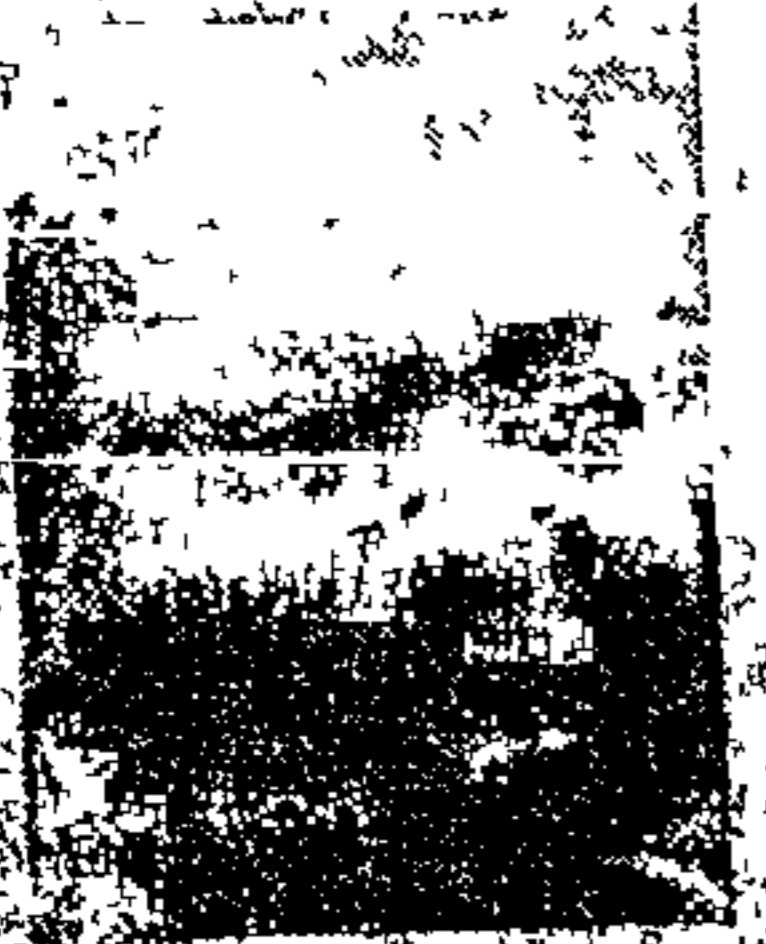
CONSTABLE Mfono Gumede told yesterday of the hero who saved his life when a 200-strong mob attacked a police raiding party at Stanger on Friday night.

"I don't even know his name," he said, "but he certainly was a hero. I owe him my life."

The drama started late on Friday night when a party of police and Bantu Administration officials raided a men's-only compound and arrested two women found there.

Hostile residents showered the party with stones, forcing them to withdraw.

Constable Gumede said: "I was running away when I tripped, hit my head on



Constable Gumede

the ground and was knocked unconscious.

"When I came to a few minutes later I was being pulled in all directions by the mob. And then, luckily for me, this friend told me to leave me alone.

"The crowd were armed with knives and knobkerries, and they kept threatening to kill me. But this man pulled off my jacket and helmet, so that I no longer looked like a policeman and he took me to his room.

"He covered me with a blanket and hid me under his bed for about two hours. It was a terrifying experience. Men with knives kept coming in and saying they wanted to kill me, but he wouldn't let them. He said they would

HOUSING SHORTAGE

① 40
② 125

IN BOOMING

SUN TRIB.
(F14)

RICHARDS BAY

26/10/75

A SHORTAGE of housing at Richards Bay, Natal's major growth point, has led to the town's population growing at a rate slower than predicted, according to Town Clerk Mr J. P. J. Truter.

He said the demand for housing had proved to be in excess of predictions, whereas the actual population figure is slightly less than predicted.

"It would appear therefore as if the population would be higher than the forecast if the necessary housing was available."

At the same time, sup-

ply of residential lots is meeting demand, there are unsold lots on the market and further lots will be released soon.

This apparent contradiction is explained by the fact that there is a large number of houses under construction.

"There is a building boom going on here," a town board spokesman said this week, "and the number of houses being built is tremendous."

Asked to comment on the view that the cost of services in Richards Bay was excessive in relation to other developing areas,

By CHRISTOPHER MORRIS

Mr Truter said this was not so.

"The capital cost of services compares favourably with that of other developing centres.

"When compared with established centres, it could be considered high but it must be borne in mind that Richards Bay is a new town being developed during an inflationary period."

Purpose

"On the other hand, all services are brand new and are designed and built for their ultimate purpose, and not modified and upgraded as the need arises."

"Seen in the long term, Richards Bay's services should therefore prove more economical."

Meanwhile tariffs are comparable with other municipalities, Mr Truter pointed out.

Turning to the question of central business district development, Mr Truter said the city centre would eventually comprise three large blocks and that commercial activity could be contained within one block for the next 15 years or so.

Service industries and municipal, provincial and administrative activities will fill the other two blocks.

Initial

"The essence of the concept is that of a totally integrated shopping complex and the initial stage of retail development contemplates approximately 18 000 square metres of retail space by 1980."

The separation of vehicles from pedestrians is a problem which has been solved by a system of tunnels under each block for the circulation of service trucks.

"Above this level a system of airconditioned malls are designed to facilitate the movement of shoppers from the parking area to the heart of the complex."

MAYOR'S BID

Mercury 8/11/75

186
2 125'

Mercury Reporter

EIGHT Pinetown Coloured families and a Coloured creche have been told to move because the South African Railways has expropriated their property.

Eight flats form the Hill Street Coloured housing scheme and adjoining them is the Rainbow Creche, run by the Pinetown and District Child and Family Welfare Society.

One of the residents, Mrs. Elizabeth Rose, who has lived in Hill Street since 1964 when she took over as creche matron, said yesterday "We were told we had to be out by the end of January, but the Mayor of Pinetown has asked for an extension for us."

It is understood that the latest they can vacate the premises is next July, but the Pinetown Council is trying to

TO HELP OUSTED TENANTS

get a further extension

The new Coloured housing scheme at Mariannahill, eventually housing 50 000 and where these families will be rehoused, is not expected to be ready for occupation until the end of next year.

Each tenant received a letter from the council saying that from October 6, 1975, the SAR had expropriated the land to redevelop it as a bus-passenger stop and par-

cels goods depot for Pinetown Railway Station.

It adds that representations had been made to the Department of Community Development "to try to obtain some degree of priority on your behalf when accommodation becomes available at Mariannahill."

Mrs. Edna Cox, who has 11 in her family, said the notice had been "a terrible shock." But the Mayor, Mr. Owen Jones, had given the tenants an assurance that they would get an extension

"We knew we had to move, but not so soon," she said

Mrs. Marie Kearey, chairman of the Welfare Society's Coloured sub-committee said the creche was next to the bus stop so that mothers could leave their children on the way to work.

"We are looking to the council to find us a new site, but I doubt whether it will be so convenient."

Mr. Jones said yesterday that the council was extremely perturbed and had gone right up to the general manager of the railways to try to get an extension for these people.

"There is no other housing for them in Pinetown and they would probably be forced to go and squat in Wentworth."

"Since the Mariannahill scheme was announced, Coloureds from other parts of Natal have been coming into the incorporated area to try to qualify for the new houses. The Coloured population of Pinetown has almost doubled."

He said his council would do everything it could to rehouse the creche temporarily but it would have to be on a site that would serve the community.

THOUSANDS FEAR EVICTION THREAT AFTER TEST CASE

SUN. TRIB. 16/11/75
By DICK USHER

THOUSANDS of Chatsworth families could be evicted from their homes following Durban City Council's decision to cancel agreements with some people who obtained houses through bribery.

The moves have caused a great deal of concern in Chatsworth, and the fear of eviction has also spread to people who occupy their homes legally but have married children staying there.

Test case

The possible moves against people who obtained homes through bribery follow a court decision in a test case earlier this year that the Council had the right to evict tenants who obtained homes by false pretences.

Mr Clive Herron, chairman of the City's Housing Committee, said that it

had been decided to take action against some of these people.

"We have divided people who obtained homes through bribery into three categories, those who own other property, those who obtained houses and then sub-let them to other people, and those who fall into neither of those," he said.

Agreements with the first two groups of people will in most cases be cancelled, and each case in the third category will be dealt with on its merits.

According to leases with the Council parents may accommodate only unmarried children. But under the "extended family system" married children move in with their parents.

Action

Mr Herron knows of no moves under the extended family system.

Mr Amichand Rajbansi, executive member of the SAIC, said that he knew of cases where action had been taken against people for over crowding.

"Because there are thousands of people living like this, many people have become extremely worried about their position," he said.

"There has been a lot of panic, but there are no general moves against people with married children in their homes," he said.

① 125
② 86

High-rise plans for Coloureds

Coloured Affairs Reporter

FUTURE of Coloured housing lies in high-rise flats in existing Coloured areas itself where roads, schools, transport and other facilities are already laid on.

This was spelled out yesterday by the City Council's Town Planning Department.

Because the scarcity of land in Coloured areas prevents further expansion sideways, the solution, according to the Chief Town Planner, is upward expansion to help solve the chronic housing shortage.

In view of this Greenwood Park, under the Duikerfontein Town Planning scheme, will have to account for an increased

population density in the future of 8 000 people.

Mr. R. D. Hill, Chief Town Planner, disclosed that once Greenwood Park is properly developed, according to the town planning report, the following situation is envisaged for the Coloured area

- High-rise flats on five hectares of land to accommodate 4 170 people;
- Duplex flats on 13 hectares of land to house 950 people;
- Maisonettes on five hectares of land to house 480 people; and
- Private homes on 30 hectares of land to house 1 600 people.

Mr. Hill said the Coloured people could build these homes.

Mr. Hill agreed that properties would

have to be expropriated in the process fit in with the town planning. "It's not a pleasant thing. Nobody likes to lose their home. But they are paid out in full," he said.

Commenting on this, Councillor Carl Haupt, chairman of the Public Enquiry Committee set up to investigate ways means to smooth out race relations, said: "I cannot agree that expropriating existing Coloured properties is the answer to the problem of housing and good race relations.

"The solution lies in opening up more land for the Coloured people in the area. If you cannot expand sideways, you go elsewhere; you don't go upwards," he said.

● See Editorial Comment

RESIDENTS KNEW OF ZONING PLANS

Municipal Reporter

GREENWOOD PARK residents have known of the area's land zoning plans for a long time, Mrs. Pat Geary, chairman of the City Council's Planning Committee, said yesterday.

Greenwood Park Coloured Ratepayers' Association is making a bid to stop the Council passing the Duikerfontein plans because the plans call for several homes to make way for open space.

The planning report also suggests the population density be increased by 228 percent.

Mrs. Geary said Greenwood Park residents should be well aware of the proposals as a public meeting was held in the area to explain the proposals in November 1971.

An information centre was set up to function on Saturday mornings in the area, and also daily at the City Engineer's office.

Mrs. Geary said she failed to understand how councillors could plead ignorance or say they heard it on the grapevine — a claim made by Councillor Carl Haupt at the weekend.

"If any councillor of that time is unaware of the proposals it is only through their own lack of interest in what was going on," she said.

The plan had not yet been finalised, she said, as last week the Policy and Finance Committee had agreed to advertise amendments.

"There is also no need for the threats by the chairman of the Coloured LAC, Mr. E. G. Rooks, because he knows as well as I do that all planning matters have to go before the LAC," she said.

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1911/75
**Housing
policy
change**

Municipal Reporter

URBAN City Council's health and Housing committee has changed its mind about evicting hatsworth housing scheme tenants who obtained their homes through bribery and corruption.

Between 800 and 2000 hatsworth families faced eviction for allegedly getting their houses by bribing Department of Community Development officials.

After the historic "Rachid test case," the Health and Housing Committee decided to evict some tenants and study other cases individually.

STILL EVICT

The committee decided yesterday they would still evict tenants who owned other houses at the time, or who did not live in the houses they bought from the council.

Mr. Clive Herron, chairman of the Health and Housing Committee, said his committee had also decided that in cases where tenants lived in the house — by far the biggest majority — the tenants would be penalised by being forced to enter into new lease agreements with the City Council based on present day values — resulting in higher rentals.

Housing : no easy solution

Mercury 25/11/85

1. 123
2. 25

THE SOUTH AFRICAN Government will never be able to solve the African housing problem unless Africans can be persuaded, on a massive scale, to buy their own homes.

This was said by the Under Secretary in charge of housing in the Department of Bantu Administration and Development, Mr. E. A. Johns, last week.

During a long interview in Pretoria Mr. Johns made it clear that the Government knows what is needed, but has no overnight solutions. The stumbling block is money.

The Government, now in power for 27 years, will probably not admit it, but it is obvious that it started its housing programme in earnest too late.

Mr. Johns disagreed with Dr. Maasdorp's estimate of R60 million. He says that to solve the immediate problem in the Pinetown - Durban complex would cost about R250 million.

Taxes

Given the present situation and with the best will in the world the Government cannot house all the Africans who need housing in the country unless it cuts back on all other priorities and taxes the White population a great deal more heavily than it does now.

It can be argued that forward planning 15 to 20 years ago was deficient, but Mr. Johns feels: "Nobody then could have dreamed of the industrial expansion his country has experienced in recent years. With this very rapid expansion has come an equally rapid increase in urban African population.

"Looking at your area alone, for instance, shows that where there were about 87 factories

in the Pinetown - New Germany complex, in 1956, there are now 650 "

He said the Government knew the situation was critical. Its investigations have shown that the Pinetown - New Germany area needs accommodation for 19 000 single employees alone. The area also needs family housing for 60 000 people.

"We've also have to do something about the slum conditions in Clermont township."

Critical

In Durban at least 20 000 employees need single accommodation and nearly 30 000 families, between 160 000 and 200 000 people, must be housed and this does not consider the labour reservoirs south of Umlazi.

To solve this grave housing shortage, which does not take into account natural population increase, will cost about R250 million. He noted, in passing, that building costs rose by one to three percent monthly.

Startled

When confronted by Dr. Maasdorp's estimate of 60 000 people in the Durban Metropolitan Area (DMA) in need of housing Mr. Johns simply looked startled.

He agreed that the department's plan to spend about R40 million in Natal this financial year - R15 million in the DMA - was inadequate when related to need.

Echoing his boss, Mr. I. P. van Onselen, the Secretary of the Department, Mr. Johns said: "The annual amount of

money made available to my Department by the Treasury determines what amount can be spent on any project during the year."

He pointed out that there was more to building a township than providing houses. Nearly R3 million was spent at Umlazi this year, but of that figure only a little more than R300 000 actually went on houses.

More than a million and a half was spent on roads, water and sanita-

Mr. Johns was adamant that topography was one of the most serious obstacles in the DMA. "Why, at Mdantsane (near East London) we spent R2 800 000 and built 800 houses."

The Department intends - "provided the money is available" - to spend R10 million in Umlazi in the next three years and R11 million at Ntuzuma. It also plans to spend R1 million a year for the foreseeable future to "upgrade Cler-

The Durban Metropolitan Area (DMA) "is thought to present the most serious African housing problem in South Africa," said Dr. Gavin Maasdorp, one of the country's handful of development economists, in a recent interview.

He felt any low-cost housing programme in the region Durban - Pinetown - New Germany "would probably have to cater for at least 600 000 Africans."

Family housing in the Durban area alone would, he estimated, probably cost about R60-million. It was clear that the Government was not devoting sufficient funds to housing.

TIM MUII, the Natal Mercury's African Affairs Correspondent, asked the Government's top official in charge of housing what the State intended to do to meet the problem.

tion. Also included in the overall sum were a creche, a clinic, a community hall, sports facilities and a school.

For R3 million Umlazi got 300 houses, "and I am aware this hardly made a dent in the accommodation problem, but what can we do? We have to supply amenities as well."

In the past five years the Department has spent more than R9 million in Umlazi, but has built only 1 400 houses.

Topography

The provision of 1 700 houses at Ntuzuma, near Kwa Mashu, has cost a little over R5 million during the past three years, but that homeland township has few amenities as yet.

ment's amenities."

It will probably begin, toward the end of next year, to provide the infrastructures and amenities for about 8 000 sites in the Krantzklouf area which will eventually be made available to residents in Clermont, next door, who wish to build their own houses.

It became clear during the interview with Mr. Johns that the Government either does not have the money or it simply does not intend to spend the money needed to solve the housing problem.

At the same time very few Government officials will find Dr. Maasdorp's appeal for a South American type site - and - service shack settlement acceptable.

For obvious reasons South Africa, not about to adopt a deliberate policy of ing Africans in. There is no approval for the sands of exist in urban areas present.

Alternatives

What then alternatives? Mr. said the Research Institute behalf of the ment, was investigating low housing in urban homeland areas.

"The CSIR is into high rise and housing for the ment and we are for their advice."

"We have laid on low - cost housing because we are how much the housing is determined the rentals African afford."

At the same time department is a campaign to home ownership levels. Part of the paign includes employers to help workers buy their own homes 'homeland townships.

Mr. Johns pointed that "the houses at Umlazi for R1200 instance, can be by Africans for R200. Once they have they can upgrade extend as much as like."

He added: "I believe the Government can solve the problem it has to supply all the housing, and I would like to point out that Africa is by no means alone in this field."

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9-321

Blacks to get new town

OWN Correspondent

MARITZBURG. — The first stage in the construction of a huge Black city incorporating Edendale and Imbali townships would begin about the middle of next year, the "Drakensberg" Bantu Affairs Administration Board said.

After a meeting of 12 officials, including men from the Department of Bantu Administration, Pretoria, the board's chief director, Mr E A Goedeke, said the first stage would include the construction of 1 500 houses.

The board would act as agents of the South African Bantu Trust and was establishing its own technical section for the project.

Mr Goedeke said plans for further stages, which would include the trading centres, clinics and schools, would be completed later.

It was impossible to estimate the cost of the first stage because no contracts would be given to private companies and the board aimed to use the cheapest methods — even to the extent of making its own bricks.

The board's technical section would also provide all essential services for the first stage.

Fury over 'lavatory home lies'

29/11/75 Mercury Reporter

AN ANGRY Mayor of Port Shepstone, Councillor A. G. Thompson, yesterday denied that some Indians in the South Coast town were forced to live in former "fowl pens and lavatories" because of a serious shortage of houses for the community.

He was replying to claims made by the Port Shepstone Ex-Scholars' Club and the Port Shepstone, Marburg and District Tenants' Association that fowl houses and toilets had to be converted into homes to provide shelter for some Indian families.

Mr. Thompson yesterday described this as a "blatant lie."

Dr. Dillie Naidoo, a

spokesman for the two organisations, reported in Port Shepstone as criticising the Port Shepstone Town Council for "evading" its responsibility to the South Coast town's Indian community.

His attack followed a request by the Port Shepstone Local Affairs Committee to the council to review the position on Indian housing in the

town, but the council turned down the request.

The Mayor said yesterday: "At a meeting last Tuesday with the Ex-Scholars' Club, their spokesman, Dr. Naidoo, made it abundantly clear that he was well aware of Port Shepstone's efforts to alleviate the housing problems of the Indian community.

"We in Port Shepstone have always lived in harmony with the Indian community," he said, adding that his council had no jurisdiction over conditions of Indians outside the borough of Port Shepstone.

"As far as we are concerned we have received a letter from the Department of Community Development stating that planning has reached an advanced stage for Indian housing.

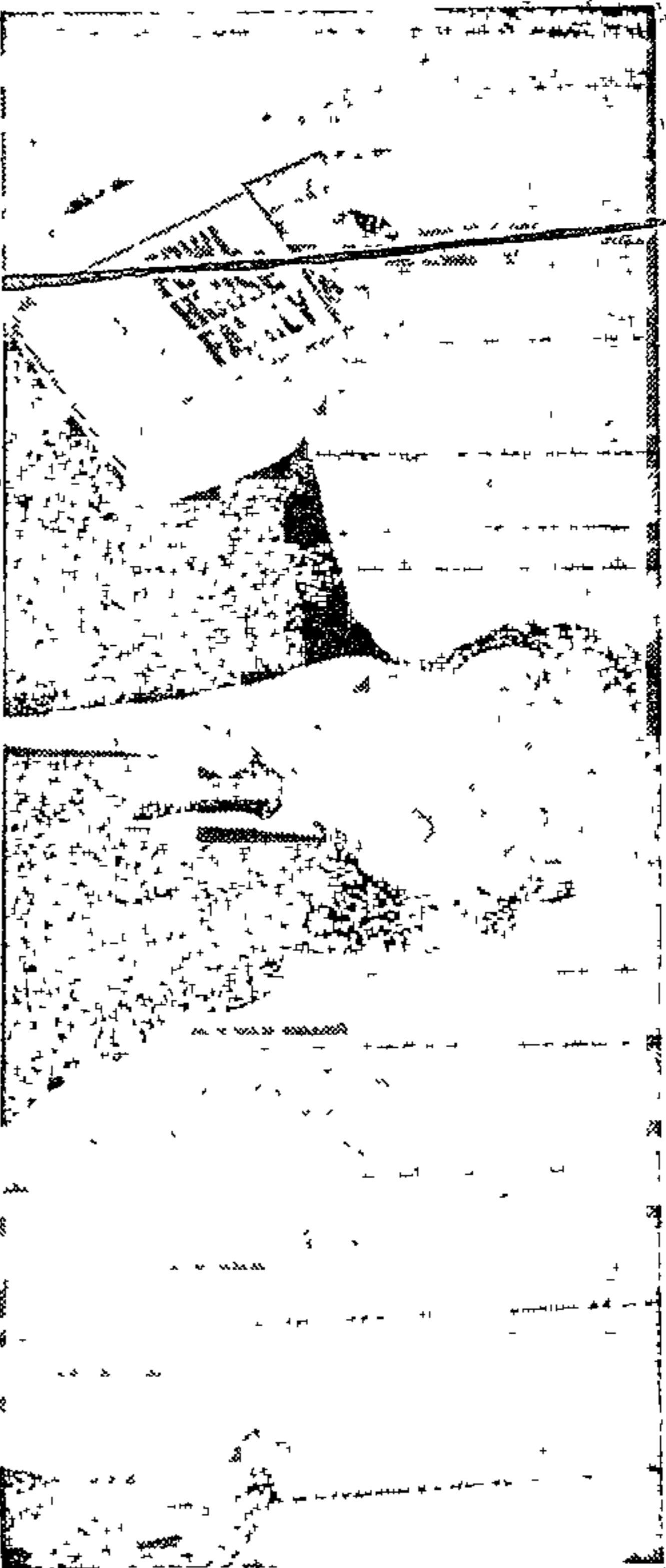
"The first batch of the 1400 homes would be ready late in 1976," he said.

Dr. Naidoo could not be reached yesterday for comment.

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Ten-year battle but still no houses

BY BRENDA ROBINSON



Mayor Thompson holds up Sunday Tribune cuttings at the meeting

PORT SHEPSTONE Mayor Aubrey Thompson this week told of his council's 10-year paper battle with the Department of Community Development during which not one house was built for the town's Indian slum-dwellers.

At an astonishing "unofficial" meeting, Mayor Thompson, seconded by the Indian Local Affairs Committee chairman, Mr. M. M. Desai, slammed organisations and the Press for disclosing the conditions under which Indian poor live. And at the end of the meeting Mr K Woodley, a member of Marburg LAC, offered to give Port Shepstone eight hectares on which to build houses for slum-dwellers. The mayor immediately replied: "Put that in writing."

Mr Thompson, waving cuttings from the Sunday Tribune, said he objected to phrases that people lived in lavatories or converted fowl houses. He made no mention of people living in garages, shacks, shanties or other insanitary dwellings.

And Mr Thompson — who is also United Party MEC for the district — objected to Indian leaders at Port Shepstone and Marburg describing the council's refusal to survey Indian housing needs as illogical and irresponsible.

Mr Desai said tenants who let outhouses and shacks on property they rented were making more money than the landlords. Tenants were profiteering, not the landlords. If they sub-let their premises — let to them at R100 a month — they could make more money than the landlord.

Dr D M Nandoo, speaking for Port Shepstone, Marburg and District Tenants' Association, said "We acted in the interests of our people in disclosing the facts as we saw them and we exercised our democratic rights as servants of the community, also as sons of South Africa

"Our action has not been well received. We have tried to get a better deal for our people."

It was not his job to show the council how it should relieve the Indian housing shortage but to point out the tenants' needs.

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125

Plan for more flats at Wentworth

20/12/75

THE DEPARTMENT of Community Development is planning to erect a further 60 flats for economic income groups at Wentworth next year.

The department has just completed a development of 126 flats at Wentworth at a cost of R500 895 — some of which are now occupied.

They have also just acquired a large tract of land in the same area which will be subdivided and sold as individual plots for private development.

Last week the department invited Weekend Property and Home to inspect some of their recently completed apartments.

They were shown flats occupied two weeks ago by families with a monthly income of not more than R400. The two bedroomed apartments are at between R43 and R44.70 and the three bedroomed units at R51.40.

The apartments were spacious, airy and reasonably well finished off. Although some were spick and span and neatly furnished others were already beginning to show signs of wear. There was also graffiti scrawled on outside walls in some places.

“The department has a serious maintenance problem,” said a spokesman for the department. “In some places we have replaced up to 100 broken window panes a month. Not all the occupants are destructive though. It just depends who they are.”

Weekend Property and Home was also shown a new shopping centre in Austerville Road provided for traders by the department.

The old war-time buildings were converted this year into nine shops including a butchery, restaurant and supermarket, three market stalls, doctors consulting rooms, flats and offices. The cost of the renovations amounted to R108 287.

Mr. N. B. Hiles, regional representative of the department said: “These shop keepers were previously housed under very unfavourable conditions in garages and out-buildings dotted about the area. We have now given them a centralised trading area at rentals they can afford.”

The department, in conjunction with the Durban Corporation, is busy reclaiming a large piece of land in Tara Road which will be used as a recreational area for Wentworth residents.

- ① 209
- ② 125
- ③ 321

Married but she lives at
 Durban and her husband, a migrant
 labourer, is in KwaZulu's
 single men's hostels. Now she's waiting
 for a hostel where she can live
 and change for two weeks

East
 14/76
 Fourteen
 ELIGOTT

AS A concession to
 migrant workers whose
 families do not qualify
 to stay with them at
 Durban's KwaMashu, a
 line of cottages has been
 provided here for
 husbands who spend
 their days in the
 hostels. The
 number of these
 cottages is 20 000.

Known as the
 migrant workers' town
 of Kwa-Fourteen because
 of the law which
 requires that
 migrant workers
 must have a
 place to stay
 in the town
 where they are
 working. The
 charge is 10 cents a day
 and they're like the
 single men's hostels.
 I told me, "But they
 are used to
 home, it's
 a home."

slung
 to
 allocated rooms for
 her family, she

had been married for 18
 years without being able
 to live permanently with
 her husband.
 "Living apart is no
 good, but what can we
 do? It leads to husband
 or wife getting involved
 with other men and wo-
 men and that results
 in illegitimate children.
 Of course, I'd love to
 live permanently with
 my husband but I don't
 qualify."

A township
 spokesman said that if a
 migrant worker had
 worked for 10 years for
 his employer he
 then stood a good chance
 of obtaining a house.
 "Otherwise he has little
 hope. There are long
 waiting lists both for
 the single men's hostels
 and for the cottages at Kwa-
 Mashu. We could easily
 make up of several
 times the number we
 have. And it's the same
 in other areas."

If it were not for the
 enforcement of the
 influx control laws, we
 would be absolutely
 swamped out and people
 would be sleeping on
 the pavements.

125

Measured 2 col 43 2/2/76

Kwa Ngendezi township: Housing

68 Mr G B D McINTOSH asked the Minister of Bantu Administration and Development:

- (1) (a) When will the first houses be ready for occupation at the Kwa Ngendezi township and (b) how many houses will be available at that date;
- (2) (a) how many houses will be built per year and (b) how many two-, three-, four- and five-roomed houses will there be when the scheme is completed,

- (3) whether electricity, water and water-borne sewerage will be provided in all the homes

The MINISTER OF BANTU ADMINISTRATION AND DEVELOPMENT.

- (1) (a) and (b) It is not possible at this stage to indicate when and in what numbers houses will become available as the project is still in its initial stage and progress is dependant on various factors such as the provision of bulk and internal services and the availability of funds for the project as a whole
- (2) (a) This depends on what funds will become available from year to year
(b) Two-roomed houses—Nil
Three-roomed houses—Nil
Four-roomed houses—2 048
Five-roomed houses—426
Dwelling units in the form of flats and row houses—959.
- (3) Water and water-borne sewerage will be provided on each site while electricity will be available on application provided that applicants are prepared to pay for connections and supply

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Hansard 2 col 43 2/2/76

Kranskloof hostels: Beds

67 Mr G B D McINTOSH asked the Minister of Bantu Administration and Development

(a) How many hostel beds at the Kranskloof (Kwa Dabega) hostels are available for (i) males and (ii) females and (b) how many of these beds are at present used by (i) males and (ii) females.

The MINISTER OF BANTU ADMINISTRATION AND DEVELOPMENT

- (a) (i) 4 400
- (ii) 1 292
- (b) (i) 3 300
- (ii) 724

125

Hansard 2 col 43 2/2/76.

**Port Natal Bantu Affairs, Administration
Board: Housing**

66 Mr G B D McINTOSH asked the
Minister of Bantu Administration and De-
velopment

Whether the survey of Black people
requiring housing in the western area of
the Port Natal Bantu Affairs Administra-
tion Board has been completed, if so,
how many Black people will require
housing in this area

**The MINISTER OF BANTU ADMINIS-
TRATION AND DEVELOPMENT**

Yes 520 Families comprising 31 643
persons This figure does not include the
residents of Klaarwater

125

Hansard 2

59

TUESDAY, 3 FEBRUARY 1976

Durban/Pietermaritzburg: Dwelling units

18 Mr L. F. WOOD asked the Minister of Statistics

How many dwelling units were built by private enterprise for (a) Whites, (b) Coloureds, (c) Indians and (d) Bantu in the Durban and Pietermaritzburg complexes during 1975

The MINISTER OF STATISTICS

Durban complex

- (a) 2 541
- (b) 21
- (c) 1 177
- (d) None

Pietermaritzburg complex

- (a) 478
- (b) 7
- (c) 163
- (d) None

The Durban complex comprises, Durban, Queensburg, Illovo, Umbogintwini, Westville, Amanzimtoti, Kingsburgh, Pinetown, New Germany, Kloof and Yellow Wood Park

The Pietermaritzburg complex comprises Pietermaritzburg and Hilton

Dwelling units for Bantu are mainly financed and built by the public sector

125

Answered 3 col 149 10/2/76

Housing in Durban

38 Mr L. F. WOOD asked the Minister of Community Development

- (1) What was the estimated shortage of houses for White, Coloured and Asiatic persons, respectively, in the Durban complex as at 31 December 1975,
- (2) how many (a) houses and (b) flats were made available for persons of each race group during 1975 by (i) his Department and (ii) the local authority

The MINISTER OF COMMUNITY DEVELOPMENT

	Whites	Coloureds	Asians
(1)	1 100	4 000	13 500
(2) (i) (a)	4	—	250
(b)	—	126	—
(ii) (a)	—	18	110
(b)	102	222	306

For the information of the hon member it may be mentioned that housing schemes are now gaining momentum and that in addition to the abovementioned statistics there were on 31 December 1975, *inter alia*, also 116 dwelling units for Whites, 437 dwelling units for Coloureds and 1 496 dwelling units for Asians in some or other stage of completion. Further large schemes for Coloureds and Asians will be commenced during 1976, as for example the construction of 602 dwelling units

A watch on rent rises NM.

Mercury Reporter

PIETERMARTZBURG — The Indian Local Affairs Committee has asked to be consulted closely on any future rent increases in municipal economic housing schemes for Indians in the capital.

At a combined meeting yesterday the Indian and Coloured LACs agreed to note the increases which had already come into force in the Indian and Coloured municipal housing schemes.

When the rent increases were first announced, late last year, they drew a storm of protest from residents in the areas, who said the increases were too large and the timing of their introduction, just before Christmas, would cause hardship among the poorer families.

The secretary of the Northdale Municipal Tenants' and Ratepayers' Association has forwarded about 1900 objections to the increased rentals to the municipality.

(1,86)
2,125

NM 28/2/70

Housing curbs raises yells

Municipal Reporter

THE GOVERNMENT'S clamp-down on housing programmes, increasing Durban's housing backlog problems, has been deplored by the Province and the Durban City Council.

Plans for at least 5 136 homes for Whites, Coloureds and Indians are likely to be hit by the ban on local authorities accepting tenders for schemes already in the pipeline.

Tenders for one of these, 80 flats for Coloureds at Wentworth, closed yesterday.

Mr. Derrick Watterson, MEC in charge of local government, yesterday said any move by the Government to curtail housing allocations and spending would be "a most unfortunate mistake" and could only be deplored.

Durban's Health and Housing Committee chairman, Mr. Eric Ferron, warned that setbacks to housing programmes would have the most serious implications, particularly with Indian housing.

This week's clampdown by the Department of Community Development comes as Durban City Council is faced with rehousing thousands of Indian families from illegal shack settlements

One of these, New Farm on the North Coast, has only recently been incorporated in the Durban boundary and has 1 500 families living there. They have to be moved to allow for the expansion of the Council's Phoenix Indian township.

A special sub-committee, appointed by the Health and Housing Committee on Tuesday, met on Thursday to consider the squatter problem in the light of warnings by the City's Medical Officer of Health, Dr. C. R. McKenzie.

The sub-committee's

(11/25)
~~(2, 10)~~

(1) 125
(2) 86

Indian NM housing 6/276 fraud

Court Reporter

JOHANNES CILLIE pleaded guilty before Mr. M. P. Tomlinson in the Durban Regional Court yesterday to five counts of fraudulently obtaining R1 000 from five Indians by promising to get them homes.

The State alleges that Mr. Cillie pretended to the five men that he was an official of the Department of Community Development or that he had influence with officials of the department and was able to get houses for them.

He took amounts from R800 to R100 from the men as deposits on the houses between January and August last year.

The trial was adjourned to March 9.

(1) 125
(2) 86



MISS Connie Stainbank and her youngest son Donovan (2) in the cellar which has been their home for the last two months.

Unwed mum's cellar home

NM. 6/3/76 Mercury Reporter

A COLOURED woman and her three children are living in appalling conditions in a cellar in Dazley Road, Sydenham, because they have nowhere else to go.

But Durban's director of the Child Welfare Society, Miss D. C. Heeger, says the society is aware of the case and have been assisting Miss Connie Stainbank (29), who is unmarried.

Miss Heeger said that the society was aware that people were living in garages and cellars but felt that there were more pressing cases than Miss Stainbank's.

Miss Stainbank has one bed in which she and the three children aged nine, six and two sleep. She has been living in the cellar for two months, since being evicted from her former lodgings.

Her only source of income is R12 a month she receives as maintenance for her youngest child.

Mr. Morris Pitman, Coloured Representative

Pitman hits at housing shortage

Mercury Reporter

THE GOVERNMENT must provide more and better housing for Blacks as an urgent requirement, Mr. Harry Pitman said last night.

Mr. Pitman, the Progressive Reform Party candidate in the Durban North by-election, was addressing a house meeting in the constituency attended by about 200

(1) 125
(2) 86

Reddy lashes out over new home rents

6/3/76.

Mercury Reporter

Mr. J. N. Reddy, executive chairman of the South African Indian Council yesterday lashed out at the Durban City Council for what he said were the ridiculously high rentals and costs of homes in the new Phoenix township.

He told the Minister of Indian Affairs and Community Development, Mr Marais Steyn at the opening of the new Phoenix Indian Housing Scheme that homes there would cost two and in some cases three times more than those in Chatsworth and that rents would also be exorbitant

APPEAL

Mr Reddy appealed to the Government to look into the problems faced by Indians and provide funds for the building of homes. He said that the Phoenix homes would

cost between R12 000 and R15 000 and that those people who were desperately in need of homes would not be able to afford them.

"The Council's promise to provide some homes in Phoenix for those who lived in over crowded conditions in Chatsworth would not help," said Mr. Reddy

He said that young people who married and wanted to move out of their Chatsworth homes because of over crowding would find the Phoenix homes far beyond their means

Mr. Reddy also attacked the Council for not providing shopping centres and amenities in some units of Chatsworth.

"People don't trust us any more because we keep telling them that the problem will be solved soon, but 10 years have gone by and there are still no shopping centres and amenities in many units."

Mr. Steyn assured the SAIC and the Indian Community that Phoenix and all other future townships for Indians, including those for other races, would have all amenities provided with the growth of the township

AMENITIES

"When a unit is being constructed, amenities will be provided at the same time. The major requirements will, however, be provided when there is a demand for them," said Mr. Steyn.

Mr. Reddy earlier also urged the Minister to investigate the plight of

~~619001~~
~~79321~~
3 125

NEWS
INQUIRIES
6/3/76
African Affairs Reporter
DALTON Road Hostel residents in Durban have been subjected to constant raids by the Security Corps (Black Force) and charged with consuming beer in the hostel, a Natal Urban Bantu Councillor told the Mercury at the weekend.

Mr. M. Blose, also vice chairman of the KwaZulu Legislative Assembly, said the residents were being raided for beer which they had bought from the beer hall run by the Port Natal Bantu Administration Board. The beerhall is near the hostel.

The beerhall and the hostel are run by the board and the Security Police are the employees of the board.

Last Friday hundreds of the residents were charged for consuming the beer in the hostel. The next day angry residents showed Mr. Blose receipts of R10 each which they had paid as admissions of guilt.

Mr. S. Bourquin, Chief Director, Port Natal Bantu Administration Board, last night said he would look into the matter.

125

Hansard 10 vol 742
2/4/76

(X) Housing in Clermont

619 Mr G B D McINTOSH asked the Minister of Bantu Administration and Development

- (1) (a) How many Bantu were re-housed and (b) how many shacks were removed in Clermont township (i) in 1975 and (ii) from 1 January 1976 to date,
- (2) where have these people been re-housed

The MINISTER OF BANTU ADMINISTRATION AND DEVELOPMENT

- (1) (a) (i) 3 785.
(ii) 1 415
- (b) (i) 40
(ii) None.
- (2) In hostels and in the homeland

125

R4 800 for injuries to schoolboy

3/4/76

NM

Mercury Reporter

PIETERMARITZBURG — The Minister of Community Development was ordered by the Pietermaritzburg Supreme Court yesterday to pay R4 800 damages to the father of a young schoolboy who was injured while playing in a partly-demolished building at Oribi Village.

Mr. Justice van Heerden said the building — a disused communal ablution block — had been left in a dangerous condition for several months after a contractor had removed the roof, windows and doors.

On March 1, 1974, 11-year old Francois Gouws fell from one of the walls of the structure, pulling some of the brickwork down on top of him. His legs were seriously hurt in the fall.

Mr. Justice van Heerden held that officials from the Department of Community Development, which owns Oribi Village, should have foreseen that the partly-demolished building would be an attraction to children, and they had not discharged their onus as far as the safety of the public was concerned.

He awarded Mr. Nicolaas Gouws, the boy's father, R4 270 general damages, R530 medical expenses, and the costs of the action.

Maritzburg may 'carry' the Govt.

NM 2/4/76

Mercury Reporter

PIETERMARITZBURG — The ratepayers of Pietermaritzburg could find themselves "carrying" the Government to the tune of R1 850 000 for several months because of the critical shortage of housing funds.

A city council deputation which visited Pretoria last week to lobby for additional housing funds was asked by the Secretary of Community Development to finance the White Grange II scheme and the urgently needed Eastwood housing scheme for Coloureds until the end of the financial year.

According to reports, considered by the Housing and Town Planning Committee yesterday, the Secretary said the council would be reimbursed on April 1 next year.

The Department also undertook to pay the interest on the loan Pietermaritzburg would have to arrange to go ahead with the White Grange II development, to which they were already committed contractually.

The Secretary said other local authorities would probably be called on to accept lower housing fund allocations than those already granted. The deputation was told that Pietermaritzburg's allocation had been reduced from R1 380 000 to R600 000.

The Housing and Town Planning Committee recommended that, subject to confirmation from the Government, the city council agree to "carry" the temporary financing of the R750 000 Eastwood Stage I scheme.

R2,5m housing plan proof of Govt concern

— SAYS REDDY

NM

Mercury Reporter

27/3/76.

THE MINISTER of Indian Affairs, Mr. Marais Steyn, yesterday personally conveyed his thanks and appreciation to members of the Executive Committee and other Council members of the South African Indian Council for promptly providing him with an assessment of the situation following the flooding of the Springfield Flats, says Mr. J. N. Reddy, Executive chairman.

The SAIC, through the Chairman of the Executive Committee had, after an inspection on Monday morning, addressed a plea to the Minister to take urgent steps to obtain approval for funds to enable the Durban City Council to commence on the construction of housing for the displaced families immediately, he said.

"The announcement of the allocation of R2,5 million for permanent housing for the victims of Tin Town immediately after he heard the representations was proof that the Government was concerned that there should be no delay in the provision of permanent accommodation and to restrict any interim measures to a minimum period.

The Minister and members of the Executive Committee wish to convey their sympathy to the victims of the floods and to express thanks

and appreciation to all persons and organisations, and especially the Durban City Council who had given invaluable help in providing relief for the affected families," said Mr Reddy.

The Minister arrived in Durban late yesterday and met the SAIC's Executive Committee.

786
125

(1) 86
(2) 125

The Natal Mercury, Wednesday, May 5, 1976. 13

Misery comes to Tent Town

Mercury Reporter

YESTERDAY'S heavy downpour brought added hardship and misery to several Tent Town families who had to spend last night in rain-drenched tents.

The sports ground at

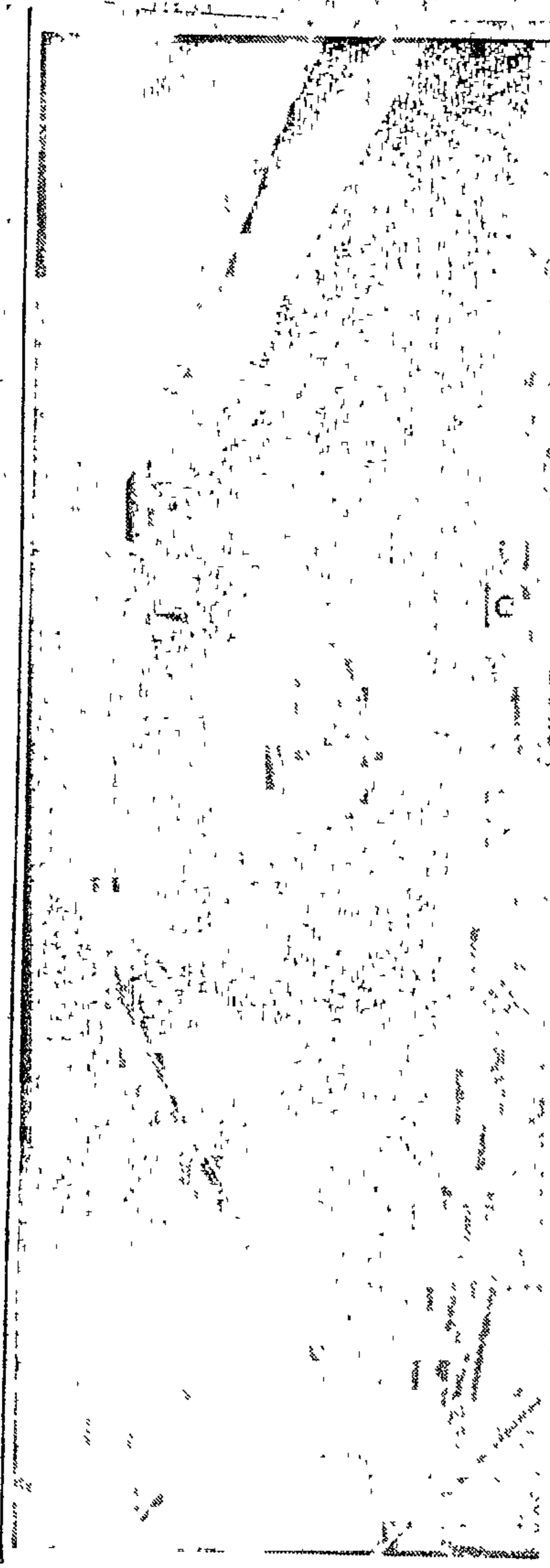
Asherville, where more than 200 S.A. Defence Force tents had been erected for Tin Town flood victims, was water-logged after the heavy rains on Monday and yesterday.

Some families had to use timber and plastic to stop the water from rushing into the tents.

Bedding and clothing were swamped. Housewives complained bitterly about the damp conditions and said they were hoping and praying that their new homes in the main-moat Mt. Edgemoor / Phoenix housing scheme would be ready as soon as possible.

"We are sick and tired of living in these conditions," said one distraught mother of five young children. They also claimed that the dampness was having an effect on their children's health. Welfare workers, under the supervision of Mrs. R. Ramsaroop,

yesterday distributed more bedding to those hard hit by this week's downpour. Meanwhile, Tent Town has grown with the erection of 55 tents on another sportsfield, opposite the Clayton Gardens Home for the Indian Aged, in Clayton Road, Asherville.



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Shortage of funds cuts homes for Indians

nm
7/7/76

Mercury Reporter

THE target for houses for Indians in Durban is 6 000 but because of a lack of funds, only between 3 000 and 4 000 will be built this year, Mr. Desmond Douglas, Assistant City Engineer, said yesterday.

Mr. Douglas was giving evidence to the Commission of Inquiry into Durban's Finances. He said that although there was a 20 000 housing backlog for Indians, the Council had done well to provide a similar number of fully serviced houses in Chatsworth.

He denied that there had been any discrimination against Chatsworth residents.

Questioned by commission members about the brick roads in the area, Mr. Douglas said they had served a very useful purpose for the last 15 years.

Although they were showing signs of deterioration now, the housing scheme was a low-cost one and had to be constructed as economically as possible.

Immediate additional facilities planned for Chatsworth, costing R1 540 000, included a main library and two branch libraries, a main clinic and four others, nine community halls, further play lots and football fields.

Plans for the first community hall will be submitted to next week's meeting of the Health and Housing Committee.

125

Coloured housing complaint

nm
23/7/76

Mercury Reporter

NATAL Coloured leaders yesterday said they were "fed up" with the treatment meted out to them by Durban City Council

They were commenting on recent flood damage to Coloured homes in the Duranta Road sub-economic housing scheme.

Mr. E. P. Smith, an LAC member and Natal Labour Party chairman, said that when homes were built for Whites, proper drainage facilities were installed before the people moved in.

He said that the hardships and ill-health suffered by people after rains caused "bitterness and frustration"

"What happened at Duranta Road this year and at Sparks Estate last year will continue unless housing schemes are properly planned," Mr Smith said.

The City Engineer, Mr Don Macleod, said last night he had received a report on the area and that the drainage was "completely adequate."

He said, however, that a second inlet would be added to the stormwater drain in Cycas Road, above the housing scheme, as water ran down the hill into the housing scheme.

Critical View of Black Natal^{nm} life

125

4/8/76

Mercury Reporter

CONDITIONS for Blacks in the greater Durban area are so bad that the city is "just a spark away from the type of disturbances seen in Soweto," says Professor L. Schlemmer, director of the Institute for Social Research at the University of Natal.

Prof. Schlemmer, speaking at a three-day inter-denominational symposium, Christian Ministry at a time of Crisis, which began in Durban yesterday, said. "All we can congratulate ourselves on is that we have demoralised Blacks so totally that they can do nothing constructive about their situation. To secure peace on that basis is worthless."

He said that by 1995 the land available to Coloureds and Indians would be full, whereas White land would be only 77 percent full. This was due to the inequality in the land allocated to the various race groups, where the situation heavily favoured Whites.

Prof. Schlemmer said a fringe of peri-urban areas was developing beyond Kwa Mashu, Pieterstown and Umlazi, where increasing numbers of Africans were being forced to live, erecting houses and shacks on land which was unserviced and without roads. They were paying exorbitant rents to private landlords because of the drastic shortage of subsidised housing.

Some estimates put the number of Africans waiting for homes at 400 000. He said a recent survey in the Valley of a Thousand Hills showed people to be living 10 to a hut on average.

Prof. Schlemmer said his general impression of the situation in the townships was one of "tremendous dissatisfaction."

Migrant labourers no longer wished to bring their families to the urban areas for fear of exposing them to the social evils of township life.

Those who had their families with them considered moving back to KwaZulu but realised this was useless because the KwaZulu economy could not absorb them.

Yet these people would have no rights in the urban areas.

Of the other Black groups, Prof. Schlemmer said 50 percent of the Coloureds and 33 percent of the Indians in Durban do not have homes of their own, and many have no prospect of getting one.

334/123

NM 17/11/46

R14m FOR HOUSES

African Affairs Correspondent

PORT NATAL Bantu Administration Board was in the process of providing more than 12 000 houses for Africans at a cost of more than R14 million, Mr. S. Bourquin, the board's director, said yesterday.

Hambanati township, near Tongaat, would soon receive 107 houses which, with the services, would cost about R150 000.

The board has made a start on the provision of services and the first unit of houses at Kwa Ngendlezi, near Pinetown, which would eventually become a 4 000 house township. This scheme, which includes public buildings, would cost R4 378 000, and was being constructed for the KwaZulu Government.

Another new township, Kwa Ndabeka, near Clermont, would cost about R10 million when completed and would provide 8 000 houses.

Mr. Bourquin said the township would let four-roomed houses which included indoor toilets and would offer owner builder sites.

Senate Hansard 7 Q. Nos. 50-52

28/4/76

Floods in Durban

*2) Senator L. E. D. WINCHESTER asked the Minister of Community Development.

- (1) How many persons have been left homeless as a result of the floods in Durban during March 1976;
- (2) (a) how many homes were flooded or destroyed, (b) what is the estimated damage and (c) what steps are being taken for the relief of those affected.

The MINISTER OF COMMUNITY DEVELOPMENT

- (1) Approximately 500 Indian families
- (2) (a) The approximately 250 Indian dwellings, which were flooded or destroyed, were only temporary structures and not proper dwellings
- (b) Surveys are still being made by my Department of Community Development
- (c) The hon Senator's attention is directed to my press statement on 24 March 1975 in which, *inter alia* it was indicated that arrangements were made with the South African Defence Force for tents to be made available to those families which were without temporary shelter pending completion of the dwellings under construction. At the request of my Department of Community Development special approval was given by the Treasury for an additional amount of approximately R2.5 million to be made available for the immediate construction of 500 dwelling units to house the relative families in proper permanent dwellings within a matter of months

Senator L. E. D. WINCHESTER: Mr President, arising from the hon the Minister's reply, could he tell me why it is not possible to house some of these people in vacant buildings in Durban i.e. buildings which are owned by the Department?

The MINISTER: Mr. President it is possible and the Durban Council, which has played a remarkably fine role in this whole matter, has agreed to make houses available as they become available in Phoenix to ease the position of these displaced people, and some of them are being housed

Senator L. E. D. WINCHESTER: I do not think the hon the Minister quite took the point that I was trying to make. The Department of Community Development owns buildings which are at present vacant in various parts of Durban. People have been moved from them for one purpose or another. It is those existing vacant buildings which I am asking the Minister about

The MINISTER: If the hon Senator will give me details of the vacant buildings which he has in mind, I shall go into the matter

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HOUSING & HOSTELS

NATAL

APRIL 1976 - SEP. 77

Senate Hansard 7 @ col 50

28/4/76

Floods in Durban

*1) Senator L E D WINCHESTER
asked the Minister of Police

How many persons lost their lives or
are still missing as a result of the floods
in Durban during March 1976

The MINISTER OF POSTS AND TELE-
COMMUNICATIONS (for the Minister of
Police).

25 lost their lives and 3 are still miss-
ing.

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Senate Hansard 7 Q w 52

28/4/76

Floods in Durban

*3 Senator L E D WINCHESTER
asked the Minister of Water Affairs

What steps are being taken to prevent
a recurrence of the floods which occurred
in Durban during March 1976

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The MINISTER OF POSTS AND TELE-
COMMUNICATIONS (for the Minister of
Water Affairs):

The Department of Water Affairs is
planning the development of the water
sources of the Umgeni River on a long
term basis. There are four dams already
in the catchment, viz Midmar, Albert
Falls, Henley of Pietermaritzburg and
Nagle of Durban. The recent flood in
Durban, however, originated mainly be-
cause of heavy rains downstream of these
dams so that their potential to reduce
flood peaks could not be utilized. In the
short term the Department can, therefore,
take no steps to prevent the recurrence of
a similar flood.

The area which was flooded is situated
within the boundaries of the Durban
Municipal area and any measures for the
prevention of floods in that area rests
exclusively with the City Council of Dur-
ban.

The Water Act, 1956, was revised in
1975 to make, in the case of township
establishment, provision for the de-
lineation of land below a level likely to
be reached on the average once every
fifty years by flood-waters in any public
stream and to enable the Minister to con-
trol the establishment of townships or new
permanent development in flood areas by
means of a notice in the *Government
Gazette*. The Minister, however, has no
authority in the case of existing town-
ship areas. Within a township provision
for the discharge of flood-water is the
responsibility of the local authority con-
cerned.

725

AID AFRICAN HOMES PLAN

Mercury Reporter
PIETERMARITZBURG — A call to member companies to help African workers buy their own homes in the interests of "a contented and stable labour force" has been made here by the Chamber of Industries.

In a letter which reached members yesterday, Mr. W. A. Fuller, director of the chamber, said the executive committee urged companies to encourage their African workers to buy homes by making available the necessary down-payment.

Mr. Fuller told the Mercury that the home ownership schemes, introduced recently in two townships, would bring an end to the insecurity felt by Africans living in the townships and would result in a better labour force.

Hillcrest cluster approved

Mercury Reporter

HILLCREST residents may appeal to the Private Townships Board in Pietermaritzburg over a decision taken by the Hillcrest Town Board on Thursday in favour of a cluster housing development in Albinia, overlooking the Shongweni polo grounds.

The decision gives the go-ahead for the erection of a complex of 11 houses on 2,40 hectares by Mr. Ivor Daniel, the developer.

Mr. Malcolm Phillips, who spoke on behalf of objectors to the scheme, said he would "get a mandate from them before launching an appeal".

Mr. S. Martin, principal of the Hillcrest Junior School, near the proposed scheme, had objected "on behalf of all his pupils" and for their safety.

Mr. C. G. Williams, town board chairman, said the decision had to be reviewed by Provincial Council.

House 2 vol 70 1/2/77

125

Dwelling units in Durban/Pietermaritzburg complex

15 Mr L F WOOD asked the Minister of Statistics

How many dwelling units were built by private enterprise for (a) Whites, (b) Coloureds, (c) Indians and (d) Bantu in the Durban and Pietermaritzburg complexes during 1976

The MINISTER OF STATISTICS

	(a)	(b)	(c)	(d)
Durban complex	1 970	32	407	—
Pietermaritzburg complex	405	7	163	—

Dwelling units for Bantu, Coloureds and Asians are mainly financed and built by the public sector

The Durban complex comprises Durban, Queensburgh, Illovo, Umbogintwini, Westville, Amanzimtoti, Kingsburgh, Pinetown, New Germany, Kloof and Yellow Wood Park

Pietermaritzburg complex comprises Pietermaritzburg and Hilton

**Durban complex: Persons/houses/
flats**

33 Mr L. F. WOOD asked the Minister of Community Development

- (1) What was the estimated shortage of houses for White, Coloured and Asiatic persons, respectively, in the Durban complex as at 31 December 1976,
- (2) how many (a) houses and (b) flats were made available for persons of each race group during 1976 by (i) his Department and (ii) the local authority

The MINISTER OF COMMUNITY DEVELOPMENT

	Whites	Coloureds	Asiatics
(1)	600	4 000	12 200
(2) (a) (i)	42	—	167
(ii)	28	—	348
(b) (i)	127	102	—
(ii)	108	48	750

As already indicated in my reply to the hon member's Question No 24 a further 1 022 dwelling units for Coloureds are under construction whereas schemes comprising 1 914 dwelling units have already been approved. For Asiatics 2 131 dwelling units are under construction whereas there are 6 348 dwelling units in approved schemes.

**Durban complex: Persons/houses/
flats**

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- (1) What was the estimated shortage of houses for White, Coloured and Asiatic persons, respectively, in the Durban complex as at 31 December 1976,
- (2) how many (a) houses and (b) flats were made available for persons of each race group during 1976 by (i) his Department and (ii) the local authority

The MINISTER OF COMMUNITY DEVELOPMENT

		Whites	Coloureds	Asiatics
(1)		600	4 000	12 200
(2) (a)	(i)	42	—	162
	(ii)	28	—	348
(b)	(i)	127	102	—
	(ii)	108	48	750

As already indicated in my reply to the hon member's Question No 24 a further 1 022 dwelling units for Coloureds are under construction whereas schemes comprising 1 914 dwelling units have already been approved. For Asiatics 2 131 dwelling units are under construction whereas there are 6 348 dwelling units in approved schemes.

Housing: EL to send delegation

EAST LONDON — The city council is to send a delegation to the Minister of Community Development over the freezing of new municipal housing projects

The Department of Community Development ran out of money last year and asked municipalities to provide bridging finance for the housing projects to which each council was committed

The money plus interest will be paid back to the councils in the coming financial year.

But the department has warned municipalities that because of the general financial climate, there are not enough funds for any new housing contracts and the only work allowed will be those contracts to which municipalities are already committed.

The councillor in charge of housing, Mrs R. Belonsky, said East London would find out what sort of allocation has been made to the city and, if necessary, a delegation will go to the minister

"There is an urgent need for more housing for Coloureds and Indians in East London and we must do all we can to keep providing houses and we'll go to the top if necessary."

Mrs Belonsky said there was serviced land and tarred roads in Buffalo Flats Extension, where houses could be built as soon as funds became available. There was also ground which could be developed in Duncan Village for Indian occupation. — DDR.

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Sunday Times

extra

MITCHELL'S PLAIN CLAIMS ARE REFUTED

THE HOMES built by the Bellville Municipality for Whites at a cost of R9 000, which were said to be the same as those built at Mitchells Plain for Coloureds costing up to R12 000 at Mitchells Plain are not the same, according to the Cape Town City Engineer Mr J G Brand.



6/2/77

125

Mr Brand, replying to criticism levelled at the Council by former Labour Party leader Mr M D Arendse, said the main differences between the two types of houses were that the Mitchells Plain houses had brick cavity walls while the Bellville houses had single skin block walls.

The Bellville houses also have vinyl tile floors in all rooms, while there is wall-to-wall carpeting at Mitchells Plain in living and dining rooms, all bedrooms and vinyl tiles on all other floors.

Bellville also had only terraced housing opposed to terraced double-storey townhouses, semi-detached and detached housing at Mitchells Plain.

There was also individual and separate sewerage reticulation compared to shared sewerage at Bellville.

No individual amenities such as sportsfields or public/community buildings have been planned into the Bellville scheme.

Latest planning

At Mitchells Plain, Mr Brand says, a full range of amenities is being provided in accordance with the latest "new town" planning.

Mitchells Plain also had to develop a totally new hierarchy of major link or independent services such as roads, water, electricity, sewerage and sewage disposal.

While the houses offered at Bellville are approximately the same size as those at Mitchells Plain, Mr Brand says, the disparity in price of the houses offered is easily explained.

The Bellville prices cover only the cost of construction, land acquisition costs

and service connection costs.

In Mitchells Plain, approximately R2 200 must be added per dwelling unit as a contribution towards the cost of the infra structure.

With regard to Mr Arendse's allegations of wastage of time, labour and material, Mr Brand replies that this isn't valid "as at all times every effort was made to prevent any wastage".

Prototype

"However, it must be borne in mind that the first area (AO) did serve as a prototype in the development of new house types and new construction techniques.

This was also in the use of new materials and new methods of co-ordinating the activities of numerous construction teams comprising a total strength of approximately 3 000.

The allegations about the repainting of houses in various colours "is patent nonsense", Mr Brand says "as all internal colour schemes are white walls with colours only on door and window frames".

Only about 10 percent of the houses referred to are painted externally, Mr Brand continued, "the remainder have a face brick finish".

"All colour schemes were allocated in accordance with a schedule and were strictly adhered to during construction."

Mr Arendse's allegation that materials were rejected by "one official or another" was also without substance, Mr Brand says.

"In general, materials

By HOWARD LAWRENCE

purchased and used were in accordance with a standard specification, where applicable SABS, and therefore of good quality.

No surplus

"Any material found to be surplus to requirement on one site was used in further housing in other areas."

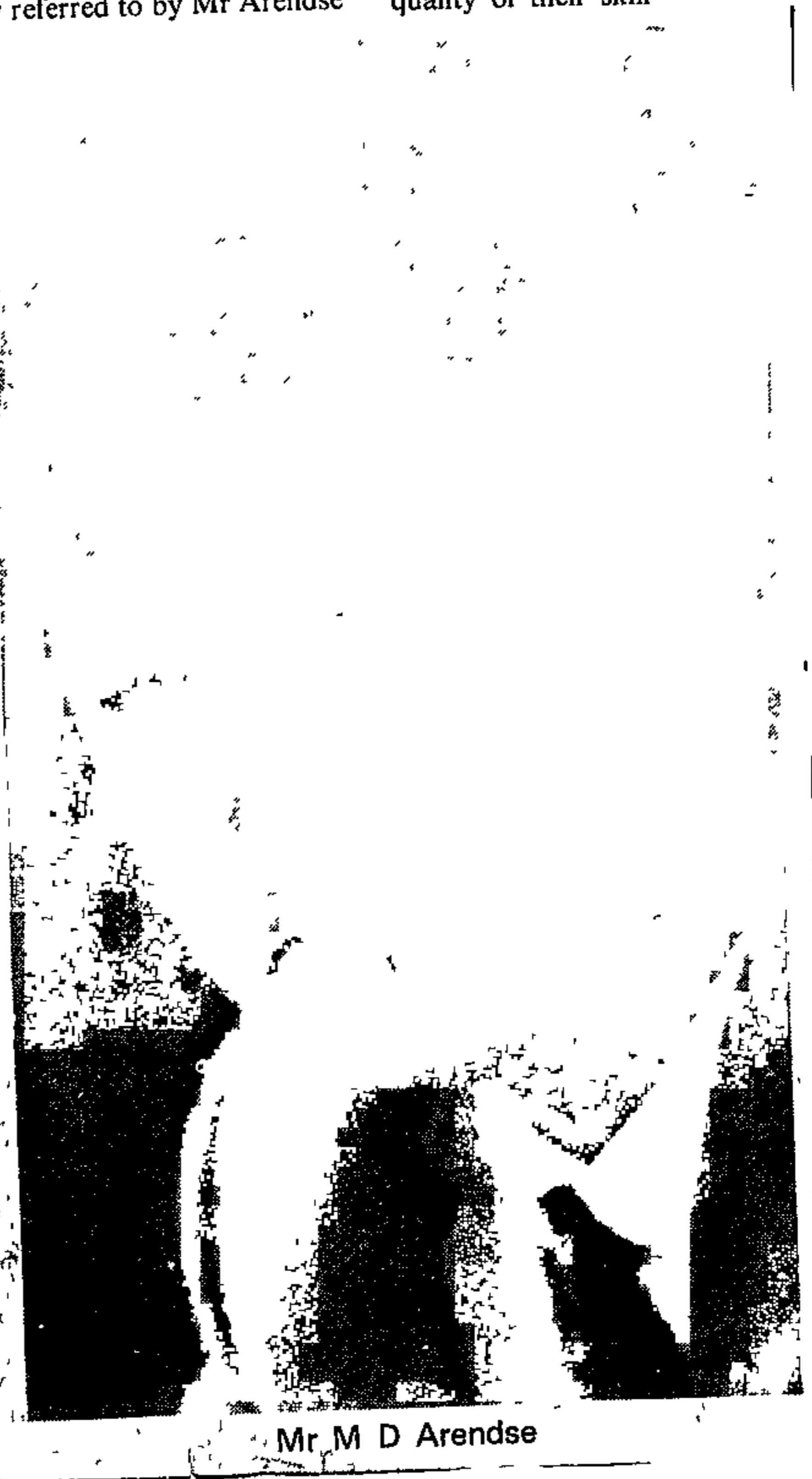
Mr Brand also denied there were different levels given for the houses as alleged by Mr Arendse, and he rejected "with contempt" Mr Arendse's statement that White officials did not know what they were doing.

"The true facts are that the only three Whites involved in the work apparently referred to by Mr Arendse

were a senior qualified civil engineer-director of buildings, a senior qualified architect-assistant director of buildings and an experienced registered Master Plumber-General Foreman plumber.

"These men, with 20 to 30 years experience in their particular fields, were in control of some 3 000 men all of whom were from the Coloured community.

"Recruitment of labour was handled personally by the Director of Buildings and not by clerks, as Mr Arendse alleged. Artisans had to have their union and unemployment cards, to prove that they were qualified in the trade and the quality of their skill."



Mr M D Arendse

6/2/77

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The City Engineer, Mr J G Brand.

Natal Mercury 31/3/77

Mercury Reporter

Pietermaritzburg.

FEAR was expressed at yesterday's city council meeting here that the council might face bankruptcy if a shortfall of almost R6 000 000 in the allocation of housing funds was not met by the Department of Community Development.

The council applied for funds from the department totalling R8 750 000 for the development of the Westgate, Eastwood

'BANKRUPTCY' FEAR IN CITY

and Northdale 9 and 10 housing schemes.

So far, only R2 800 000 has been granted.

The council has been temporarily financing the continuation of the housing contract on the Westgate scheme. Building of houses in Eastwood has started though none is available for occupation. The North-

dale scheme is still in the design stage.

The vice - chairman of the housing committee, Councillor Roy Eckstein, asked yesterday if the council would go bankrupt.

Other councillors expressed concern that they had no idea how much the failure to sell houses in the Westgate

scheme was costing the council.

Councillor Peter Harwood, housing committee chairman said the council was not losing any money. All the money it had paid out would be added to the balance of the loan.

However, it was decided that a deputation, consisting of the housing committee chairman and vice - chairman and the Mayor, meet the Secretary for Community Development about the funds.

Officials would report on the feasibility of the council's developing and running the Westgate scheme.

To boost the sale of houses in the Westgate scheme, a council deputation recently met the acting Secretary for Community Development with the aim of relaxing certain sale conditions.

Many applications have had to be refused as they did not conform with the present income limitations and family size prescribed by the National Housing Commission.

The city council felt that the sale of the houses was being restricted as the required income limits were too low compared to the estimated capital cost of the property.

BLACK HOUSING

Durban's backlog

It is not only in the Cape Peninsula that the housing backlog has led to the growth of "squatter" settlements. The problem is acute in Durban too.

So immense has the backlog become, that some people now take the view that SA simply does not have the resources to overcome the black housing shortage by conventional means. The point was made strongly during an all day tour of Durban's black townships arranged by the Urban Foundation last week.

Professor Lawrie Schlemmer, head of Natal University's Centre for Applied Social Sciences, for example, said that a November 1975 estimate "put the cost of solving the immediate housing problem at R250m in the Durban area alone". Since then building costs have risen substantially, and the figure would become astronomical if calculated for the whole country.

In the Durban metropolitan area there are 45 000 applicants of all races on official waiting lists for houses. Assuming conservatively that the average applicant represents a family of five, there are 225 000 people wanting a roof over their heads. This takes no account of those who have lost heart and not bothered to

put down their names for a hopeless wait.

So it is hardly surprising that the "squatter" population is increasing by leaps and bounds. Estimates of their numbers range from 210 000 to 300 000.

Some of Durban's African townships appear to be just as crowded as shanty settlements. For example, KwaMashu's official population is 145 000. But it could be 25% higher. Umlazi may even have double its official population of 152 000.

A Natal University study in KwaMashu shows that "there is a dominant feeling of insecurity" according to research worker Judson Kuzwayo. This manifests itself in many ways: insecurity of residence, physical insecurity from the high rate of hooliganism where one person in every 10 is affected by a serious crime such as rape, murder or assault; the feeling that police pay more attention to trading and other offences than crimes of violence; the danger to children from cars in narrow streets and to adults from attack in confined spaces.

Plain facts tell their own story about the quality of life. At Clermont more than 100 soccer clubs share two soccer fields and there are no parks or children's playgrounds for the population of around 100 000. Classes at KwaMashu schools have 53 pupils on average and there are no chemists, libraries, parks or hotels.

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Education and Coloured Affairs aimed at bringing primary education to children in rural areas while taking rural children to secondary education at larger centres is not uncommon. Nevertheless, as we have noted, in practice this means a fragmented and often inadequate primary education with almost no opportunity for higher education for the bulk of the children in white rural areas.

Both Departments tend to feel that more efficient transport and the provision (and extension in some instances) of boarding facilities would ameliorate a situation which certainly leaves a great deal to be desired. The costs of achieving these two aims are often considered prohibitive.

Dissatisfaction with present syllabi is often expressed. The main complaint from some quarters is that the syllabi do not concentrate to the required extent upon the rural environment. Both Departments concerned contend that a general primary education which concentrates upon the basic acquisition of literacy and numeracy should precede any training that is specifically orientated towards vocational or agricultural skills. As even

18/ See, *inter alia*, F. Wilson, Education for Rural Development. In: P. Foster & J. Sheffield (eds.) The World Year Book of Education, 1974. London, Evans, 1973.

19/ 'Rural Education'. In: Aspects of Education, No. 17. University of Hull, 1973.

① 8/7
② 125

Thousands of people could be affected

Bid to solve bribes scandal

By DICK USHER

THE Department of Community Development has agreed to set up a committee to investigate all aspects of the Chatsworth "housing bribes" scandal.

The new committee will be formed as a result of last month's meeting between City Council representatives, the Local Affairs Committees and the Secretary for Community Development, Mr Louis Fouche.

Mr Fouche flew to Durban to mediate between the various parties in the long-standing row about what action should be taken against Chatsworth families who allegedly obtained their homes through bribery.

After hearing all sides of the dispute, Mr Fouche has decided on the creation of the committee to investigate the situation anew.

There will be one representative each from the Department of Community Development, the City Council, the Indian Council and the Southern Durban Local Affairs Committee.

In the balance

The fate of about 8 000 Chatsworth people hangs in the balance since a council decision to take punitive action against those families who allegedly obtained their homes through bribes.

The council argued that because these families had used illegal methods to obtain homes ahead of others on the waiting list some form of action should be taken against them. Although the LAC agreed in principle, there were large differences on the form of action that would be appropriate.

The City Council has also decided to take action against absentee landlords in Chatsworth.

At least 1 000 homes are involved in the latest move — homes belonging to people who do not live in them but rent them out to others on the waiting list.

People found guilty of this practice will probably have their agreements cancelled, with the possibility that their tenants could become the new legal occupants.

The Council decided to take action against the absentee landlords following discussions with the SDLAC, which condemned the practice of people who own homes in other areas being able to make a fat profit out of the severe housing shortage in the Indian community.

List

The Council already has a list of landlords against whom it will take action and housing inspectors will also be on the lookout for others.

To become eligible for the homes, tenants must have been in occupation for at least two years; have been on the waiting list for a home since December, 1968; and must be qualified in all other respects.

When action is taken against their landlords, tenants who are not qualified for a Chatsworth home will be given six months to find alternative accommodation.

82
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- i) Two estimates of labour supply have been calculated as outlined in Section 111. Population is projected to grow at 2,65% per annum during 1975 - 1979.
- ii) The figures from Table IV. have been used for agricultural employment during 1961 - 1965, 1969 and 1971 - 1974. Figures for 1966-1968 and 1970 have been inserted using linear interpolation. Figures for 1975 to 1979 have been extrapolated using employment growth rates deduced from Table VI. These estimates are graphed on Figure 1V.
- iii) Figures from S.A. Statistics 1972 and 1974, corrected by those appearing in the Quarterly Bulletin for December 1975 have been used for mining employment from 1975 to 1979 have been extrapolated. Estimates are graphed on Figure 111.
- iv) Figures from the Quarterly Bulletin for December 1975 have been used to estimate employment in the Quarries, manufacturing and electricity. To the 1973 figure has been added. Figures for 1975 to 1979 have been extrapolated using Table VI. The estimates are graphed on Figure 111.
- v) Measurements of employment in services in S.A. Statistics have been so sporadic and incomplete in their coverage that working from them is almost impossible. For want of better figures, I have compiled service employment estimates for 1963 to 1973 by taking the mean of the estimates appearing in the first six EDPs for each of those years. Figures for 1961 and 1962 have been added by assuming that services employment grew as fast during 1961-1963 as it did from 1963-1967. Estimates for 1974-1979 have been extrapolated using Table VI. This gives the 'low' services employment series. A 'high' services employment series has been obtained by multiplying the 'low' series by a factor which just suffices to cause the curve to pass through the 1973 estimate in EDP V11. Assuming the most recent estimates to be the most accurate, the 'high' services employment series is used in the 'median' unemployment calculation and the 'low' series is used as a sensitivity test. Both estimates are graphed on Figure 111.

Census of shacks/squatters/housing requirements in Durban area

*9 Mr G B D McINTOSH asked the Minister of Bantu Administration and Development

Whether the Port Natal Bantu Affairs Administration Board has completed its census of shacks and squatters and of housing requirements in the areas it administers in the greater Durban area directly or on behalf of the KwaZulu Government

†The MINISTER OF BANTU AFFAIRS

Yes

Hansard 14 vol 1006 3/3/77

125

Kwa Ndengezi Township

795 Mr. G B D McINTOSH asked the Minister of Bantu Administration and Development:

- (1) How many houses were (a) completed, (b) under construction and (c)

occupied at Kwa Ndengezi Township as at 1 April 1977,

- (2) how many (a) classrooms, (b) clinics, (c) sportfields and (d) shops were built and in use at that date,
- (3) whether water and electricity are available in each home, if not, when will they be supplied,
- (4) what transport services are available at the township

The MINISTER OF BANTU ADMINISTRATION AND DEVELOPMENT

- (1) (a) 30
(b) 500
(c) None
- (2) (a) Ten classrooms are under construction, but not in use yet
(b) None
(c) None
(d) None
- (3) Water and sanitation are always provided in each home. Electricity will be provided when available
- (4) No public transport is available at this stage but it will, no doubt, come when the population warrants it.

Maarsard 19 w.l. 1283
10/6/77

Building of houses at Mpophemeni Bantu township ✓

1080 Mr W M SUTTON asked the Minister of Bantu Administration and Development

- (1) Whether his Department recently took over the building of houses at Mpophemeni Bantu township, near Howick from the Drakensberg Bantu Affairs Administration Board if so, for what reason
- (2) what is (a) the number of houses which will be built at Mpophemeni in each year from 1977 to 1980, (b) the total number of houses planned for Mpophemeni and (c) the estimated cost of the houses to be built.

- (3) whether the houses are to be built departmentally or under contract

The MINISTER OF BANTU ADMINISTRATION AND DEVELOPMENT

- (1) No The Drakensberg Bantu Affairs Administration Board will develop this township as agent of the South African Bantu Trust
- (2) (a) As the provision of housing is affected by various factors, no indication can be given as to how many houses will be built each year from 1977 to 1980
- (b) The township provides for approximately 3 800 residential erven
- (c) As numerous factors have an influence thereon, it is not possible to estimate the cost of the houses to be built
- (3) The control committee established by the agency agreement has not as yet decided on this question

125

Source: Department of Statistics. Report on Agricultural and Pastoral Production 1972/73. Agricultural Census No. 46, Report No. 06-01-10.

Footnotes:

- 1) A zero in this table means either:
- (a) there are no regular employees in the economic region.
 - (b) there are no regular nor casual employees in the region.

28/6/77 NATHAL MERRA
**COUNCIL
RENEWS
REQUEST**
Municipal Reporter
DURBAN City Council's Health and Housing Committee is to make further attempts to get a temporary police station established at Phoenix.
A previous request to the South African Police was turned down on the grounds that the area was adequately patrolled by police vans from Greenwood Park and Mount Edgecombe police stations.
Earlier this year the Northern Durban Indian LAC reported that a considerable number of motor vehicles were being stolen at Phoenix. Residents had asked for greater police protection.
Health and Housing Committee chairman Mr. Clive Herron said last night further representations would be made to the Divisional Commissioner of Police, Port Natal.

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This exam counts 1

Multiple choice questions provided. Don't

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29/7/77 N/MERCURY

**Give Blacks
 (125)
 homes' plea**

GREYTOWN — Another plea for urban Blacks to be given land and home ownership rights has come from the building society movement.

Mr. Maurice Hill-Lewis, chairman of the Greytown Permanent Building Society, told the society's annual meeting here that he firmly believed the ownership of land and housing by urban Blacks would help create a more contended community.

"For reasons of political expediency, the Government seems to be seeking a formula between leasehold and freehold.

"In all honesty, as a building society officer I would be gravely suspicious of any formula in that no-man's-land between leasehold and freehold.

"I believe that should such a hybrid be created, it could only be a monster with fearsome future implications.

"I think we must accept the fact that the urban Black will be permanently with us. If this is the case, then the building society movement is the best equipped body to assist them directly in a parallel scheme with the Department of Bantu Affairs."

Mr. Hill-Lewis said Black investors contributed 24 percent of the society's savings deposits, and added: "Assisting urban Blacks to own their own houses would materially assist in building a happy middle class of citizens who would in turn, by their contentment, help to alleviate the massive frustration and fear among all sections of our nation at present." — (Sapa.)

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House subsidy cut would hit one in two

123
1/1/77

Own Correspondent

CAPE TOWN — The housing standards of more than half South Africa's home owners are threatened by the recommendation of a recent commission of inquiry for a change in the system of housing subsidies.

Civil servants and other employee groups are preparing to fight the proposal, which estate agents say would further depress the ailing property market

Any increase in housing costs could lead to demands for higher pay by thousands of workers in the public and private sectors

The commission, headed by Mr L Fouche, found that housing subsidies paid by state corporations, building societies, insurance companies and other large firms were a primary reason for increased housing prices

The subsidies enabled people to live in homes they would otherwise never be able to afford

Existing state and private schemes save participating homeowners R70 a month and more through low interest rates. They allow larger loans than building society regulations would normally permit

A senior building society official said yesterday that more than 50% of employees in South Africa who own their own homes enjoy some sort of subsidy

He did not expect the proposal to affect exist-

ing subsidies, but it could mean that many people would never be able to sell their homes because they would not qualify for the same subsidy on new dwellings

The official denied that building society employees enjoyed subsidies at the expense of their clients. The arrangement was purely between the societies' managements and employees

The president of the Post and Telegraph Association, Mr B J Blume, said civil servants would fight the proposal. Many workers could not afford to buy a house without a subsidy. The rise in housing prices had nothing to do with subsidies

Mr Blume said civil servants had been granted the housing subsidies about seven years ago in lieu of pay rises. It would cost the taxpayer even more if they were abolished because this would lead to widespread agitation for higher pay

Professionals and other people who did not enjoy the concession did not need it because they were generally better paid.

Any action which significantly put up the cost of housing would knock the bottom out of the property market.

The president of the Institute of Estate Agents, Mr D B Porritt, agreed that any cut in housing subsidies would seriously affect the property market

Areas such as Pretoria would suffer most because of their high proportion of civil servants.

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SEPTEMBER 1978

N. Mercury 23/7/77

Govt 'bars homes for all in S.A.'

125

Financial Editor

ADEQUATE housing for all racial groups was an objective of the utmost importance, according to Mr. John Conradie, president of the Durban Chamber of Commerce.

Commenting on a report that Mr. J. V. Smith, chairman of the Port Natal Bantu Administration Board, had criticised employers for not doing enough to finance housing for their African staff, Mr. Conradie said Black people should be encouraged to own their own homes.

He was surprised, however, at the criticism of employers.

In common with many other interests and organisations the Durban Chamber of Commerce had devoted attention in recent months to ways of assisting Black employees.

The main stumbling block had been legal and policy restrictions on the funding of housing in Black areas which only the Government could remove.

"It seems unlikely that real progress will be made until these impediments are removed. Representations have been made to a number of authorities and the matter is receiving priority attention from the Prime Minister's Economic Advisory Council and the Urban Foundation."

N. Mercury 7/2/77
Tent time over

Mercury Reporter

PIETERMARITZBURG.
TWELVE of the evicted
Coloured families who
have been living in tents
for the last seven weeks
are to move into emer-
gency economic housing
provided for them at
Woodlands today



(12)

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Site for a shack idea supported

Mercury Reporter

JUST give the land, water and sewerage, and let the people build homes they can afford, even if they are shacks.

This appeal was made yesterday to housing authorities by Mr. Bobby Lushman, a member of the Tin Town flood relief committee.

He was reacting to a suggestion by Durban's City Medical Officer of Health, Dr. Colin Mackenzie, that serviced shacks could be the solution to the city's deteriorating housing problem.

Mr. Lushman, who helped resettle about 780 Tin Town families last year, said that in the present economic climate many Indians in new housing schemes, such as Phoenix, were struggling to pay their rents.

Suffering

"There just isn't enough for food and the children are suffering. Give them a serviced site — no need for electricity — and let them build a room to suit their pockets."

Prof. Jaap Greyling, head of the Institute of Social and Economic Research, University of Durban Westville, said housing authorities often concentrated on rehousing squatters and overlooked worse overcrowding in developed areas.

"There are many Chatsworth garages housing up to 11 people. There are Indians living behind Grey Street shops who are worse off than squatters.

"We will have to change our housing standards drastically if we are to beat the shortage which has been caused by the Group Areas Act," he said.

Flexibility

The Corporation's housing department is presently only housing people who applied before 1965.

Appeals to allow service and site housing was nothing new, said Prof. Gavin Marsdorp, principal research fellow in Natal University's Department of Economics.

"Housing in the Third World is focused on it with big projects in South America, Lusaka and Nairobi, to name a few. We must adopt more flexible attitudes and allow squatters to use their skills and resources to house themselves."

Families

get new homes

Mercury Reporter

PIETERMARITZBURG

Weeks of living under canvas while the city council erected emergency housing ended for nine Coloured families here yesterday when they were moved into their new homes at Woodlands.

The emergency housing was erected in six weeks because there was no accommodation in Pietermaritzburg for the families.

They had been living in a condemned building known as Akoo Barracks in Lower Church Street.

After an inspection by city councillors the building was demolished and the families were moved into hired tents while emergency housing was constructed.

The families will pay rent of about R9,20 a month, not including lights and water, for the new housing.

N Mercury

29/7/77

125

- 15th August: the social and economic consequences of Roman imperialism Lewis and Reinhold i, chapter 5 refers. Scullard History of the Roman World and Brunt Social conflicts ... for general introduction.
- 16th August: Tiberius Gracchus and the beginnings of the Roman Revolution. For background reading see: Scullard Gracchi to Nero 3rd ed. (70).
- 17th August: ATHENS : THE ACROPOLIS (Professor L. Baumbach)
- 18th August: Gaius Gracchus Lewis and Reinhold i, 240 sq. refers
- 19th August: Marius and the Italian connection Note T.F. Carney's Biography of Marius Salisbury 1972.
- 22nd August: Marius the Social War and the first coup d'état.
- 23rd August: Sulla the deadly reformer Lewis and Reinhold i, 269 refers, and E. Badian Luc. in short loan collection).

125



Mercury Reporter
A MARKET gardener flooded out of his shack last year has built himself a wood and iron house which Durban's Medical Officer of Health Dr. Colin Mackenzie calls ideal for his self-help scheme

Mercury Reporter
A MARKET gardener flooded out of his shack last year has built himself a wood and iron house which Durban's Medical Officer of Health Dr. Colin Mackenzie calls ideal for his self-help scheme

MIR "Moon" Veerappen of Inanda Road, Sea Cow Lake, shows off his new house with brightly painted turquoise and orange with white doors and windows. The house will comfortably house his family of nine.

To beat the city's housing problem Dr. Mackenzie advocates 900 square metre plots be sold on long lease and provided with essential services. On them can be built "controlled" shacks with approved sub-standard materials by owners using their own skills and resources.

After his house on the banks of the Umgeni River was flooded, Mr. "Moon" Veerappen was granted permission by the Health and Housing Committee to erect a wood and iron house.

It has been built at a cost of R2 000 on a concrete base, and has three bedrooms, kitchen, lounge and storeroom. It has an outside toilet connected to the sewers. "This house is close to the ideal but I don't expect they would all be this size. They would be built to minimum standards."

Iron shack is ideal says MOH

JSE to probe mystery deals

Sunday Times
(Business Times)
28/9/77



125

THE Johannesburg Stock Exchange has started an investigation into the buying of 500 000 Illovo Sugar Estates shares, valued at close to R1-million, during the three-weeks prior to Tuesday's announcement that C.G. Smith is involved in takeover talks with Illovo.

The investigation, which will start with a call for returns from brokers who dealt in Illovo shares before the suspension this week of both shares, was given greater impetus towards the end of the week when a large broker, who sold many of these shares on behalf of clients lodged a complaint with the JSE committee.

As I understand it, the gist of his complaint is that while he was selling large blocks of clients' shares to an aggressively buying broker, at no time was it mentioned by the buying broker that an offer could be made for those shares at a substantially higher price than they were being dealt at in the market.

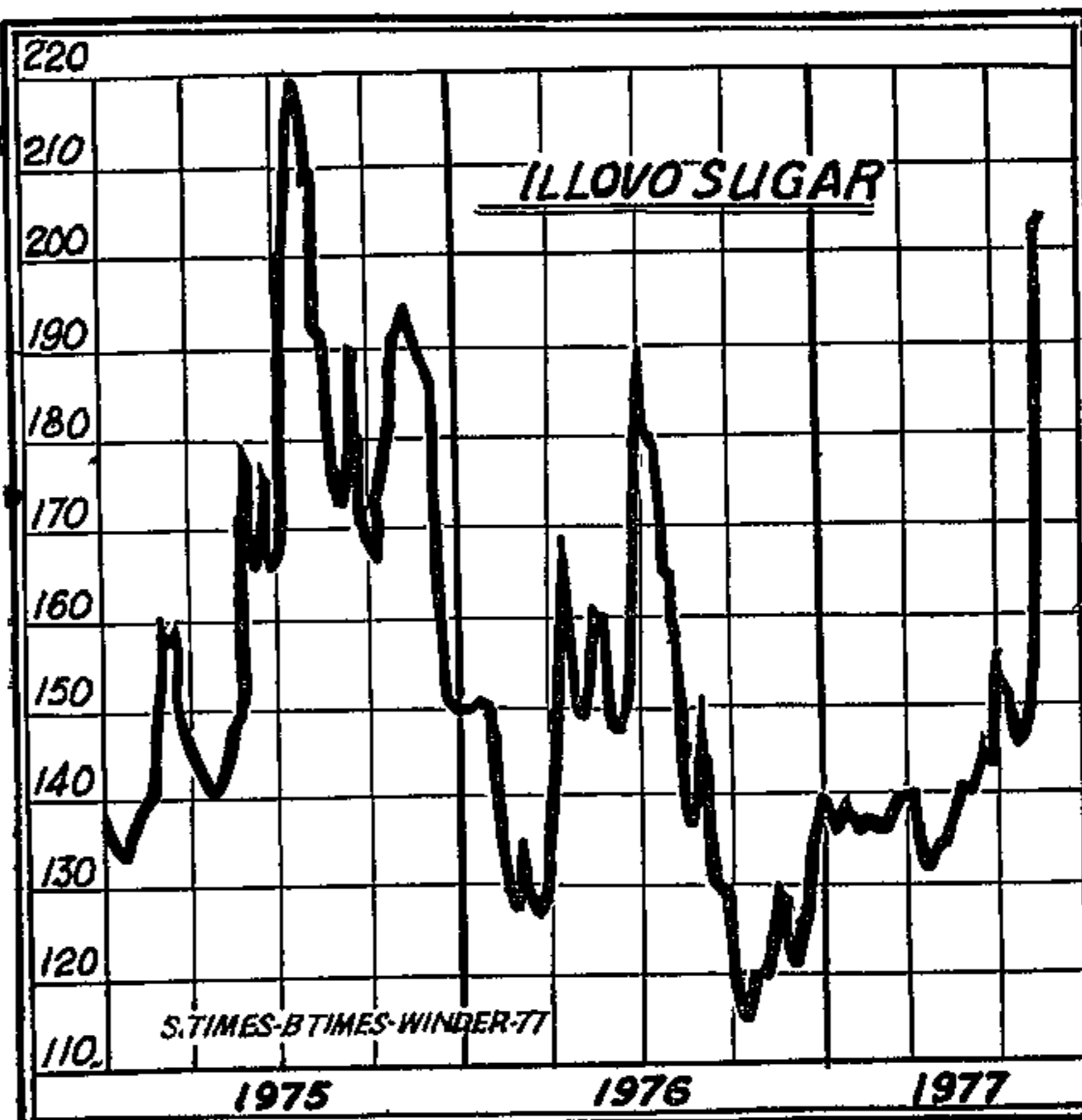
The complaining broker is obviously keen to establish the identity of the buying broker's client, and the reason for this sudden burst

of buying in the Illovo market.

Market sources say a likely bid price for Illovo is R3, based on future trading prospects. Tate & Lyle, who control Illovo, are in a good position to ask a fancy price for their controlling block of shares. They have devoted the last five-years at Illovo to 'licking the company's financial structure into shape and preparing it as a Tate & Lyle springboard into the South African industrial scene.

The recently announced deal between Sentrachem and Illovo to manufacture a variety of products from sugar by-products, using Tate & Lyle technology, was the first manifestation of this programme.

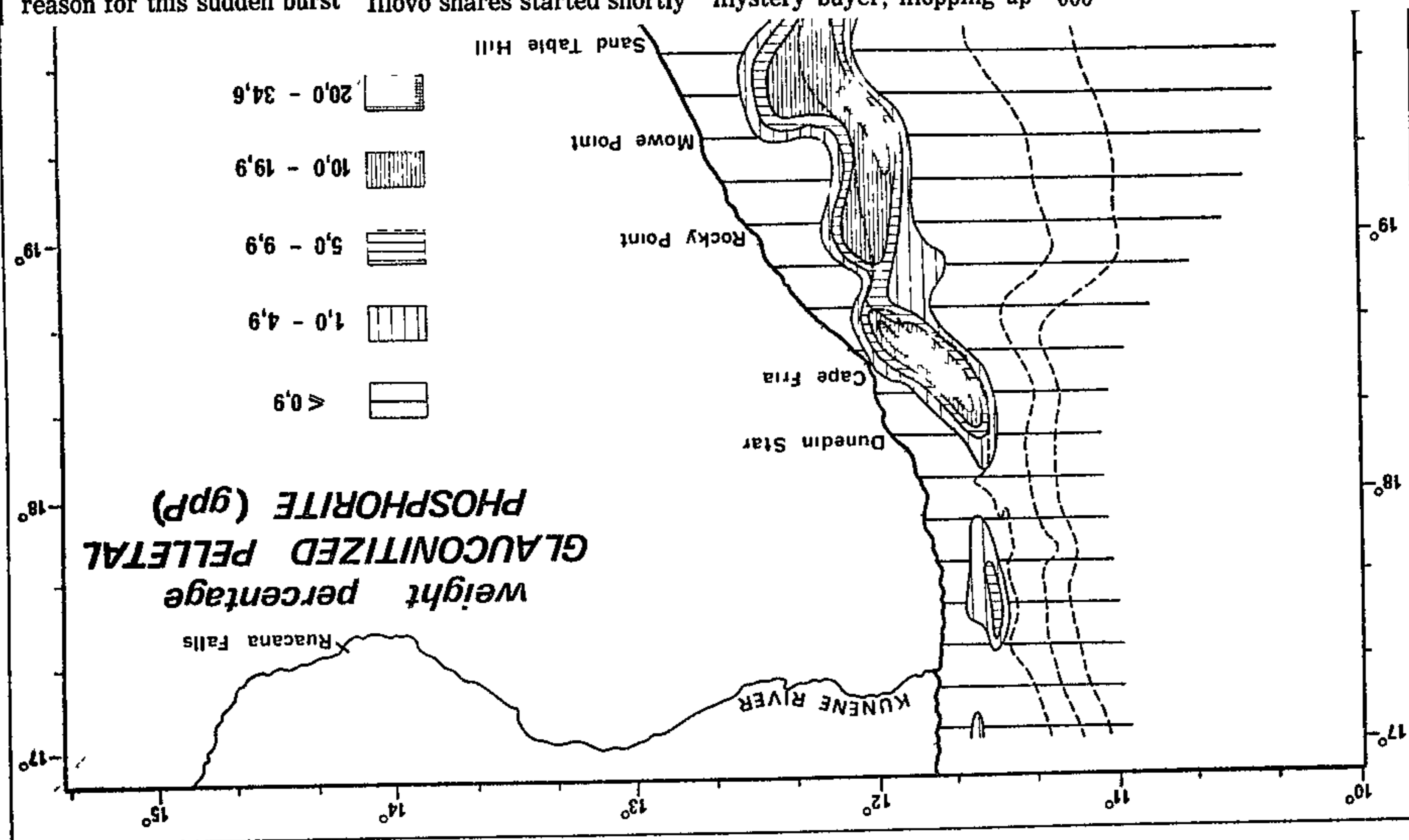
The aggressive buying of Illovo shares started shortly



after the news of this deal was announced Illovo shares then stood at around 150c in the market.

Then in stepped the mystery buyer, mopping up

more than 300 000 shares through the market and an estimated 200 000 through three special bargains. This brought the total to over 500 000.



A-Z OF BLACK HOMES SOON

Mercury Reporter (1/25/77)

HOME Ownership for Black Employees is the subject of a booklet being compiled by the Urban Foundation in conjunction with the Durban Chamber of Commerce.

It is in response to demand from employers who want to assist employees to own homes

Mr. Allen Mountam, the Natal regional representative of the Urban Foundation said the booklet would provide information on where land was available, which houses could be built for employees, which houses were for sale, and which financial institutions provided finance.

He said the booklet would be completed within a few months

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self-help housing — the current euphemism for shacks

There is nothing particularly novel in MacKenzie's report—a site and service scheme was successfully applied in Soweto in the Fifties — but it has clearly taken some courage for a council employee to make so bold a proposal.

The facts as the MOH sees them are simple. The city, in common with other local authorities, is fighting a losing battle in trying to meet housing needs. Over the past four years the Indian waiting list for council housing has grown by over 3 000, vast sums poured into housing notwithstanding. The Indian backlog now stands at a massive 23 000.

Group areas cases excepted, Durban is now providing housing only for people who applied before 1965. It is well known that many would-be applicants, despairing of their chances, don't even bother to apply. In other words the official waiting lists represent only a part of actual demand.

The African housing backlog is even worse.

Inevitably, shacks have been springing

up all over. Within the municipal boundary there are about 2 500 of them, housing an estimated 5 500 families. Numbers increase rapidly as more shacks mushroom overnight. In the greater Durban area the squatter population could be as high as 350 000.

Two years ago an official estimate put the cost of eliminating Durban's housing backlog at R250m. That kind of money is just not available. Hence MacKenzie's proposals.

What they boil down to is providing the homeless with a piece of ground where tenure is secure and the essentials of life are available.

MacKenzie suggests a minimum plot size of 200 m² and that minimum standards for house size be set. Each site should have essential services, while a health clinic, health workers and shops must also be provided. Low-deposit leasehold "buying" of sites and the building of controlled dwellings with approved sub-standard materials should be allowed too.

Self-help is an important feature of the system for, as MacKenzie points out, it is

BLACK HOUSING Site and foresight

Next Monday, Durban's Health and Housing Committee will meet to consider a remarkable report by the city's MOH, Cohn MacKenzie, extolling the virtues of

a very human failing to grumble about things provided by other people — council housing for example — and hold the great "them" responsible for all deficiencies real and imagined.

"Shacks provide individuality and are frequently not only spotlessly clean but also have an air of character. They need continued maintenance, which occupies several members of the family who need to save to achieve what they desire."

The Health and Housing Committee has already had one look at MacKenzie's suggestions, and when it meets again next week it will be armed with reports of departmental reaction. Should the proposals survive, they will then receive wider council consideration.

Smuts believed in the establishment of separate, but parallel, institutions for natives and whites — like the group of photographs that there should be no miscegenation between natives and whites, that the white man had a right to a separate and distinct life and that the white man should be based on Christian principles. Stereopairs of two photographs with overlapping image to give a stereo or three-dimensional picture. An admirer of the form of self-government operating in the Transkeian reserves, I also thought that the natives should have a

V. Marumy 25/8/77

Big firms aid Black housing

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African Affairs Correspondent

TWO large South African companies yesterday announced schemes to enable their Black employees to buy or improve their homes.

Black workers at Lion Match factories throughout the country are being helped with loans to improve or buy houses while the Stewarts and Lloyds group of companies has made R100 000

available as a revolving fund to help African, Coloured and Indian workers

Mr Al van Wyk group personnel manager for Lion Match, said his company recently introduced a scheme which grants loan up to R500. The loans are backed by advice on purchasing and design

The scheme had already been used by 50 employees. Mr Wilfred Msomi a cook at the company's Durban office, was an example, said Mr van Wyk. Mr Msomi

has re-roofed and renovated his house at Umkomaas and much of the work has been financed by the company loan

Priorities

Mr van Wyk said most people agreed that there were two priorities for Africans. These were education and accommodation

'We have a well-established educational programme for all employees that takes them

from literacy training to post graduate level"

Referring to the company's efforts to contribute toward the other need, Mr van Wyk said. "We try to help employees of all races acquire or improve their houses but legislation affecting ownership had required special solutions for special cases"

The Stewarts and Lloyds announcement said that its fund would also help employees to make up the deposit on houses. Loans will be limited to three years at 10.5 percent

construction of a revolving fund to help African, Coloured and Indian workers... the only way the mines could... centre as repeatedly expanding in size and scope... would be to have a revolving fund... principles the centre would stand for... It need not necessarily expand in one place... in fact maximum contact with the community would naturally lead to the development of nearby villages, each acting as an employment centre for a group of villages...

(e) Profits made would be ploughed back into the centre, or perhaps into... and the mining to act... Community advice and participation would be sought after at all stages. In summary: the centre would be a very strong... from... help to create employment directly and... will... of this job creation be beneficial to the community or not?

4. Personnel... finding personnel with a high level of motivation and with the ability to understand... solutions to them... (e.g. people skilled in weaving, woodwork, weaving, pottery, leather-work, etc.)... broad base needed for success... The core team initially aimed for... community, finding the areas of need and what resources are available; one coordinator... training in agricultural, medical and other applications of what was being attempted... as financial manager and public relations manager... these people...

F. Wilson... SALDRU, "Farm Labour in South Africa", Social Dynamics,

Housing: 'not 1c was spent'

N. Mercury
23/8/77

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CAPE TOWN — Mr. Lionel Murray, MP for Green Point, and the New Republic Party's spokesman on community development, said yesterday that "not one cent" had been spent by the Bantu Affairs Administration Board on housing for Africans in the Cape Peninsula since 1973.

"This is not my guess, but a reply given to a question in the Assembly by the Minister of Bantu Administration and Development, Mr. M. C. Botha."

Mr. Murray said he had pointed this out to the Deputy Minister of Bantu Affairs, Mr. Willem Cruywagen, when he saw him on Monday.

Regret

Mr. Cruywagen is now reported to have told the Nationalist congress in Cape Town that while he regretted the way in which shanties had been demolished in the Peninsula "We did not have any other way."

"When I saw Mr. Cruywagen on Monday I pointed out to him that 483 Coloured families at Modderdam had been resettled without bulldozing."

"That statutory influx control is no answer to human needs for employment and family life. Urban influx control continues despite 15 550 prosecutions in the peninsula in 1976;

"That the Government acknowledged a shortage of 1 400 family dwelling units for Bantu in Cape Town at the end of 1976, and

"That not one cent has been spent on Bantu housing in the Cape Peninsula by the BAAB during the past four financial years, 1973/77."

Demolitions

Mr. Murray said he urged Mr. Cruywagen to stop demolitions until he was satisfied that family accommodation had been made available to all three categories of Blacks in employment in the Peninsula.

These were where both husband and wife were qualified to live there permanently, where the husband was qualified but where the family was illegal and where the husband who had worked for many years

on contract in the Peninsula should be granted permanent rights

Mr. Murray said employers who had Blacks in their employ in these three categories should be urged to provide accommodation for them

He wanted the minister to ensure that the conversion of single quarters into some 1 200 family units — already planned by the Government —

was completed in addition to the allocation of sites in the sites-and-service scheme at Nyanga. The Shelter Organisation was already constructing units there

Mr. Murray said the contract layout system must go.

There were presently 62 510 males and only 6 115 females officially accepted as legally employed in the Peninsula

Of course the males, when married, would squat if that was the only way they could enjoy family life.

Mr. Murray added that when, at his request, Mr. Cruywagen made a flying visit to Cape Town on July 11 for talks with trustees of the Shelter Fund, the deputy minister had given certain undertakings, one of which was that the removal of squatters would be conducted with the utmost humanity.

"We had no further communication from Mr. Cruywagen before demolition was started recently at Modderdam Road," he said.

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Getting to grips with the shortage

N. N. N. Magazine 24/9/77

Graham Fiford

THERE is no doubt that the city of Durban and the State have manifestly risen to their shared responsibility for the provision of housing for the city's less-privileged inhabitants

The sprawling lines of township houses as seen from the air throwing their tentacles further and further away from the city centre are ample evidence that the authorities have made a valiant attempt to come to terms with the problem

They have confronted this difficult task courageously — even with the certain knowledge that try as they may they could never hope to reach the situation, as a result of the burgeoning population, where every individual would be provided with an adequate roof over his head.

And if their efforts must be applauded, the only possible criticism must lie in the direction they have chosen to go

Both the city planners and the State have been firmly committed to the belief that the most suitable form of sub-economic housing is the ubiquitous, well constructed and neat-looking township house.

They have steadfastly rejected arguments in favour of site and service and self help housing schemes as being inferior and unstuitable



THE drab linear concept of Chatsworth row houses architects and planners have labelled as "traps of sameness" which must be deviated from at all costs

for the unskilled local population

But as the enormity of the problems dawns on more influential people, pressure for housing authorities to move in this direction is increasing.

Leading architects, city councillors, the medical officer of health and many others advocate self-help housing as a means of eliminating the current backlog in non-White housing

Internationally too architects and housing specialists are tending to the belief that the average township house is built to too high a standard for a first home

They say that to stop the occupants vandalising the dwellings rudimentary

shelter should be provided first and the occupant encouraged to uplift himself by being able to aspire to bigger and better accommodation

Recently the Institute for Social and Economic Research of the University of Durban/Westville invited specialists in the provision of low-cost housing to take a critical look at these problems in microcosm — the provision of housing for the Indian community.

One of the biggest problems facing planners is the lack of suitable land for Indian housing in the Durban area.

This has led to a strong argument for higher den-

sities as land for housing is a dwindling resource and better use can be made of the available land if living densities are increased. But planners warn that three-storey row houses, which have been experimented with in the past, are socially undesirable and more research must be made before densities are raised.

In 1967 the Council took the decision to opt for grouped or cluster housing schemes in the Phoenix and Newlands settlements rather than the linear street-facing concept of earlier schemes such as Chatsworth.

While the new concept was an immediate success

• Continued opposite

One way of defining an efficient drought relief machinery is as follows. Individual citizens should be able to register for work as a means of relieving the effects of drought. Government, on its part, should undertake to provide work according to rules that suit local conditions and assist in the management of an efficient programme. The basis whereby wages would be prescribed by the rules could either be a daily wage or piece rates (piece rates appear to have several advantages. They allow flexibility in

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24/9/77



A TYPICAL scene in Phoenix showing the hilly terrain which planners have to contend with Residents complain of poor vehicular access and the siting of buildings without regard to exposure to weather or the topography of the site

Dismount—Disunite
Dismount, v, ho theoha pereng, thōjōtha
Disobedience, n, ho se utloe, khano, setlōkō-tšebē
Disobedient, adj, e sa utloeng
Disobey, v, ho se utloe, hana
Disorder, n, mofere-ferē, ho se lōke, masohlōko, mahleke, *to put in disorder*, ho loebehla, sohlo-kanya, solobanya, hlanthōlla
Disorganise, v, ho ferekanya
Disown, v, ho latōla, tēla
Disparage, v, ho nyatsa baholo, sēba
Disparate, adj, e sa lekaneng, e sa tsoaneng, e fetanang
Dispel, v, ho qhalanya
Dispensary, n, 'ngalo eo ho ne-oang batho luthare ho eona.
Dispense, v, ho arolela, abela
Disperse, v, ho hasa, hafa, hasa-nya, qhalanya, tsoebera, *to be dispersed*, ho etlōha, farasa, fata-kana, qhalana, qhemetscha
Dispirit, v, ho felisa pelo, kapa tšepo.
Displace, v, ho ulosa ntho tulong tsa eona
Display, v, ho phuthōlla, bona-hatsa, hlaisa, pepesa, n, po-nahalo, pepeso
Displease, v, ho se khahlise, be-lactsa, *to be displeased*, ho ngo-ngorchā.
Dispose, v, ho bēa, hlophusa, lo-kusa
Disposition, n, sebōpeho, mokhoa oa motho
Dispossess, v, ho amōha.
Disproportion, n, ho se lekane, ho fetana
Disprove, v, ho bontša leshano la taba
Dispute, n, tseko, tsekusano, pha-pang, qabang, lefoqo, lekoelē
Disqualify, v, ho hlokusa motho tōlelo ea ntho.
Disregard, n, kheso, v, ho se ele hloko
Disreputable, adj, e hlokanang tsoa-nelo, e tlase, hlabisang lihlong.
Disrespect, n, hlompōhōlo.
Disrobe, v, ho hlōbōla, apōla
Dissatisfy, v, ho se khahlise, se khohlise, belactsa, tletlebsa, *to be dissatisfied*, ho belaela, tletleba.

Dissemble, v, ho etsa ka botkake-tso
Disseminate, v, ho qhala, hasa-nya
Dissension, n, khang, phapang
Dissent, v, ho se lumellane, fapa-na, n, phapano, ho se utloane.
Dissimulation, n, botkakanano, boipato.
Dissipate, v, ho qhalanya, qhala, nyametsa
Dissipated, adj, e mekhoha e mebe.
Dissipation, n, qhalanyo ea leruo la motho, bohloa
Dissolute, adj, e mekhoha e mebe, sehloa
Dissolve, v, ho qhubilhusa, arōla, senya, *to be dissolved*, ho monyela, nyebeleha.
Dissuade, v, ho eletsa motho hore a se ke a etsa hore ho itseng
Distance, n, sebaka, bohōle, v, ho siea motho peisong
Distant, adj, e hōle, monamo
Distaste, v, ho se rate.
Distemper, n, lefu, bōloetse, of dogs, semaga
Distend, v, ho otlōllela 'nga tsohle.
Distinct, adj, e furallaneng le, e khethoang ho e sa tsoaneng le eona, e bonahalang
Distinction, n, khētho, bohōlo
Distinctly, adv, ka ho khetha, ka ho utloahala
Distinguish, v, ho khetha
Distort, v, ho sokanya, khopamusa.
Distract, v, ho lika-likusa, fereka-nya, tsetsa, *to be distracted*, ho ferekana, tseleha
Distract, n, mehopolō ha e ha-peloa ntho tse ngata, pherekano, tseleho
Distress, n, tsetsi, tseleho, ma-hlomola, bomalmabe, v, ho soa-bisa baholo, tsoenya, hlomōlisa; *to be distressed*, ho thaseha, apa.
Distribute, v, ho aba, arōla
District, n, sekoto sa naha, setreke.
Distrust, v, ho se tšepe, belaela, khanana, n, pelaelo
Disturb, v, ho tšosa, ferekanya; *to be disturbed*, ho ferekana
Disturbance, n, letsoho, mofere-ferē
Disunite, v, ho arola, arohanya; *to be disunited*, v, ho aroha, khaohana

Disuse—Downcast
Dogged, adj, motho ea hloentseng
Doungs, n, plur, liketso, metsa-mao
Doll, n, setšoantšo, popi.
Dollar, n, chelete ea America e etsang 4s
Dolt, n, sethoto
Domestic, adj, eo e leng ea ntle, e thapileng, n, mohlanka, le-khabunyane
Domesticity, n, khabonyane
Dove, n, leeba, *turtle-dove*, leebana-khoroana
Down, prep, and adv, tlase, fa-tše, *he works down in the mine*, o sebetsa tlase morafong, *he fell down*, a oela fatše, *the sun is down*, letsatsi le liketse
Down, n, masiba a masesane, a bo-nolo a linonyana
Downcast, adj, e soabileng, tepe-letseng, nyahameng

Disuse, v, ho lesa ho sebetsa ka ntho, se etse letho ka ntho
Ditch, n, lengope, foro e tebileng.
Dive, v, ho qoela
Diverse, adj, tse ling, ba bang, *he gave me diverse things*, a 'nea lintho tse ling
Diversity, n, ho sa tsoaneng
Diversify, v, *to turn aside*, ho hlako-thusa, *to amuse*, ho bapalisa
Dizzy, adj, e jeoang ke molukoa-likoane, *to become dizzy*, ho eba mahlo
Do, v, ho etsa, sebetsa, *do so*, etsa joalo, *it will do*, ho lokile, ho le-kane, *how do you do?* u sa phela na? *I have done with him*, ha ke sa na taba le eona, *do ha e beoa pel'a verb e 'ngoe*, e tusa, e eketsa se boleloang ke verb eo *I do love him*, ruri kea mo rata
Docile, adj, ea ka rutoang, ea utloang
Doctor, n, lebitso la motho ea phethuleng ho ithuta bongaka, melao, borutu, v, ho nea batho ithlare, ho phekoa
Doctrine, n, lithuto, melao ea thuto
Document, n, taelo e ngohloeng
Dodge, v, ho tōlela thōko, phe-ma, nka mohlala oa
Doe, n, khama e tšehali
Doff, v, ho rōla, hlōbōla
Dog, n, ntja, *mate*, pheeke, *a small dog*, lekesi, boraki, kanapi, *a wild dog*, mokoto, lekanyane
Dog, v, ho latella, tsoama, nanarela.

Double, adj, peli, e habeli, v, ho atisa habeli, n, bobeli; adv, habeli.
Double up, v, ho menahanya, fu-tahanya, *to be doubled up*, ho menahana, futahana.
Double-dealer, adj, teme-peli.
Double-faced, adj, ea ikaketsang, ea thetsang
Doubt, v, ho belaela; raburetsa, khonona, n, pelaelo, tsoafo, lekhonono, letsotlōlo
Doubtless, adv, ho se pelaelo
Dough, n, hlama
Dove, n, leeba, *turtle-dove*, leebana-khoroana
Down, prep, and adv, tlase, fa-tše, *he works down in the mine*, o sebetsa tlase morafong, *he fell down*, a oela fatše, *the sun is down*, letsatsi le liketse
Down, n, masiba a masesane, a bo-nolo a linonyana
Downcast, adj, e soabileng, tepe-letseng, nyahameng

The council will seek approval to erect three types of homes for the Coloureds at Limit Hill.
It is proposed that 11 houses be erected in an economic selling scheme, 24 houses in a sub-economic leasing scheme and ten single units in a sub-economic hiring scheme
It is the single units which have been earmarked for pensioners.
It is proposed that the single units will have communal ablution facilities.

29/9/77
 (125)
Housing for old people planned

Mercury Reporter
LADYSMITH — The dire need for housing Coloured pensioners has influenced the Town Council in making provision for special single units for these people in the proposed housing schemes which the council will submit to the Department of Community Development for approval

Double, adj, peli, e habeli, v, ho atisa habeli, n, bobeli; adv, habeli.
Double up, v, ho menahanya, futahanya, *to be doubled up*, ho menahana, futahana.
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Downcast, adj, e soabileng, tepe-letseng, nyahameng

HOUSING and HOSTELS

NATAL

SEPT. 1977 - DEC. 1978

Supp. to N. Mercury 27/9/77

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DOLDRUMS ON THE HOUSING FRONT

Radical change in housing demands

SOUTH Africa's building industry is in the doldrums. Builders are looking forward to a recovery but, at present, there are no positive signs of a move in this direction.

This is the view of Mr. C Skeen, chairman of the Roberts Construction Co., Ltd., who says that buildings, other than residential dwellings, are in over-supply.

"A revival in economic and industrial activity will have to precede any further demand for building and the magnitude of vacant space is, at present, such that the time lag between economic revival and a demand for new buildings would probably be about three years.

"With residential buildings we find a mixed situation. The more expensive and luxury accommodation in this category is in a state of over-supply and this will continue to be the case for the foreseeable future.

"At present, the only steady and continuing demand for houses which exists is for White residential homes in the R20 000/R30 000 price bracket and the correspondingly less expensive accommodation for some people in flat complexes but, the high cost of the limited amount of finance available is holding back progress in these, and

family dwelling uses 70 000 nails and 30 000 individual components, almost all of which are assembled on-site. The high labour costs associated with this form of construction are pricing the individual house beyond the reach of the average family. Future housing needs to combine new conceptions of living space with the use of new manufactured components and construction methods.

"Several recently developed materials foreshadow future construction possibilities. Among these are: plastics, new forms of high tensile steel; filament wound systems reminiscent of geodetic aircraft construction; various new forms of sprayed and extruded concrete, various applications of urethane foam and a variety of other more imaginative material systems

"It must be accepted that the standard of accommodation for Whites in South Africa has been too high and that the scaling down of these requirements will be accepted."

Mr Skeen made the following additional points:

- A great deal more activity in renovation of old houses and adapting houses to multiple occupation will take place.

"In this regard, I believe that we will see a tremendous surge of "do-it-yourself" activity. Merchants will sell packages designed for the owner to use in his spare time, to change, improve and renovate his accommodation."

- It would not be sensible to allow the deterioration of luxury residential suburbs as has been done in the past, nor can the country afford to lose the services which exist in these areas.

- At present, one of the most worrying factors was that, at a time of desperately low activity, costs were still rising and nothing seemed to be able to arrest this trend.

"Without a doubt, if the

cost of accommodation is to be contained, smaller units will be required and a large proportion of these will be constructed complete in factory situations and moved on to serviced sites where they will virtually be "plugged in"

- A great deal of investigation and research had been conducted into the subject of industrialised building, all aimed at reducing high site labour costs

"Timber houses have not, in South Africa, proved to have any advantage in cost or durability over the more traditional methods, apart from the fact that acceptance by the public, local authorities and building societies, has been difficult to obtain

"The timber-framed brick-veneer type of construction nevertheless represents another means of reducing the on-site artisan labour skills and for this reason we cannot afford to neglect this alternative"

other classes of building.

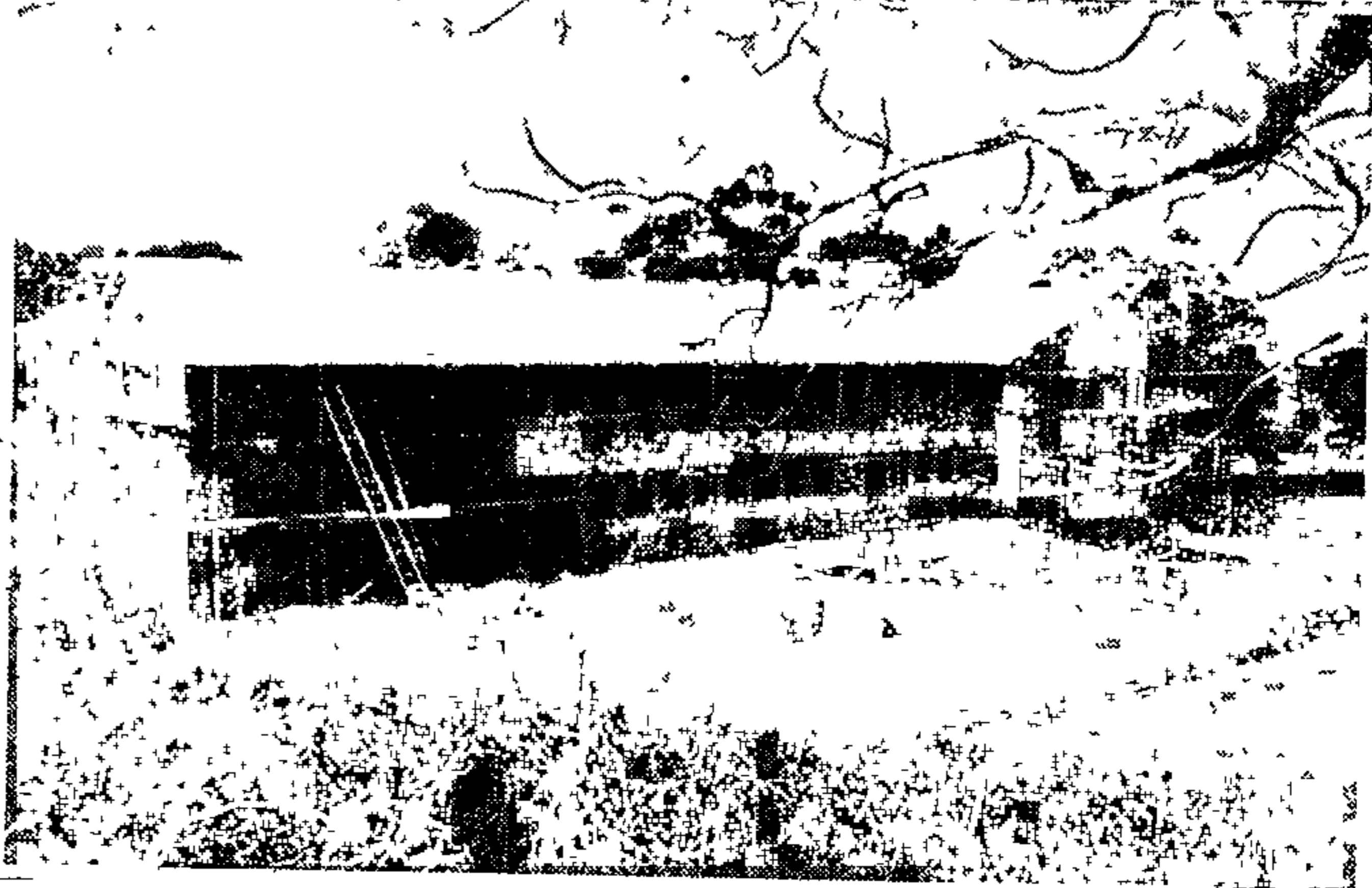
"It seems clear that this can only be overcome by Government recognition of the difficulty.

"At the other end of the scale, low cost housing for Blacks, the demand is not being satisfied and the backlog is increasing."

Mr. Skeen said that when construction activity was resumed the mixture and nature of the work would be substantially different from what was required five years ago.

"The age of the motor car, as we know it, if not passed, is certainly passing and this will have a profound effect on that kind of construction which is related to the transportation of people. The housing demand of the future will also be different.

"The conventional single-



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27/9/77

LEN Rimmer (Pty.) Ltd., builders and contractors, has just completed this imposing, new complex for the Westville Methodist Church. This a good example of the type of buildings being established by church organisations. Due to rising costs the money available has to be put to the best possible use in the interests of the community. In this building a wide range of facilities have been provided.

TURNING TABLES

IN THE past five years South Africa has made an important breakthrough with the export of wood and wood products. Until three years ago South Africa was still importing paper but has now turned the tables and has become an exporter of paper, pulp and various varieties of wood, which earns the country R73,5 m a year.

This is claimed by Mr.



CONSTRUCTION work is a man's game and those involved are tough characters. However, building sites hold no fears for Mrs. Billie Prinsloo (above) who has spent the last two and a half years visiting builders to demonstrate the Ramset fastening system. Mrs. Prinsloo says that she often has to climb on a roof to demonstrate her company's tool. "We have been able to maintain sales while others have closed down. But when a builder wants more fasteners I supply them at once. Quick service and no downtime are vital these days."

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27/9/77



THE FACILITIES for the bulk storage of maize and chrome for export are being expanded with the construction of these huge silos at Island View, Durban.

One

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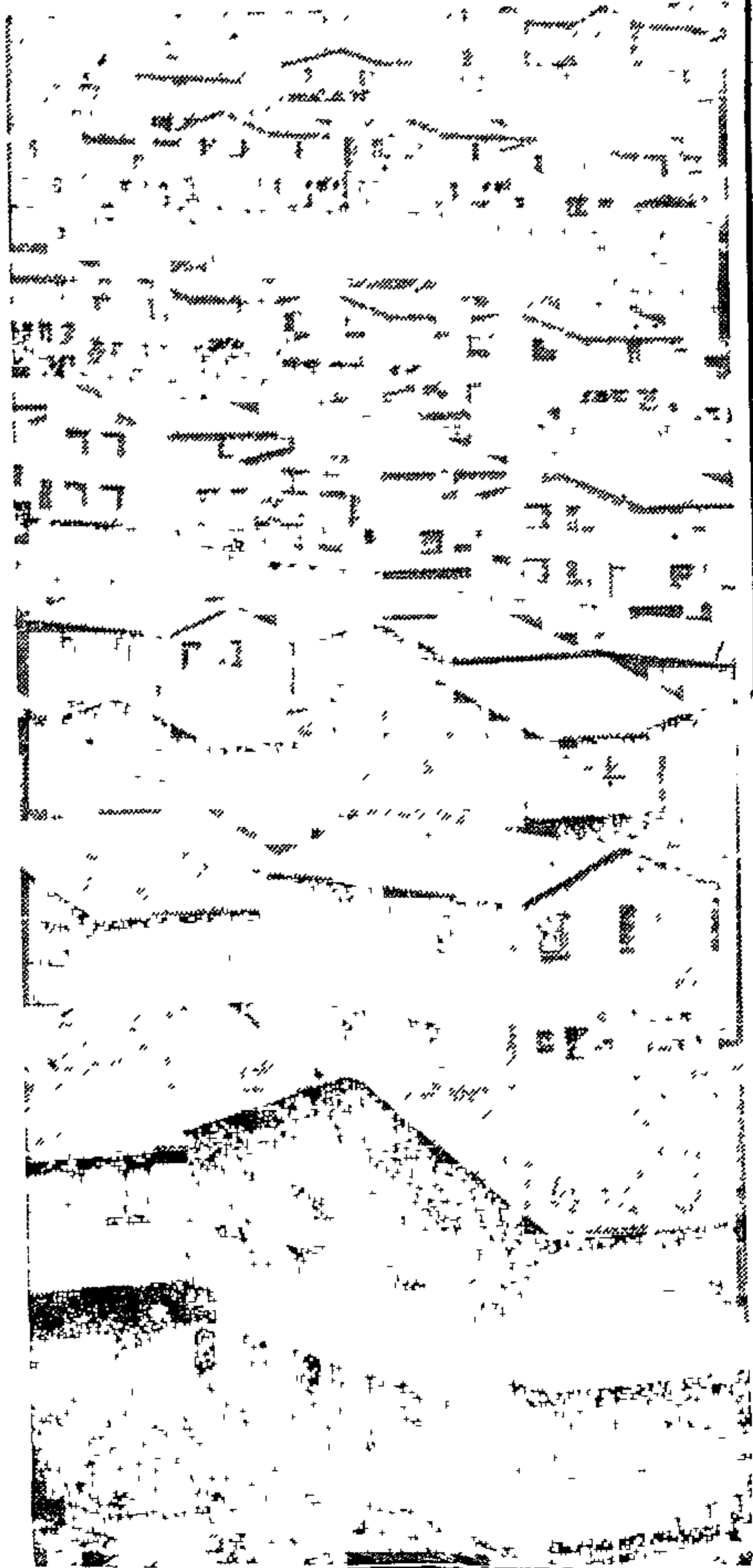
man's Durban

EC 77.61



The planning and provision of housing by any corporation for any race group is difficult. Durban's City Engineer, DON MACLEOD, took a look at some of the aspects involved when he presented a paper to the Institute of Housing Management in Durban. Extracts from his paper form the basis of this article by Tribune Property Editor COLIN VINEALL.

One man's Chatsworth . . . two views to show the extent of the scheme



AFRICAN housing is planned and constructed by the Durban Corporation acting as agents for the Government, but housing for the other three race groups is the direct responsibility of the municipality in terms of the Housing Act, although the State does assist the council by providing the necessary funds for development of the housing projects, says Mr MacLeod

It seems important to underline the fact that housing provision is concerned with a much wider field than the mere housing units, but starts with the proper planning of a community area, including active and passive open space, shopping and business zones, schools and community facilities such as halls, libraries and clinics.

Factor

Equally important are the grouping of the community areas in relation to shared facilities such as hospitals and civic centres and the location of the new "town" in relation to work opportunities

This latter factor has an important bearing on the transportation needs of the

1 139 with a design population of 11 000

Construction of Kwa-Mashu began in 1957 and when the last house was handed over in September 1970, 14 211 houses and 16 944 hostel beds had been completed. The number of hostel beds has since been increased to approximately 20 000 and the total design population is approximately 150 000

Umlazi is the largest of the housing schemes for Africans in the Durban area. Work began in 1961 and to date, 20 524 houses have been completed

The ultimate development is 32 500 family units plus 40 000 hostel beds, giving a total population of 300 000.

Mr MacLeod also mentioned Ntuzuma, begun in March 1970, which will eventually house 100 000 people, and the Umlazi Glebe hostel project

He summed up his African housing statistics with this comment "In order to keep pace with future housing needs of the African people, the Durban City Engineer's Department will have to provide an average of 2 000 houses

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2/10/77

community and necessity to create new corridors for mass transit schemes.

The provision of infrastructure facilities such as water supply, sewerage, electricity supply, rubbish removal and the internal road and drainage system is a significant cost in the housing scheme and is a factor that seems very often to be lost sight of when reference is made to the possible reduction in cost of provision of low cost housing by allowing the family to erect its own shack.

On the subject of black housing, Mr MacLeod writes that Durban's first major housing scheme for Africans was at Lamontville. Construction began in 1936 and the bulk of the houses was completed by 1958, although building continued until 1965

Reduced

There are 2 757 dwellings, a mixture of houses and flatted houses, and the design population was 24 000 people.

Chesterville was begun in 1942 and completed in 1946. This township originally comprised 1 265 houses but various development schemes have reduced this number to

plus 8 000 hostel beds every year for the next 15 years at least."

Mr MacLeod also dealt with Durban's four coloured housing areas. He said Sparks Estate fell within the Umgeni South Town Planning Scheme which was approved by the City Council in 1971.

Contract

During the period 1934 to 1969, the Corporation put up 424 houses and 48 flats, and under a current contract is building 360 flats in three high rise blocks at a cost of R2 546 600

"It must be said however that with a better understanding of the psychological effect of housing lower income group families with young children in high rise buildings it is unlikely that this form of development will be repeated in Durban," said Mr MacLeod.

After referring to the other coloured areas of Merebank - Wentworth and Newlands East, Mr MacLeod turned to the question of Indian housing.

He said this problem

had presented particular difficulties because until recent times, national legislation had prevented migration of Indians and, being confined to Natal, these people have tended to stay in and around Durban as the area which offers the best prospects for of employment"

He said the city's housing programme for Indians gained real impetus in 1960 with the beginning of work on the Chasworth housing scheme, in excess of 2 000 hectares and containing some 22 000 dwellings. The official population is listed at 165 000, but it is unofficially estimated that the current population is about 250 000.

Illegal

And on Chasworth's population, the City Engineer warned "It is regrettably the case in many instances outbuildings that the owner may legitimately provide are being illegally converted into a second dwelling unit which is let at a disproportionately high rental, taking advantage of the shortage of accommodation for the Indian com-

munity in the southern parts of the city."

Phoenix Indian New Town, lying north of Kwa-Mashu, is almost as big as Chatsworth in hectares, and is also designed to house about 150 000 people.

Steep

Newlands lies south of KwaMashu and occupies 1 200 hectares but some 28 percent is too steep for development

Land is the problem for Indian housing, which is critical because Mr MacLeod estimates that 2 000 homes a year are needed to keep pace with normal population growth.

"The problem of providing sufficient housing for the Indian community remains acute," he said

And what of whites? While Mr MacLeod's thorough paper by no means glossed over white housing, perhaps his introductory paragraph to that section really sums up the official view

"By comparison with the non-white groups, the provision of housing for whites in the Durban area has been a problem of small dimension. . . ."

THE BEGINNING OF A HUGE PROJECT . . .



This picture, taken 15 years ago, shows just a corner of the huge township that has now become Umlazi

HOUSING DEPUTATION

Mercury Reporter 5/10/77

PIETERMARITZBURG — The Pietermaritzburg City Council is likely to send a deputation to the Department of Community Development in Pretoria to raise money for a massive housing scheme for Indians.

The council's town planning, housing and estates committee decided yesterday the deputation should comprise the chairman of the committee, one member of the Indian Local Affairs Committee and municipal officials.

Mr. Tony Hesse, the assistant town clerk, said the housing scheme to be built in Northdale was the biggest so far attempted by the council.

The scheme will provide 2 600 houses to alleviate the severe shortage of Coloured and Indian accommodation in the city.

"The scheme is going to cost millions of rands," Mr. Hesse said. "It has been approved by the department but they are being a bit slow in giving us the money to go ahead."

Meddle—Middling

Mend, v, to repair, ho lokusa, rokahanya, kenya setsiba, lapa; to grow better, ho thuseha
Mendacity, n, lesiamo.
Mendicant, n, mokopi.
Mental, adj, e tase, e kokobetsang, ea bohlanke; n., mohlanka, lekhahanyane.
Mensurable, adj, e ka lekannangang.

skamela
 kenyang
 molela;
 molelo.
 obuelli
 onyaka.
 lithare
 orama;
 ethare,
 rakang.
 Mental, n, eo e leng ea kutlosiso, ea keello
 Mention, n, taba e buuoang ka molomo, e hópósoang; v., ho bua taba, bolela.
 Mercenary, adj, e talmang moputo feela, e lakatsang leruo; n, mohlanka ea lefhoang
 Merchandise, n., liphahllo tse rëkoang.
 Merchant, n, morekti, moreksi, senause, mohoebi.
 Merciful, adj, e mohau, e lerekō.
 Mercifulness, n, mohau, lerekō.
 Merciless, adj, e se nang mohau.
 Mercy, n, mohau, lerekō; to have mercy of, ho ba maddeng a e mong ea u hlōtseng
 Mere, adj, e feela; a mere nothing, ntho e nyenyane feela.
 Merit, n, leloala, ntho e nyenyane feela.
 Meritorious, adj, e lokeloang ke ho romosa, ho lebōhuoa.
 Merriment, n, thabo, tšeho.
 Merry, adj, e thablang, thabisang, tšehsang.
 Message, n, taba, kapa taalo e romeloang, molatsa, motato, thomo, to send a message, ho laetsa, romela.
 Messenger, n, lengōsa, morumuoa, morongoa
 Metal, n, tšepe ea mofuta ofe kapa ofe.
 Mete, v, ho lekanya.
 Meteor, n, naleli e qhomang, e oang har'a sebaka
 Methink, v, ke lekanya.
 Method, n, molao; to work with method, ho sebetsa ka mokhoa o renloeng hantle.
 Mettle, n, pheello, mafolo-folo.
 Mew, v, ho lla joaleka katse.
 Miasma, and miasm, n, monko o mobe.
 Mid, adj, e hare.
 Midday, n, mokere o moholo.
 Middle, adj, e hare; n., bohare, lehare, halōfō; in the middle of, har'a, mahareng a, pakeng tsa.
 Middling, adj, e mahareng.

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Midnight, n, bosiu bo bohōfō, seroko.
Midst, n, bohare; adv, bohareng, mahareng; in the midst of, har'a, mahareng a
Midwife, n, mosali oa 'mehusi
Might, n, matla, bonatla
Mighty, adj, e matla.
Migrate, v, ho falla
Migratory, adj, e fallang.
Mild, adj, gentle, e bonolo, e mosa; not cold, e sa hatselang
Mildew, n, lohō, boroku, hoaba.
Mile, n, tekanyo ea bolelele (yarede tse 1760).
Militant, adj, e loanang, e hlaba-nang.
Milk, n, lebeso, butter-milk, morhlo; thick sour milk, mañ
Milk, n, leloala, ntho ea leloala
Millepede, n, lefokoloh
Miller, n, mong a leloala.
Mill, n, mofuta oa mabālē, nyālōthe.
Million, n, millione
Millstone, n, lelapa la leloala, tšilo
Mimosa, n, leōka.
Mince, v, to palliate, ho nyenye-fatsa taba; to mince meat, ho sila nama.
Mind, n, keello, v, ho ela hloko, hlokomela.
Mine, pron, poss. ea ka, sa ka, la ka, etc
Mine, n, morafō, v., ho rafa, ca, ka
Mineral, n, tšepe ea mofuta ofe le ofe.
Mineralogy, tsebo ea liršepe ka mofuta ea mineralo.
Mingle, v., to mix, ho tsoaka, tsoakanya; to join with others, ho kopana
Minister, n, mohlanka, lengōsa, moruti; v., ho sebetsa, ho sebetsa, ho thusa.
Ministry, n, bolusa, boruti; lekhōtla le sebetsang taba tsa 'muso.
Minority, n, bonnyenyane, bonnyoana.
Mint, v., to coin, ho tēa 'chelete; n, ntho moo chelete e tsoanetse.
Mint, n, a plant, koena.
Minute, n., karōlo ea mashome a tšehsang ea hora.
Minute, adj, e nyenyane, tšesanyane.

71

Miracle, n., moholo, makatso, pabato, mokha
Mirage, n, liphalama tsa selomo.
Mire, n., seršē, tēbē-tēbē, qhafuso, lepqō
Mirror, n., seipone sa ho ipona
Mirth, n, nyakallo, thabo
Mirry, adj, e tleteng seršē.
Misadventure, n, tsietsi
Misanthropy, n, ho se rate bathō.
Misapprehend, v, ho se utloisise.
Misbehave, v, ho itsamaela hampe.
Miscarry, v, ho fosa mpa, fōlōsa.
Mischief, n, kotsi, bōbe; to do mischief, ho seba.
Mischivous, adj., e lōnya
Misconduct, n, motsamao o mobe.
Misdeed, n., ketsō e mpe
Miser, n., lekhōmatha
Miserable, adj, e malunabe, e funanehleng, e sōtō, e senyehlang.
Misery, adj, to be miserly, ho konana
Misery, n, bomalunabe, bofuma, bofatsana, tlōkotsi, bosenyehi
Misfortune, n, tsietsi, bomalunabe
Misgive, v., ho belactsa, se tšephe
Misgiving, n, pelacelo
Misguide, v., ho tsamaisa hampe, khelōsa
Mishap, n, tsietsi, kotsi
Misinterpret, v., ho hlalōsa hampe, utloisisa hampe.
Misjudge, v, ho ahlōla ka ho se tōke, ka phoso.
Mislay, v., ho lahlehela ke.
Mislead, v., ho khelōsa, fapōsa.
Misplace, v, ho bēa ntho moo e seng tulong ea eona.
Miss, n., lebitso la moroetsana la hlonepho.
Miss, v, to miss the mark, ho fosa, khuthurisa; to perceive the want of, ho hloka; to be missing, ho hloka; n., phoso, hloko.
Missile, n, sebetsa, ntho e ka be-tsoang, e ka akheolang.
Missing, adj., e hlokaalang, e lahlehlang.
Mission, n., thōmo, bongōsa, boruti har'a lichaba.
Missionary, n, moruti har'a bahedene.
Misssive, n, borufe, lengolo.
Misspel, v., ho ngola kapa ho peleta ka ho se tōke

Midnight—Misspel



MR. NEVILLE YOUNG, senior health inspector, Durban City Health Department, points to a core house on his model of a self-help housing scheme. Next to it are examples of how the core house would be extended room by room. The model is to be a 1-to-100 scale.

Mercury 6/10/77 (125)

SELF-HELP IN PHOENIX IDEA

Mercury Reporter

A DURBAN committee on low-cost housing hopes to launch a self-help housing scheme in Phoenix to combat the chronic housing shortage for Indians.

The committee hopes the land will be made available by the City Council and that the finance will come from the Urban Foundation

Mr. Danie Theron, the Institute of South African Architects' representative on the committee, said yesterday that plans were well advanced for the scheme.

"We have seen the City Engineer, Mr. Don Macleod, to ask him to make land available to us in the existing township, preferably at Phoenix, and he has indicated that this might be possible," said Mr Theron.

house and each householder would add rooms to the rear as and when his needs and finances dictated," Mr. Theron said.

The plots had been staggered to break the monotony, he said. Each core house, consisting of a room, toilet and bathroom, would front on to the street.

They would have water and sewerage points. The owner would do the plumbing to controlled standards

In a self-help scheme ownership of land was fundamental," he said

"A man must own his land, even if he takes years to pay it off, because this creates a responsible community with a vested interest."

Full, v, ho phetha, qetella
Full, adv, e tletseng, ta, be full, ho
phaso, tala, penama
Fullly, adv, haholo, ka ho tala.
Fulminate, v, ho qhoma ka ma-
tha a maholo, ho lumna

Furlough, n, tumello ea ho lokō-
lōha mosetseng ka sebaka se
itseng
Furnace, n, lenfo, sebōpi, onto.
Furniture, n, phahlo ea ntō te
kang tafole, l nlo, ...

Gate, n, monyako, khoro, sekoalo
sa lerako, lemah
Gather, v, ho phutha, bōkella,
koelleisa, thonaka, bōkanya, pu-
la, to gather wood, ho roalla,
to be gathered together, ho phu-

se ke tla rua; I have got a nice
horse, ke rule pèrè e ntle; I am
getting on, ke nuse ke tsocela pele,
get up quickly, tsoba u eme ka-
pele get out of my way, toha
mon, sibha

Gander, n, gansi e tōna.
Gang, n, sehlopha, setm ss-
bathe
Gash, n, legeba le tebleng
Gasp, v, ho ahlamisa molomo
haholo, phetumōcha.

no thua, rua; socela pele;
to get at, ho fhlela; I shall get
there to-morrow, ke da fihla teng
hosasane; I am getting rich, ke

Dekanya, halima.
Ghitter, n, khanya; v, ho khanya,
phatama, tsékema, bekenya,
benya, halima

Full—Gasp

42

43

Gate—Ghitter

(125) 6/10/77

We have drawn up a possible plan which meets the density requirements in Phoenix of 300 to 350 people per hectare.

"Each house would be on a 200m² plot with an average of seven to 11 members per family"

He explained that Indian families by tradition consisted of children, parents, grandparents and other relatives. In Tin Town the average was 11 members

"Private enterprise would provide the core

He said the committee would like to get money from private sources for the bridging finance and that such a source might be the Urban Foundation.

"The foundation has indicated that it might be willing to support us," he said.

The committee, formed under the auspices of the South African Institute of Building, is chaired by Mr. Alex Hamilton.

Mr. Hamilton said the preparatory plan had been submitted to Mr. Macleod and as soon as a site was allocated the design would be finalised and submitted to the Council, the National Housing Commission and the Indian community.

The committee was also investigating self-help housing for Africans, and had designed a wattle-and-daub house, to be built at Hammersdale, the plan of which had been submitted to the Bantu Administration Board.

Two members of the City Health Department have made a model from the plan for Indian housing as a surprise for Dr Colin Mackenzie, the Medical Officer of Health, who favours this form of housing to tackle the city's backlog



University of Cape Town
Students' Representative Council

TELE 2110177

Houses
almost
ready

126

Mercury Reporter

PIETERMARITZBURG —
The first of the 200 houses
for Indians which were to
have been built for Whites
will be finished at the end of
November, the Estates
Committee of the City
Council heard yesterday.

The houses were to have
been part of a block of 600
that were being built for
Whites in the Westgate area
but the council decided that
since they were having dif-
ficulty selling houses 200
should be built in Northdale
instead.

STUDENTS UNION
UNIVERSITY OF CAPE TOWN
RONDEBOSCH 7700

OCTOBER 1977

Dear Sir/Mad

EMPLOYMENT

From the beginning of December to the end of February, several hundred U C T students will be available as vacation workers

It is customary for students who are self-supporting to seek extra income during these months and in return they provide a reliable workforce in the busy season. This income is invaluable to these students and your kind co-operation is always greatly appreciated.

The U C T Vacation Employment Bureau offers a free contact service for employers. To ensure an efficient service to you, will you please fill in the attached form and return it at your earliest convenience. Should you have any queries, please phone 69-9781/2 and we shall be happy to assist.

It would also be greatly appreciated if you would let us know when the position has been filled so that we can keep our records in order.

Please note that we would prefer job offers of a non discriminatory nature with respect to race or sex.

Yours faithfully
STUDENTS' REPRESENTATIVE COUNCIL

A. Hariby
SRC RECEPTIONIST

Please note that as from the 17th October the SRC telephone number will be 698531

NM 10/11/77 (125)

Black rents 'should have risen slowly'

Municipal Reporter

THE Chief Director of the Port Natal Bantu Affairs Administration Board, Mr. S. Bourquin, admitted yesterday that the board was wrong in not making small, regular rent increases for township and hostel residents.

Such increases, particularly since 1975 when the board's land rent was increased by the Durban City Council, would have cut the estimated R2 700 000 budget deficit for 1977/78.

"That would have been the ideal thing — a small increase annually rather than a bigger one. It is something we will have to consider in future," he said.

Mr. Bourquin said the board would have liked to recover the full deficit in the rent increases proposed for tenants next year, but this was impossible.

"The people couldn't afford it"

However, the board could not continue to meet running losses from reserves because this would leave no funds to provide new houses. The board received no Government subsidy.

Turning to an afternoon newspaper report in which he allegedly attacked the Durban City Council for "milking" the board with steep rent rises, Mr. Bourquin said he felt the emphasis had been misplaced.

"My quarrel is that the article was presented in such a way as if rent increases by the Durban City Council were the main cause for the board putting up house and hostel rents. This is not correct. It is a contributory factor."

He had criticised the Council's decision to increase land rentals to the board in 1975.

"I did not wish to lay blame at the door of the City Council. But at the same time I repeat I am disappointed that the increases were made. I will be more disappointed if there are more increases.

"I regard Bantu housing as a community service. Without a contented and happy labour force the city of Durban would go to the dogs."

However, the newspaper reporter who interviewed Mr. Bourquin on Monday is emphatic that he gave a "true, fair and accurate report" of the interview.

He told the Mercury yesterday from the information he was given he interpreted that the Durban City Council's attitude to the board was a prime cause for the board having to revise its rents.

"The whole tenure of the interview was a scathing attack by Mr. Bourquin on the Durban City Council. This, in fact, dominated much of the interview."

"I find it significant that he has not sought to retract any of his printed statements attacking the Council, such as: 'The Durban City Council is milking us — and the Black people we represent — dry. It is daylight robbery. . . the whole thing stinks.'

"Mr. Bourquin has not denied he used these words, so I find it extraordinary that he did not intend to attack the City Council."

The reporter claimed that at no time during the interview did Mr. Bourquin mention that the rent increases by the City Council amounted to only R126 000 a year. He was told, however, that the expected deficit amounted to R2 700 000.

Mr. Bourquin confirmed this statement to the Mercury. He said the reporter had not asked what the increase was. But he felt that much of the conversation was informal and it was frequently interrupted by telephone calls.

Management Committee chairman Mr. Ron Williams said last night his committee had accepted Mr. Bourquin's apology. However, he believed the people of Durban would come to their own conclusions and that these would not be detrimental to the Durban City Council.

Natal share in cash for Black housing

NM 11/11/77
125

Mercury Correspondent

PRETORIA — The R100 million to be made available by the Government for Black housing is to be divided equally between townships in White areas and townships in the homelands.

This was announced by the Minister of Bantu Administration and Development, Mr. M. C. Botha, following the move yesterday by the Minister of Finance, Senator Owen Horwood, to stimulate the economy.

Townships to be accorded high priority include Mdantsane, near East London; Kwadabeka, near Pinetown; Edenvale, near Pietermaritzburg; Umlazi, near Durban, Namakgale, near Phalaborwa; Valschfontein, near Grobelle; and Mabopane East, near Pretoria.

The R50 million to be spent on townships in White areas, Mr Botha said, would be arranged in consultation with the Department of Community Development.

The R50 million allotted for housing in the homelands would be managed by the Department of Bantu Administration and Development.

Our African Affairs Correspondent writes that the Government announcement that Blacks would be allowed to borrow money from building societies — a major departure from policy — does not seem to imply an acceptance of the permanent status of the urban African.

Mr Roy Canning, managing director of the Natal Building Society, told the Mercury yesterday that the Government had given building societies assurances that Africans would enjoy security of tenure.

“But,” he emphasised, “they will not get freehold title. They will get a certificate of registered title, which is tantamount to a lease in perpetuity.”

• See Page 7

Housing boost

JOHANNESBURG — An additional R250 million is to be spent on low-cost housing in non-White residential areas between 1977 and 1980, Senator Horwood, said here yesterday at the Financial Mail's investment conference.

The new policy was only a shift in emphasis. There was no question of large wage and salary increases, general tax or interest rate reductions, or a general increase in public and private sector spending.

Of the additional R250 million, R100 million each is to be spent on Coloured and Black housing, and R50 million on Asian housing.

Half of the amount on Black housing will be in homeland townships adjacent to metropolitan areas and the other R50 million is for Black housing in urban areas.

A consortium of banks is to provide R165 million in bridging finance, and the remainder will be provided for in the budget.

“The local authorities administering the projects on behalf of the Department of Community Development will borrow the necessary funds from the banks for periods of three years at a time, on the understanding that community development will effect the neces-

sary repayments out of its budgetary funds.”

The banks were providing the finance at an interest rate three percent above the bank rate, which meant 12 percent at present.

South Africa could continue to grow without foreign capital — but not at nearly a fast enough rate, Mr Aubrey Dickman, economic consultant to the Anglo American Corporation, said.

Mr Dickman said the country's non-White labour force was expanding by three percent annually — meaning there had to be a growth rate of at least 5,5 percent annually to absorb the yearly increase in work-seekers. This just could not be achieved without foreign capital.

South Africa had a role to play in defending Western civilisation by making available coal, uranium and technology to a world which was going to be in desperate need of these commodities, Professor W. J. C. van Rensburg, Director of the Institute for Energy Studies at Rand Afrikaans University, said — (Sapa.)

FACULTY OF ARTS

LANGUAGE LABORATORIES : DAILY LOG SHEET

DATE:							
	LAB 1	LAB 2	LAB 2	LAB 1	LAB 1	LAB 1	LAB 1

Language taught

Lecturer in charge

No. of

Departments

Time:

Total

Faulty

Control

Cassette machine No.

Headphone No.

Reel-to-reel machine No.

Consoles

Other items

Remarks (Lab. attendant):

Signature (Lab. attendant):

Remarks (Technical Manager):

Signature (Tech. Manager):

Daily log sheets to be completed after each session

Molecular Biology Building, UCT.

TMU/JJH

11/77

Homes - good year again for buyers

125

DURBAN — The new year should continue to be a buyers market for home-seekers with the supply exceeding the demand for white housing, Mr Roy Canning, managing director of the Natal Building Society, says.

He says that except that loans over R18 000, which are limited by legislation, his society was having no difficulty in meeting current demand for loans. Indications were that the money supply would continue to be adequate to meet the demand.

On black housing Mr Canning said he believed that the negotiations with the government to permit building societies to grant loans to blacks will be finalised early next year. The NBS, on behalf of its black clients, welcomed this development but he pointed out that the proposed legislative changes only affected black townships in white areas such as Soweto and did not apply to homeland townships which presented special problems.

Speculation that personal taxes may be increased during 1978 only enhanced the attractions of tax-free building society investments. He expected the money inflow to building societies next year as a whole to exceed that of 1977, more particularly so as the amount which may now be placed on savings deposit has been increased from R15 000 to R25 000.

Based on results for the 11 months to the end of November, the NBS was looking for a growth rate for 1977 of some 13 percent. He saw no reason why the same results should not be achieved in 1978 — Sapa.

Indians in the Sandton wilderness

The controversial Indian township proposed for Sandton is likely to be established in the suburb of Marlboro. This would be against the wishes of both the Indian community and the Sandton municipality.

The original request for an Indian group area came from the Sandton Town Council. It commissioned Professor Dries Oosthuizen, director of the Rand Afrikaans University's Institute for Urban Studies, to do a socio-economic survey of the need and desirability of an Indian township in the Sandton area, but not necessarily in Sandton itself.

The exercise stemmed from the problems of Sandton's 1 500 odd Indian community living temporarily in the Wynberg industrial area, on the border of Alexandra Township. These people feared that, since they were not living legally in an Indian group area, they could at any time be transferred to Johannesburg's Indian area, Lenasia, or Pretoria's Laudium and Claudius, if accommodation became available there.

Oosthuizen found that there was a demand for an Indian township to house a minimum of 600 families. He recommended that, to accommodate the inflow up to 1890-900 houses should be built on 110 ha. Provision should also be made for future expansion, with the number of families expected to almost double by the year 2000. His report was accepted by the Sandton Town Council, which applied to the Department of Planning for the establishment of an Indian group area.

In principle the Department of Planning seems to be in favour of the proposal, but the problem centres around the choice of site. There are four possibilities: Waterval West, Waterval East, Lombardy and Marlboro. Each has its disadvantages.

The Department of Planning advertised the sites and, on December 12, the Group Areas Board held a hearing in



Consultant Oosthuizen
people are living there

Sandton to consider the four possibilities. A dozen organisations came forward at the hearing to put their point of view.

The Indian community favours Waterval because, in the words of Ahmed Rajah, chairman of the Wynberg Indian Association, it is the site of the existing government schools and the Islamic Institute. Also, there are Indians already living in the area. However, the wealthy Mia family, which owns the farm Waterval, is opposing its expropriation on the grounds that a township there would attract Indians who are not Muslims.

The Mia family, along with the Halfway House Local Areas Committee, believes that the land should be left as a nature conservation area.

Halfway House residents argue that

most of the Waterval farm falls outside the Sandton municipal area and under the jurisdiction of the Halfway House Peri-Urban Board. They fear that the establishment of an Indian group area would cause property prices to tumble.

The Sandton Town Council supports the Indians' preference for the Waterval site. But the issue is further complicated by plans for a R40m international sports stadium — shelved for economic reasons — on the same site.

The Indians are prepared to accept Lombardy as an alternative. But the 100 ha area, most of it within Sandton's boundaries, belongs to the Johannesburg City Council, which claims that it needs the land as a cemetery and dumping ground.

That leaves Marlboro. But this site is being opposed by both Sandton and the Indian community. Sandton wants the land close to the Marlboro traffic interchange — for commercial and industrial use. The Indians reject it because of its proximity to Alexandra township and because it is not big enough.

Marlboro property owners, on the other hand, are keen to sell their land directly to the Indians. They can do this since Marlboro has not been proclaimed as a white area and is immediately available to Indian occupancy. In this way, they believe they will get a better price than if the land is expropriated by the town council for industrial use.

Despite these objections, early indications were that the Department of Planning favoured the Marlboro site, with possible extensions into Lombardy. However, it is still considering the other alternatives. In any event, the department will only put up recommendations. The final decision — unlikely to be known before March — rests with the Minister of Community Development.

If he can sort his way through that lot good luck to him.

COL. 30 Dwelling units

11 Mr N B WOOD asked the Minister of Statistics

How many dwelling units were built by private enterprise for (a) Whites (b) Coloureds, (c) Indians and (d) Bantu in the Durban and Pietermaritzburg complexes during 1977?

The MINISTER OF STATISTICS

Number of dwelling units built by the private sector during 1977

Durban complex

(a) Whites	1 130
(b) Coloureds	40
(c) Asians	303
(d) Bantu	3

Pietermaritzburg complex

(a) Whites	390
(b) Coloureds	22
(c) Asians	140
(d) Bantu	—

Dwelling units for Bantu, Coloureds and Asians are mainly financed and built by the public sector

The Durban complex comprises Durban, Queensburgh, Illovo, Umbogintwini, Westville, Amanzimtoti, Kingsburgh, Pinetown, New Germany, Kloof and Yellow Wood Park

The Pietermaritzburg complex comprises Pietermaritzburg and Hilton

Harvard 3 Qco's

163-4, 17/2/78

X Shortage of houses for Indians in Durban

r d e r s

*20. Mr N. B WOOD asked the Minister of Community Development.

aan boere (2)

125

Whether he has any short-term plans to alleviate the shortage of houses for Indians in Durban, if so, what plans

erwyl hulle op u plaas wer't?

The MINISTER OF COMMUNITY DEVELOPMENT

betalings terwyl hulle op u plaas gee besonderhede.

Yes, housing schemes comprising 6 302 dwelling units are under construction and approved housing schemes comprising a further 7 273 dwelling units will be launched as soon as funds are available. An average building rate of 4 500 completed dwelling units per annum over the next three years is envisaged and, subject to sufficient funds being made available, this building rate will be increased to 6 000 dwelling units per annum

u van die betalings?

16. Gaan u dieselfde span aanstaande jaar gebruik? Waarom/Waarom nie?

17. Is daar op die oomblik 'n tekort aan skeerders?

18. Dink u so 'n tekort sal in die toekoms ontwikkel? Indien wel, waarom?

Hoe gaan u hierdie tekort teenwerk?

Harwood 3 Q cols 165-6, 17/2/78

Self-help housing scheme for Indians in Durban

125

*24 Mr R A F SWART asked the Minister of Community Development

Whether the Durban City Council has made representations to his Department in regard to self-help housing schemes for Indians in its area, if so, (a) what was the nature of the representations and (b) what was his Department's reply

†The MINISTER OF COMMUNITY DEVELOPMENT

Yes,

(a) that serviced erven be sold to low income Indians so that they themselves could build dwellings on the erven under the supervision of the City Council;

(b) that where services have already been installed at great expense, the authorities are capable of developing the erven faster and providing accommodation of a superior standard cheaper than the Indians themselves in the event of their being allowed to undertake the development. Furthermore the cost of the land plus services is responsible for the largest part of the total cost of a dwelling unit. The extensive housing programme of which I gave particulars in my reply to Question 20 on today's question paper reflects a building rate which the Indians them-

selfes will not be able to manage. The representations could therefore not be favourably considered.

14. Dink u dat, met die ontwikkeling van u administratiewe en soortgelyke werke.

13. Doendie onderwyser enige buitenuurse werke (b.v. onderrig in die godsdiens aan werkers). Indien ja, spesifiseer.

12. Hoe belangrik is dit vir u arbeiders dat hulle kinders onderwys kry.

11. Dink u dat plaaskole (i) bydra om meer produktiwiteit onder die werkers aan te bring.

(ii) veroorsaak dit dat hulle die plaas wil verlaat. (iii) wil hulle lewer ander soort werke op die plaas doen.

10. Bestaan daar 'n formele of informele skakelings met (i) ander boere wat hul arbeiders se kinders na u skool toe stuur, (ii) of ouers van u arbeiders se kinders.

by the Department. In the
be made more attractive for
provision of educational facilities.
In extensive farming areas
is even more complicated.
best would be the establishment
supplementary boarding facilities.

It is strongly recommended that

- (1)
- (2) (a) (i)
- (ii)
- (b) (i)
- (ii)

For the hon member's information it may be mentioned that on 1977-12-31 there was also a further 2 300 dwelling units for Coloureds and 6 302 dwelling units for Asians in schemes for which funds had already been allocated and which were either already under construction or

Housing in Durban complex X

21 Mr N B WOOD asked the Minister of Community Development

- (1) What was the estimated shortage of houses for White, Coloured and Asiatic persons, respectively, in the Durban complex as at 31 December 1977,
- (2) how many (a) houses and (b) flats were made available for persons of each race group during 1977 by (i) his Department and (ii) the local authority

The MINISTER OF COMMUNITY DEVELOPMENT

	Whites	Coloured	Asians
(1)	No general shortage	3 500	12 000
(2) (a) (i)	—	146	—
(ii)	—	—	624
(b) (i)	61	228	—
(ii)	—	240	989

due to be launched in the near future. Further approved schemes comprising 334, 1 000 and 7 273 dwelling units for Whites, Coloureds and Asians, respectively will be commenced as soon as funds are available. The hon member is also referred to my reply on 1978-02-17 to his Question No

20 (for oral reply) Subject to the availability of funds a target of 1 500 completed dwellings per annum for Coloureds is being pursued.

...only a few are mentioned:

affected by several factors

(a) Housing conditions

Poor housing conditions and overcrowding are detrimental to health. Good housing is thus essential.

(b) Food

Sufficient food is indispensable for health. Farmers who supply rations to their workers, should ensure that these are sufficient for the family. Farmers who pay their labourers in cash only, can also play a part in ensuring that their workers are well fed, e.g. by taking their orders once a week and buying for them in bulk or by subsidising their food supplies. There are various methods of applying the latter system. Money spent in this way is money well spent.

(c) Clothing

Farmers should also see to it that labourers and their children are adequately clothed. Many farmers supply overalls and gum boots and other clothes to labourers.

(d) Medical services

Under certain conditions, medical services should be available to labourers at no cost to them. It is the responsibility of the State to ensure that medical services are available to labourers free of charge. Medical services should be provided by divisional councils,

Housing for Pinetown complex

104 Mr N B WOOD asked the Minister of Community Development

- (1) What was the estimated shortage of (a) houses and (b) flats in the Pinetown complex in respect of (i) Whites, (ii) Coloureds and (iii) Indians as at 31 December 1972 and 31 December 1977, respectively,
- (2) how many (a) houses and (b) flats have been provided for (i) Whites, (ii) Coloureds and (iii) Indians in each of the past five years by (aa) his Department and (bb) local authorities,
- (3) what is the estimated number of dwelling units to be provided for each

services are provided to his workers which are not acceptable which are not provided by divisional

Hansard ~~323~~ 3/3/78
col. 323

125

(e) Family planning

Family planning services should be available to farmers' associations in this respect. A comprehensive family planning programme has already been

implemented in each of the next five years. The MINISTER OF COMMUNITY DEVELOPMENT

(1), (2) and (3) Separate data in respect of the Pinetown complex is not available because for purposes of housing provision the Durban-Pinetown complex, i.e. the Durban Metropolitan area for practical reasons is regarded as an entity

divisional councils. They should co-operate in providing medical services has been provided.

5.9 SOCIAL ACTIVITIES

Organised social activities in connection with the church, e.g. church bazaars, or in connection with the school, e.g. sporting events, also deserve the sympathy and support of the farmer.

Certain farmers' associations are already successfully arranging sports meetings and film shows for workers and their families.

It must be borne in mind that the facilities provided in towns are not easily accessible to farm workers and a sympathetic approach in the aforementioned respect is therefore important.

Where workers can read, magazines and newspapers can also be provided to them.

Hansard 5 vol 329

3/3/78

Dwellings in Chatsworth X

125

257 Mr N B WOOD asked the Minister of Community Development

(a) How many applications for dwellings in Chatsworth were outstanding at the latest date for which figures are available and (b) what is the comparative figure as at the date 12 months previously

The MINISTER OF COMMUNITY DEVELOPMENT

(a) and (b) A separate waiting list of applications for dwellings in Chatsworth is not kept, but it is estimated that approximately 12 000 new dwelling units in the Durban Metropolitan area need to be built in order to meet the existing demand for housing. Owing to duplication, obsolescence and a variety of other reasons of which the hon member may possibly

Indien

kole bywoon nie

Aan werke

- 1. Waarom gaan u kinders nie?
- 2. Dink u dat die on- ja of nee, spes

- 1. Hoe belangrik is dit vir u dat u kinders moet skoolgaan? Sal u die plaas wil verlaat indien daar nie 'n skool naby was vir u kinders nie?
- 2. Ontmoet u ooit die onderwyser? Indien ja, spesifiseer.
- 3. Bespreek u ooit die skool met u werkgewer?
- 4. Is die skool wat u kinders bywoon op 'n plaas of nie? Indien nee, spesifiseer waar.

Aan werkers wie se kinders - skole bywoon

Tribune Reporter

EXTRA-LOW cost sub-economic houses designed by the Department of Community Development may be used by Durban City Council to clear coloured slums.

The Secretary for Community Development, Mr L. Fouche, said in Pretoria that plans for the houses, ranging from a two-roomed "core" unit costing about R2 500 to a three-bedroomed house with garage about R5 500, had been made available to the Durban City Council.

This follows an approach by a council delegation to Mr Fouche in Cape Town, when it was proposed the council institute a "site and service" scheme to improve conditions in Durban slums.

Instead, Mr Fouche told the delegation to work on the basis of the department's plans. Once Durban's particular requirements had been detailed — and Mr Fouche said he had no doubt the council would find the solution — his department would provide money to build the houses.

The houses, a new concept in slum clearance, were designed exclusively by department officials.

The basic unit consists of a two-roomed home with simple pitch roof. It includes a bathroom, toilet and sink. Running water, electricity and a stove connection are also provided.

Owner

At a very low cost and with very little work, the house can be built up to a three-bedroomed home with garage.

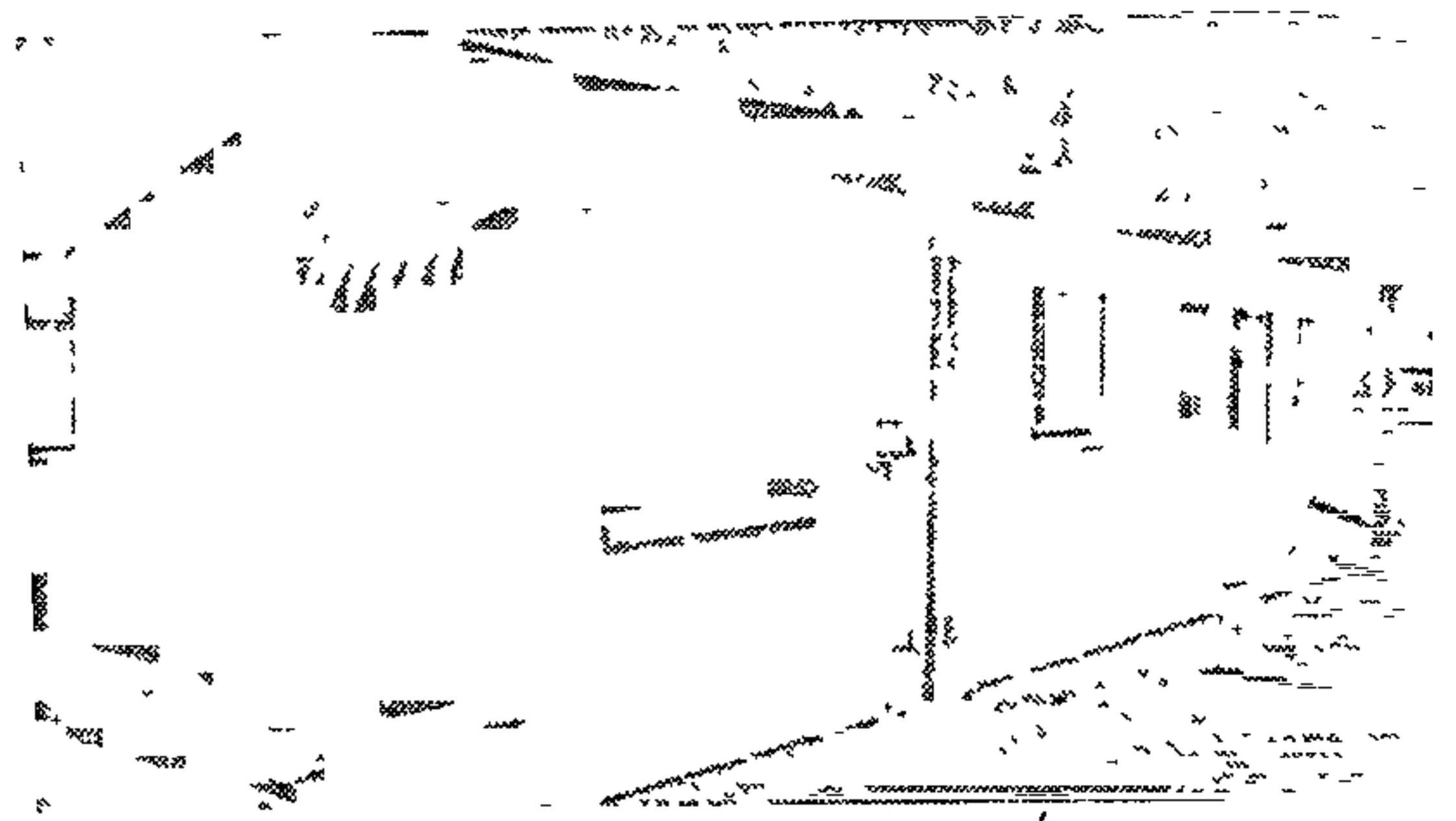
A central wall is the key to the concept. It is the dividing line between two back-to-back houses, either of which can be extended by simply building on the wall.

Mr Fouche said the idea was "pioneer work" in the building field — but that he was still not satisfied.

"I want the cost brought down lower still," he said.

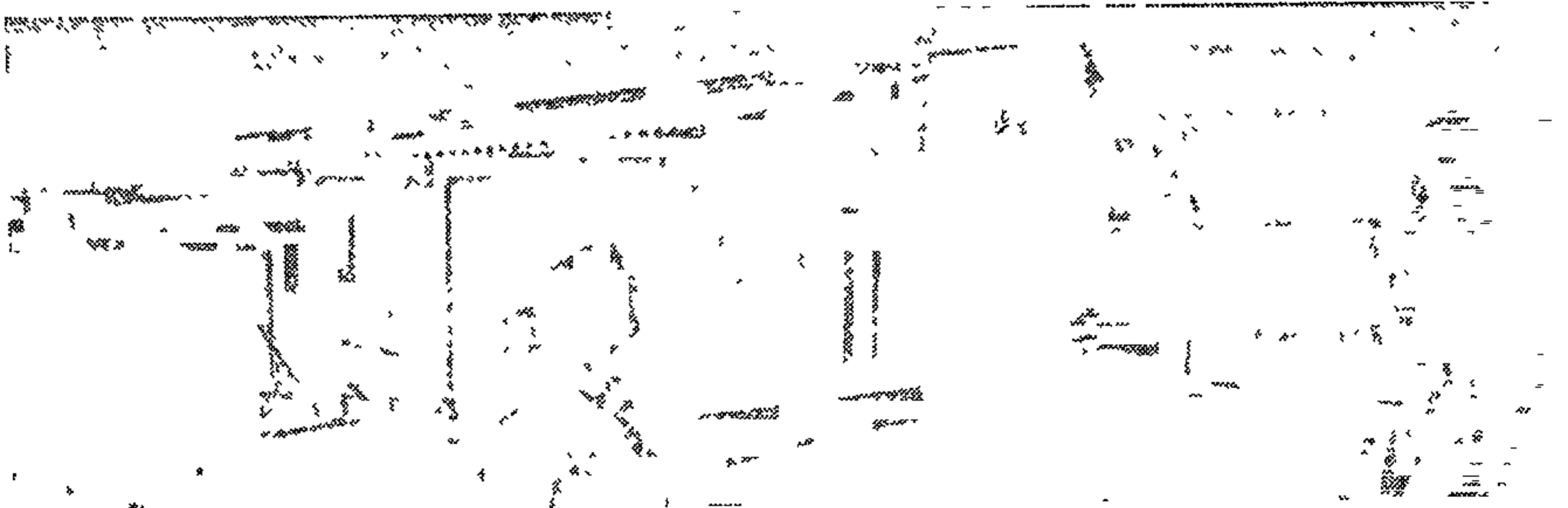
He said that 23 of these "core houses" had been built at Mitchell's Plain in Cape Town. "We deliberately built a small number to prevent the

DURBAN MAY BUILD NEW LOW COST HOUSES TO BEAT COLOURED SLUM CRISIS



A semi-detached core house already built at Mitchell's Plain in the Cape

A HOME FOR R2 500



Eddie Steenkamp, general foreman of a private construction company, and Charles du Toit, of the Department of Community Development, discuss an experimental core house

cost from being artificially low. Obviously if we were to tender for hundreds of these houses the cost per unit would come down," he said.

The criterion, said Mr Fouche, was to keep the houses looking attractive and well-finished, particularly from the exterior. "Under no circumstances do we want to create our

own slums in the sub-economic houses we build."

The drawback with normal sub-economic houses is that the owner cannot substantially improve the property himself.

"In this scheme almost everything is left to the owner," said Mr Fouche.

Another feature, said the department's chief of

building services, Mr W J. Marais, was that the windows were specially designed to break out and could easily be replaced by a door when the home was expanded.

And a very narrow frontage — 8,5 metres — kept costs down, he said.

"We have been working on getting the best residential standard for

the lowest cost since the department was formed about 1960," said Mr Fouche.

"That is why South Africa has the best housing standards, not merely in Africa, but in the world.

"We don't just say that ourselves — it is admitted by other experts at symposia," said Mr Fouche.

tenants complain of overcrowding and unhealthy conditions

125

8/3/78

125

AFRICAN'S CONTEST HOSTEL FRIENDS THICK

A general view of a room in S. J. Smith Hostel showing cooking utensils and food stored under the beds. The room is used as a kitchen, sitting room and a bedroom. No wardrobes are provided to protect the tenants' clothes.



Mercury Reporter

TENANTS are contesting a proposed rent increase because of "shocking" conditions in African hostels in Durban run by the Port Natal Bantu Affairs Administration Board.

125
8/3/78

But Mr. S. Bourquin, director of the PN-BAAB, says that even if increases are decided upon, revenue from rent would barely cover the wages of hostel staff, let alone repairs and maintenance.

overcrowding.

"If we throw out the surplus they will either have no houses or they will be accommodated far away in the townships, which creates a transport problem for them."

The tenants reported to the Ningizimu Urban Bantu Council that the four hostels — S. J. Smith in Merebank, Thokoza in Grey Street, Jacobs and Dalton Road — were overcrowded and unhealthy.

He said tenants cooked in their rooms by choice. A R40 000 kitchen had been built at S. J. Smith hostel, but in spite of efforts to prosecute tenants who cooked in their rooms, the kitchen had been rejected and so had been converted for other uses.

Rooms were used for cooking, eating and sleeping and food was stored under beds. Toilets were sometimes out of order causing leakages into bedrooms and foul smells.

Nothing

Durban's Medical Officer of Health, Dr. Colin McKenzie, said yesterday his health inspectors had discovered nothing wrong with the hostels so far.

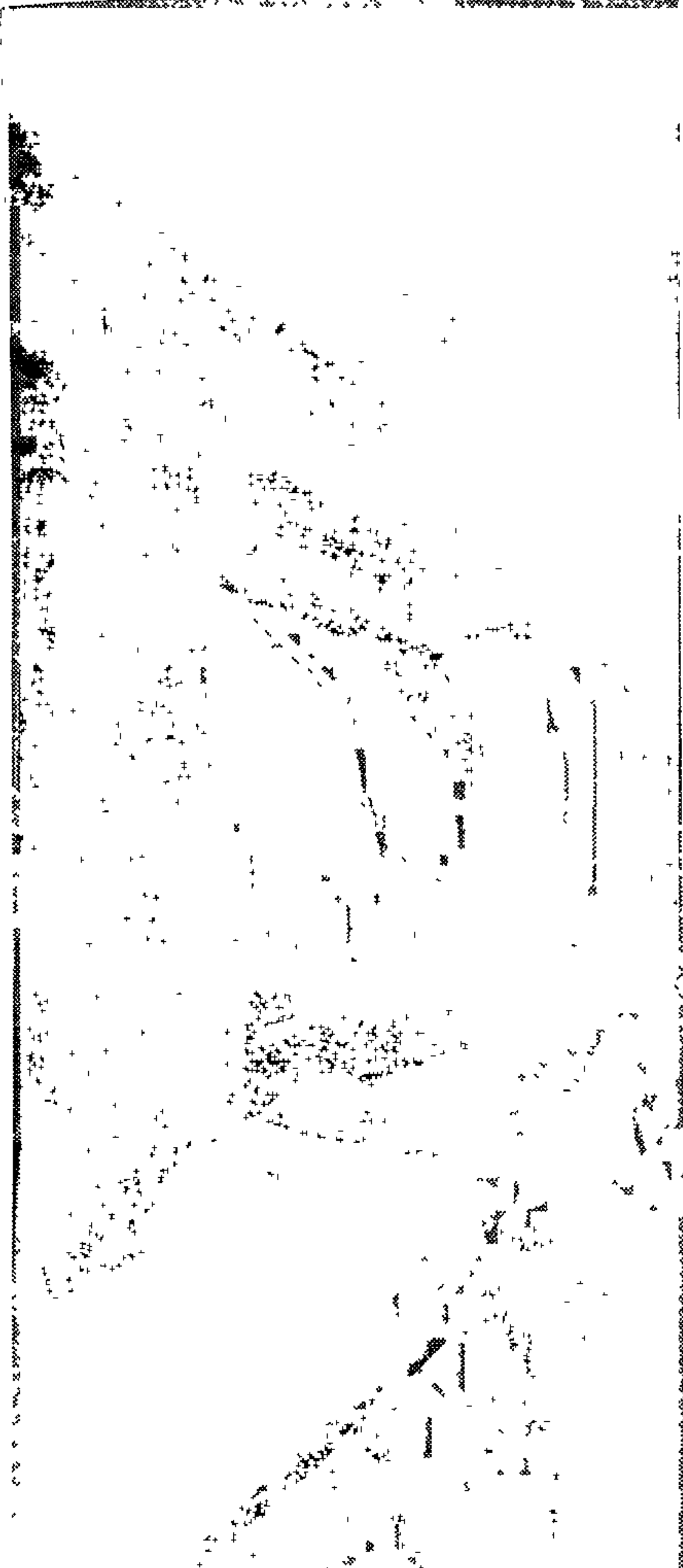
Agreed

Mr. Bourquin agreed there was overcrowding and the living conditions were bad but said there was nothing he could do.

But after seeing a report with pictures of the hostels he said he would send his inspectors out today.

"If we enforce the overcrowding regulations, then they will complain we are kicking them out onto the streets. It is because of pressure from the community that we have turned a blind eye to the

Dr. McKenzie said some things were bad but he warned that any improvements ordered by him would be charged to the PN-BAAB, increasing the pressure for a rent increase.



ONE of the rooms in Dalton Road Hostel has walls stained with a liquid. Residents claimed it was urine dripping from a toilet above their room. The room smelt of urine.

Mr. Bourquin would not discuss details of the proposed increases as the matter was "sub-judice." But the housing deficit of the board last year was R2 700 000.

Tenants felt housing should be further subsidised by the Government or a levy imposed on employers. Others demanded wage increases before the rent could be raised.

Squalid African hostels

WITH each new survey of the housing shortage ... particularly for Africans ... one is filled with a deeper feeling of dismay. This week the Mercury investigated conditions at some Durban hostels and found men and women living in unbelievable squalor

There will be some sympathy for Mr S. Bourquin, director of Port Natal Bantu Affairs Administration Board. He has the thankless task of running these hostels. And the backlog of housing stems basically from lack of adequate government housing funds.

Mr. Bourquin says he condones the overcrowded and unhygienic conditions in the hostels because if standard regulations were enforced it would mean ejecting Africans on to the streets, or into shanty towns. Those who were fortunate enough to obtain accommodation in a township would face transport problems.

Further, tenants are resistant to the proposed increase in rents from an average of R2,25 to an average of R9 a month for a bed. The last increase was in 1972. Mr. Bourquin agrees that the board should have made small rent increases since then.

Nevertheless tenants will have very little public support for their

NM 9/3/78 (125)
argument that Government subsidies and private levies should be raised to make good the rising costs of running the hostels. There is a saturation point for subsidisation.

The principle of keeping rents low can only be justified if adequate living standards can be maintained in hostels and townships. The cost of living has risen considerably since 1972, but so have wages, and even with the growing number of jobless, the board is entitled to charge reasonable rents.

As a short-term solution the board should reduce numbers by refusing to take new boarders to fill vacant beds until the hostels can be kept tidy, neat and hygienic. It is a terrible commentary that the Government's passivity has allowed its own institutions to degenerate into deplorable slums.

There has been plenty of talk about providing decent housing for all. The time has come to act. Industrialists say that given the chance they could build at least a thousand cheap houses a month. But nothing seems to come of it. Why not? A minimum wage and homes which everyone could afford are the country's greatest insurance against political and social unrest.

10/3/78 (125)

Better hostels' follows exposé in the Mercury

Mercury Reporter

THERE would be "substantial improvements" in African hostels in Durban as a result of a Mercury report of squalid living conditions, Durban's Medical Officer of Health, Dr. Colin McKenzie said yesterday.

Health inspectors moved into four hostels run by the Port Natal Bantu Affairs Administration Board on Wednesday. Some improvements had been made and further recommendations would be submitted to the board at a meeting today, Dr. McKenzie said.

The Mercury's report on conditions at the Dalton Road hostel was "substantially correct." The place was generally overcrowded and dirty.

Hygiene

At S. J. Smith hostel, Merebank, about half the rooms were as bad as the ones illustrated in the Mercury pictures. The other half were neat.

Jacobs hostel was not as bad as the other two men's hostels but needed painting and the standard of hygiene at the shop there was not high.

Thokoza women's hostel in Grey Street was "okay." Here as elsewhere there was a degree of overcrowding.

Dr. McKenzie said he had drawn up a "thick report" after his inspectors' tour of the hostels but stressed that in discussing improvements with the PNAAB, he would try to find a "middle path between the ideal and the practical."

To demand too much would only increase the pressure for a rent hike. It was because of proposals for a rent increase that tenants had complained about conditions in the first place.

Improvements, such as the provision of wardrobes and the tarring of yards, would be negotiable, while a recommendation for more clothing lines was more definite.

Unsatisfactory

Meanwhile the president of the Durban Chamber of Commerce, Mr. Gordon Stuart-Reckling, said in a Press release yesterday the hostel conditions were "clearly most unsatisfactory and in need of urgent improvement."

He attributed the conditions to "a great shortage of hostel accommodation which leads to overcrowding and to the low level of charges which have not been raised for some years."

"The authorities who are themselves operating under difficult conditions have undertaken to do what they can to improve these conditions, and it is to be hoped their efforts will succeed."

One of the tenant's suggestions was that commerce and industry should be levied for a housing subsidy if the PNAAB could not afford to improve conditions.

The Chamber of Industry was not available for comment yesterday.

NM 11/4/78

125

Black rent rises

ALTHOUGH the Port Natal Bantu Affairs Administration Board has not applied to increase hostel rentals in townships under its control, the threat remains that Mr. S. Bourquin, director of the Board, may be forced to take this step.

Mr. Bourquin is in a dilemma. There is strong opposition among African tenants to rent rises. And they have a point. Most of them are poorly paid. They live in overcrowded and unhygienic rooms. Little has been done to improve their conditions. But how can Mr. Bourquin be expected to undertake improvements and also keep rents stable?

Mr. Bourquin says that the proposed rent increases would barely cover the cost of hostel staff wages, let alone repairs and maintenance. Further, if he reduces the number of tenants, it will mean that some of them will have to be ejected.

However, he does not enhance his image when he accuses the Mercury of sensational reporting because it reveals the facts and substantiates them with pictures. His view is contrary to that of Dr. C. R. Mackenzie,

Durban's Medical Officer of Health. His reaction to the reports was to send out health inspectors to investigate. They found that the Mercury reports were substantially correct. Dr. Mackenzie undertook to act.

His department is doing its best to clean up the hostels by steering "a middle path between the ideal and the practical." Dr. Mackenzie, also, is in a difficult position. He says that to do too much would increase pressure for the rent rises which tenants are resisting.

The core of the problem is that housing for Africans is hopelessly inadequate. A new hostel was completed at Glebelands at the end of March. It has 256 single rooms. Eight more of varying sizes are planned for 1978. This will ease the problem but it will not solve it.

Meanwhile residents of the old Glebelands hostel have threatened to go to court if the proposed rent increases are implemented. If this happens it might not be a bad thing. The Government could hardly ignore the evidence or the Court's verdict. It would focus attention on a festering social malady.

Housing

125

problem

11/5/78

outlined

Mercury Reporter

PIETERMARTITZBURG —

The capital is faced with a massive housing shortage and lack of work opportunities for the 250,000 Africans living in the metropolitan area.

The problems were outlined by the city engineer, Mr. Graham Atkinson, at the Natal University's weekly lunch-time lecture here yesterday.

An estimated 400,000 people of all races lived in the metropolitan area, of Pietermaritzburg of whom 250,000 were Africans, he said.

The African population figure was "somewhat frightening — not in the fearful sense, but frightening in the sense that converted into families, and hence to houses and to work opportunities, it means that we have a long, long way to go."

The Government was making a move on a gigantic housing programme, but this would merely cater for the present situation.

"It is not correct to talk of a future problem. The problem is now."

It had been envisaged that by the year 2000 there would be approximately 120,000 African workers in the city.

Bursting the limits 125

The Durban Pietermaritzburg region, accommodating 75% of SA's Indians, is rapidly reaching the stage where it can not cope with expected demand for jobs and housing. This point is made by Margaret Sugden of the University of Durban Westville in a report prepared for Natal's Town and Regional Planning Commission.

An estimated 74% of Indians require assistance to meet their housing needs, which throws a heavy burden on local authorities. This is compounded by the problem of space in Durban, for example, assuming individual accommodation of households, by 1989 where there would be an Indian population of 552 400 and a land carrying capacity of 582 000, overcrowding would be even worse than at present.

By the end of the century, more than double the present number of jobs will have to be found for Indians in the region. Assuming it can absorb the same proportion of the labour force, that still leaves about 46 000 job seekers in the cold.

The answer, Sugden says, lies in providing growth points. Cato Ridge, Stanger and Compensia are suggested and to encourage migration from the region (to the Free State?) She also advocates lifting legal barriers to open up a wider range of occupations and con-

cludes "Time is of the essence and active measures beyond the planning and discussion stage should be implemented at the earliest possible date."

Indien

- 1. 2. Dink u dat die onderwys bela ja of nee, spesifiseer hoe
- 1. 1. Waarom gaan u kinders nie sk

in nie

Aan werkers wie se k

- 1. 1. Hoe belangrik is dit vir u dat u kinders moet skoolgaan? Sal u die plaas wil verlaat indien daar nie 'n skool naby was vir u kinders nie?
- 2. 2. Ontmoet u ooit die onderwysers? Indien ja, spesifiseer.
- 3. 3. Bespreek u ooit die skool met u werkgewer?
- 4. 4. Is die skool wat u kinders bywoon op 'n plaas of nie? Indien nee, spesifiseer waar.

Aan werkers wie se kinders - skole bywoon

APPENDIX

yers' Association survey.

N A T A L

I O N

CIRCULAR

Ref: LD1

Building boom in Vryheid

Mercury Reporter

THE northern Natal town of Vryheid is experiencing a boom. The municipality has passed building plans worth R3 300 000 during the first nine months of this year.

This figure is the highest in the history of the town for a corresponding period, according to Town Clerk Mr. Piet Grabe.

Almost 100 new houses are planned and 58 are already being built.

A big shopping complex is to be built in the town centre.

A new bakery, which will produce 32 000 loaves during an eight-hour shift, is under construction.

The Railways have plans for administrative offices, a diesel depot and a wagon and carriage depot in the town.

The boom is being attributed to the completion of the Vryheid to Richards Bay rail link and to the development of new coal mines in the area.

Low-cost housing

Mercury Bureau

PIETERMARITZBURG — A self-help housing project, which will allow Indian families to build their own low-cost home in one of 12 designs, has been accepted in principle by the Indian Local Affairs Committee.

The LAC asked the City Engineer, Mr. G. Atkinson, to report on a suitable location for the construction of a pilot scheme of six houses in Northdale.

The object of the project is reasonably priced houses which are architecturally pleasing and constructed using standard materials and semi-skilled labour.

6th May 1976.

RESEARCH UNIT,

PE TOWN

date by 24 May 1976

project.

Umlazi, KwaZulu, in the d to determine the demand cians as a guide for the

to return the information

ween the 'skilled worker' san and engineer.

for Advanced Technical is 3 years further education.

ge for Advanced Technical Std. X plus 1 or 2 years.

courses - Std. X certifi- subject, or N.T.C. 111 or

return to boom conditions - der A or B hereunder in

NEA has

A Techn next few for the courses

Members to NLA

DEFINIT

'Techn and 'pr

'Natio Educat

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Question - Assuming full require quantities - How many Africans would you the categories stated at the period stated? -

A) Qualification	Number of Africans required		
	1976	1978	1980
National Diploma for Technicians			
1. Electrical Engineering (Heavy Current)			
2. Electrical Engineering (Light Current)			
3. Industrial Instrumentation			
4. Telecommunication			
5. T.V. and Electronics			
6. Mechanical Engineering			
7. Automotive Engineering			
8. Production Engineering			
9. Refrigeration & Airconditioning Engineering			
10. Civil Engineering			
11. Structural Engineering			
12. Town and Regional Planning			
13. Construction Supervision			

'Bar' on Blacks owning homes

NM 13/10/78 125

African Affairs Reporter

COUNCILLOR H. S. Msimang, chairman of the Ningizimu Urban Bantu Council, said yesterday that Blacks were not being given permission to buy houses in Lamontville.

He said home ownership schemes were in operation elsewhere, notably in the Vaal triangle, but apparently were not permitted in Lamontville.

It was not necessary, in the light of the home-buying schemes elsewhere, for the Port Natal Administration Board to re-acquire houses in Lamontville from widows.

Widows lost the right to their houses after the death of their husbands and his council, said Mr Msimang, was under constant pressure from widows who wanted to buy back from the board the houses that had belonged to them before their husbands had died.

He said a resolution — passed by his council in January, this year — which recommended that in view of the repeated statements by the Minister of Plural Relations Blacks should now be permitted to purchase in urban areas, was ignored by the board.

Mr. Msimang said, there were widows who were promised that they could

buy back the houses the board had re-acquired when their husbands died. To date they were still waiting.

He cited the case of Mrs Leah Shabalala whose husband died five years ago. The family spent a lot of money improving their house but when her husband died she lost the right to own the house.

Mrs Shabalala was paying a rent of R23 a month for the house formerly owned by her husband. This rent was higher, said Mr Msimang, than his own rent.

Mr. L. H. van Rensburg, the board's acting chief director, said the council's recommendations had not been ignored but the "board has been powerless to act because of the indefiniteness of the future of the township."

Regardless of the future of Lamontville, however, "as soon as the community council is instituted (to replace the UBC) early next year it will have all the powers delegated to it by the law which will include the administration of home ownership."

13. FACTORS INFLUENCING MEMBERS' COMMITMENT TO PROJECTS.

While small scale production groups seen by their nature, more likely to inspire participation and committed involvement, than bigger community projects, they too, face many problems. Benno Galgart writes "People who are conscious of being in a structural bind are likely to act collectively. The main problem, which their association meets is that of degree of solidarity. Solidarity is the willingness to sacrifice (that is, spend without readily foreseeable material remuneration) resources to the benefit of others." (58)

effect solidarity.

Speaking at a housing photographic exhibition arranged by Diakoma and the Black Sash, he said a house of four rooms with an internal toilet cost R2 500 for servicing and about R2 200 to build, pushing KwaZulu's monetary needs for housing alone to a "prohibitive R500 million"

Budget

The KwaZulu budget for 1978-79 was "a mere R168 million" (Durban's budget for the same period was R373 million) and had to cater for education, agriculture, health and welfare.

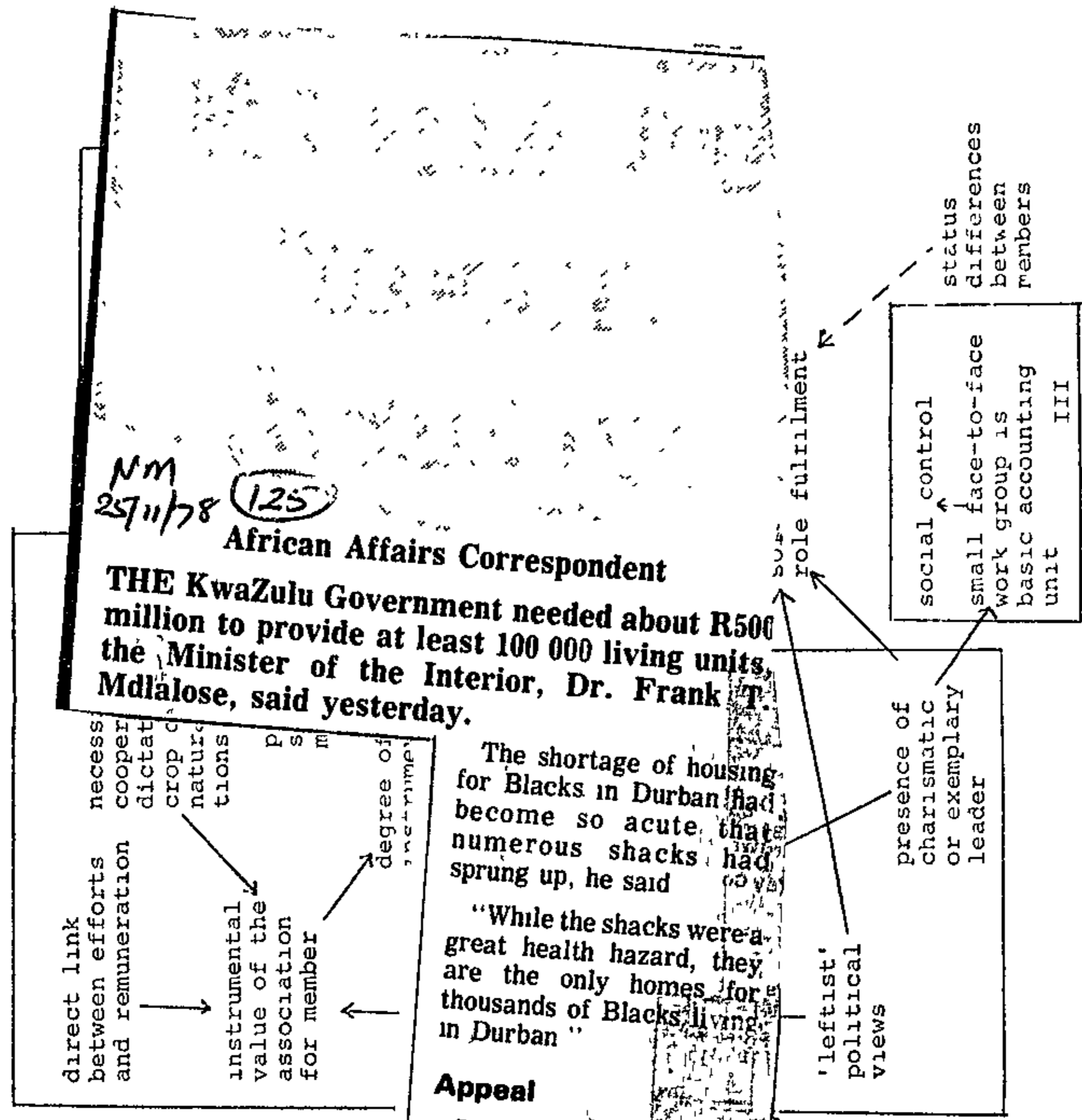
KwaZulu felt that demolishing shanties for health and cosmetic reasons was not a solution. Ulundi aimed at settling shanty-dwellers in better houses in established towns.

asses and to raise the quality and value of others.

(See diagram - Page 72)

I have already discussed the improbability of solidarity creating values (i.e. II and IV) operating as a general force in the reserves under the present system in No.9 under "Response."

I. As regards No. I, it is obviously very important that projects run efficiently if they are to benefit members, if they don't, members will leave. Mr G. ... the extension officer who set up the 6 very successful communal gardens at Keiskammahok (successful in terms of drawing membership, being a focus for group activity and inspiring others to start gardens) (59), outlined a pattern of project development.



MM 7/12/78

Huge rent rises for Blacks soon

125

African Affairs Correspondent

AFRICANS in Lamont and Chesterville, Durban's most central Black townships, can expect huge rent increases in the new year, according to a statement released yesterday by the chief director of the Port Natal Administration Board, Mr. S. Bourquin.

The rents are likely to affect at least 50 000 people

in the two townships and in hostels controlled by the board at Dalton Road, S. J. Smith and Umlazi Glebe.

Although the rents will rise by 83 percent in the western areas, 66 percent in the central district and by 55 percent along the North Coast, the board expects to make a loss of R3 000 000 over the next three years

The monthly rent for a

single room at the Jacobs hostel will go from R3 to about R22 over the next three years.

In the same period the rent for a three-roomed house without electricity at Lamont will rise from R11,48 to R18,32 a month.

However, Mr. Bourquin pointed out that in the five years since 1972 the cost of services had risen dramatically. Refuse

removal costs in the central district had risen by 336 percent and the cost of providing water by 511 percent, while in the western division electricity costs had gone up 557 percent

The date on which the rents will come into operation has not been decided, but will become effective one month after promulgation

de-76
73)

Notes to table :

- 1/ Units are thousand (metric) tons - except for gold (tons), diamonds (thousand metric carats) and platinum (index).
- 2/ Plewman's 1970 figures are not projections but refer to the 1968 - 1970 averages of the physical volume of sales (exports and domestic consumption); for gold, diamonds and platinum, see note 4/.
- 3/ Our 1970 figures are 1968-70 averages of physical production.
- 4/ Plewman does not give output levels for gold, diamonds and platinum; but it is possible to deduce what he is assuming given his technical assumptions and his employment projections. The 1970 figures for gold and diamonds are 1968-70 averages of physical production (since a sales figure is not available for gold; and in the case of diamonds there is a significant difference between sales and production), and for platinum we have used an index.
- 5/ The decline between 1970 and 1976 of diamonds production is not monotonic. The figure for 1973 is higher than those for the other years 1971-76.

125

HOUSING - Natal
1-1-79 - 31-12-80

Hansard
8(497)

125

WEDNESDAY, 26 MARCH 1980

†Indicates translated version

For written reply

Dwelling units for Indians in Durban area
8(497) 26/3/80 (125)
7 Mr. N. B. WOOD asked the Minister of
Community Development.

- (1) (a) How many dwelling units for Indians were built in the Durban area during 1979 and (b) how many units are expected to be completed during 1980 and 1981, respectively;
- (2) what was the estimated shortage of housing units for Indians in the Durban area as at 31 December 1979?

The MINISTER OF COMMUNITY DEVELOPMENT.

- (1) (a) 2 688
- (b) 1980—approximately 4 000
1981—approximately 7 000
- (2) 10 600

For the hon member's information it may be mentioned that there are 14 740 uncompleted dwelling units in schemes in respect of which the Department has already committed itself, whereas schemes comprising a further 6 124 dwelling units will be launched as soon as the necessary funds are available.

Hansard
8(495) 26/3/80 (125)

5. The fixed costs of a firm

- (a) are fixed only in the short period
- (b) when expressed as an average, do not change with output
- (c) increase with the level of output

(1) (a) and (b) are both correct

8(495) Shortage of houses
26/3/80 (125)

78 Mr N B WOOD asked the Minister of Community Development

(1) What was the estimated shortage of houses for White, Coloured and Asian persons, respectively, in the Durban complex as at 31 December 1979;

(2) how many (a) houses and (b) flats

were made available for persons of each race group during 1979 by (i) his Department and (ii) the local authority?

The MINISTER OF COMMUNITY DEVELOPMENT

	White	Coloured	Indian
(1)	none	2 260	10 600

(2) a consumer's preferences for any two goods

(3) the price ratio is different from another which schedule of preferences

(4) combinations of amounts of same goods which a consumer equal

(5) the amounts of goods at given prices which a consumer will buy

WEDNESDAY, 21

	(a)	(i)	124	—	—
		(ii)	46	66	2 645
	(b)	(i)	—	—	—
		(ii)	—	—	43

7. Assuming a two-commodity world, and assuming the household seeks to maximise its total utility, it will allocate its budget so that

(1) $\frac{\text{marginal utility of A}}{\text{marginal utility of B}} = \frac{\text{price of B}}{\text{price of A}}$

(2) marginal utility of A = marginal utility of B

(3) $\frac{\text{marginal utility of A}}{\text{total utility of A}} = \frac{\text{marginal utility of B}}{\text{total utility of B}}$

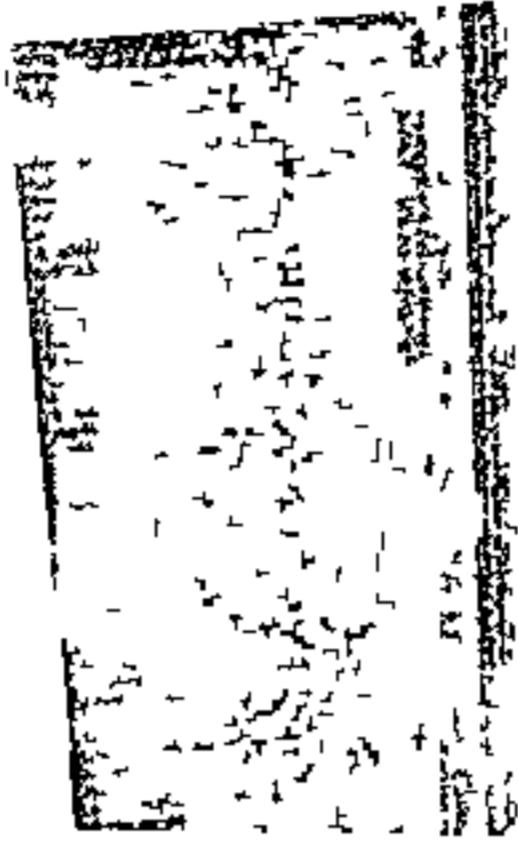
(4) $\frac{\text{marginal utility of A}}{\text{marginal utility of B}} = \frac{\text{price of A}}{\text{price of B}}$

(5) either A or B is purchased, but not both

Hansard
P(503)

26/3/80

125



Dwelling units for Indian occupation

8(97) 26/3/80 125
311. Mr R A F SWART asked the
Minister of Community Development

- (1) How many dwelling units for Indian occupation were built in 1979 in (a) Durban and (b) the rest of Natal,
- (2) how many such units are planned for construction in 1980 in each of these areas?

26 MARCH 1980

The MINISTER OF COMMUNITY
DEVELOPMENT

- (1) (a) 2 688
(b) 2 869
- (2) (a) approximately 4 000,
(b) approximately 1 050

year

Handwritten: Howland 12/19/78

Dwelling units in Durban/Pietermaritzburg complexes

71 Mr N B WOOD asked the Minister of Statistics

(125) How many dwelling units were built by private enterprise for (a) Whites, (b) Coloureds, (c) Indians and (d) Blacks in the Durban and Pietermaritzburg complexes during 1978.

The MINISTER OF STATISTICS.

Number of dwelling units built by the private sector during 1978

Durban complex

(a) 1 437

EBRUARY 1979	32
(b)	26
(c)	468
(d)	—
Pietermaritzburg complex	
(a)	340
(b)	28
(c)	190
(d)	—

Dwelling units for Blacks, Coloureds and Asians are mainly financed by the public sector

The Durban complex comprises Durban, Queensburgh, Illovo, Umbogintwini, Westville, Amanzimtoti Kingsburgh, Pinetown, New Germany, Kloof, Yellowwood Park

The Pietermaritzburg complex comprises Pietermaritzburg and Hilton

Handwritten: 28/2/79
Chatsworth applications for dwellings

228 Mr N B WOOD asked the Minister
of Community Development

(a) How many applications for dwellings
in Chatsworth were outstanding at the
latest date for which figures are available
and (b) what is the comparative figure as at
the date 12 months previously

The MINISTER OF COMMUNITY DE-
VELOPMENT

As indicated in my reply dated 1978-
03-02 to the hon member's Question No
257 a separate waiting list is not kept for
Chatsworth. The estimated backlog in re-
spect of the Durban Metropolitan Area will
be furnished in the reply to the hon
member's Question No 167

For written reply.
Hansard 4 (237) 25/2/79
123 (237) 25/2/79

7. Mr. B. W. O'D asked the Minister of
Community Development

(1) How many dwelling units for Indians
were built in the Durban area during

(a) and (b) low income units are
expected to be completed during 1979
and 1980 respectively.

(2) What was the estimated shortage of
housing units for Indians in the Dur-
ban area as at 31 December 1978

The MINISTER OF COMMUNITY DE-
VELOPMENT

(1) (a) 968 dwellings in schemes
financed out of the National
Housing Fund

(b) 1979	3 500
1980	5 000

(2) 11 800

For the hon. member's information it
may be mentioned that there are still
uncompleted dwelling units in housing
schemes in which the Department is al-
ready committed while schemes commencing
or additional 472 dwelling units will
be launched on available lands becoming
available

INDIAN HOUSING
Briardale's scheme

25
2/23/79

Tell the computer what you want and it will select sites which come nearest your requirements. This is one of the features of a R2m housing scheme at Briardale, an Indian suburb at Newlands West near Durban

The pilot project, for which the Urban Foundation is providing bridging finance, will provide 110 homes of varying sizes and types including single-storey detached and double-storey town houses. Prices are from R12 500 upwards and bonds will be obtained through the nor-

mal channels. Owners will pay a 25% deposit

"There are a limited number of designs," says Urban Foundation Natal director Alan Mountain, "but people will be able to choose the finishes they can afford to give their homes the appearance they want

"The type of house which goes on each site has been fixed, and the computer will determine quite objectively what houses come nearest to the prospective owner's specifications."

Services are about to be put out to tender and occupation of houses should begin next year, says Mountain.

694

The importance of this sort of course cannot be overemphasised. African students are likely to have several disadvantages relative to White students as a result of their environmental background. White children are more likely than African to have been

As table 37 shows, employers are very much in favour of a course in language and communication being offered as a matter of urgency. As it happens, a course along these lines is a compulsory course for technicians training at the White Colleges for Advanced Technical Education. A copy of this 'General Studies' course, sections of which are taught at each of the T1, T2, and T3 levels, is contained in Appendix C at the end of the report.

Question 5. (on the urgency for a language and communication course).

One very important factor may encourage firms to think twice about the training and utilisation of Africans. It may be very much cheaper to train African rather than White technicians because firms may be able to claim tax concessions applicable to some expenses incurred in training African labour.

It appears that management, whether through conservatism, inertia, or preoccupation with more important matters, often does not have the will to get its way in forcing changes in the labour structure. However, progressive management has succeeded in causing striking changes in some cases. A few firms we visited are successfully experimenting with employing Africans in the traditional White preserve of supervisory positions. The chief complaint of these firms is the shortage of Africans with Standard X mathematics to train for these positions.

125

Durban complex: shortage of houses

613467 12/3/79
167 Mr N B WOOD asked the Minister of Community Development

- (1) What was the estimated shortage of houses for White, Coloured and Asiatic persons, respectively, in the Durban complex as at 31 December 1978,
- (2) how many (a) houses and (b) flats were made available for persons of each race group during 1978 by (i) his Department and (ii) the local authority

The MINISTER OF COMMUNITY DEVELOPMENT

(1)		Whites No general shortage exists	Coloureds	Asians
(2)	(a)		2 050	11 800
	(i)	67	97	—
	(ii)	30	380	1 082
	(b)			
	(i)	—	272	2
	(ii)	—	920	784

082
2125

NH. Mercury Reporter 30/3/79

DUNDEE — The delegation which met the Minister of Community Development, Mr. Marais Steyn, and the Minister of Coloured Affairs, Mr. Hennie Smit, in Cape Town on Wednesday was "extremely well received" said Mr. J. Adams, the Town Clerk, on his return to Dundee yesterday

The delegation consisted of the Mayor of Dundee, Councillor P. Kay, Mr. Adams and Mr. D. Pau, a member of the Coloured Peoples' Liaison Committee

"The meeting left us with no doubt that the ministers were as anxious as the Dundee Town Council to find a solution to the housing problems of the Coloured community here," Mr. Adams said

Various types of schemes were discussed and Mr. Marais Steyn urged that the council carry on with their planning for the provision of housing for both the economic and sub-economic groups

Ways and means of solving the unemployment problems of Coloureds and the problems facing the aged will shortly be the subject of round-table discussions with officials of both these departments as well as the Department of Labour

The housing of these groups is the question to which the council is seeking an answer, Mr. Adams said

He said the Town Council would go ahead with both economic and sub-economic housing schemes for Coloureds. They had approved the ownership plan and it would now be submitted for approval to other necessary authorities

1. La petite fille que j'ai (vu) pleurer, (perdu) dans la foule, cherchait ses parents. Je ne sais si elle les a (retrouvés).
2. Si vos amis avaient (voulu) venir, nous les aurions (reçu) avec plaisir et nous aurions (pu) facilement les loger.
3. Les matelots, (rassemblés) sur le quai, ont (embarqué) et nous les avons (vu) partir.
4. Les reproches (mérités) que lui a (valu) sa conduite l'ont tout de même profondément (touché).
5. Des compliments, il en a (reçu) de nombreux, certains en a (mérité).
6. Il avait déjà (abandonné) la barque quand elle a beaucoup (plu).
7. J'aime les spectacles sans prétention; ces danses Trente mille francs, voilà ce qu'a (coûté) cette quarante-cinq ans; depuis, sa valeur a bien (augmenté).
8. Des versions, je lui en ai (fait) faire pendant sa décision.
9. Les arguments que vous lui avez (présentés) ont l'air de ne pas (avoir) sa décision.
10. Je voulais des aventures, j'en ai (eu) ; La tempête faisait rage; nous les avons (vu) sortir sauvetage et partir sur la mer (démontés). Ils en ont (sauvé) quatre.
3. Les croisades eurent des conséquences qu'on n'avait même (soupçonné).
4. Je leur ai (téléphoné) et ils m'ont (répondu) que ce soir, l'armoire que je leur ai (fait) faire. Soyez indulgents avec lui, car des peines, des souffrances, l'autobus et je suis bien (surpris) qu'elles ne soient (arrivées).
7. Je n'oublierai jamais les jours difficiles que nous avons pendant l'Occupation, les privations que nous avons eues, les dangers que nous avons (courus) et les périls auxquels nous avons (échappé).
8. Comment, vous les avez (rencontrés), vous les avez (rencontrés) ! ne leur avez pas (parlé) !

R30-m for

N.M.R.C. 3/4/79

housing

scheme

Mercury Reporter

THE Department of Community Development's go-ahead for a R30 million Indian and Coloured housing scheme on the lower South Coast has been welcomed by leaders of those communities in Natal

The project will allow for 1 000 houses in the Indian town of Marburg and 300 in the adjoining Coloured township, Merlewood.

Marburg Town Clerk, Mr. E. Hoosen said the shortage of housing in the Port Shepstone area had become a serious problem and he was overjoyed that a solution was now in sight.

"We have nearly 1 000 applications for houses on waiting lists and in the meantime these families are crowding together in most unsuitable accommodation," he said

LONG OVERDUE

Mr. J. N. Reddy, chairman of the South African Indian Council's Executive Committee said the scheme was long overdue. Few outsiders realise the squalor in which so many of the poorer people are living or the high rents they are being forced to pay just to have a roof over their heads.

Mr. C. A. Tiffin, chairman of the Durban Coloured Local Affairs Committee said it was "wonderful providing houses but will they provide the necessary facilities too?"

He said he hoped that part of the money had been earmarked for a school, clinic, bus service, sporting facilities and parks and gardens.

Mr. Mias van der Westhyzen, MP South Coast said the houses would be completed early next year. He said Marburg Indian Township and Merlewood were an extension of existing townships and he did not know if additional facilities would be provided

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6. Vos tantes, je les ai (aperçu) à la g
5. Soyez indulgents avec lui, car des pe
4. Je leur ai (téléphone) et ils m'ont (fa
3. Les croisades eurent des conséquences même (souponné).
2. La tempête faisait rage; nous les avons sauvetage et partir sur la mer (démonté)
1. Je voulais des aventures, j'en ai (eu)

Même exercice.
10. Les arguments que vous lui avez (présenté) sa décision.
9. Trente mille francs, voilà ce qu'a (coté) quarante-cinq ans; depuis, sa valeur a
8. Des versions, je lui en ai (fait) faire
7. J'aime les spectacles sans prétention; beaucoup (plus).
6. Il avait déjà (abandonné) la barque qu
5. Des complim en a (mérité) Tenders for services such as roads and sewerage networks close on April 17 Further tenders are being called for an enlarged sewerage scheme to serve the whole region
4. Les reproch (vu) partir
3. Les matelots, (rassemblé) sur le qual, et nous aurions (pu) facilement les log
2. Si vos amis avaient (voulu) venir, nous ses parents. Je ne sais si elle les a
1. La petite fille que j'ai (vu) pleurer, Faites accorder les participes passés placés en

Cours de Langue

FRANCOIS

Family home ⁽¹²⁵⁾ is wrecked

Mercury Reporter

M. W. Rajgopal

A MOTHER and her five children were flabbergasted when men began ripping and smashing the corrugated iron walls of their Jacobs Road home without warning at breakfast time yesterday.

Unmoved by Mrs. Gwendonmy Pillay's pleas to discuss the matter when her husband returned home, three men using crowbars, axes and hammers made short work of the wall, she said.

When Mr. Krishna Pillay (33) returned home soon afterwards the wall facing Jacobs Road had been ripped away without his household effects having been removed from the dwelling. A wardrobe had been damaged in the process, he said.

"I was not warned that the house would be demolished today, so the police were called," said Mr. Pillay. He said that the three Africans ran into Falcon Motors across the road when the police arrived.

The Pillay family has been living in the house without paying rent since the house they stayed in a few metres away had been demolished three months ago.

Mr. Pillay said he had nowhere else to live with his wife and children, aged between 18 months and 12 years.

Mr. Pillay said an attorney representing the late owner's estate had authorised him to occupy the remaining house.

He had lived in and paid rent for the other house for nine years.

A spokesman for Falcon Motors told the Mercury that they were in no way involved in the demolition although they owned part of the property on which the house stood.

Mr. F. Rajgopal, executor of the estate, said that ownership of the property including Mr. Pillay's home was still being negotiated. A company had bought a share in the property.

"I am shocked that this has happened as Mr. Pillay had every right to live there, while the demolition of the house was not authorised," Mr. Rajgopal said.

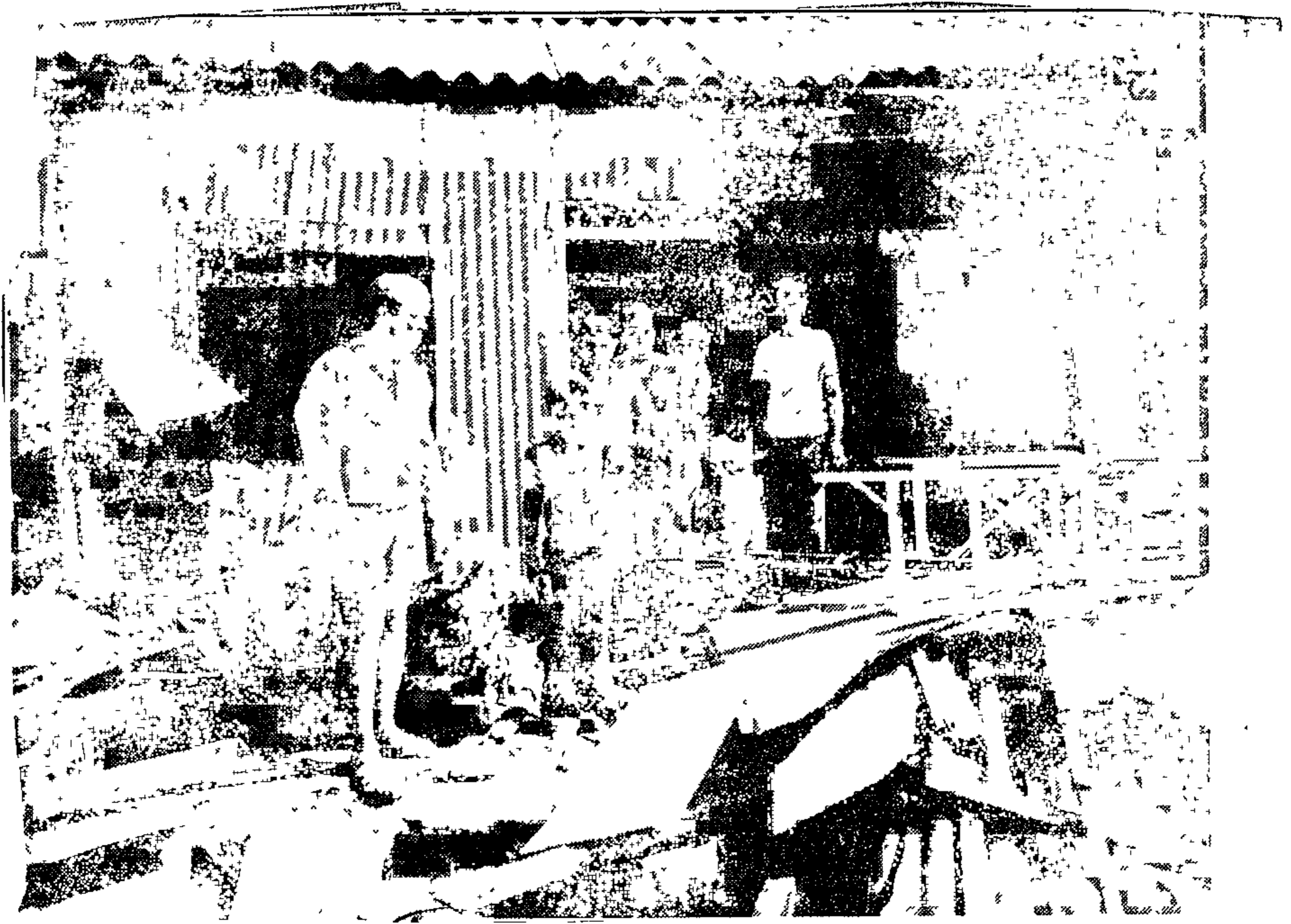


THE Pillay family (top) stand where three men without warning demolished the wall of their Jacobs Road home yesterday. Above: An 18-month-old child cries beside his brother after the wall had been demolished. The Pillays and their five children have nowhere else to stay.

125

Nim.

9/4/79



No 791

20 April 1979

RESTRICTIONS ON THE SUBDIVISION OF LAND OR STANDS OR THE ERECTION, ALTERATION OR USE OF BUILDINGS OR STRUCTURES IN FURTHERANCE OF A SLUM CLEARANCE AND URBAN RENEWAL SCHEME IN A CERTAIN AREA AT TITREN ROAD DURBAN PROVINCE OF NATAL

It is hereby notified for general information that the Community Development Board established in terms of section 2 of the Community Development Act 1966 (Act 3 of 1966), has, with a view to the furtherance of slum clearance and an urban renewal scheme, in terms of the provisions of paragraph (e) of subsection (2) of section 15 of the aforesaid Act within the area defined in the schedule hereto prohibited for a period which will expire on 15 April 1989, the subdivision, except with the prior written approval of the said Board, of land or stands within that area or the erection or alteration except with such approval, of any building or structure within that area or the use of any such building or structure within that area for a purpose for which such building or structure was being used on the date of publication of this notice

Attention is also invited to the fact that any owner of immovable property in the area referred to in the said Schedule, who wishes to dispose of such property should, as has been laid down in paragraph (a) of subsection (5) of section 15 of the said Act offer such property for sale to the said Board, when the further provisions of the said paragraph (a) are applicable to such transactions

ANNEXURE A

"Beginning at the intersection of the centre-lines of Coronet Avenue and Titren Road (on the western corner of the site), thence along the centre-line of Titren Road in a north-easterly direction to the point where it intersects the centre-line of the prolongation of Doncaster Road, thence in a south-easterly direction along the centre-line of Doncaster Road to its intersection with the prolongation north-eastwards of the south-eastern boundary of Subdivision 2 of U of 51 of Sea View 845, thence south-westwards along the south-eastern boundary of the said Subdivision 2, the south-eastern boundary of Rem of U of 51 of Sea View 845, the south-eastern boundary of Subdivision 1 of U of 51 of Sea View 845, the south-eastern boundary of subdivision G of 51 of Sea View 845, to the southern boundary of the said Subdivision G thence in a north-westerly direction to the point where the prolongation south-westwards of the south-eastern boundary of the said Subdivision G intersects the centre-line of Coronet Avenue, thence in a north-westerly direction along the centre-line of Coronet Avenue to the intersection with the centre-line of Titren Road (the commencing point)"

No 791

20 April 1979

BEPERKINGS OP DIE ONDERVERDELING VAN GROND OF STANDPLASE OF DIE OPRIGTING, VERANDERING EN GEBRUIK VAN GEBOUE TER BEVORDERING VAN SLUMOPRUIMING EN 'N STADSHERNUWINGSKEMA IN 'N SEKERE GEBIED TE TITRENWEG, DURBAN, PROVINSIF NATAL

Hiermee word vir algemene inligting bekendgemaak dat die Gemeenskapsontwikkelingsraad ineenstel kragtens artikel 2 van die Wet op Gemeenskapsontwikkeling, 1966 (Wet 3 van 1966), met die oog op die bevordering van slumopruiming en 'n stadshernuwingskema kragtens die bepaling van paragraaf (e) van subartikel (2) van artikel 15 van die gemelde Wet, binne die gebied in die Bylae hiervan omskryf, die onderverdeling, behalwe met die voorafgaande skriftelike goedkeuring van die gemelde Raad, van grond of standplase binne daardie gebied, of die oprigting of verandering, behalwe met sodanige goedkeuring, van 'n gebou of bouwerk, binne daardie gebied, of die gebruik, behalwe met sodanige goedkeuring van 'n bestaande gebou of bouwerk binne daardie gebied vir 'n ander doel as die doel waarvoor so 'n gebou of bouwerk op die datum van die publikasie van hierdie kennisgewing gebruik was, verbied vir 'n tydperk wat op 15 April 1989 sal verstryk

Aandag word voorts daarop gevestig dat enige eienaar van onroerende eiendom in die gebied in die Bylae gemeld, wat so 'n eiendom van die hand wil sit, dit soos in paragraaf (a) van subartikel (5) van artikel 15 van die gemelde Wet uiteengesit, aan die Gemeenskapsontwikkelingsraad te koop moet aanbied, wanneer die verdere bepaling van die gemelde paragraaf (a) op sodanige transaksies van toepassing sal wees

BYLAE A

"Begin by die punt waar die middellyn van Coronetlaan die middellyn van Titrenweg kruis (op die westelike hoek van die gebied); daarvandaan in 'n noord-oostelike rigting langs die middellyn van Titrenweg tot by die punt waar dit die verlenging van die middellyn van Doncasterweg kruis; daarvandaan in 'n suid-oostelike rigting langs die middellyn van Doncasterweg tot by die punt waar dit die verlenging noord-ooswaarts van die suidoostelike grens van die Onderverdeling 2 van U van 51 van Sea View 845 kruis; daarvandaan in 'n suid-westelike rigting langs die suidoostelike grens van die genoemde Onderverdeling 2, die suidoostelike grens van restant van U van 51 van Sea View 845, die suidoostelike grens van Onderverdeling 1 van U van 51 van Sea View 845 die suidoostelike grens van Onderverdeling G van 51 van Sea View 845 tot by die suidelike baken van die genoemde Onderverdeling G, daarvandaan in 'n suidwestelike rigting tot by die punt waar die verlenging suid-westwaarts van die suidoostelike grens van die genoemde Onderverdeling G die middellyn van Coronetlaan kruis; daarvandaan in 'n noordwestelike rigting langs die middellyn van Coronetlaan tot by die kruising daarvan met die middellyn van Titrenweg (die beginpunt)"

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25/4/79
Nim
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Step to more homes

Mercury Reporter

LADYSMITH — Three tenders totalling R358 306 were approved by Ladysmith Town Council at their monthly meeting last night to meet additional housing requirements of the Coloured community.

The lowest tender of NKR Construction of R123 334 was accepted for the erection of 11 economic dwellings at Limit Hill.

The Council also accepted the lowest tender of Woodings and Tipton of R203 074 for the erection of 24 sub-economic dwellings.

The lowest tender of R. M. Maud building contractors for R31 898 was accepted for the erection of 10 single sub-economic quarters. Mr. Pieter Hurter, the Town Clerk, said yesterday that the tenders would be submitted to the Department of Community Development for approval.

As the loan already approved was less than the amount of the tenders an application will be made to the department for an increased advance.

More flats go up in Durban as hundreds still stand empty

By MARION COX

WHILE Durban Corporation struggles to find tenants for its hundreds of empty flats — costing ratepayers more than R17 000 a month in lost revenue — the Government Housing Commission has started building 131 apartments for whites near Cato Manor at an estimated cost of R1½ million.

Mrs Sybil Holtz, chairman of the City's Housing Committee, says she has expressed her concern to the Government on the overloading of an already saturated market for rented accommodation in Durban, but she says, "there is nothing we can do about it, their plans are already too far advanced."

The new flats are being built at Waterval Gardens, a stone's throw from the disputed white area at Sherwood which may soon be earmarked for Indians.

Mr Louis Fouche, Secretary for the Department of Community Development, said Waterval Gardens, on the edge of Cato Manor, is being planned for housing and light industry for whites.

"We have sold a lot of housing sites recently and are optimistic that the new flats, which are intended for the R500 a month income group, will be filled," he said. "The demand for accommodation may increase at any time and we must be prepared for any demand."

With more than 120 of its 298 two-bedroomed flats lying empty, any de-

mand at Arundel Gardens in Hillary can't come quickly enough for the Durban Corporation. Repeated advertisements in newspapers, pleas to the army, police, harbour and railway authorities and the post office, have had no effect. No one wants to live in Arundel Gardens, not even the existing tenants.

One disgruntled mother of two said "The rooms are pokey, there are no cupboards and we're miles from the nearest shop."

"There is nowhere for children to play except on the grass verges and around the washing lines," said another young mother. "It's not safe for kids unless you're outside watching them all the time because they can wander out on the road. The walls of the flats are so thin, that you can hear every word your neighbours are saying. If new flats go up nearer to town I'm leaving here, that's for sure."

In an effort to curb the drift away from the corporation flats, Durban's Management Committee has supported a request for the provision of a playground and a shop on the estate.

With the waiting list for rented accommodation among whites standing at 252 empty corporation flats to choose from, prospective tenants will soon have another 58 Housing Commission flats on the Bluff and next year the 131 Waterval Gardens flats from which to make

their selection. Meanwhile the coloured and Indian waiting list stands at over 27 000 families in Durban. Mrs Holtz said that it would be impossible to transfer the unwanted white blocks to other races. "It would mean a Government decision in deproclaiming the area from one racial group to another. And Arundel Gardens in Hillary and our other low occupancy block of flats, Flamingo Court in Umbilo Road, are both right in white areas. The whole thing would be impossible."

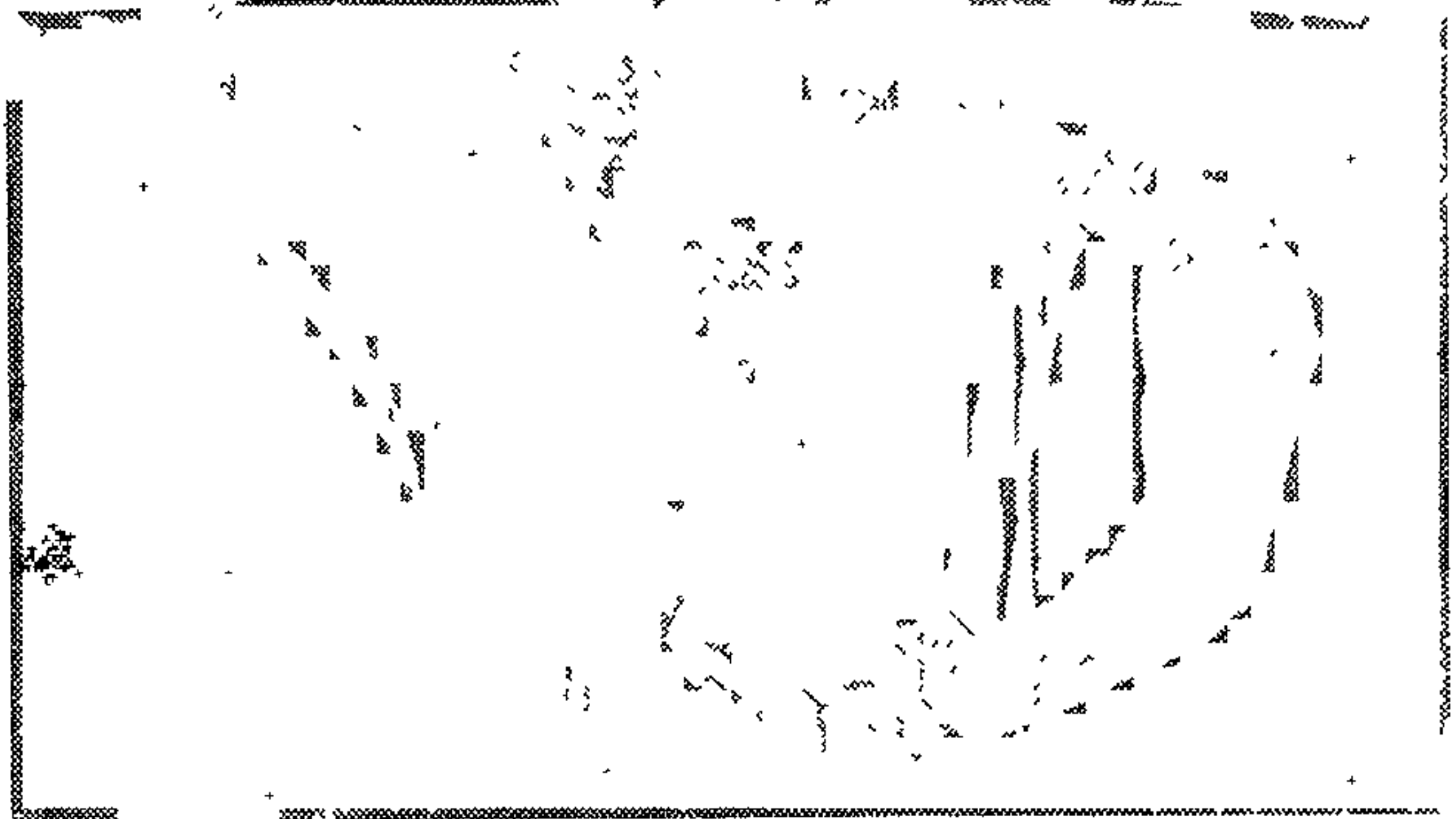


While the Government erects new flats for whites, Durban Corporation is losing thousands of rands monthly on its empty apartments

At a meeting of the Indian Council next week, Mr Amuchand Rajbansi, the Reform Party's spokesman on housing, says the Waterval Gardens issue will be raised.

"Some Durban Indians have been waiting for housing for 13 years and yet immigrants can come to South Africa and walk straight into a brand new flat. Where is the justice in that?" he asked.

"What kind of a crazy ideology have we got in this country when foreigners can pick anywhere they like to live and be given a corporation flat immediately while South Africans are living in appalling conditions with no hope of respite. This cancer is causing a deterioration in the Indian community which has have terrible results," he said.



Mr. Vuka Tshabalala, a director of the Urban Foundation, presents Mr Trevor Tennant, of the firm Oliver Tennant of Pietermaritzburg, with his prize at a function at the University of Natal in Durban. Looking on is the general manager of the Urban Foundation in Natal, Mr Alan Mountain

Towards Sun. Trib. 12/1/79 better black 125 housing

Property Reporter

PRIZE-WINNING drawings by architects who were asked to put forward suggestions for improving the black "matchbox" house — the G51/9, were on show at the University of Natal in Durban last weekend.

Awards of R500 each were made to the winning architects by Mr Vuka Tshabalala, a director of the Urban Foundation which organised the contest

More than 30 architects took part, and some of the designs were quite startling.

Comments by the chairman of the judges, Mr Hans Hallem included some doubts about some efforts. And other comment at the exhibition were that in some cases, the architects had failed to watch the costing — the price for the improvements would have been exorbitant for the black pocket.

Mr Alan Mountain, Natal regional director of the Urban Foundation, said housing improvement was one of the most important aspects of a better quality of life for urban blacks

Leslie Social Sciences Building
University Avenue
Groote Schuur Campus

Telefoon: 65-4145, 69-8531 Urth. 766

INLEIDING

Gedurende die eerste nege jaar van sy bestaan het die Sentrum vir Intergroepstudies gereeld 'n jaarverslag oor sy werksaamhede gepubliseer. Om die Sentrum se 10de verjaarsdag op 1 April 1978 te vier is die jaarverslag in 1977 vervang deur 'n Oorsig oor die Eerste Tien Jaar.

DIE OORSPRONG EN DOELSTELLINGS VAN DIE SENTRUM

Die Sentrum word grootliks gefinansier deur die Abe Bailey-Trust wat ingevoelge die testament van Sir Abe Bailey gestig is. Dit is geregistreer as The Abe Bailey Institute of Inter-Racial Studies Limited (Beperk deur Garansie) — 'n maatskappy beperk deur garansie en sonder 'n aandele-kapitaal kragtens die Maatskappywet 1973 (Wet Nr. 61 van 1973).

19/9/79 August 125

Clergy hail 'insight' of Government department

Municipal Reporter

THE intervention of the Department of Community Development to stop most of the infill scheme aimed at building more houses at Bonteheuwel has been hailed by the Bonteheuwel Ministers' Fraternal.

The fraternal said it was a victory for reason, humanity and progress in racial relationships.

840 DWELLINGS

In a statement issued last night on behalf of the fraternal, the Rev C H Albertyn thanked the department for its 'understanding, insight and feeling for the people concerned.'

The council had hoped to build 840 three-bedroomed maisonettes at Bonteheuwel — most on

land between the widely spaced existing houses.

However, residents protested and the Athlone and District Management Committee met the Minister of Community Development, Mr S J Marais Steyn, and the Secretary of the department, Mr L Fouche, to discuss the matter.

As a result, the department wrote asking the council not to build any 'backyard housing' but only to develop vacant corner sites and reserved sites.

GRATITUDE

The statement by the fraternal said it was 'with gratitude and appreciation that we members of the Ministers' Fraternal of Bonteheuwel have learnt that the Government has sympathetically intervened

in curbing the infill scheme in Bonteheuwel.'

The statement continued 'Again it shows that much can be achieved by consultation rather than confrontation.'

It said conflict and bitterness had been avoided.

A CHANCE

Asked to comment on a statement by the chairman of the council's Housing Committee, Mrs Eulalie Stott, that hundreds of people had been deprived of a chance of a home of their own, Mr Albertyn said 'Mrs Stott's primary concern is to build houses for people.

'Our obligation as ministers is to look at the whole aspect of the community.

'When you start adding to a community, you add

to its problems in terms of violence and vandalism'

Mr Albertyn said it was possible that the council were familiar with Bonteheuwel only between the hours of 8 am and 5 pm. At night, between 6 pm and 7 am, it was a dangerous place

'It is reasonably peaceful during the day,' said Mr Albertyn, 'although it is never all that safe. There is always violence'

Told that the Housing Committee believed that many Bonteheuwel families in over-crowded accommodation would have welcomed the new maisonettes, Mr Albertyn said 'What does Mrs Stott base her information on? There are various ways of gathering information.'

JARVERSLAG

1978

SENTRUM VIR INTERGROEPSSTUDIES

(Geregistreer as The Abe Bailey Institute of Inter-Racial Studies Limited (Beperk deur Garansie))

Posadres:

p/a Die Universiteit van Kaapstad
Rondebosch
Republiek van Suid-Afrika
7700

Kantooradres:

Leslie Social Sciences Building
University Avenue
Groote Schuur Campus

Telefoon: 65-4145; 69-8531 Vntb 766

INLEIDING

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DIE OORSPRONK EN DOELSTELLINGS VAN DIE SENTRUM

Sentrum word grootliks gefinansier deur die Abeley-Trust wat ingevolge die testament van Sir Abeley gestig is. Dit is geregistreer as The Abe Bailey Institute of Inter-Racial Studies Limited (Beperk deur ansie) - 'n maatskappy beperk deur garansie en sonder andele-kapitaal kragtens die Maatskappywet 1973 (Wet 61 van 1973).

processes is essential; and the division will have to be more fine the more discriminating public decisions can be.

The results of programme budgeting may be valuable in themselves, although the mere procedure does not necessarily ensure that better decisions will be made. Their potential is realised only if there follows an assessment of the value of expenditure in each programme.

2.2 Programme Evaluation

Methods of evaluation range from simple procedures for looking at costs, where the conclusions are left largely to intuition, to highly complicated processes which present more or less clear-cut solutions. For these more precise methods, most of the value judgements have to be made explicitly in advance. Some points on the balance between these two extremes are analysed below.

2.3 Looking at Expenditure

Basically, one is logically axiom, basically the same value socially benefit from that on another, one programme and increased a breakdown of the budget between programmes, the amounts spent on each

may be compared with our intuitive notions of how much 'ought' to be spent on these things. Our judgement will depend on what we consider the benefits of expenditure under each programme to be, a process which cost-benefit analysis seeks to formalise (see below). For example, if it can be shown that expenditure on preventive medicine constitutes approximately 2% of all expenditure on health, it may be felt that the benefits from this kind of provision warrant an increase in the share of the budget allocated to it.

Unfortunately, such intuitive processes can pick out only the grossest incongruities which are recognised by all, whatever criteria of 'value' are used. The optimum level of expenditure on a particular objective is, from the point of view of intuitive judgement, highly uncertain, because of the wide variation in benefits attributable to a particular type of spend-

ing. This is partly due to a deficiency in information on the results of the programmes which can be resolved by recourse to appropriate data. Nevertheless, there will also be differences of judgement which cannot be resolved without prior agreement on the relative valuation of different benefits which have to be fed into the analysis; and in the intuitive process, these two factors may not be differentiated.

A very large proportion of decisions are now taken with no further analysis than this. Any further steps involve a way of systematically valuing the benefits of different programmes to render them comparable to one another.

2.4 An Informal Method for Setting Objectives

The following method for guiding the choice of priorities has been described by John Bryant. It has been used by medical and nursing students in Thailand, and one of its advantages is that it can be used

where data is available. It, therefore, lends itself to

At the time of his announcement Dr Koornhof stated that squatters would only be pulled down when alternative accommodation for the squatter had been found. Dr Koornhof also stated if squatters were employed their homes would not be demolished. At least six shacks have been demolished this week and Mr Dreyer said they were being pulled down all the time. 'I cannot say how many, we do not keep a record. Apart from that I have no further comment' Mr Dreyer said. The squatters claim they were given no warning or eviction notice. Gangs of men said to be working for the township manager's office, arrived at the shanty town complex on 21st Avenue and dismantled the shacks while most of the tenants were at work. Furniture and other possessions were left outside while the squatters battled to find accommodation last night. The squatters are mostly migrant workers who move into the townships and take up 'illegal' residence with their families, rather than move into the sexually-segregated hostels. Their wives and children are not officially allowed to live in the townships and are forced to return to their homelands. - Sapa

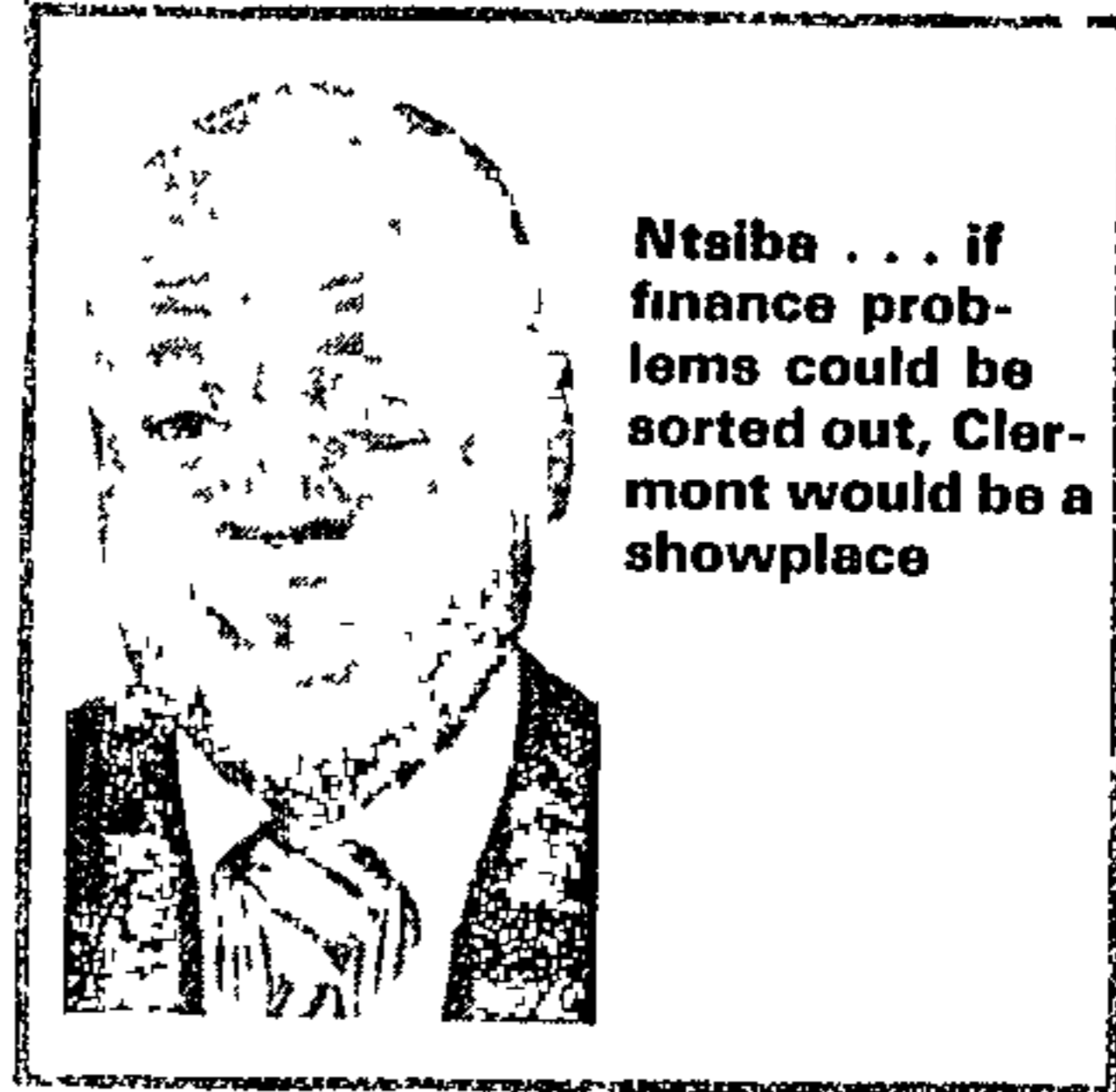
DURBAN - Township officials in the Clermont shum area are pulling shacks down all the time according to the township manager, Mr T F Dreyer. This is despite the recent relaxation in the Government's attitude to the squatting problem. Widespread demolition of squatter shacks in Clermont was halted last year by the personal intervention of Dr Piet Koornhof Minister of Co-operation and Development.

Shacks down despite promise

Large & poorly spaced families	++++	++++	+++	++	96
Inadequate antenatal & obstetric care	++++	++	++	+++	48
Malnutrition	+++	+++	++	++	36
Need for medical care	++	++	++++	++	32
Specific diseases:					
V.D.	++	++	++	++	16
Dental problems	++++	+	++	++	16
TB	+++	+++	+++	++	54
Common cold *	++++	+	+	-	0
* Yaws	-	++	+++	++++	0

* Added to test scoring method

7/12/79 (125)



certificate

There's nothing to stop a black estate agent from arranging deals between white clients and Ntsiba claims to have negotiated several such sales. But when it comes to sales between blacks it's a different story.

Clermont is one of the few townships where freehold title exists but even so, institutions are either unable or unwilling to provide bond finance. Consequently, deals are usually for cash and it is not unusual for a 1 000 m² plot at Clermont to change hands for R4 000 cash with the buyer finding another R12 000 cash to pay for building.

Thus finance as well as a severely limited supply of property make things difficult for a black agent. Moreover, adds Ntsiba "we are second and third generation property owners at Clermont and many properties are in the hands of executors, trusts and so on and they arrange transfer without going through an agent."

Therefore Ntsiba has interested himself in development and claims that if finance and other problems could be sorted out "Clermont would be the showplace of the nation."

It is not altogether clear how Russ Ntsiba came to be an estate agent or how he learned the ropes.

His shopkeeper father was evidently a man of some substance and built "Mount Kilimanjaro", an office block at Clermont where his son trades today. "All his properties had names beginning with the letter K — Kilimanjaro, Kangelani, Kalamazoo."

Russ says he wanted to be a civil engineer but ended up doing a number of jobs, from working for the local health commission and being an assistant in the lab at Kariba to being paymaster at a textile firm. He claims to have been helped by an American realtor brought out by Sapoia and by some local estate agents.

Be that as it may, it enables him to run an office in the Durban CBD as well as at Clermont and places him on the ground floor of an occupation which can only develop as current restrictions on African ownership are phased out.

F.M. 7/12/79
RUSS NTSIBA

Breaking ground

Controls on black home ownership makes life tough for a black estate agent. But Russ Ntsiba, of Clermont near Durban, who believes he is one of only two African estate agents in SA, is philosophical. He is a member of the Institute of Estate Agents of SA and, like all other agents, has the mandatory board fidelity fund



WEDNESDAY, DECEMBER 12, 1979

125

AFRICAN HOUSING

AT LAST there are some straws in the wind to suggest that the Government may be considering a more flexible approach towards the vexed problem of African housing

In announcing an additional Government grant of R1 100 000 to improve the infrastructure in two KwaZulu townships near Pinetown the Minister of Co-operation and Development, Dr. Koornhof, made a significant reference this week to a self-building process developed by the CSIR which he felt might ease the situation. Meanwhile the Deputy Minister of the Department, Dr George Morrison, has spoken of unrealistic building costs and the need to examine the question of "informal housing"

If this means that the Government is beginning to take a serious look at the concepts of site-and-service schemes and upgrading squatter townships, then we welcome the development wholeheartedly. The inescapable reality of the African housing problem is that not even the collective resources of the Government and commerce and industry can expect to cope with the astronomical cost of providing township housing for everybody

The Government is already hopelessly out of its depth in trying to meet only a fraction of the demand, and Dr Koornhof understandably has appealed to employers to provide their

workers with financial help to buy or build homes. One hopes that there will be a meaningful response to his call, for there is now a growing sector of middle-class Africans who can afford to meet loan and other housing commitments.

However the poor constitute a much greater population, and they are the people whose shanty settlements pose seemingly insuperable problems. Yet much could be done if only the Government would stop treating all these settlements as temporary blights on the landscape and regard them as foundations upon which to develop permanent housing

In most instances shanty towns become slums simply because the dwellers enjoy no sense of permanency. They are there until such time as they are uprooted, which is hardly conducive to investing in improvements. The alternative is to grant security of tenure and then channel the ingenuity and know-how of shack dwellers into building substantial homes

There is nothing revolutionary about that. The procedure has been adopted in several developing countries. By providing the wherewithal to give existing homes respectability with basic services such as water, sewerage and lighting, many thousands of people could be housed at relatively low cost

Lowering the barriers

WHATEVER sort of face the Government chooses to put on it, the simplification of permit procedures for the multi-racial use of a wide range of amenities is another grudging step in the dismantling of the apartheid edifice so carefully built up over the past 30 years

Owners of these amenities can now apply to the Department of Community Development for an "open" or "once only" exemption for admitting all races. The ruling includes libraries, private hospitals, live theatre and music, receptions for weddings, congresses and symposiums, club guests, exhibitions and fetes, drive-in cinemas, circuses, and cafes and restaurants not already "international". The remaining preserves of compulsory segregation are cinemas, residential suburbs and schools

Welcome as these concessions are, they are nevertheless exemptions from the law, which remains intact. The Government still formally adheres to its philosophy of apartheid while tacitly acknowledging that in

many areas of life it may actually be producing more friction between races than it ever eliminated. But even as the Minister, Mr Marais Steyn, retreats he wags a sternly admonitory finger that he will not hesitate to revoke the concessions if they lead to "problems"

There would be less likelihood of problems arising if the Nationalists had left the question of association to individual proprietors and local authorities from the outset, instead of indoctrinating a whole generation of their supporters to believe that social contact with dark-skinned people necessarily leads to "friction" and "problems"

Another possible result of the concessions is that pressure on some facilities, such as libraries, could increase sharply because they have been planned over the years on the assumption that they would be used by Whites only. It is therefore important that the development of parallel facilities in all residential areas should not be allowed to lag

65+	11,52	7,89	16,51	13,42	20,07	10,49	9,32	6,19	0,18	0,47	0,15	0,44	0,15
ALL	1,12	0,97	1,22	0,79	2,87	2,22	1,37	1,24	0,14	0,25	0,12	0,17	0,12
NO.	2336	2019	430	282	3270	2588	2858	1951	164	289	366	366	187

88
 DISEASES OF BLOOD AND BLOOD-FORMING ORGANS
 IV
 89
 DISEASES OF THE CIRCULATORY SYSTEM
 VII

Rent hike protest at Mondlo

African Affairs Reporter

THE people of Mondlo township near Vryheid are up in arms because their rents have been raised from 80c to R6,40 a month — on houses they built themselves.

In a stormy meeting at the weekend residents of the township told Dr Frank Mdlalose, KwaZulu's Minister of Interior, that they were not prepared to pay increased rent for their homes

The minister was accompanied by Mr A van Rensburg, KwaZulu Secretary for Interior. Four police vans stood by as a crowd of more than 15 000 became rowdy

Not responsible

Dr Mdlalose told the crowd that Pretoria was responsible for the increased rents and not the KwaZulu Government as it was thought. The KwaZulu Government had been negotiating with Pretoria since 1977 to have them reduced, he added

The residents are expected to pay R6,40 a month. Residents felt that there was no justification for the increase because they had built the houses themselves.

Previously, residents in Mondlo paid 80c a month to

cover the cost of refuse removal and other services

One of the residents suggested that a representative from Pretoria should visit the township to explain reasons behind the increased rents

Good idea

Mr. Gregory Zulu, chairman of the Committee of Seven, told residents that it would be a good idea if the township was taken over by Pretoria while other speakers said the Government should pay them compensation for their houses and leave them alone

Dr Mdlalose regretted that the local mayor, Mr P. Nhlapho, had been shot in the township. He told residents that neither Mr. Nhlapho nor Mr Vivian Zama, the township manager, had anything to do with the increased rent

The residents told Dr. Mdlalose that they had no confidence in the local council. He told them he was powerless unless they decided to resign

A committee of seven consisting of residents will meet Dr Mdlalose next week to present the grievances of the residents

125

Cut rents — angry Plain residents

TWO HUNDRED angry ratepayers chanting: 'Bring our rents down!' and 'We won't pay increases,' held a protest meeting in Mitchell's Plain last night.

A school classroom reserved for the Woodlands Ratepayers' and Tenants' Association meeting was too small and the meeting was held in the quadrangle.

Mr I Hampshire, chairman of the Divisional Council, and Mr R Vivier, the secretary, who had been invited to attend, sent a letter saying they had other arrangements for last night.

Mr Brian Holt, association chairman, said the association endorsed the spontaneous protest by residents two weeks ago when about 300 people marched to the Divisional Council rent office to express their determination not to pay the increases.

'MISCALCULATION'

'We cannot be expected to pay the increase which apparently arises out of a miscalculation and oversight in the council's expenditure, Mr Holt said.

'Until such time as we meet the Department of Community Development, who fix and determine our increases, we will not pay the extra amount which came into effect last month.'

'The council has assured us that residents who have not paid the increases will not be harassed until they have had a meeting with the senior officials of the department.'

Residents, said Mr Holt, would fall under this exemption only if it could be shown that there were genuine hardships.

Mrs T Solomon, chairman of the rent committee, said

the residents of Woodlands could not be expected to pay for increases to provide and maintain facilities which they did not have.

'We had increases three times last year,' she said. 'We still do not have decent parks and entertainment facilities — just houses and sand.'

'We did not ask to live here. We were forced to come to live here.'

The meeting passed a resolution deploring the recent rent increases in Woodlands and other Divisional Council areas, urged that their recent and old increases be abolished and that rents, in principle, should be 15 percent of the breadwinner's earnings, irrespective of contributions by other members of the family or people in the house.

People on a welfare grant should be given a special dispensation, the meeting decided.

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22/2/80

125

Dwelling units

320 Mr N B WOOD asked the Minister of Statistics

How many dwelling units were built by private enterprise for (a) Whites, (b) Coloureds, (c) Indians and (d) Blacks in the (i) Durban and (ii) Pietermaritzburg complex during 1979?

The MINISTER OF STATISTICS

Number of dwelling units built by the private sector

	(i)	(ii)
(a)	659	234
(b)	15	39
(c)	713	140
(d)	—	—

Dwelling units for Coloureds, Asians and Blacks are mainly financed by the public sector

Give us homes not houses?

By COLIN VINEALL
Property Editor

THE controversial self-help, site-and-service housing advocated staunchly by Durban's Medical Officer of Health, Dr Colin Mackenzie, is an "investment in stability", he said in an interview this week.

The system, in which people are given sites and services such as water supplies, and then build their own homes, is, Mackenzie believes, a way of providing the homes — as opposed to mere housing — that people want.

"Self-help housing is a practical way of providing affordable housing with the aim of recognising the needs of the people as they themselves see them," he said.

And he added that such homes help "break the stranglehold of poverty with all the negative and dehumanising aspects."

The Medical Officer of Health has repeatedly linked housing with health and stressed that the two cannot be separated.

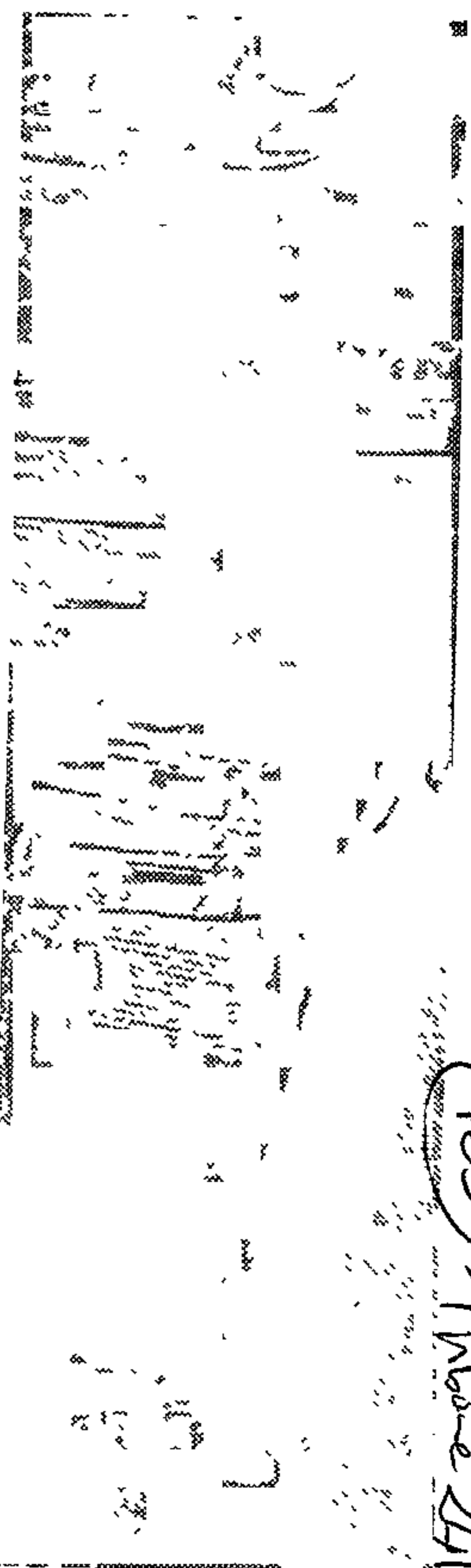
But when he first put forward his suggestions for site-and-service homes in July, 1977, a storm broke out in city council circles.

A council meeting in November the same year had one councillor, a Greening, that Mackenzie's proposals were "doomed" because this type of development could not be allowed in the city.

One of the controversial points Mackenzie brought up at that time was the assertion that shack dwellers were happier in their slum housing than in council-provided homes.

He said then in his report that many shack dwellers did not look forward to being moved into housing schemes such as Phoenix.

Slums . . . housing cannot be separated from health



125
Thore 21/2/80

for more conventional homes.

To underline this point, Dr Mackenzie said that by the end of the century, it is estimated that in South Africa alone, 80 percent of the population will be living in cities.

And, on a world wide basis town dwellers will outnumber the rural people, although only 40 percent lived in cities as recently as 1976.

He said that while world-wide birth control programmes were working in some countries, the urban drift had

become a "torrent".

But, he said, the people swarming into the cities were not drop-outs or criminals. They were merely people seeking better lives for their families.

"They create a demand that services be provided for them. And the answer from the cities has been to provide housing schemes, flats, shops and clinics

"Because land has always been in short supply, maximum use has been made of it, and hence the high rise buildings

"The rush to provide housing has also been worldwide and countries have not always made sensible choices," he said. "Some have been expensive failures. In Glasgow, Scotland, the council is now pulling down blocks which have become unlettable — in fact so many housing schemes have been knocked down that the deminishers have the technique down to a fine art."

And the reason, he said, was the high-rise "monsters" were not homes — and people wanted homes not housing.

"The first requirement is security of tenure and ownership," said Dr Mackenzie. "The poor put more emphasis on security of tenure than on the actual condition of the house. But officialdom takes the opposite view."

"I don't see self help houses as slums where disease and crime are rampant, but small houses on small plots where services such as water, sewerage, refuse removal and public lighting are provided."

Durban is '40 years (25) behind on housing'

RDM 13/15/80
By RIAAN DE VILLIERS

Labour Correspondent

THE greater Durban area has a critical shortage of 96 500 houses for blacks, according to a report submitted to the Black Sash annual conference

The report of the organisation's Natal coastal region said the cost of building these houses would be R579-million, covering 96,5sq km

The Government intended building 32 000 more houses and at the present rate of 800 houses a year, this would take 40 years to complete

But with the present population increase, for each year the fall-behind would be 6 years

"Once again we urgently call for more housing, better conditions, site and service schemes and Government and employer assistance with these," the report said

There was a desperate need for Government sanction of squatter settlements and its willingness to improve these as opposed to the present policy of "negative destruction with no alternatives"

Employers came under sharp fire in the report for "gross exploitation" and the Department of Manpower Utilisation was sharply criticised for "bending over backwards to protect employers"

It said the department was reluctant to prosecute employers who failed to keep unemployment insurance records

The report added "no fundamental changes are evident in spite of magnanimous promises and superficial gestures such as open restaurants, sports clubs, hotels, etc"

STUD NO	SURNAME	EXAMINATION
13110	PERFORMERS	DIPLOMA IN SPEECH
135656C	DE VILLIERS	
154249M	COMPION	
156762U	KRUISKAL	
162343K	MILITZ	
154826P	SAMUELS	

* TOTAL NUMBER OF STUDENTS 5

REGISTRAR (ACADEMIC)

DEAN

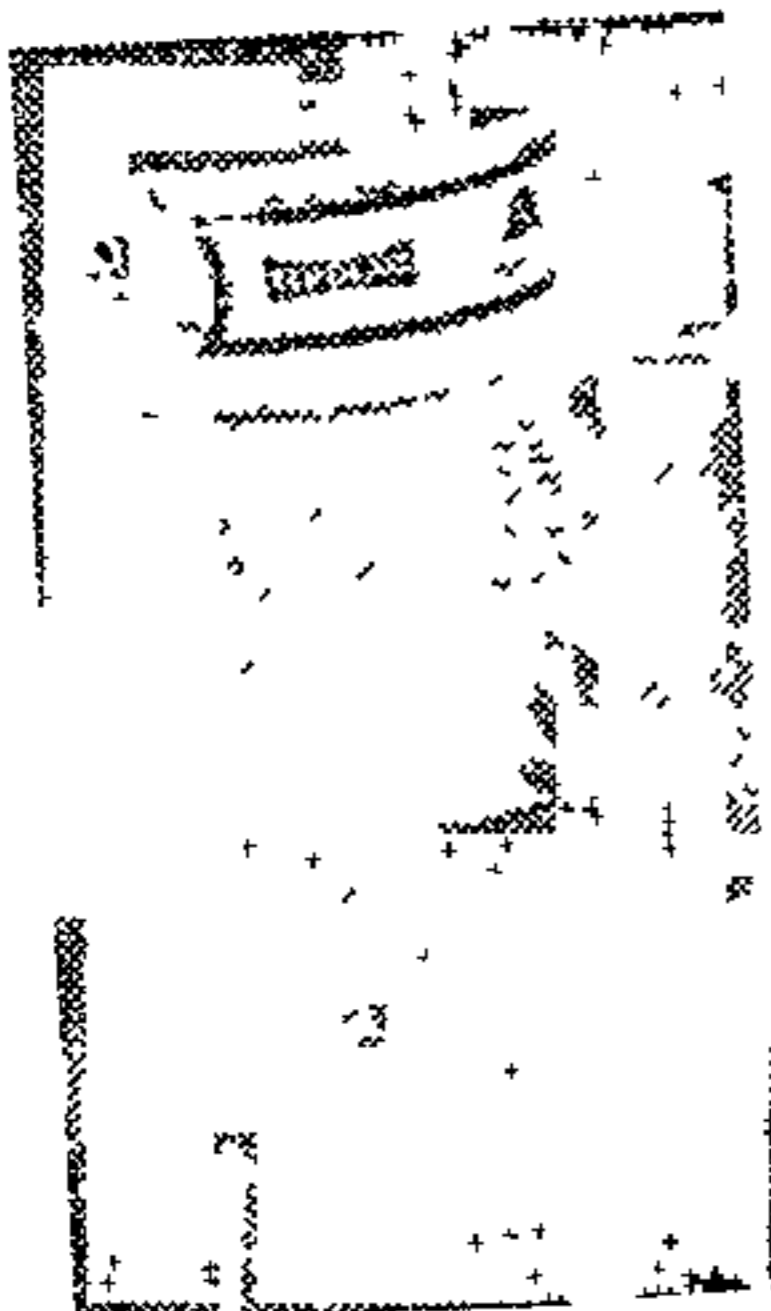
UCT

1 3 5 7 9 11 13 15 17 19 21 23 25 27 29 31 33 35 37 39 41 43 45 47 49 51 53 55 57 59 61 63 65

Fears typhoid may spread to Durban

QUOTE THERE are many who work in Durban and I am very worried about taking typhoid into the city — Amaoti deputy chief, CYPRIAN NKWANYANA

THE WATER TANKERS COME TO INANDA AT LAST



Some fetch water sometimes as far as 15 kilometres from the nearest supply

... BUT THE EPIDEMIC IS THERE ALREADY

DURBAN is sitting on a typhoid bomb. Thousands of workers could be unwitting carriers of the killer disease — and there are fears that the epidemic could spread to the city

The bomb is Inanda and the solution is water piped within easy reach of every home

But Inanda — one of Durban's major labour sources — is a squatter's haven

Homes made from traditional mud daub to tin cans have sprung up overnight and with them the problem of water and sanitation. No-one seems to know the real population figure

In Amaoti — one of the worst hit areas by the recent epidemic — the figure is 24 062 according to the Urban Foundation. But the truth is closer to 65 000

Whatever the figure, no-one seems prepared to accept the reality of the situation — thousands of

people and a large city are threatened annually by a killer disease because of red tape

So far three people have died this year. But many more deaths may not have been reported

King Edward VIII Hospital in Durban had 26 confirmed cases of typhoid and 14 suspect cases on Friday. There are usually 10-15 at this time of year

The Regional Director of State Health, Dr Johan van Rensburg, describes the situation as an "epidemic".

Typhoid is a water-borne disease and drought-stricken Inanda's water supplies have been polluted by people forced to bath and wash in their only source of drinking water

Health spokesman for the NRP and MP for Berea, Nigel Wood, has slammed the red tape

which has allowed typhoid to reach crisis proportions

"The ripple effects are quite horrific when you think of it," he said. He has proposed a five-point plan to combat the outbreak.

"Surely people are watching the trend, surely someone has the initiative to get in there," he said

"We could have the most serious outbreak in Durban, given the right conditions, with the most appalling consequences"

"Why did my people have to die before something was done. We always have this problem with water and a lot of people have died from the fever. I do not know how many," said Amaoti deputy chief, Cyprian Nkwanyana

Mr Wood wants the various Government departments to co-ordinate and:

• Vaccinate the entire

This little girl was just one of hundreds of people immunised over the past two weeks

by **ISOBEL SHEPHERD-SMITH**

population

• Have a crash publicity campaign stressing the need for personal cleanliness.

• Give talks at schools explaining the need for pit toilets.

• Use radio to help public awareness.

Dr. J. Van Rensburg, said the epidemic was under control and they were negotiating with various departments to get fresh water to the stricken people

After an urgent meeting with the army and health departments, tankers will now take water into Inanda as a short-term solution. Reservoir points were set up over the weekend and by tomorrow morning people will be able to collect water.

The Department of Co-Operation and Development has agreed to pay for the water provided by Durban Corporation. Tankers and reservoirs have been donated by the Department of Water Affairs.

EXAMINATION RESULTS IN A...

Sanlameer gets ¹²⁵ hotel tie-up ^{Star 3/2/80}

Even a little piece of paradise is at a premium, and with today's costs, it has to be shared.

That's why insurance giant Sanlam has added a new dimension to its holiday home pearl on Natal's South Coast — Sanlameer

In a new marketing approach to create a greater "people business" at the 130 ha resort, Sanlameer is being linked to Heerengracht Hotels, former Trust Hotels, which has under its sales banner the Carlton in Johannesburg and the Heerengracht and Capetonian in Cape Town.

Trust Hotels, by bringing Sanlameer into its marketing fold along with the other major hotels, will give a new status to the resort as a holiday attraction

CLOUDY DREAM

There is growing international interest in Sanlameer, and a "back to nature" stay there after a wide itinerary tour of the country, could have a lot of appeal to the foreign tourist

The added marketing concept for Sanlameer, however, has posed the question Has the original dream of exclusive holi-

day living beside lush lagoon, ocean and palm trees turned cloudy, and do owners of homes there see their little niche by the sea becoming just another over run holiday spot?

At prices of upwards of R40 000 for the Sanlameer units, they are paying for exclusiveness Is it guaranteed now?

YEAR ROUND

There is little doubt that home-owners at Sanlameer had some misgivings about the new hotel marketing concept, but they have also come to realise that if the place is to thrive, it must have a people flow

The fact is, the 127 holiday homes there have to be serviced throughout the year, groundsmen have to be paid, and a security system maintained — all of which costs money

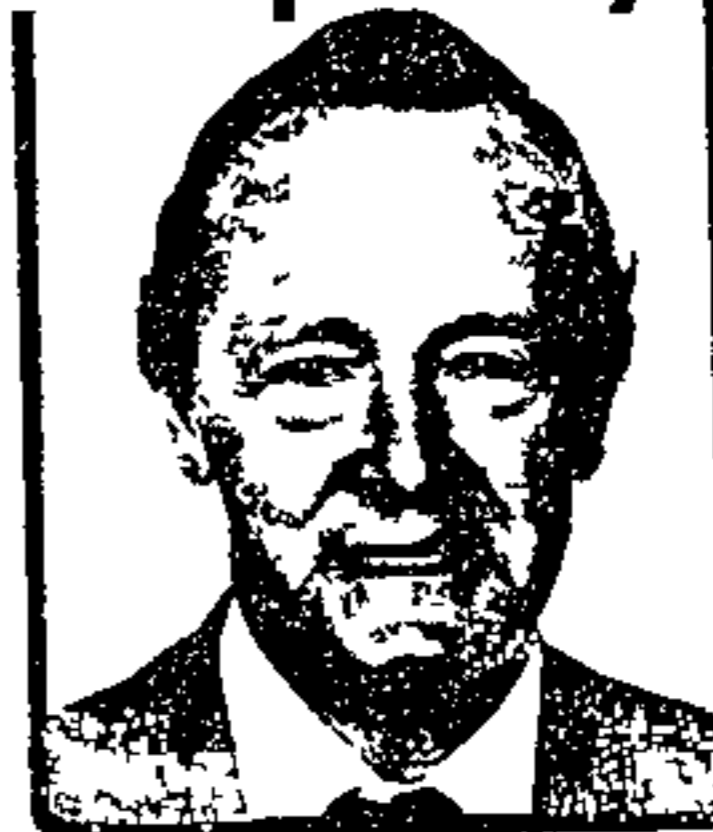
And it's the kind of money which cannot be generated through the annual family break for two weeks of the year

The Country Club — the recreational heart of Sanlameer, with pool, restaurant and bar — also needs to be well patronised if operational costs are to be met

ADVANTAGE

It was for this reason that Sanlameer brought home-owners into its rental pool scheme, in which units are let throughout the year The advantage

Frank Jeans Property



to the owner was not only by way of a better return on his investment, with the "pool" helping to meet his holding costs, but there is often a "little bit left over" which could help to ease bond repayment

According to Sanlameer's new managing director, Mr Paul Roscoe, who has a hotel business background, owners are now beginning to see that for continual top service and back-up, people have to be brought in to achieve a greater occupancy rate throughout the year.

MORE UNITS

"We are getting moving now in the new concept and I have little doubt that with the marketing arm of Heerengracht Hotels behind us, Sanlameer will be on the map as a holiday attraction," says Mr Roscoe

guidelines

Four years after buying 20ha of land in City Deep from the Johannesburg City Council, Transvaal Hide and Skin Producers (Pty) have taken transfer. Purchase price for the two stands, adjacent to the abattoir in Leer Street, was R514 000. Work has begun on a multi-million rand leather processing plant.

*

At an auction in Durban on April 2, Kirsh Industries put in a top bid of R520 000 for a 1,3 ha piece of vacant land in block G opposite the new railway station. It hopes to combine the site, put up by the Department of Community Development, with a 2,5 ha site for which Metro Cash paid R1m in December. A R20m shopping development is indicated.

Sanlam has bought Highway House, a suburban office block near Durban's Tollgate, for R1,37m. The 6 000m² of office space is fully let at rentals approaching R3/m² and the purchase is for investment purposes.

*

Russell and Marriot has clinched the sale of an industrial property at 117 Old Main Road, Pinetown, to R310 500. It consists of a number of small units and provides an 11% return on outlay.

FLAT RENTALS Fewer vacancies

fm 11/4/80. 125

It's too early to say "anything goes" in Durban's flat rental market because tenants are still being moderately selective. But their field of choice has shrunk dramatically.

"Any flat in a reasonable position can be let quite readily unless there is some special problem", says Keith Knowler of J H Isaacs, Geshen, one of Durban's two big administering companies.

RMS's Woody Harrison agrees there are problem blocks here and there, but asserts: "all the good stuff on the Berea has been let."

Large blocks which agents battled to let are now full. Cayzer Irvine's huge John Ross house on the Esplanade with 516 flats has only a few vacancies. A year ago prospective tenants were being offered all manner of inducements to sign a lease.

At Pinetown, Trust Bank's Paradise Valley development with over 400 flats has

only four vacancies. And Old Mutual's Mutual Tower is completely full, thanks partly to some of the smaller flats having been combined.

Nobody is certain why the situation has changed so markedly over the past six months. It is ascribed generally to the improved economy, Rhodesian immigrant demand, returning servicemen, and other factors.

Knowler suggests that with higher occupancies, rents are starting to rise slowly and have already moved 8-10%, "but generally landlords haven't gone crazy and have opted for moderate increases — though they still have a lot of leeway to make up."

Harrison points out that "for three or four years landlords took a hiding. Some were even losing money. So they can hardly be blamed for looking for decent returns when they can get them."

An interesting pointer to future rental patterns is the sudden drying up in the supply of small blocks of flats for sale. As one agent puts it: "They're not coming on to the market because owners expect prices to take off, and are holding on."

However that can only make sense if rents rise sufficiently to give acceptable returns.

Board wants to check on blacks

12/1/51

~~341~~

125

Mercury Reporter

TO KEEP track of the number of blacks accommodated in white urban areas the Port Natal Administration Board has asked employers of blacks living on their premises to renew their licences every year

A spokesman for the board said in Durban yesterday that it was Government policy that blacks should if possible, have proper accommodation within the black residential areas

He said blacks could not obtain authority to work in Durban unless they had

accommodation

The spokesman suggested to employers that they should renew the licence on the anniversary of the date when the licence was issued

He added 'People who have blacks living on their properties have to have a licence. Up till recently enforcement was lackadaisical, but the time has come to renew the licences because of the large numbers of people being accommodated'

He emphasised that the new move was not a punitive measure but was aimed at controlling the number of blacks entering urban areas in order to prevent squatter camp situations

NM 22/4/80

Mothers march

HA

in rents rise row

125

Mercury Reporter

MORE than 100 Indian and coloured women from Phoenix and Newlands East yesterday staged a 'silent protest' against proposed rent increases when they packed the public galleries of the Durban City Council chamber during a meeting.

The women gathered in the gardens near the Cenotaph at 2pm before going to the City Hall.

They then filed into the public galleries on the first and second floors while the council was in session.

Their presence raised a number of eyebrows, and appeared to surprise the Mayor, Councillor Hayden Bradfield. One of the protesters said they had hoped that the Mayor would give them a chance to air their grievances.

'We did not want to be rude by disrupting the meeting,' said a Phoenix mother of three, who asked not to be identified.

She said the protest had been timed 'to remind the council of the hardships higher rentals would cause for families already struggling to make ends meet'

A deputation from the council is expected to meet the Minister of Community Development, Mr Marais Steyn, in Cape Town today to discuss, among other things, the move to increase rents in council housing schemes.

One representative from each area met Mr Bradfield, and the Deputy Mayor, Mrs Sybil Hotz, after the council meeting, but Mr Bradfield said afterwards nothing new had been discussed.

He said the council was still discussing the issue.

123 (signature)

'Strip the mayor bare'

Councillor Haydn Bradfield

By ISOBEL SHEPHERD-SMITH

DURBAN'S Mayor, Haydn Bradfield, barely escaped a public stripping in the council chamber by a group of women protesting about rising rents.

The angry women invaded a council meeting two weeks ago determined to put their case to Mr Bradfield. And if he was not prepared to see them, they most certainly intended to see him — in the flesh.

"We agreed if he does not see us we would block the entrances and he would see us by force. No-one was going to leave," Daisy Goldstone, spokesman for the women from the townships of Newlands East, Phoenix, Sydenham Heights and Wentworth, said this week.

"We were just going to grab him and strip him and bring him to talk to us by force if he tried to run away."

Mrs Goldstone of Newlands East told a delighted mass meeting, called by Sydenham Heights Residents' Association how she and

her colleagues were prepared to strip the mayor.

"They just laughed when I told them," she said.

As for Mr Bradfield being stripped of his clothing and his dignity is just part of being mayor.

"In this game you expect anything. They would have been very sorry. We are equipped for anything. I am not really surprised. I take it as a bit of a joke," he said, recalling that he had probably worn a navy suit, probably a white shirt and any tie. He did not elaborate further.

But while Mr Bradfield may have lost his dignity, those people are prepared to lose a lot more.

He is the person we wanted to express ourselves to. It is not a time for waiting and phoning. We were prepared to take anything that would come to us that day. That's how bad things were. We were ready to sleep there," Mrs Goldstone said.

"We sat as ladies, nicely and not disgracing ourselves. We wanted to explain that these rentals are something we can't pay, we are not in a position to pay."

The residents of these areas face a rent hike from the municipality of up to 15 percent. Already the people of Phoenix have said they will not pay their rent if the increase is implemented.

... that's what the women were going to do to make their point

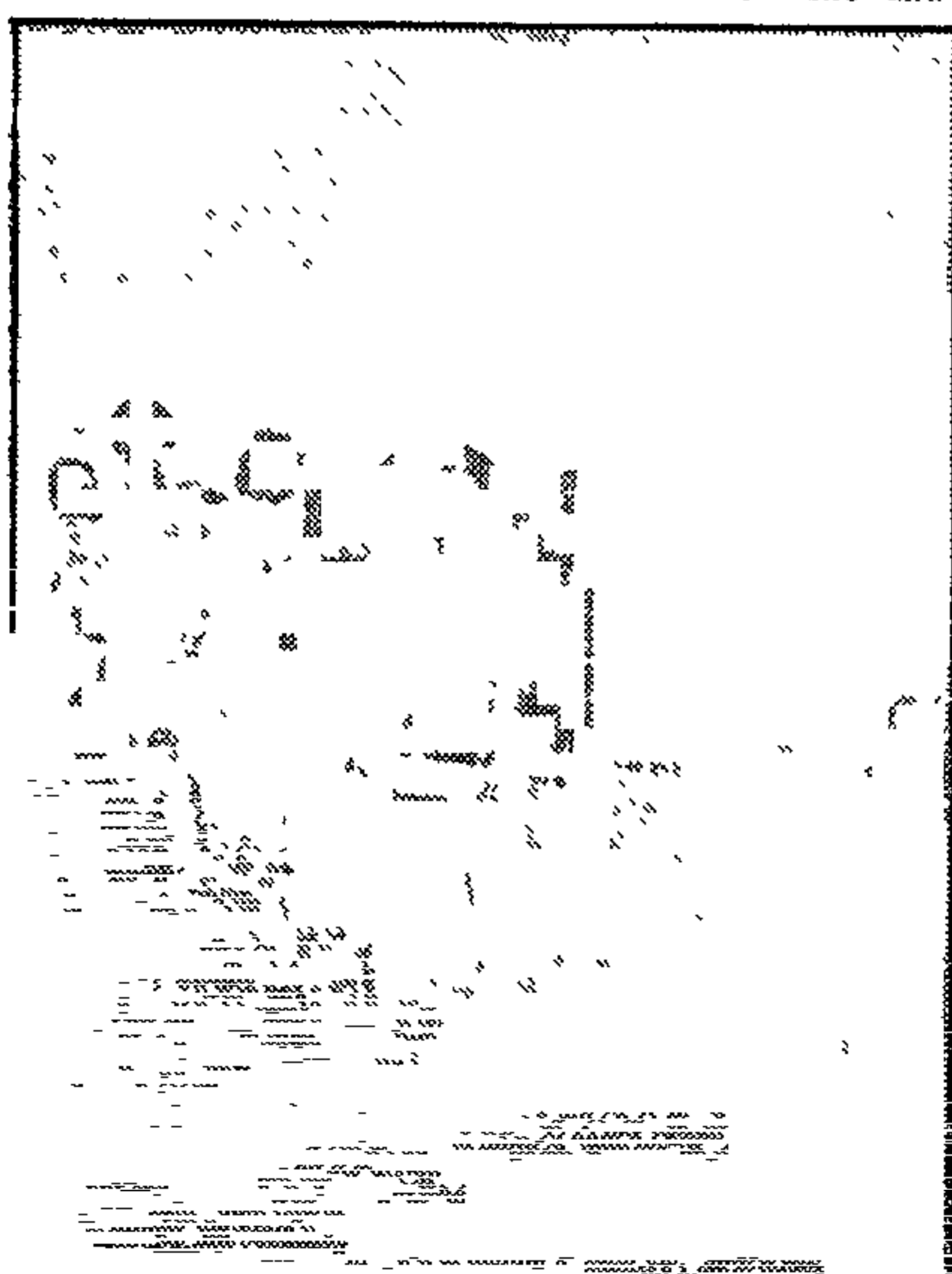
Daisy Goldstone — prepared to strip the mayor if he refused to speak to them

"One woman told me 'Even if they send me to Robben Island at least I get three meals a day,' and another said 'Even if we are shot at least we will not see our children starve,'" Mrs Goldstone said.

Some parents lock up their children before they

both go off to work in an attempt to make ends meet.

Mrs Goldstone told of a five-year old girl who stood on a chair so she could reach the stove to cook samp for her working parents. Others in her daughter's class have fainted from hunger.



concrete-floored, lounge

August 19, 1980

R20m homes plan for 8 000 Indians

NM 19/8/80

125

Financial Editor

A R20 MILLION scheme to provide nearly 5 000 homes for at least 8 000 Indian people on the Circle golf course bordering on New Germany is under way.

The Durban Jewish Club, which owned the multi-racial club, has sold the course to the SA Permanent Development Corporation for an undisclosed price

A Group Areas proclamation re-zoning the land for Indian occupation is expected soon Part of the area will be zoned White

There are plans to lay out nine special zones, each of 550 plots roughly 1 000 square metres in size Water, sewerage and tarred roads will be provided

Houses will cost about R25 000, with the SA Perm providing 90 percent bonds Out of the 148 hectare site about 40 ha will be left as open space There are to be sites for schools — primary and high

Service centre

A one-hectare site has been reserved for a shopping and service centre on a site opposite the existing

club house which the developers may retain as a community centre

It will be some time before development begins, with the first phase planned to start at the end of 1981 Tenders for the construction contract will be called soon

House plans have not been completed but Mr Johan Prinsloo, the corporation's manager, says they will be of a high standard and in a variety of architectural styles

Mr Trevor Warman, of J H Isaacs Geshe, who negotiated the sale, said that the corporation had wanted to undertake an Indian housing project but could not find a suitable site 'until we introduced them to the Circle property

'Re-zoning for Indian occupation has been in the offing for several years, so the owners were prepared to sell,' he said

2/13/53
Indian waiting list drops by 9 000 *(125)*

Municipal Reporter
DURBAN'S Indian housing waiting list has dropped by 9 000

The chairman of the City Council's Health and Housing Committee, Mrs Sybil Hotz, said yesterday that an appeal for updated information had been circulated among the 26 000 applicants. Seventeen thousand had responded

'Obviously some have moved elsewhere, some have housed themselves and others just haven't responded'

The number of vacant white municipal flats — 238 at the beginning of the year — had dropped to 130, probably because of economic growth and immigration from Zimbabwe

Rent to be
(12.5) ~~37~~
paid by

stop order
ADM 18/5/80.

Own Correspondent

DURBAN — More than 100 people living in the Hambanathi Hostel in Tongaat, Natal, will be compelled by the Tongaat Community Council to enter into stop order arrangements with their employers because many of them fail to pay their rent in time.

A spokesman for the council said that they were concerned that most of the hostel tenants were in arrears with their rents.

Rent collections had become a difficult task and authorities were compelled to resort to embarrassing methods to ensure that tenants paid up.

The council decided the best method of ensuring payment was to arrange that tenants living at the hostel made arrangements with their employers for stop order facilities.

All new tenants from October will be admitted to the hostel on condition they pay their rents by stop order.

The Mercury looks at African hostels in Durban

Dirty,

(125)

MM 20/9/80

cramped,

and neglected



ONE of the rooms in S J Smith Hostel, used for cooking, eating and sleeping. Food is stored under the beds while clothes are hung all over the room

African Affairs Reporter

RESIDENTS of S J Smith and Dalton Road hostels in Durban are living in conditions which are appalling, over-crowded and unhygienic, a Mercury survey revealed this week

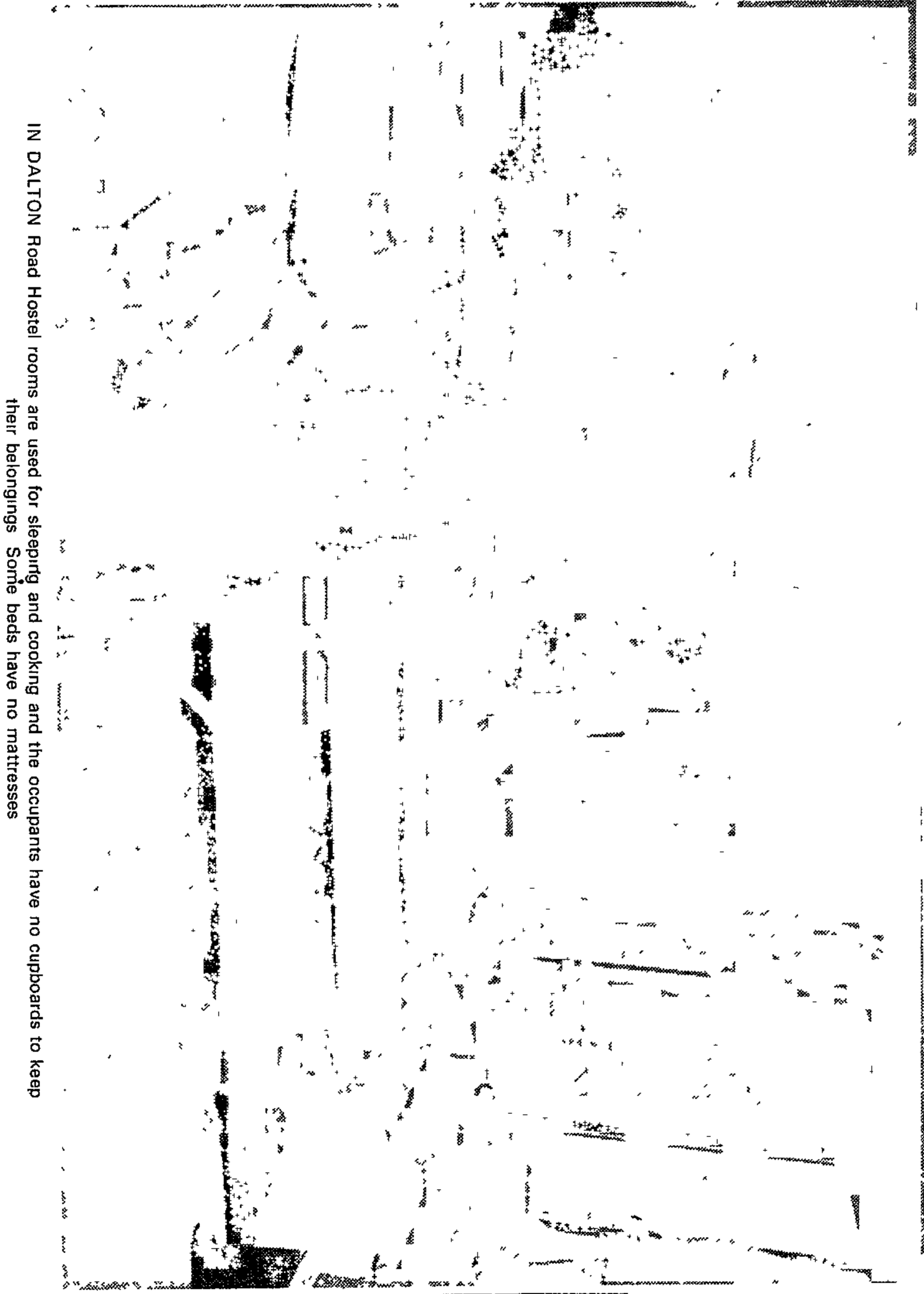
Conditions are apparently unchanged since an investigation done by the Mercury nearly three years ago

Walls and roofs of the cramped rooms are covered with soot while some of the concrete floors are badly worn and cratered. In one cramped room where there are more than 18 beds, the place is littered with cooking utensils. The rooms are used for cooking, eating and sleeping and food is stored under the beds.

Other rooms contained fewer beds, usually about 10, but all were used for sleeping and eating as no dining hall is provided.

No cupboards

The residents — all of them men — are without cupboards and use every available place to stow their belongings. For cooking, they use pressure stoves and when the Mercury visited them last night there was so much



IN DALTON Road Hostel rooms are used for sleeping and cooking and the occupants have no cupboards to keep their belongings. Some beds have no mattresses.

(25)
20/9/88 nm

125
nm
20/9/80

smoke in the rooms that the reporter was left coughing and gasping

Beds consist of a flat plank and residents provide their own mattresses which, in the case of the luckier ones is a piece of foam material or even more rarely, a mattress. Most slept on the boards with only the benefit of a blanket to provide cushioning.

For this the residents will pay R9,95 a month from the beginning of October

Broken windows

Rooms smell stale and residents told the Mercury that it was impossible to keep the place clean even if they wanted to because the place had been neglected.

The Mercury counted a number of broken window panes and residents claimed that they had not been attended to for a long time.

du Plessis, Director of Port Natal Administration Board, and a statement will be released at a later stage

Dalton Road

Regarding the situation at Dalton Road location, the health officials felt that there was no need to conduct an inspection as they had already drawn the attention of the Board to the poor conditions there. The Board's officials had undertaken to investigate, the Mercury was told

The Dalton Road hostel has an official capacity of 1452 beds while the S J Smith hostel has 4315 beds. The unofficial occupancy is known to be very much higher at both hostels, with many people sleeping on the floor alongside or under the beds

TOILETS have no doors at S J Smith and Dalton Road Hostels so men have no privacy

W.M.
20/9/80 (125)

Sanitary conditions in the hostels need immediate attention. A number of the toilets were not flushing or were blocked, as were some of the showers. Overall, there was a strong smell of urine, an indication that disinfectants are rarely used.

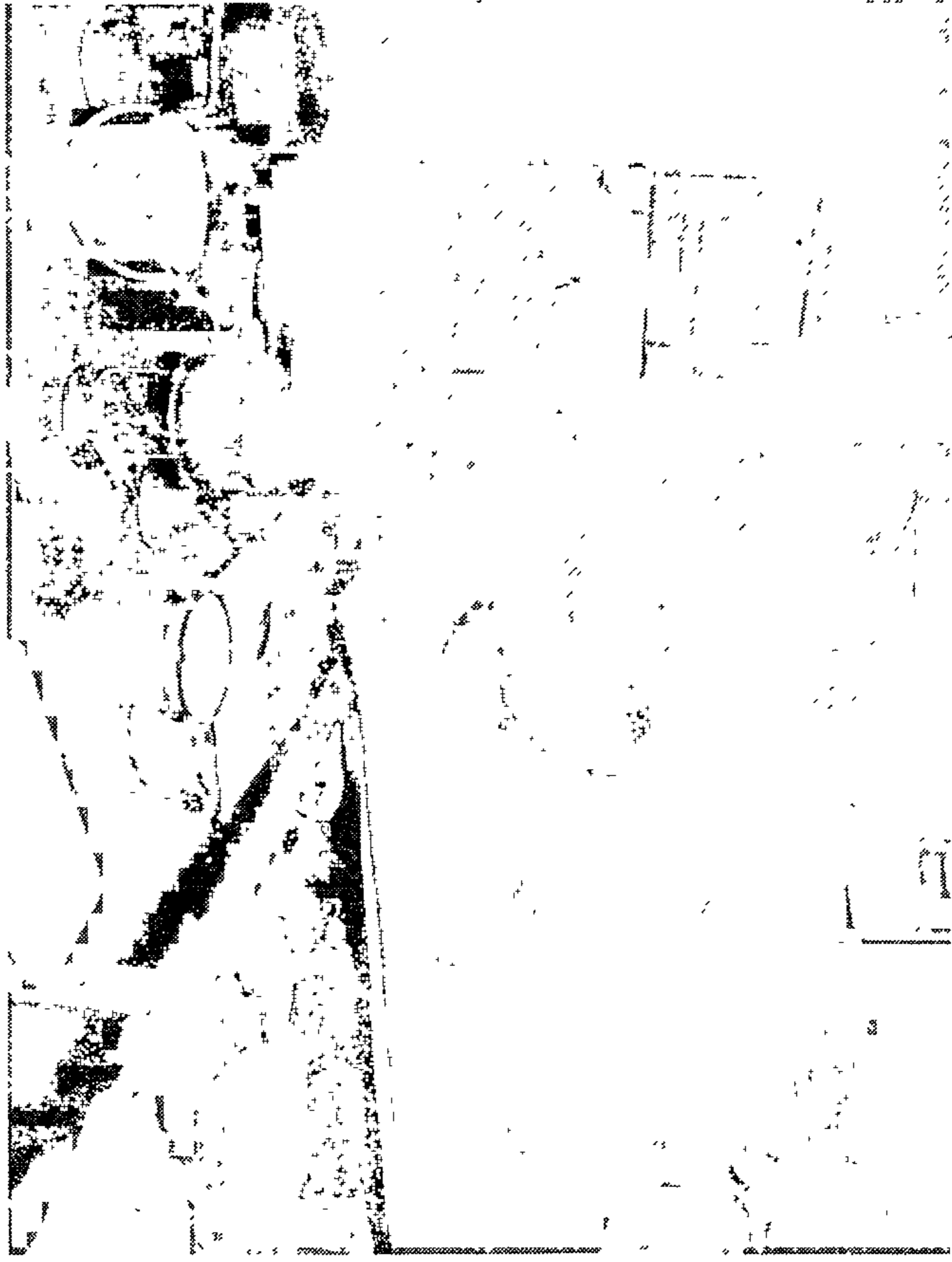
Communal toilets are without doors and grown men are allowed no privacy in using them.

Inspectors

In 1978 the Mercury exposed the living conditions in the S J Smith and Dalton Road hostels and as the result of the report inspectors from the City Health Department visited the hostels.

Yesterday a team of health inspectors from the City Health Department accompanied by Mercury reporters visited the S J Smith hostel again but officials at the hostel would not admit the Mercury team. The officials were permitted to carry out their inspection, however

The inspector's report is to be referred to Mr H A



A HOSTEL resident in the Dalton Road Hostel attends to his cooking. Under his bed are his musical instruments.

NM 24/11/78 (125)

Clean up black hostels Health Department tells board

Mercury Reporter

DURBAN City Health Department is to serve notice on the Port Natal Administration Board, urging the board to remedy the unsatisfactory conditions at the S J Smith and Dalton Road hostels for black.

This information was released yesterday by Dr Colin Mackenzie, the city's Medical Officer of Health.

This follows a survey of the hostel conditions published in The Natal Mercury on Saturday last week.

'The board is going to get a letter from us, telling them what must be done,' he added.

Dr Mackenzie said the issue of unsatis-

factory conditions at the two hostels had first surfaced in 1975. There had been further Press publicity highlighting the situation in 1978.

'We wrote and told the board what had to be done. The hostels were then repainted but nothing much seems to have been done since then.' He pointed out that papers were obscuring the ventilation at the Dalton Road hostel. At the S J Smith hostel the rooms were filthy and begrimed because residents were cooking in them.

'Everything is back to what it was,' he said.

Mr M M van Zyl, director of community services of the Port Natal Administration Board, said he would give the Mercury a full statement today.

Rents rise NM 25/9/80 sparks (125) boycott

Mercury Reporter

THE coloured community of Newlands East has decided to boycott all rents from October 1 as a result of the 15 percent rents increase to be imposed by the Durban City Council from that date

At a meeting on Tuesday night of co-ordinators of house meetings held throughout the township it was agreed that a meeting between the Newlands East Residents' Committee and the City Council's Health and Housing Committee should be set up as a matter of urgency

According to Mr Virgil Bonhomme, chairman of the Residents' Committee, the meeting called for all increases to be withdrawn immediately. The residents also criticised the wasting of tax monies on white luxuries

Mr Bonhomme said those present had urged the Durban City Council to negotiate with the Government for further housing subsidies. Failing that, the Council should subsidise the housing itself

'The Council has bought land at Newlands East, of which only 47 percent can be used,' he pointed out. 'They are charging the residents for their loss of income'

Mr Bonhomme said the lights of 150 residents in the township were cut off last week and 26 eviction orders were served

'Is this not enough proof that the people of Newlands East cannot pay the present high rentals, let alone the 15 percent increases which the Council wishes to implement from October 1?'

He condemned the Council for its decision to continue to subsidise white transport and to spend R750 000 on a temporary structure to house an orchid show

'This is only adding fuel to an explosive situation in Newlands East,' he said. 'It has destroyed whatever faith or trust the people in the township might have had in the City Council'

Neither Mrs Lesley Sprague, chairman of the Council's housing committee, nor Mrs Sybil Hotz, the Mayor, were available for comment last night

R140 000 for black hostels

Board answers Mercury expose on living conditions

Mercury Reporter

PORT Natal Administration Board is to spend R140 000 during the coming financial year on improvements to the S J Smith and Dalton Road hostels for black men in Durban

This was said yesterday by Mr Martin van Zyl, director of community services of the board, commenting on an article in The Natal Mercury last Saturday, exposing shabby housing conditions at the

two hostels

Mr van Zyl said the board envisaged providing a kitchen for every floor of the two hostel complexes

Once these were provided the use of cooking equipment which darkened the rooms would be limited

Mr van Zyl said that, subject to the availability of finance, the board intended to provide 4265 steel lockers. At present the men are without cupboards and every available place to store their belongings

He said the intention was also to buy 2400 mattresses and 100 six-seater benches

Mr van Zyl said the residents were scheduled to be re-settled in KwaZulu. No major capital undertakings had, therefore, been allowed by the Department of Co-Operation and Development

In addition, because of the limited income from rents, the board had been able to carry out only a limited amount of maintenance

'Rentals do not, in any way, cover the board's costs in maintaining the complexes and normal services,' he pointed out

'The total loss on our housing account for the Durban area in 1979/80 was R3 500 000 and in 1980/81 we estimate it will be nearly R3 000 000

'No problems will be solved unless we have the fullest co-operation of the people concerned,' he emphasised

Rents 'hit whites harder'

125
NJM 18/10/80

Municipal Reporter
SOME white tenants of Durban's housing schemes were worse off financially than Indian and coloured tenants who were complaining about rent increases, Councillor Clarence Cheek said yesterday.

He pointed out some marked disparities after visiting homes in the city and some of its townships

For example, coloured families living in the modern Sydenham Heights scheme paid R70 a month for a one-bedroomed flat and R88 a month for a two-bedroomed flat

Widow

Whites in the old Elwyn Court block in Point Road paid up to R83 for one-bedroomed flats, he said.

A widow whom he interviewed at Elwyn Court said she paid R73 a month — out of a R119 pension — for a one-bedroomed flat.

Another widow, whose income was R200 a month, paid R83 and supported herself and her school-going daughter on the remaining R117

By comparison, a Chatsworth family of 10 living in a two-bedroomed house had a

combined income of R440 a month from two breadwinners who paid a total of R17,13 a month in rent

Mr Cheek noted that there was a television set in the house and one of the breadwinners was part owner of a late-model car

Another house which he visited contained a family of four with an income of R178 a month paying R29 a month in rent

Lower

'There seem to be disparities not only between the white, coloured and Indian

schemes but between the tenants living next door to each other in each particular scheme'

The proposed new structure, which would lower some rentals and increase others by up to 15 percent, would worsen some of these disparities, he said.

In Phoenix, for example, a family with an income below R150 a month would pay R27,50 while a family in the R150 to R250 income group would pay R56 for a similar house

'The R150 to R250 group is the one the protest is coming

from and it's plain to see why when a person can earn R150 and pay R27,50 but has to pay an extra R28,50 if his earnings increase by R1

'I believe there should be a complete revision of the proposed new rent formula

'It is the council's responsibility to bring these anomalies to the attention of the Government and make every endeavour to relieve the hardships of citizens of Durban both black and white and bring about a more equitable way of determining rentals'

Mr Cheek said ratepayers could not be expected to subsidise rentals

125 NM 18/10/80

Tenants advised to pay up and avoid eviction

Mercury Reporter

MR D K SINGH, chairman of the Durban Housing Action Committee, last night called on Durban City Council tenants in Phoenix to pay their increased rents to avoid being evicted from their homes.

He told the Mercury that many families who had not yet paid had been informed by the council that their lights and water supply would be cut off.

He said although the council recently decided to suspend the 15 percent increase in rents for four months, the City Treasurer's Department had sent out accounts based on the increased rents.

'Tenants who fail to pay the new rentals have been threatened with disconnection of their electricity and water supply,' he said, adding that his committee regarded this action as 'completely unjustified' and contrary to the decision reached by the council.

The committee, he said, also deplored the action of the council in using duress to force tenants to pay the increased rents.

He assured the tenants that his committee would do everything possible to see to it that the increased rents would be refunded to them and they would not be asked to pay the same amount next month.

EMPLOYERS' HOUSING

Success at Briardale

FM 14/11/80 (125)

Housing fringe benefits have traditionally been limited to white employees. However, since the development of the Saccola code and other codes of fair employment practice for blacks, many companies have attempted to institute equalising measures. But even those employers who have committed themselves to this have been faced with the fact that houses for blacks are in short supply.

But slowly progress is being made. By month's end, the R2,5m Briardale scheme in Natal — comprising 110 houses for lower-salaried Indian employees — will have reached completion, setting a precedent for further employer involvement in staff housing. Over 500 Indian families are on waiting lists for similar accommodation.

The Briardale project was initiated two years ago by the Urban Foundation (Natal), acting as a non-profit development company in conjunction with future homeowners and 24 employers including companies such as Shell Unilever, and Nedbank. It was designed to reduce a waiting list of 25 000 families and aimed at providing a housing option for people who

fell outside the scope of government housing.

Many could in fact afford economic housing, but as none was available they were in some cases compelled to live in shacks and garages. The scheme offers a range of housing types including town houses, semi-detached and detached units ranging in price from R13 500-R25 000 — so filling an important gap in the market.

To date, employer involvement in Briardale has been limited to the provision of collateral security, thereby making it possible for employees to obtain 100% loans. The employer's money is lodged with a building society in a long-term account, and ultimately the employee is responsible for his repayments. If he leaves the company he is personally responsible for taking over the deposit, though to protect themselves some employers have taken the precaution of tying loans to pension funds. Says Alan Mountain regional director of the Urban Foundation (Natal): 'Obviously we hope that eventually there will be a transfer of pension funds between companies.'

No tied loans

Of course, all employer-assisted housing schemes run the risk of being regarded as job-tied loans, says Mountain. 'Tied housing is a non-starter,' he says. 'Any form of assistance offered by employers should allow for an individual to opt out and leave a company. He should not lose the benefits of a house because he opts out of the job.'

There are ways in which employers could become involved without financial commitment. Mark Loudon, who co-ordinated the scheme, told a SA Foundation meeting on housing last week that 'if 50% or more of the participants pay a deposit (10%-20%) into the general coffers at the time of signing a contract with the builders and deposit enough to pay legal costs somewhat earlier and if building societies are prepared to pay on progress during the course of construction (which means having bonds registered before it starts) a co-operative housing scheme requires no external finance whatsoever.'

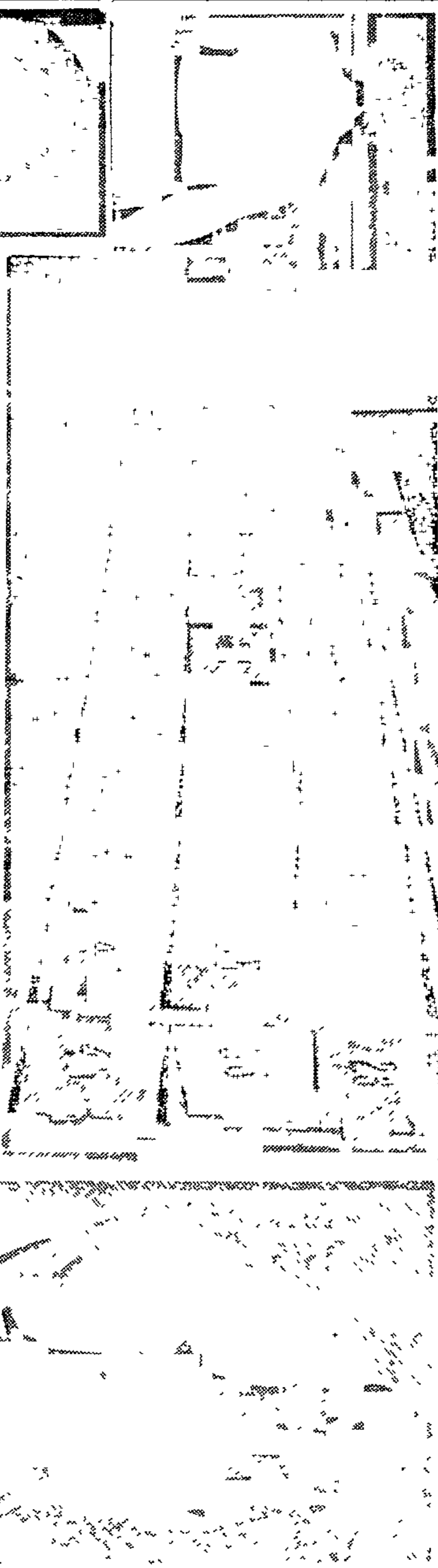
'All that would be required of a business or institute sponsoring such a project would be organisational skill and the lending of credit-worthiness to the scheme.'

Part of the success of the Briardale scheme comes from involvement of the community in design and planning from inception. Housing has been built to suit the purchasers, specifications and pockets. Says Mountain: 'One of our dreams was to build up a strong sense of community which the urban process has broken down and in Briardale we have succeeded.' He adds: 'Initially there was reticence on behalf of employers to support the scheme, but now we can't keep pace with demand. There are 550 families on the waiting lists.'

PRESIDENT'S COUNCILLOR RAJAB VS ANGRY TENANTS

Building borrowed

1980 12 5 - 10:00 AM 12/5/80



Tribune Reporter

ABOVE: Broken post boxes in the foyer of the Rajab's Building.

LEFT: Mr Mahmoud Rajab.

BELOW: Rubbish accumulated in the building.

A DURBAN man appointed to the President's Council and the tenants of a Durban block of flats have clashed in a row over the flat facilities.

Occupants of Rajab's Building in Queen Street claim the building has been neglected. And this week they criticised President's Council member Mr Mahmoud Rajab, who is a top executive in the firm owning the building.

But Mr Rajab dismissed the criticism, accusing tenants of vandalism and saying they were "treated leniently in view of what is happening".

The SUNDAY TRIBUNE visited the block where tenants complained that the lifts were regularly out of order and elderly people were sometimes forced to walk up to the 10th floor to get to their flats.

"The lift at the back has not been in operation for more than a year," a tenant said.

"The other lift often gets stuck. There are times when both are out of order for up to a few weeks.

"What will happen in the case of an emergency? Suppose a fire breaks out or tenants should require urgent medical attention?" he asked.

When the Sunday Tribune visited the building the lift was working in from 10:00 AM to 10:00 PM.

125

7/12/80

An elderly woman on the sixth floor said she had been unable to go out of the buildings for four weeks because she could not manage the walk up and down four floors. Her family was caring for her.

Now tenants have singled out Mr Rajab as a public figure who has part control of the block and "does nothing about it."

A tenant said Mr Rajab had been appointed to the President's Council to "serve the community and here he cannot look after the welfare of his tenants."

But Mr Rajab said everything possible was done to look after the building.

He referred the Sunday Tribune to the lift company responsible for installing and maintaining the remaining lift.

"Two years ago that lift was brand new," said Mr John Merle, assistant manager of the local branch of the firm.

"The reason the lift is not going to the ground floor now is that they have ripped off the door there 50 to 60 times — now we are waiting for a specially manufactured steel door to be completed so they can't rip it off."

"Sometimes I feel they should be without a lift because they have treated theirs so badly. The company responsible for the other lift has apparently given up trying to maintain it," said Mr Merle.

Mr Rajab said the building was cleaned and maintained as well as any other block of flats but the tenants did not play their part.

ABOVE RIGHT: It's a long climb up four flights of stairs for a woman on her way to the sixth floor of the Rajab's Building. The lift was not working on the bottom three storeys of the building



No change on rent increase

nm
125
13/12/80

Moratorium rejected

Municipal Reporter

THE Durban City Council voted overwhelmingly against extending its moratorium on rent increases in Indian and Coloured housing schemes yesterday — in spite of some councillors' warnings of tension and an 'awareness gap' between tenants and the council.

The Health and Housing Committee had recommended a two-month extension of the moratorium to enable a working committee to continue looking into ways of easing hardships in Phoenix, Chatsworth and Newlands East.

The moratorium, which the council granted on October 20, expires on February 1.

The Management Committee reported to the council yesterday that it was unable to approve the recommendation in the light of steps which the Health and Housing Committee had recommended for alleviation of the rent burden.

These were that the recoverable rents provision be reduced to 2,5 percent instead of 8,33 percent for schemes less than five years old, maintenance provision charges for Sydenham Heights be limited to 2,5 percent over two years, capital charges to the R150-R250 income group be reduced to 25 percent of earnings and that interest and redemption on Newlands East land acquisition costs be subsidised by 45 percent.

These recommendations were accepted, but the proposed extension of the moratorium was turned down by 23 votes to five.

The object of the necessity of importing leave these and so lose employed labour force in nation of a 'dammed' growth rates into other, rapidly growing, of employment ex- economically slow- 'qualified' workers) that the growth of the fall under one or stration Board (of other prescribed area of 1971, this was ex- ed. With the passing only (initially) in not been a general (a), (b) and (c) rights. en given, has to do rt Commission, and one

CONTRIBUTION OF UNEMPLOYMENT

tural workers not yet e homeland unemployment suggests that this is can do so. The dis-

contract their backward up' (R) alignment areas. ceeds t growing exceeds Labour This ha other o which t within tended to a right to li of the Black Affairs Ad the prescribed area for right to live in any pre As the system has stood, with the transferability to which legislative eff The important recommend: THE RIEKERT REPORT AND reabsorbed into other s consists of displaced f not the case in South A cussion of agricultural wants to work for an agricultural

b) Harris and Todaro assume in their model that anyone who

Housing AND HOSTELS — NATAL.

10/1/81 — 31/12/81

Hundreds of black homes demolished

Staff Reporter

HUNDREDS of homes have been demolished in Umbulwane — a black freehold area near Ladysmith — while residents have been out at work

The demolitions have been happening since August to make way for an industrial site

In the latest report by the Association for Rural Advancement (Afra), the residents of Umbulwane — 610 adults and 300 children — explained the events leading to the demolitions

In the middle of last year officials arrived at Umbulwane and began numbering all black-occupied structures. In mid-August, several carloads of officials, about six South African Police vans — with police in "soldier" uniforms — and a municipal front-end loader arrived. They then proceeded to demolish houses

Where a household had more than one building, they would leave at least one standing. Where there was only one, they would leave one or two rooms standing

A resident, Mr Joseph Mkwanazi, said "My six-room house was broken down on August 19 while I was at work. My wife was outside collecting firewood. Our three-year-old baby was inside — he was taken outside, and ran away

"I found my house broken down. All the doorframes and windows were broken, my tools were broken, and they left me with only one room. They came back later, just to level everything. I did not receive a word

of notice"

Officials and police returned in October to knock down more houses, cleared rubble, and finally served the landowners with instructions to "get the permission by form of licence" to have tenants or "let them vacate your premises within three months", the report said.

There are 100-odd tenant households still at Umbulwane area in defiance of that instruction, the report said

When the Drakensberg Administration Board (DAB) was asked why Umbulwane was being flattened, they referred the inquiry to the Ladysmith Municipality

The Town Clerk is reported to have said "I am only involved in the removal of the illegal structures and health hazards. The people do not fall under my jurisdiction"

A spokesman for Afra said yesterday "Implicit in much of what the Town Clerk said is the assumption that these people are 'illegal squatters' who have no claim to live at Umbulwane or to be in the Ladysmith district

"But they have nowhere else to go. Neither DAB nor the Ladysmith Town Council is offering them any alternative"

"These people are not wilful vagrants, nor are they criminals maliciously breaking the law. The law and Government policy as it stands simply does not provide for them," he said

They wanted to be allowed to remain in Umbulwane, with security of tenure, so they could continue their jobs and so that their children could

remain at school

"By February, officials may already have scattered these people, destroyed what is left of their houses, and sent them on another desperate trek to find somewhere else to settle

"It will probably be another illegal place, since the 'legal' areas are full or closed because they are about to be moved, or are too far away from work opportunities to offer people viable chances of survival

"These people are victims of apartheid and its policies. Until they and the thousands like them find their voice and their strength, they will remain victims," the spokesman said

There were originally 41 landowning families — black, Indian and Coloured — scattered in smallholdings across a bleak, flat plain on the edge of town, the report said

The landowners paid municipal rates of anything up to R115, but they did not receive any services from the municipality in return — neither water, sewerage, refuse disposal, electricity nor roads

At Umbulwane people lived close to town and paid rent of about R2,50 a month

"Ezakhani, the township in which some now live, is 25km from town in a huge crime-ridden township of 45 000 people, and pay rent of about R14 a month," the report said

The report said that some Umbulwane residents had been told that the area was to become an industrial site — but others feel the Ladysmith Town Council simply does not want them there

RDM 10/11/81

125

24/11/81

New housing layout may cut costs by 20 pc

(125)

NM

Pietermaritzburg Bureau

A NEW concept in the layout of low-cost housing schemes could result in overall savings of about 20 percent in their construction, the capital's City Engineer, Mr G Atkinson, has said in a special report.

He said a low-cost housing team comprising representatives from his and other municipal departments had been studying housing for the purpose of making recommendations to the city council.

The team recommended that a 'hammer-head' layout should be considered for houses, instead of rows of similar-looking homes.

This would be based on a cul-de-sac system but with the head of the turning circle extended at right angles to form a 'hammerhead', Mr Atkinson said.

'A whole series of hammerheads would be laid off along a spine road or access road like a series of leaves on a branch of a tree.'

'Instead of a tar road to the hammer-head, the road reserve would be finished in interlocking concrete L blocks which, extending from property boundary to property boundary, would be soil-covered and then planted with grass.'

In this way the short cul-de-sac would become a trafficable playground for the inhabitants, he said.

Sub-committees had estimated that savings made possible by the plan would range from 20 percent on sewerage to 40 percent on stormwater drains, he said.

Savings in electricity costs could be in the region of 25 percent.

Osborn Prize
For the best work in fourth

S A Read

General J B M Hertzog Prize
For the best final year student.

D H Pryce Lewis

David Haddon Prize
For the best student of
Architecture (or Quantity
Surveying) in the subject
of Professional Practice.

Miss C Tredgold

Molly Gohl Memorial Prize
For the best woman student
in third year.

P A Rappoport

Helen Gardner Travel Prize
For a student who has
satisfactorily completed
1st, 2nd and 3rd major courses.

P F Dunckley

Sixth Year

Cape Provincial Institute
of Architects' Prize
For the best student in :-

ARCHITECTURE

Hans. 1 Ques Col. 20

30/1/81

125

JANUARY 1981

20

125
Dwelling units

68 Mr N B WOOD asked the Minister of Statistics

How many dwelling units were built by private enterprise for (a) Whites, (b) Coloureds, (c) Indians and (d) Blacks in the (i) Durban and (ii) Pietermaritzburg complex during 1980?

The MINISTER OF STATISTICS

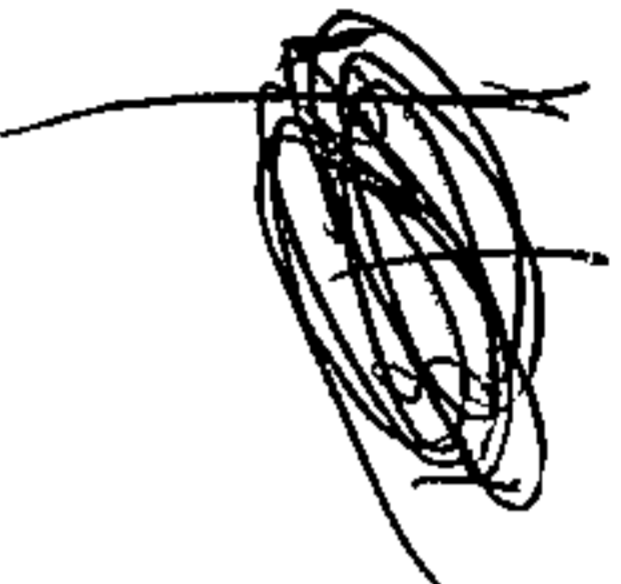
Number of dwelling units built by the private sector

	(i)	(ii)
(a)	946	251
(b)	32	22
(c)	714	124
(d)	—	—

Dwelling units for Coloureds, Asians and Blacks are mainly financed by the public sector

125

1/2/80



The San Felice maisonettes in Ridge Road, Durban

He was unaware when the contracts were drawn up last year that they were not binding.

My lawyer told me out of the blue that they were not valid. What else do you expect me to do but cancel them?" he said.

His lawyer, Mr. David Asherson of Ditz Incorporated, said the firm had been approached by Mr. Josi and asked whether the contracts were binding. They took senior counsel's opinion and ad-

vised him the contracts were void.

Mrs Hoskins disputes this.

"Our lawyer said we have a good case, in view of the letters about dates of occupancy," she said.

The five prospective

buyers who met to discuss the cancellation of their contracts will take legal action.

They consulted attorneys before signing their original contracts.

One of the seven whose sale was cancelled is himself an attorney. Mr Jack Moorhead did not at-

and has also not cancelled the purchase agreement on a third, bought more recently than the others.

Prices for those sold under contract last year ranged from R43 000 to R59 000.

Mr Olive Gouws, an estate agent who works with Mr Josi, put the present market value at R65 000.

The maisonettes have three bedrooms, two bathrooms, a garage and servants' quarters.

"Until then many contracts failed to specify all the details of the property, something which is not easy when describing a seventh-floor flat that has still to be built," said Mr Friedman.

People who had dealt with a reputable attorney recently should have no problem, but those who signed purchase contracts a year or two ago and whose transfer had still not gone through could find themselves in trouble, he warned.

By IAN WYNN

A DURBAN builder this week summarily cancelled the contracts of seven families who last year signed to buy maisonettes in his luxury block and were expecting to occupy them within a month.

Mr Renzo Josi, a director of Home-on Construction, could make R100 000 on the deal — if he can find new buyers at the current market prices

Hardest hit by the cancellation is Mrs Judy Hoskins who, with her husband and two small children, was due to move in on Friday, the day she received a lawyer's letter telling her the sale had fallen through

The Hoskins family signed a contract in May last year and have been expecting occupancy since October. They have moved four times since then, each time believing the next move would be into their flat

The lease on their present flat expires in four days and they can find nowhere to go

Five of the seven angry prospective buyers met at the maisonettes, San Felice, in Ridge Road, on Friday to discuss action against Mr Josi.

They felt he had been stalling on finishing construction of the block and was cancelling their contracts because the flats now fetch far more than the purchase price agreed on when they signed to buy last year

Denial

Mr Josi denies this. He says the buyers have been responsible for the delay — and he has been losing money because of it

"I've had all sorts of problems with people choosing fittings, carpets and so on. They can't make up their minds what they want and complain about all sorts of little things," he said

NO DEAL!

S. Tabane

1/2/81

125

Builder Renzo Josi: Problems

BUILDER BACKS OUT OF CONTRACTS AFTER 7 FAMILIES SIGN TO BUY FLATS

Brink said he believed there had been "a very small technicality" in the agreement and it was on this technicality that Mr Josi was cancelling the contracts

"It is almost impossible to draw up a perfect agreement even if you go to attorneys. There is always some little thing that can invalidate it," he said

Meanwhile, Mr Josi has returned the deposits of the seven people whose contracts he cancelled — about R5 000 in each case.

He said they could claim for any extras they had paid for such as carpets, tiles and cupboards. He has kept two of the 10 maisonettes at San

These sales could be invalid, warns lawyer

Tribune Reporter

THE contracts for thousands of flats bought under sectional title could be invalid, a lawyer warned this week

Many builders might be entitled to follow the example of Mr Renzo Josi, who notified seven people he had cancelled their contracts to buy the San Felice maisonettes, he said

Mr Bryan Friedman, an attorney who specialises in sectional title deals, confirmed senior counsel's opinion that the contracts binding Mr Josi were not valid — and said most contracts like these drawn up a year or more ago were invalid

In terms of the Sale of Land Act the property must be adequately defined in the agreement — and this was seldom done until the outcome of a Supreme Court case was brought to the attention of attorneys last year.

CHEMICAL

Malan Chemical Engineering Medals

By WANDA EDKINS

LIFE has become a nightmare for British immigrant Pat Badgery and her husband Mike since they moved into their brand new dream home at New Germany near Dur-

ban two months ago.

The first night there, it rained. Ever since, her back garden has been a sodden mass of mud, stagnant water, mosquito larvae, frogs and slime.

All attempts to have someone accept responsibility for the mess and to provide adequate drainage have failed.

Whenever it rains, the couple stand knee-deep in mud trying to keep the deluge that rushes into the garden from higher-lying areas of the new Glams Heights housing complex where they have bought, from flooding through the back door and into their house.

When the rain stops, water continues to seep through the bank.

They have laid a section of slasto hoping to control the water, but to no avail. They have planted grass three times and seen it washed away. And they have built two drains. Nothing has helped.

"I believe someone other than the new owner must be responsible for providing drainage in the garden of a new home," says Pat.

"I've contacted Gough Cooper Ltd, the builders. They say it's not their responsibility and they haven't done anything."

"We've contacted the New Germany municipality. They haven't done anything."

"We put every cent we had into this house. We've spent more than we can afford trying to fix up the garden."

New sectional title Bill does little to allay pensioners' fears



Bob Carroll: "They will have to carry me out of here." Cicely Roberts... her son was forced to buy her flat



Alice and Solly have nowhere else to go...

By ISOBEL SHEPHERD-SMITH

EVICTED, insecurity and anxiety still haunt old age pensioners living in fear of being turfed out on the streets with no place to go.

They feel the Sectional Title Amendment Bill is only a stay of execution.

As they get older and their savings dwindle they have less and less chance of affording a place to live.

The Government has admitted the abuse of the Sectional Titles Act, which has led to evictions, 48-hour notices, flats sold over tenants' heads and forced sales at unrealistic prices on unreasonable terms.

Speculation

Minister of Community Development Pen Kotze said the Amended Bill would quell unhealthy speculation in the flats market which had created "a climate of near hysteria" among tenants.

Living in fear of eviction

S. Tubrey
8/2/81

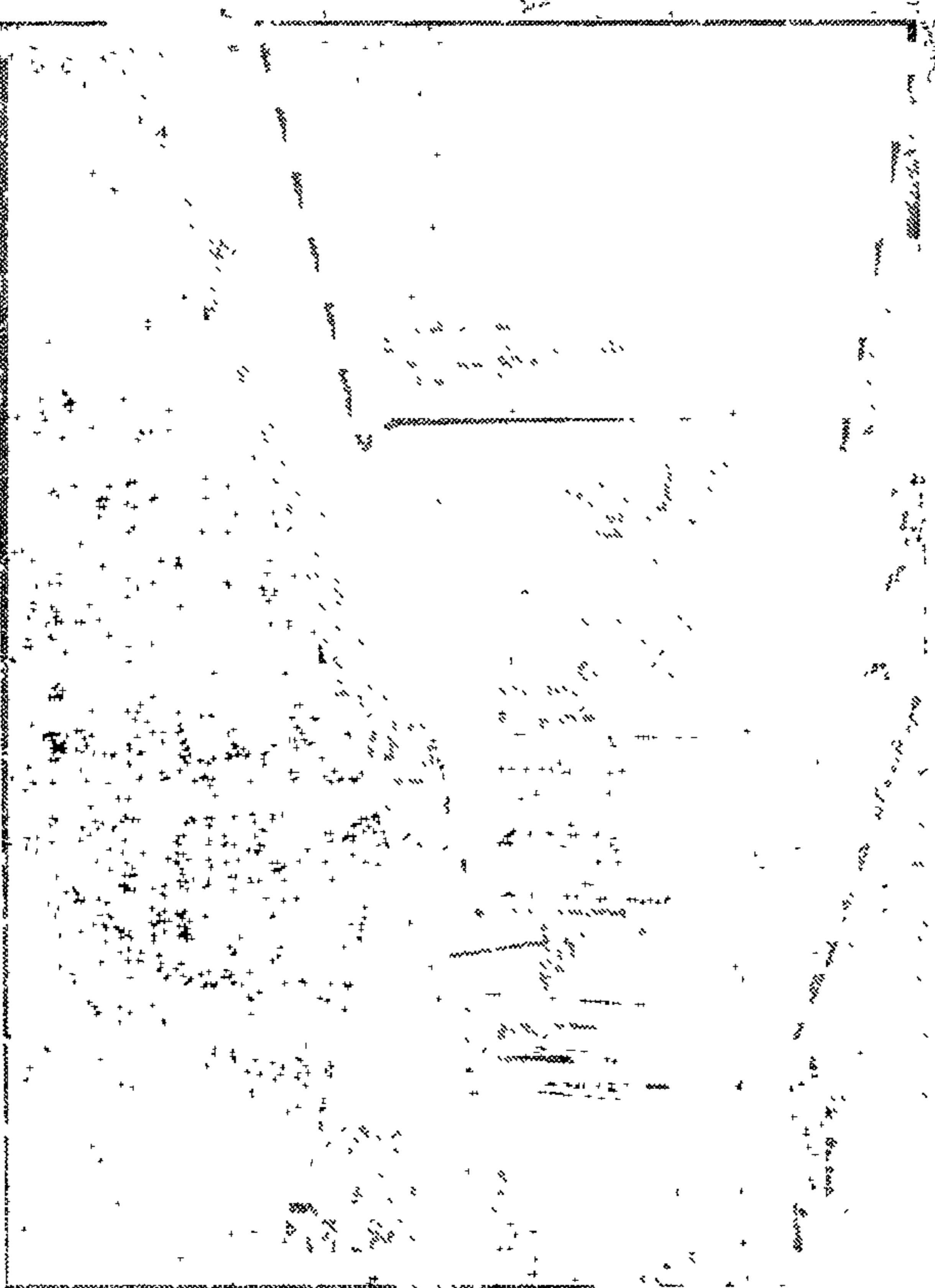
(125)

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8/2/81

SUNDAY TRIBUNE, FEBRUARY 8, 1981

Home-owners Mike and Pat Badgery bogged down in a swamp of indifference



Members of the Badgery family look out, at their mud bath. Nobody will accept responsibility

A DREAM HOUSE —TILL THE RAIN CAME!!!

125 8/2/81

Now the draft legislation in its final stages, aims at delaying the abolition of rent control, forbidding the sale of flat units until sectional title registers have been opened and prohibiting the sale of units in buildings still subject to rent control.

For Cecily Roberts of Durban the new legislation has brought little respite. Her son was forced to buy her flat so she and her 86-year-old sister could live in peace and security knowing they have a permanent roof over their heads.

"This business had added 20 years to my life," she said. "Now I hope — please God — there won't be anymore nonsense. I have really been humbugged with this flat."

"Rent control was abolished two or three years ago. Since then certain people have been pestering me to move. It was only because of all this pestering that my son bought this flat."

Alice Fine is 83. She and her 81-year-old husband, Solly, have lived in a block of flats on the

Marine Parade in Durban for 23 years. In the past six months she has watched the tenancy in the block dwindle to fewer than 20 residents.

She has not been given notice. But in October last year, she and other tenants were told the new owners intended to renovate and sell the flats and that all tenants would be given notice.

They were offered the option on leaving before December 31 when they would be given two months rent.

"That's bribery," said 70-year-old Bob Carroll, another resident in the same block. He returned to Durban from Johannesburg 18 months ago and this is his last stop.

"I am not going into a room on Point Road. They

will have to carry me out of here," he said.

Mr Carroll gets a pension of R296 a month, R76,74 of which is rent for the bachelor flat he shares with his wife.

"People got so scared that they started shifting away. I am determined to stay on here. Others are also determined to stay on."

"I have nowhere else to go. Where can I go on R296 a month? I am not going to live in Point Road and all those places — you can forget it."

Mrs Fine says she will only move to "upstairs". She and her husband pay R73,50 rent for the small bachelor flat out of monthly pension of R187.

"They will have to come and chuck me out. I will go when they come and take the roof off over my head."

Stream

Others in the neighbourhood also criticised the poor drainage provided in the gardens of their news homes.

Mrs Pat White, whose home is built up the incline above Mrs Badgery's, described her garden as a bog and said she was plagued by mildew throughout her house.

Chris Ingram down the road, said "I've had to chop back the bank and throw a concrete slab in my yard. Still, whenever it rains, the yard becomes waterlogged. Even when it's not raining, a continuous stream comes down."

The Borough Engineer for New Germany, David Dunstan, said this week that the houses concerned had twice been inspected by his department once after the foundations were laid and again on completion. He said both times the land was bone dry.

He said builders were not required to provide drains in gardens. He said people who didn't want this sort of thing to happen shouldn't buy new houses.

Mr John Morey, site manager for Gough Cooper's Glamis Heights project, said garden drains were only put on properties if specially requested by customers.

"I don't say we won't do anything about it. The matter is still under consideration. But basically, the water is coming through their ground so it's their responsibility."

Meantime Mrs Badgery plans to keep up her battle for justice. "You buy a new home and you just don't expect to have to start spending money on it straight away."

"I refuse to pay any more money out. I'm going to carry on fighting," she said.

Unique housing scheme for Newlands East

Mercury Reporter

MEMBERS of the coloured community in Durban are about to enter a 'new dawn' through a new housing project.

Mr Alan Mountain, Natal regional director of the Urban Foundation, said yesterday that 530 sites were being made available at Section 5 of Newlands East for a unique housing de-

velopment for the coloured community

He emphasised that the scheme would not be viable unless it obtained the support of at least 530 families and pointed to the urgency of the situation, citing the present rapid increase in building prices

He urged coloured families who were interested in getting homes in this

manner to apply to the Urban Foundation before noon on February 27, when applications would close

Mr Mountain referred to the flexible features of the scheme which envisages buildings ranging from shell houses to four bedroomed residences

He said it was necessary for would-be home-owners to deposit a R500 commit-

ment fee which would form part of the deposit. He added that, although there had been many inquiries from members of the coloured community, there had been only about 30 firm offers

The project will incorporate a primary school, two nursery schools, three parks and play areas, a church site and two shopping areas

(125) RDM 17/2/81

Coloured homes scheme launched

DURBAN — The Urban Foundation, together with the New Dawn project committee, has launched a home ownership scheme in Durban's Newlands East coloured township. Natal Building Society Homes have undertaken to buy and develop the 350-unit site in section five of Newlands East.

The coloured housing breakthrough, initiated by the New Dawn group, a committee of coloured residents spread across Durban, was revealed yesterday by Mr Alan Mountain, Natal regional director of the Urban Foundation.

The Durban City Council and

the Coloured Local Affairs Committee have given the go-ahead to the proposed ownership scheme. Mr Mountain said

"The city council has already placed the basic services in section five, but otherwise the sites remain undeveloped

"To make the scheme viable we have to find 530 coloured families who wish to participate

"It is open to families who live and work in Durban, who wish to acquire their own homes and who have sufficient funds to pay for a mortgage loan," he said — Sapa

S A Institution of Civil

K N Hvidsten

For the best final year design
Engineering Contractors' Prize

S A Federation of Civil

G P Mitchell

For the final year Civil
Engineering student submitting
the best thesis.

L T A Construction Prize

P M Salmon

For the best performance in
project, design and practical
courses over the 4-year
curriculum.

S A Institution of Chemical

K W Strickland

Malan Prize for the most
Improved First Year Chemical
Engineering Student

L Flach

Fourth Year (Gold Medal)

C L E Swartz

Third Year (Silver Medal)

A H Dabrowski

Second Year (Bronze Medal)

For the best student in each of
the following years:-

Malan Chemical Engineering

Medals

(Continued)

CHEMICAL

CIVIL

Redhill evictions cause uncertainty and grief

By CONNAL VICKERS
S. Tyb... 22/2/81 125

FAMILIES living on Redhill Farm near the Tugela River mouth have been given a month to leave the area occupied by their forefathers since the Anglo-Zulu war.

The eviction orders, thought to affect about a hundred families, have brought grief and uncertainty to the people living on the narrow strip of land which runs northwards along the coast from the river mouth.

Many of the residents say their families have lived in the area for three or four generations, settling there at the end of the Anglo-Zulu war over 100 years ago.

"My history is in these

hills," said resident Mr Alfred Zulu. "My family has been here a very long time. I don't know exactly how long it is but my father, who is 88 was born and raised here, and my grandfather was here for many years before his birth."

"How can we be squatters after all this time? This is my birthplace and my children's birthplace and it has been home to many generations before us," he said.

Mr Zulu left the area when he was 17 and worked in Durban for 18 years before retiring to come back to the farm. His father gave him land last year in the family kraal and he has used a large part of his savings to start building a house for his wife and four children.

The house, a four-roomed cottage built from con-

crete blocks, will now never be finished.

"I have put over R1 000 into my house but now they have told us to go. Must I now leave the house for which I have worked and saved for 18 years?" he said.

"The people don't care anymore. We know we will have to go so the people have stopped planting crops and the cattle now graze freely in fields meant for our use. Our family had 30 cows. Today we have four because what is the use of cattle if you can't take them with you?" he said.

Alfred Zulu's story is just one of the many abandoned dreams that abound in the area. Many people have built new homes, only to find they must leave them for a new undeveloped location.

Several families live in each kraal as sons and daughters return from the cities to build homes alongside more of their fathers. These people, and the older residents, have been labelled as squatters who are "illegally residing" on the farm.

Officials from the Department of Co-operation and Development maintain the people are squatters who have recently moved on to the farm. They said they had established in 1979 that 11 families were living on the farm and that they had only served eviction notices on those who had subsequently moved into the area.

But residents deny having any squatters in the area. All squatters were cleared out in previous removals in May last year, they say.

CHE

J H Rens

Civil Engineering.

student in Land Surveying or
examinations to the best male
Awarded on results of final
Professor George Menzies Prize

B F McClelland
J H Rens
D P Weeks
T J Cumming
P M Salmon

Fourth Year (Gold Medal)

Miss N C Davidson

Third Year (Silver Medal)

Miss G C Littlewort

Second Year (Bronze Medal)

For the best student in each
of the 2nd, 3rd and final years.
Corporation Medals

Durban complex shortage of houses

27 Mr N B WOOD asked the Minister of Community Development and State Auxiliary Services

- (1) What was the estimated shortage of houses for White Coloured and Asiatic persons respectively in the Durban complex as at 31 December 1980,
- (2) how many (a) houses and (b) flats were made available for persons of each race group during 1980 by (i) his Department and (ii) the local authority?

The MINISTER OF COMMUNITY DEVELOPMENT AND STATE AUXILIARY SERVICES

(1)		Whites	Coloureds	Asians
		None	1 422	8 555
(2) (a)	(i)	120	1	—
	(ii)	29	876	1 572
(b)	(i)	—	—	2
	(ii)	18	—	995

As far as Whites are concerned there is, in general, no real shortage. This does not mean, however, that adequate accommodation is readily available on demand in all centres. The sudden cataclysm and resultant favourable economic climate led to such an increased demand for housing that accommodation which was readily available a year ago is now difficult to obtain. Waiting lists indicating a growing

FEBRUARY 1981

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demand that is being carefully watched, cannot be used as a gauge to determine shortages due to a considerable number of factors such as for instance, duplication of applications, rapid ageing of particulars and the fact that the majority of applicants are not without shelter. Local authorities are encouraged to submit new housing projects to supply in the demand for Whites to the Department for approval in order that they may be commenced with as soon as funds are available.

Clergymen to seek interview with mayor over rents

14/3/81

125

Mercury Reporter

A COMMITTEE of 10 clergymen was elected yesterday to seek an urgent interview on Monday with Durban's Mayor, Mrs Sybil Hotz, to discuss the plight of thousands of Indian and coloured tenants affected by the increase in council rents

This decision was taken at a meeting yesterday of Church leaders convened by Diakonia following an outcry over the hardships and sufferings of the poor as a result of higher rents in the council's housing schemes at Newlands East, Sydenham Heights and Phoenix

Petitions

Included in the deputation will be the Reverend B K Dladla, chairman of the Durban and District Council of Churches, and the Very Reverend Father Charles Langlois, Vicar-General, Archdiocese of Durban

Leaders of other Churches were also urged by Mr Paddy Kearney, a director of Diakonia, to use their pulpits during Sunday sermons to pray for a change of heart by the Durban City Council over its decision to increase rents

He also called on church ministers to attend public meetings in the various areas to offer their support in the community's struggle to lower rents

Analysis

'Petitions should be sent to the City Council and the Minister of Community Development highlighting the plight of the people as a result of increased rents

'Others may make personal contact with the City Councillors of Durban to put pressure on them to do something about lowering rents,' he said, adding that Diakonia, in its campaign to educate whites about the plight of the blacks.

was organising a bus tour of Newlands East, Kwa Mashu, Inanda and Phoenix next Saturday at 8 30 a m

Those interested should contact him at telephone number 312681 during office hours

Earlier, Mr Pravin Gordhan, a member of the Durban Housing Action Committee, gave a detailed analysis of the new rent structure and how it affected the people. He urged Church leaders to help the community in its struggle for justice by creating an awareness among whites

He alleged that some of the Durban City Councillors were not even aware that a rent boycott was in progress. He called for 'pressure to be put on councillors so that they might become more responsive' to the demands of the masses who were struggling to make ends meet because of high rents

impossible: the authorities maintain a reasonably efficient system of policing pass requirements among Africans who are admittedly less scattered but far more numerous than farmers. It may be that the absence of written contracts of employment between farmers and most workers would make the task of the inspectors impossible, but it seems that this problem needs more careful study before it can be considered insuperable.

The problem not voiced by the 1951 Commission or by the Theron Commission is that many farmers, at least in the Karoo, seem to be in a position to respond to any pressure to raise wages by reducing their labour forces. The abundance of cheap labour available to the farms has encouraged farmers to employ more workers than are physically necessary to run the farm. Many of the farmers interviewed during this survey pointed out that in Australia, for example, where farm workers earn wages far higher than South African farm wages, farmers keep one or two workers on to handle a flock, and an area, which in South Africa would 'need' 10 workers. Smaller labour forces are made possible by the use of dogs, by carefully planned camp and run fencing (so that sheep can be directed from one place to another and handled by a minimum of workers) and by the use of...

Rents Boycotter Week

BATTLE LINES ARE DRAWN AS COUNCIL DENIES A BOYCOTT

Jackie Nair — chairman of PRAC

Dhanabagium Karappen—struggling

Liladavi Ramdhani—I am boycotting



Two rooms in Phoenix where life is hell when the choice is what to do . . . buy food or pay the rent

S. Tribune 15/3/81

125
4142

Rents at boot camp

12/11/81

By ISOBEL SHEPHERD-SMITH

ANGRY rent boycotters are prepared to march into Durban and occupy municipal buildings if their dispute is not settled soon.

They are in a bitter mood and it's getting worse, Phoenix Rent Action Chairman Jackie Nair said this week. The boycott by tenants in Phoenix, Newlands East and Sydenham Heights is in its second week.

Mass meetings and discussions with the Department of Internal Affairs, have brought little response from the council.

Phoenix, Newlands East and Sydenham Heights are Indian and coloured economic and sub-economic housing schemes outside Durban. "They are desperate," Mr Nair said. "The people are getting out of hand. They are ready for anything now. The people do not want to hear us. They want action. They

to the City Hall and Mar- tin West building and filling the places up." The struggle has been going on for months as many people fear they will be pushed over the brink into starvation if their rent increases. This month rents went up by an average of 15 percent.

And the boycott started. "Phoenix is in sorrow. It is a town of despair. We want some kind of promise that something will be done," Mr West

In Phoenix 444 percent of the 7800 residents live below the Household Sub-sistence Level — the minimum required by a family to exist for a short period of time.

In Newlands East 47,5 percent of the 1800 households were living below the subsistence level. The surveys were conducted by PRAC and Newlands East Residents Committee, which are affiliated to the Durban Housing Action Com- mittee.

There was no survey of Sydenham Heights. Community leaders say the boycott will work. They intend boycotting until something is done and they claim most of the people support them.

The council is equally firm. Tenants who do not pay rent will be evicted and deputy treasurer Wilfred Stone says there has been little change in the number of people who paid rent in Newlands East and Phoenix last month compared to this month.

But he could not tell which tenants were paying arrears and which were paying March rent until the rent slips were analysed. However there has been resistance from Sydenham Heights but Mr Stone would not release the figures.

But while the fight goes on Phoenix is claiming victims: Dhanabagium Karap- pen is one.

She's 28, diabetic, a mother of five and lives in a 6-roomed flat without electricity be- cause of a month's

of back rent. She needs monthly medical treatment but cannot afford the R2 busfare to the clinic.

She faces eviction. Her husband is a presser in a clothing fac- tory but he is sickly so his weekly wage of R30 often falls short.

They share the flat with a family of four in a desperate attempt to sur- vive but they owe the council R200 and Mrs Karap- pen believes they will never pay it.

Her husband can bor- row from a moneylender

but the interest is high and he will struggle with repayments.

Mrs Karap- pen is a refugee from Jin Town. She has not bought clothes since she's been in Phoenix — that's five years. She relies on charitable friends and relatives to clothe her family.

They paid about R37 a month for their flat. Her husband's busfare is R5 a week. That leaves R25 — in a good week — to feed seven people before anything else.

The Karap- pens are

trapped in a vicious circle. They cannot get their electricity back yet they are forced to pay as much as R7 a week on paraffin and candles.

"I buy some groceries — rice, oil, tea, sugar, milk, vegetables. I buy meat once a week for Saturday. Sometimes I spend as much as R3 on meat," she said helplessly.

"I get dizzy every day. I can't do housework. I have no busfare so I did not go to the clinic. They said I must come every month for treatment."

The rent boycott does

not mean much to Mrs Karap- pen. She is trapped by a situation that thousands of Phoenix te- nants fear will happen to them.

Liladavi Ramdhani and her two children live on her husband's disability grant of R62 a month. He has not worked since 1962.

Her average rent, which includes electricity and water, is about R42 a month.

Last month it was R50. "I cut out my rent for buy school clothes for the children. I buy shoes so I

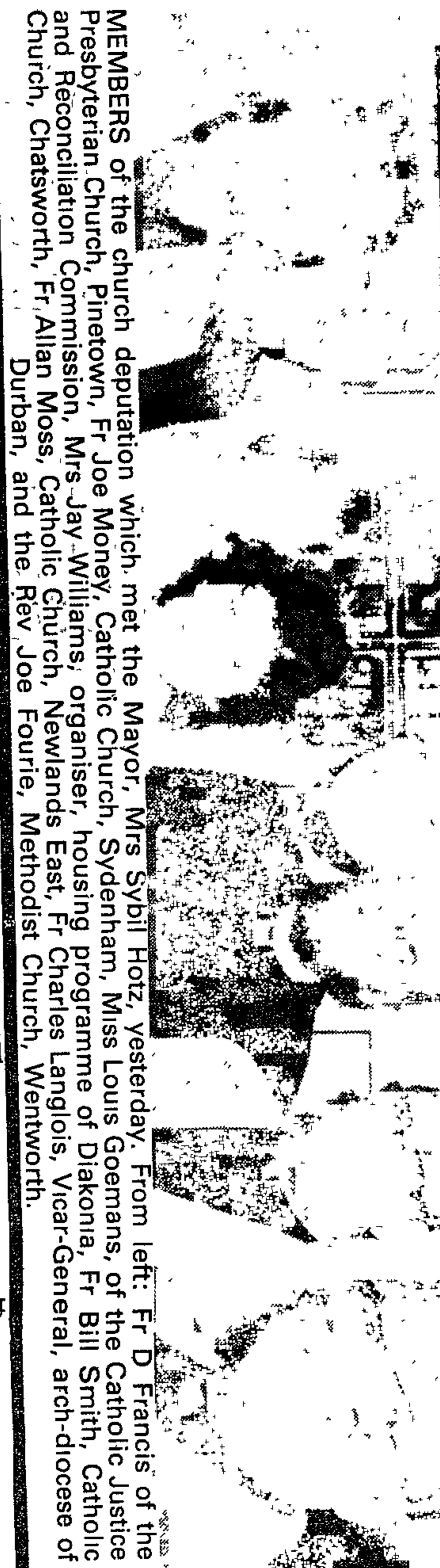
drop the rent and the next month I try and pay it back.

"By the time you finish buying like this you have to start all over again. My friends and neighbours do the same."

"I always have something to eat. Then the rent goes. I am boycotting. I will do it as long as it carries on. If they cut off my lights and paraffin."

And if she's evicted she will become a squat- ter. So will her friends in Phoenix.

Clergymen ask mayor for 'change of heart' by council over rent increases



MEMBERS of the church deputation which met the Mayor, Mrs Sybil Hotz, yesterday. From left: Fr D Francis of the Presbyterian Church, Pinetown, Fr Joe Money, Catholic Church, Sydenham, Miss Louis Goemans, of the Catholic Justice and Reconciliation Commission, Mrs Jay Williams, organiser, housing programme of Diakonia, Fr Bill Smith, Catholic Church, Chatsworth, Fr Allan Moss, Catholic Church, Newlands East, Fr Charles Langlois, Vicar-General, arch-diocese of Durban, and the Rev Joe Fourie, Methodist Church, Wentworth.

Please, YOUR worshtip

Mercury Reporter

A DEPUTATION of clergymen yesterday urged Durban's Mayor, Mrs Sybil Hotz, to give urgent consideration to alleviating what it described as a 'very disturbing situation' in townships controlled by the Durban City Council following rent increases.

Their request is contained in a letter handed to the Mayor by the Rev Joe Fourie, of the Methodist Church of Wentworth, when the deputation met Mrs Hotz to plead for a 'change of heart' by the council over its decision to raise rents in coloured and Indian townships.

The letter, signed by 18 church ministers and leaders, including the Archbishop of Durban, the Most Rev Denis Hurley, stated that the churches had become aware from contact with members of their congregations and from reports received by community leaders, that the overwhelming majority of people living in Phoenix, Newlands East and Sydenham Heights, were unable to pay the higher rents

"The consequence is that families are being deprived of the bare necessities of life, and

crime and violence are very obvious consequences of their poverty

This is a situation which the people cannot allow to continue and we therefore support fully and identify with their decision not to pay their rents until such time as these have been reduced to a level they can afford

We must express our indignation that these poor people have been threatened with electricity cuts and eviction from their homes.

Urgency
It is our firm belief that Durban has the finances to ease this impossible rental burden, or could exert pressure on the Government to provide money to subsidise the rents directly

We therefore call on you to regard as a matter of utmost urgency the desperate plea of the people. Because they are voteless and enjoy no proper representation on decision-making bodies, their plight should be all the more a matter requiring immediate attention, the mayor was told in the letter

A spokesman for the deputation told the Mercury afterwards that the Mayor had indicated that she would give the council's reaction at a meeting with church leaders she hoped to hold next Tuesday

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Council lashed for 'failing to act' on rents

NM 21/3/81

125

Mercury Reporter
MR D K Singh, chairman of the Durban Housing Action Committee, said yesterday he was bitterly disappointed with the Durban City Council for allegedly not making progress to 'diffuse the explosive situation' which had arisen in the council's coloured and Indian townships following the increase in rents.

He said the Working Committee — set up by the

council to look into ways of finding a solution to the rent problem — comprising officials of the Health and Housing Committee, local affairs committees and the Durban Housing Action Committee, met this week but 'nothing concrete' emerged from the meeting.

The purpose of the meeting was to obtain certain information from the council officials present, but regrettably they were unable to provide the information which was urgently required by the committee to enable it to reach a solution to the rent problem.

Information

Mrs Lesley Sprague, chairman of the council's Health and Housing Committee, who is also chairman of the Working Committee, said the information requested at the meeting would be made available at the next meeting of the Working Committee on Monday at 4 p.m.

Representatives of the Durban Housing Action Committee (DHAC) told the meeting that when the Working Committee had been established, councillors promised that any in-

formation regarding rents which would help the committee to make meaningful progress towards its goal, would at all times be made available.

The DHAC delegation angrily pointed out that this undertaking was not being met because it appeared that 'certain powers in the council' either did not want to supply the information or were not concerned about finding a solution to the rent problem, said Mr Singh.

Boycotting

He warned the council that the delay in reaching a solution to the rent problem was becoming 'extremely frustrating' to the thousands of Indian and coloured tenants.

Meanwhile, Mrs Monica Agulhas, of the Sydenham Heights Tenants' Association, said yesterday that 85 percent of the 350 tenants were boycotting their March rents. 'We are not going to pay our rents until the council reduces the rents.'

She said rents for a one-bedroom flat had been increased from R55 a month to R88 for tenants with a monthly income of R220.

Another tenant said when they first had moved into their flat in October last year they paid R77 16, but the rent had been increased twice since then. They were now paying R97 71 for their one-bedroom flat.

Tenants

Mrs Agulhas said there seemed to be no uniformity in the rents which varied from tenant to tenant, creating a peculiar situation where some people who occupied a one-bedroom flat were in fact paying more than their neighbours in a two-bedroom flat because they were in the higher-income bracket.

She said a large proportion of the tenants at Sydenham Heights were paying a third or more of their monthly income towards rents, while some people were paying up to 50 percent of their earnings on light and rent.

At Phoenix, where the rent boycott was yesterday reported as 'still going strong', rents had been increased in some cases from R46 50 to R69 70, according to Mr J M Singh of the Phoenix Rent Action Committee.

29 organisations pledge support

Mercury Reporter

A COMMITTEE representing 29 white, Indian, coloured and African socio-political and sporting bodies have pledged their support to devise ways and means of pressuring the Durban City Council to reduce rents at its council homes in Phoenix, Sydenham and Newlands East.

The committee, which was chosen at a meeting in Durban on Thursday, will meet shortly to work out a line of action before an approach is made on Durban's Mayor, Mrs Sybil Hotz, to discuss the rents and rates issues.

The meeting, held at the Teacher's Centre in Beatrice Street, was convened by the Support Housing Action Committee. The meeting supported tenants' demands for a reduction in rents at council houses.

Organisations represented at the meeting were: the South African Council of Sport, Federation Professional League, Natal Council of Sport, Black Sash, Democratic Lawyers' Association, Health Workers' Association, Cato Manor Ratepayers' Association, Southern Durban Rates Action Committee, Chatsworth Housing Action Committee, University of Natal (Durban) SRC, Reservoir Hills Ratepayers' Association, Natal Indian Congress, Stanger Civic Association, University of Durban-Westville SRC, Southern Durban Civic Federation, Durban Child Welfare Society, Asherville Housing Action Committee, Natal Rates Working Committee,

Natal Indian Cane Growers' Association, Tongaat Civic Association, La Mercy Ratepayers' Association, Anti-South African Indian Council Committee, Democratic Teachers' Society, Medical Students' Representative Council, Natal University Black Students' Society, Merewent Ratepayers' Association and Diakonia, the body representing eight church organisations.

The meeting decided that council tenants should be required to pay rents they could afford and not what was demanded of them.

It also rejected claims by the Durban City Council that intimidators had threatened to stone the houses of Newlands East residents who did not join the rents boycott.

Mr M J Naidoo, chairman of the Support Housing Action Committee, said the allegations were completely groundless.

'The council should prosecute the culprits if there was proof,' he said, adding that the claim was a form of intimidation to force residents to break the boycott.

Mr Naidoo said people in Phoenix and Newlands East were poverty stricken and subjected to violence and crime and therefore should be allowed to pay rents they could afford.

He said a call would be made on the council to convene a citizen's meeting at the City Hall to resolve the rents controversy.

Council told: Last chance in rents crisis

S. Tribune 22/3/81
HA 264 125

By Shami Harichunder

THE three week-old rent boycott in Phoenix, Newlands East and Svedenhun Heights could continue indefinitely if tomorrow's meeting between the Durban Housing Action Committee and the Durban City Council to end the crisis breaks down.

This was the warning yesterday by DHAC secretary Virgile Bonhomme who also told the Sunday Tribune hundreds of rent boycotters would march to the corporation's Martin West Building in the city centre unless the corporation promised to grant them relief.

Most black township residents pay their rents at Martin West building.

If the march goes on it will herald the start of mass community action in the boycott which, until now, has been confined to public meetings and protests.

The boycott involving 60000 tenants started three weeks ago following months of unsuccessful attempts by DHAC to get the City Council to reduce rent.

It's time to break a meeting at the City Council last round of talks with the City Council yesterday.

the people carry out their threats to resort to other measures.

He claimed people in the townships were becoming more bitter and DHAC was finding it difficult asking them to wait any longer for relief.

The City Council's Health and Housing Committee chairman Lesley Sprague said yesterday the corporation was concerned about the boycott and was looking at a number of ways of bringing relief to the people.

We are prepared to cut rents, Mrs Sprague said, but on condition that ratepayers are not burdened with its effects.

She hoped there would be constructive discussion between the City Council and DHAC tomorrow.

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Average No. of workers per holding

No. of holdings

No. of workers

District

District, Number of permanent ('regular') Coloured and African men workers employed, number of holdings and average number employed per holding, 1972-73 :

TABLE 2

Agricultural Census data give the following averages:

District	No. of workers	No. of holdings	Average No. of workers per holding
Beaufort West	1 015	274	3,7
Fraserburg	591		2,8
Middelburg	1 141		5,6
Graaff-Reinet	1 384		7,0
Total	4 131		4,6

SOURCE: Report on agricultural Census

06-01-10.

The u... workers pe... those quote... research, s... In this sur... average in t... district, co... permanent me... In the Graaf...

No 'message of hope' after rents meeting with Mayor

Mercury Reporter
 SEVERAL members of a 12-man deputation of church ministers and leaders, who met Durban's Mayor, Mrs Sybil Hotz, yesterday to discuss the increase in rents in the council's Indian and coloured townships, left the meeting disappointed because they had 'no message of hope' to take back to the people.

Mr Paddy Kearney, a director of Diakonia, who accompanied the deputation, said he feared that the rents boycott would have to continue to force a 'change of heart' by the council.

'We put forward a very

clear picture of the peoples' feelings on the hike in rents in the council's housing schemes at Phoenix, Newlands East and Sydenham Heights. We told the council that people should not be charged rents they cannot afford.

'It is therefore crucial that the rents be subsidised. Many of the council tenants are using money badly needed for food to meet their rent bills.'

The Archbishop of Durban, the Most Reverend Denis Hurley, who was in the deputation, expressed concern to the Mayor over the lack of communication between the council and its tenants. He urged the Mayor to help restore communications with the people.

Mrs Hotz told the Mercury that the meeting had been a worthwhile exercise. Commenting on the reaction of some members of the deputation, Mrs Hotz said she could not give any guarantee to the deputation as every recommendation had to get the approval of the majority of the councillors.

She said the council was mindful of the rent problem and was doing everything within its power to keep increases as low as possible.

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to amount to R400 in a good year.

(one percent) of the farmer's income at the annual yearling

In addition, one worker received a fixed percentage

during a full working year.

- 1 fell into the > R40 range
- 8 fell into the R35,01 to R40 range, and
- 4 fell into the R30,01 to R35 range,
- 8 fell into the R25,01 to R30 range,
- 3 fell into the R20,01 to R25 range,

worked during the year. Of these,

bonus was calculated according to the number of days

successful internationally. It will be both counter-productive and tragic if the most pragmatic and progressive attempt to solve SA's housing problems fails because of ideology.

They improve rather than improve the agriculture. Some junior extension officers emphasize on the richer side with full- and half-ly saying that it is impossible to improve their agriculture, they have and too few resources. Thus on the possible, helping the

but for the first time a scheme was being implemented which took stock of the realities of the housing recipients financial situations. Now a major crisis is looming. The scheme got off the ground with unprecedented speed. Six months after its inception more than 14 000 people are living in the tent town. However, the foundation is now finding itself in deep water and might be forced to pull out.

A number of accusations are being levelled at the foundation by sections of the Inanda community. One is that "the foundation is doing government's dirty work and the community is not getting what they were promised. Other accusations probably stem from the experimental nature of the project.

Even more serious it seems as if the major problems are in fact political rather than procedural — a reflection of the hard issues presently confronting and dividing SA society.

A foundation source believes that the major problem is that of black power politics. It is not in the interests of the black power struggle to see improvements or something happening there, in fact it is in their interests to increase misery in order to hasten the revolution. Ideologically, it would be wrong for them to support us. The idea of improvement works against the cause.

The self-help approach has been suc-

also report that in some areas villages are set up as fronts to ensure receipt of government assistance although the basis of production remains firmly private." Not only do patron figures solicit resources for projects in their villages which they will be directly involved in, but on a wider level the richer classes in a district try to ensure that government resources will be directed to their area: "Regional struggle for resources, is as intense in areas of peasant as of estate development. Roads, social services and agricultural facilities are financed from the taxation extracted from society as a whole; their subsequent allocation has to occur on a geographically specific basis."⁴⁰

In Umhlabab, there is a class of people which is particularly efficient in forging links with the central government. Whenever officials from Umtata visit the area, be these the Prime Minister, President, Ministers, or high-up departmental officials, a tremendous show is put on for them. Almost all the people in the upper class are involved in the organisation of, and contribute to the entertainment of the visitors. (The magistrate's office could not possibly come up to scratch alone because of its limited resources). After all important events (e.g. the Independence Celebrations) there are reports that the visitors said they had never been so well received in any other area.

A lot of the top level focus on Umhlabab is because of the exceptional number of co-operatives in the area. The senior extension officer attributes this to the fact that whereas in other districts the extension officers "push" the projects, in Umhlabab "members of the community" approach the extension officers to help them start a project.

6.2.2.2 Communalism as a Cover

I have discussed for the dairies and communal gardens how N.M. was able to obtain resources on the basis that they would benefit the community, and how these then benefitted her mainly.

One should see her role as similar to that of "patron" figures in other underdeveloped regions³⁹. Brett writes for Tanzania: "Individuals who have been in the field

MASS HOUSING

Inanda and Ideology

The Urban Foundation's Inanda self-help housing project in Natal was hailed as a breakthrough when given the go-ahead by government last year. Not only was it a turn-about in traditional housing strategy,

R1 000 000 subsidy for Durban housing proposed

NM. 27/3/81

(125)

Municipal Reporter

A R1 000 000 subsidy for tenants of Durban City Council housing schemes was proposed yesterday, and came under instant attack.

Councillor Gys Muller said 'It will have the people of Durban up in arms Rent boycotters should be kicked out'

The proposal came from a special working committee meeting under the auspices of the Health and Housing Committee

Mr Muller, who represents a Bluff ward, said a R1 000 000 housing subsidy, coupled with the recommended pay increases for municipal employees could mean a 22 percent increase in rates.

Already the ratepayer had given the low-cost housing tenant R16 000 by way of a three-month moratorium.

'These people who want to boycott rents should be kicked out Their salaries have risen with ours, but they don't want to pay increased rents'

He said there were thousands on housing waiting lists who would take their places gladly

'I know of someone who's paying R150 a month for a garage in Chatsworth He'd pay his rent with pleasure.' Councillor Margaret Ambler, chairman of the Working Committee for Amelioration of Conditions in the City Council's Housing Schemes, said it had been agreed that R500 000 should be taken from a loss-of-rent provision and used for rent relief in Phoenix

A similar amount should be paid by the council to provide relief to Newlands East and Sydenham Heights tenants

Adequate

Mrs Ambler said the working committee had noted that provision of adequate housing at rents that people could afford was the responsibility of national and local authorities

The committee felt a reduction of rents would help to alleviate poverty in the council's housing schemes

The resolution was welcomed last night by the chairman of the Durban Housing Action Committee, Mr D K Singh

His committee is represented on the working committee, and he said 'Although the recommendation is by no means the complete answer to the housing problems of our people, it is part of the demand which DHAC has been making up to now

'I hope the full council will take immediate steps to implement the recommendation'

NO. IN FAMILY	WAGE (R)	1	2	3	4	5	6	7	8	9	10	11	12	> 12	TOTAL NO. OF WORKERS
1	0-2,50	1	4	6	4	8	2	2	1	2	1	2	0	1	1
2	2,51-5,01	1	1	4	3	2	2	2	2	1	1	2	1	1	1
3	5,01-7,50	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4		1	1	1	1	1	1	1	1	1	1	1	1	1	1
5		1	1	1	1	1	1	1	1	1	1	1	1	1	1
6		1	1	1	1	1	1	1	1	1	1	1	1	1	1
7		1	1	1	1	1	1	1	1	1	1	1	1	1	1
8		1	1	1	1	1	1	1	1	1	1	1	1	1	1
9		1	1	1	1	1	1	1	1	1	1	1	1	1	1
10		1	1	1	1	1	1	1	1	1	1	1	1	1	1
11		1	1	1	1	1	1	1	1	1	1	1	1	1	1
12		1	1	1	1	1	1	1	1	1	1	1	1	1	1
> 12		1	1	1	1	1	1	1	1	1	1	1	1	1	1
TOTAL NO. OF WORKERS		15	15	15	15	15	15	15	15	15	15	15	15	15	15

Distribution of workers by number

TABLE 36

NO. IN FAMILY	WAGE (R)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	TOTAL NO. OF WORKERS
1	0-2,50	1	4	6	4	8	2	2	1	2	1	2	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	2,51-5,01	1	1	4	3	2	2	2	2	1	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3	5,01-7,50	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
6		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
7		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
8		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
9		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
10		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
11		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
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15		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
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TOTAL NO. OF WORKERS		15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15

cash wage (V)

Low-cost housing styles to be studied

Government asks for views of local authorities

Mercury Reporter
THE Government-appointed committee of inquiry into alternative methods of providing low-cost housing for lower income groups has invited local authorities and other experts to air their views on the subject — a sore point among Durban's Indian and coloured communities.

The 14-man committee, under the chairmanship of Prof T H Louw, chairman of the National Housing Commission, was appointed by the Minister of Community Development and State Auxiliary Services to investigate the possibility of providing permanent, large-scale urban housing.

A committee spokesman in Pretoria told the Mercury yesterday they would be looking into unconventional methods of developing housing projects carried out by local authorities and administration boards with money from the National Housing Fund.

Studies would be made of site and service schemes, core housing and controlled squatting.

The spokesman said the committee was waiting for memoranda from local authorities on the positive or negative aspects of such development, and depending on the type of suggestions and recommendations, the committee might sit in the major centres, including Durban.

Mr Baldeo Dookie, chairman of the Housing Committee of the Natal Association of Local Affairs Committees, said he was compiling a comprehensive report on low-cost housing which he would send to the inquiry through Durban City Council.

Several families in the council's sprawling housing scheme at Phoenix yesterday claimed that they were experiencing great hardship as a result of the rent increase.

A spokesman for the City Treasurer's Department said not all tenants in Phoenix had their rents increased following the lowering of interest rates on housing loans from the Government.

Tenants living in an economic house and in the income bracket of up to R150 a month had their rents of R58,18 reduced to R27,42.

The rents of tenants in the R150 — R250 income bracket increased from R58,18 to R63,43 while rents in the R250 — R350 bracket was reduced from R88,22 to R79,63.

There was a R20,46 increase for tenants with an income of up to R540, pushing their rents to R108,68. Although the rent varied according to income of each tenant, all tenants in this category (CA2 T5) occupied identical dwellings.

Tenants occupying duplex flats in Phoenix with incomes of up to R150 had their rents reduced from R41,88 to R30,11.

Individual farms; work force, average length of service, total payment and correlation coefficient.

Y	X	Y - \bar{Y}	X - \bar{X}	(Y - \bar{Y})(X - \bar{X})	(Y - \bar{Y}) ²	(X - \bar{X}) ²
13,19	13,67	-0,67	-0,67	0,4489	0,4489	0,4489
10,82	13,64	-0,66	-0,66	0,4356	0,4356	0,4356
21,26	14,86	0,59	0,59	0,3481	0,3481	0,3481
13,11	11,95	-0,06	-0,06	0,0036	0,0036	0,0036
11,95	11,88	-0,11	-0,11	0,0121	0,0121	0,0121
14,86	13,18	0,18	0,18	0,0324	0,0324	0,0324
13,64	13,09	-0,09	-0,09	0,0081	0,0081	0,0081
13,67	13,55	-0,55	-0,55	0,3025	0,3025	0,3025
13,19	13,67	-0,67	-0,67	0,4489	0,4489	0,4489
10,82	13,64	-0,66	-0,66	0,4356	0,4356	0,4356
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13,64	13,09	-0,09	-0,09	0,0081	0,0081	0,0081
13,67	13,55	-0,55	-0,55	0,3025	0,3025	0,3025
13,19	13,67	-0,67	-0,67	0,4489	0,4489	0,4489
10,82	13,64	-0,66	-0,66	0,4356	0,4356	0,4356
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13,19	13,67	-0,67	-0,67	0,4489	0,4489	0,4489
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14,86	13,18	0,18	0,18	0,0324	0,0324	0,0324
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13,64	13,09	-0,09	-0,09	0,0081	0,0081	0,0081
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13,19	13,67	-0,67	-0,67	0,4489	0,4489	0,4489
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14,86	13,18	0,18	0,18	0,0324	0,0324	0,0324
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21,26	14,86	0,59	0,59	0,3481	0,3481	0,3481
13,11	11,95	-0,06	-0,06	0,0036	0,0036	0,0036
11,95	11,88	-0,11	-0,11			

Compare the

private sector



S. Tubure
By 29/3/81
Lesley Sprague

RENT BOYCOTT

Week 9

The Council can save situation

★ THE rent boycott in Phoenix, Newlands East, and Sydenham Heights enters its fourth week tomorrow with little hope of the crisis being resolved.

Durban Housing Action Committee, which has organised the boycott, claims the protest is gaining momentum and if it continues, the Durban City Council will lose hundreds of thousands of rands.

It estimates that 60 000 people are involved in the boycott in the three housing schemes.

The City Council, determined not to allow the first mass action by its tenants to force it into giving in to the black boycotters' demands, is sceptical Council officials have said they have found no evidence of tenants withholding payment of rent.

On this page Health and Housing Committee head Lesley Sprague and DHAC secretary Virgile Bonhomme discuss their views towards the boycott.

By Virgile Bonhomme

is that the State must be guided by the principle that housing be provided at rentals which tenants can afford.

limiting the provision of community facilities, or (c) tenants are subsidised out of rate income.

Every effort has been made to get more State subsidisation. There has been some success, with those earning more being enabled them to buy their dwellings. It seems doubtful whether there will be further subsidisation.

Every effort has been made to reduce operating costs and sub-committees have been set up. Reductions in the standard of service will not be popular.

This leaves subsidisation out of rate income and an increase in the rates, with ratepayers being asked to bear the loss of uncovered costs in housing schemes, or ratepayers giving up other facilities or amenities so that reduced expenditure can offset the subsidisation. This is not likely to be acceptable to the ratepayer.

The Council has shown its concern for its tenants and will continue to investigate ways of limiting increases despite galloping inflation. But as wage levels increase tenants must be prepared to make appropriate contributions to their accommodation.

The Durban City Council must therefore:

• Scrap the increases of up to 15 percent as ratepayers are not in a position to pay any increases and the sum of R15 000 which the Council hopes to recover each month should be met from the rates and general fund.

As the people involved are convinced, with full justification, that the rentals are unrealistic and they just cannot afford to pay them, there has been widespread resistance to the increases.

This resistance has grown tremendously over the last year and a large majority of the tenants are frustrated by the lack of response and positive action on the part of the authorities.

As a result, resistance is becoming greater and the massive boycott of rents is the result.

• Adopt a policy of subsidisation of housing schemes the City Council's refusal to subsidise the housing schemes is the crux of the whole rental struggle. While it continues with this refusal to subsidise

We assert that housing is a fundamental human need and a right, and DHAC believes that a greater portion of the country's resources must be allocated towards meeting this need. DHAC's view

It is our view that the Council must make a substantial contribution from the rate fund to subsidise housing for the less privileged sections of the community as the provision of housing for this sector at rentals which the tenants can afford is the duty of the

city at large. We are also forced to believe that racial rather than human considerations are taken into account by the Council in allocating and using the City's resources and that this is not done on an equitable basis.

It is the policy of the Council and the National Housing Commission to encourage home ownership. The State has introduced subsidised interest rates for the lower income earners wishing to purchase. Buyers who earn less than R450 normally pay lower instalments than they would in rent.

Municipal housing definition favours buyers. There are 19 700 Indian and Coloured tenants represented by 49 percent of all occupiers. The tenants are concentrated mainly in the flat schemes where rentals are lowest.

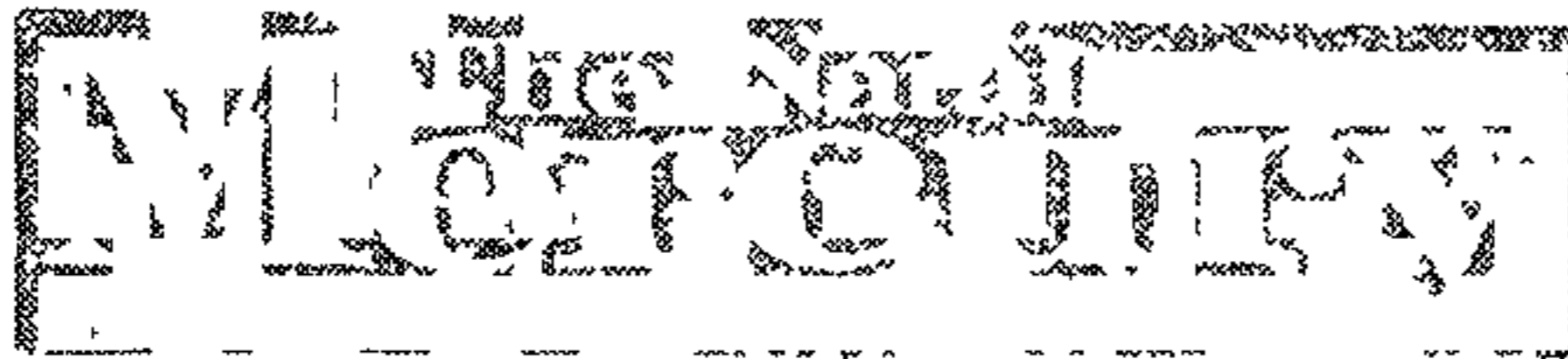
Most tenants are poorly paid and battle to make ends meet and their rental electricity commitments to the Council are perhaps their greatest single financial obligation. It is natural therefore, that these charges are subject to criticism. Any hopes for a reduction of commitments will be avidly taken up in the hope of some relief from inflation.

Would these tenants be any better off in other accommodation? The Press and the protesters' organisations remain silent on the question of rentals charged by those offering alternative accommodation. It would prove very enlightening to compare to

the provision of rental in the private sector for accommodation in shacks, backyard garages and privately owned flats — and compare these with municipal charges.

On the Council's waiting list of applicants are 12 300 applicants earning R250 or less per month. It would be interesting to hear their views. What sort of accommodation are they occupying, and what rent are they paying? Experience has shown that municipal housing is snatched up if the rents for Council accommodation are so onerous, why is the demand so great?

Even in Council accommodation, tenants take in sub-tenants to help them meet their commitments. Although this is contrary to their tenancy agreement no action is taken unless complainants are received. It would be interesting to know what these boarders are paying in the face of rising costs can only be achieved if (a) the State is prepared to grant greater subsidisation, or (b) operating costs are reduced with tenants prepared to contribute to their accommodation.



MONDAY, MARCH 30, 1981

WHAT'S FAIR RENT?

HOUSING has always been a sensitive socio-economic problem, constituting as it does a basic family need second only to food in man's struggle for survival. In today's climate of roaring inflation and unprecedented price rises it is hardly surprising that the less fortunate members of our community are disappointed at the Durban City Council's decision in December not to extend its moratorium on rent increases in Indian and Coloured housing schemes.

Whether their disappointment entitles them to exacerbate relations with their council landlords by refusing to pay their rents is arguable. Boycotts are no substitute for calm discussion, and what they might achieve in short-term financial relief could conceivably be offset by a loss of goodwill.

Since the moratorium was declared the council has decided to reduce charges in some of the components which make up the rent structure applying to the R150 to R250 income group living in economic housing schemes at Phoenix. These measures affect 28 percent of the council's tenants, and have made it possible for their rents to be reduced by an average of R8,59 a month. In the R150 to R250, R250 to R350 and R350 to R450 income categories the increases amount to little more than R5 a month, but in the higher income bracket the increases average about R20.

Subeconomic rentals have actually been reduced, sometimes fairly substantially, in all but the R450 to R540 income group, whose increase is a mere R2,26 a month. This would seem to indicate that the council, faced as it is with es-

calating building costs and high land prices, has tried to relieve the situation for many of the tenants who are feeling the financial pinch.

There is no easy answer to the conundrum. The council faces losses fast approaching R2 000 000 on its housing schemes, and if rents are not raised the ratepayers will have to foot the bill. While families whose heads earn less than R150 a month deserve every sympathy, it should be remembered that their rents are already being subsidised by the Government by way of low interest rates on home loans.

The creation of a special fund from certain council reserve funds to subsidise the rents was suggested by the council-created Working Committee, and on Friday it was proposed that this fund should be augmented to R1 000 000, of which half would be paid by the council.

That would involve a substantial and direct shifting of the burden of subsidy from the State to the municipal ratepayer, and the council should think carefully before it accedes to the principle. The case of the boycotters is hardly strengthened by the fact that the council has a waiting list of 12 300 applicants earning R250 or less a month. A more searching look at actual household incomes might be helpful in determining fair rents.

Meanwhile, dissatisfied tenants who have decided to continue the boycott would be well advised to save their rent money so as to obviate falling into arrears when the boycott ends.

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Several farmers considered themselves responsible for

(vii) Medical care.

Of the 57 workers in the lowest category, 27 (21 percent of all workers) received no extra payment at Christmas.

Row over ^{NM} ¹²⁵ higher ^{24/81} cost of Isipingo housing

Mercury Reporter
MORE than 500 residents of Lotus Park, Isipingo Town Council's showpiece housing scheme, are up in arms over a decision by the council to increase the purchase price of their homes — almost a year after the first families moved into the township.

A spokesman for the purchasers told the Mercury yesterday they were informed of the increases, in some cases up to R2 000, when they received notices from the council to pay the conveyancing costs and transfer duty on their properties.

Agreement

But Isipingo's Town Clerk, Mr Ramalingam Reddy, said yesterday that every purchaser had signed an agreement that the purchase price was tentative and that the final price would be established when all the costs in developing the township had been determined.

'However, the council is sympathetic and is investigating ways to help the purchasers,' he said.

Some of the purchasers expressed anger at the high prices asked for the council-built homes. One resident said the price of his home had been increased from R18 000 to R20 000 'In addition we still have to find about R530 for transfer duty and other legal fees,' he said.

The residents have formed an action committee of 10 to seek legal opinion to prevent the council from raising the price of the houses and have launched a fund for the legal expenses.

Tenants NM 2/4/81 protest

at 40 pc
rents ¹²⁵
~~200~~ ~~250~~
increase

Mercury Reporter

A GROUP of people from Seabrook, a block of flats in Smith Street, Durban, yesterday petitioned against the 40 percent across-the-board rent increase they face from May 1 — two of them handing in notice in protest.

According to Mr J. A. Thom, manager of Kondotel Ltd — who administer the block on behalf of the owners C Smith — Seabrook is in need of repair, the cost of which is estimated by architects at R25 000.

Mr Thom said: 'The increase in rent — the first since 1979 — is so we can paint the building, instal a communal television aerial and repair the floors, among other things.'

Pensioners

But Mr C J Titley, who was representing the tenants, feels the increase cannot possibly be absorbed by them, especially with only a month's notice.

'Many of the people are pensioners. Most will have to find accommodation elsewhere because of the increase,' Mr Titley said.

He felt the increase was not justified as tenants had to put up with 'noise from nightclubs and people using the back entrance as a toilet' among other inconveniences.

The block was sub-economic and rents should be in keeping with what tenants could afford.

Costs cut at Imbali 75-unit housing scheme

N/M 8/4/81

(125)

Pietermaritzburg Bureau
THE first 28 houses of a 75-unit housing scheme were handed over to their new owners at Imbali Three Edendale last week.

They are the first of a projected 600 to be built in various KwaZulu towns this year through the KwaZulu Development Corporation.

Building costs varied between R4 000 for a bare shell serviced only with cold water and a toilet to R13 000 for a 'luxury

three-bedroom unit mains electricity and garage.

Costs were cut by about R5 000 in comparison with other schemes where the work had been done by white contractors, said Mr Des de Fortier of the KDC housing department. The Drakensberg Administration Board had moved in with cheap labour, making concrete bricks at about a third of the current market price and manufacturing doors, door frames and cupboards.

The homes handed over last week were built for employees of the Sizanani Mazulu Transport Company who are subsidising their employees. The next batch of houses completed in the area will go to Huletts Aluminium employees who will also be subsidised.

Housing loans were being made to KwaZulu citizens so that a person who earned only R150 a month depending on his or her age, could qualify for a

loan of about R8 000. A 10 percent deposit was necessary while the house could be paid off over a 30-year period depending on whether the buyer wanted fixed or progressive annuity, said Mr de Fortier.

The plots of each of the houses handed over last week were bare but it is hoped that an annual garden competition to be instituted by Sizanani will be instrumental in landscaping the area.

65 tenants in the dark as council

By MARIAH VENGATAS

DURBAN City Council yesterday disconnected the electricity supply to the homes of more than 50 Indian and 15 coloured tenants — many of whom are among the rent boycotters — in Phoenix and Newlands East, triggering off widespread condemnation by community and church leaders.

Deputy City Treasurer Wilfred Stone said yesterday the lights had been cut because tenants had not paid overdue accounts.

'It is a normal disconnection process where people, who owed the council money over the specified period, did not meet their commitments,' he said, emphasising that it had nothing to do with the boycott.

For most of the families last night it was dinner by candlelight. Some told the Mercury they would not be deterred by the action.

Mr Virgil Bonhomme, secretary of the Durban Housing Action Committee said the council's move had strengthened the resistance of boycotters in their present campaign to fight high rents.

'Extremely difficult'

Families interviewed by the Mercury last night expressed anger and showed a strong determination to continue the boycott. A Newlands East mother of four said they would manage without lights for a couple days more to show the people in power that they will not be intimidated into ending the present rent boycott.

A Phoenix housewife Mrs Angelina Davids, said that although she found it extremely difficult to cook on a paraffin stove and live by candlelight she was prepared to stay without lights for a 'few days more'.

In a hard hitting statement, Mr Paddy Kearney, a director of Diakonia which represents Durban's major churches described the disconnection of lights as 'appalling'.

Mr Kearney said 'This is a provocative and dangerous response to a sensitive situation which has arisen over dissatisfaction over the high rents.

'We are appealing to the public to help those families whose lights had been disconnected by paying the R8 reconnection fee.

'Together with other organisations we are establishing a Rental Boycott Relief Fund.

Change of heart

'We are also calling on members of the public who are sympathetic to the aims of the boycotters to indicate their support by fasting on Good Friday and sending the money saved to the relief fund.



A PHOENIX rent boycotter, Mrs A Davids, writes by candlelight at home last night.

erspective differs from that of others in this broad ca that its fundamental economic determinism is reminis st thought. Using the general theory of the stages of g apted to drive the probable stages of political chang more complicated than the model sketched above, b its a role to Black actors and so to revolutionary ost of those who adopt this position stress mainly the

'Visionist' Thesis

'visionist' is one that has come to be used to indicate a which is basically at variance with the older conce term itself is not intended to have ideological or r s (ie it is not to be confused with 'revisionism'). It heoretical perspective most commonly associated w school is that of 'conflict theory' in sociology and the 't position in economy. Some of the contributors to the Marxist in outlook. A full overview of the 'revi not be presented within the space of this introduction ent the barest outline of the standpoint.

problem in South Africa is seen as the economic expl te colonists or 'post-settler' group of the Black popu may be irrational *per se*, but in South Africa it is see so far as it functions as an ideology which legitim 'loitation of Blacks. The South African economy ' nomy' in which goods are allocated solely by the fe

market... altered by, for example, the extension of im to organise, but also by less obvious factors dominant group might use its power ove strengthen its position within the market.

isation of domination, rather than towards the removal of race Blumer (1965) argues that in any event it is rational for the to take account of the prejudices of their influential White employees' at the expense of their relatively powerless Black workers Johnstone argues that the principles of apartheid are in fact bent whenever

Council disconnects electricity

Switch-off

general qualities of each class, and within the latter framework the peculiarities of each object. Classification is a natural tendency of the mind, a highly satisfying procedure because it saves much time and pain. Another reason is that it makes generalization possible. It is reduced objects numbered one to 100 into ten classes labelled *a* to *j*, themselves grouped in three superclasses *A*, *B*, and *C*, we could speak of superclass *B* or class *d* in terms of what is common to all objects in these

R985 m to meet housing needs 'and beat the backlog for blacks'

NM

(see)

18/1/81

Pietermaritzburg Bureau

ABOUT 96 000 houses costing an estimated R985 million will have to be built if the State were to meet the annual need and decrease the backlog in housing, the Institute of Municipal Treasurers and Accountants was told here yesterday.

Mr B A van der Vyfer, chairman of the committee of inquiry into alleged operating losses on housing, said that although the Department of Community Development had set itself a goal of a minimum of 40 000 houses a year it would not be reached easily.

Building costs were increasing by 20 percent a year, while the department's budget did not increase by the same percentage, he said.

In addition, the present trend of limiting Government expenditure seriously influenced the department's annual Vote, he said.

Present backlog

For the 1981/82 financial year the capital available for housing projects after deduction of all losses will be barely enough to cover current obligations and it won't be possible to initiate new projects, he said.

In addition to the annual need of about 54 000 houses, the present backlog in housing was running about 160 000 units for blacks, 11 275 for Asians and 34 693 for coloureds, he said.

To meet the challenge the department would have to spend about R985 million on 96 000 houses, he said.

trying to classify things by their linear size, and that the scale range runs from 10 to 70 cm, with an empty space on the scale from 40 to 45 cm. Two clusters appear, but two objects belonging to different clusters (of 39 and 50 cm for example) may be much more alike than they are to many members of their own cluster. If size is considered a criterion of affinity,

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what is the validity of generalizing about short and long things?

Cluster analysis still applies to the case of more than one quantitative variable under consideration, but the eventual correlations between them have to be taken into account. For two variables, a graphical representation is still possible; a representation in space can be built for three variables, for a higher number of properties we can no more visualize the situation but we can make use, if a number of assumptions are satisfied, of efficient statistics, like the generalized distance (D^2) of Mahalanobis which still permits cluster analysis. Again a classification is serviceable only if clusters do appear, and if inter-cluster distances are higher than intra-cluster ones.

Turning now to our problem, human taxonomy, what are the things we wish to classify? Human populations, if we accept the proposed definition of race. They are themselves an assemblage of individuals. For no attribute can they be studied qualitatively owing to human polymorphism, mankind cannot be subdivided in one group with zero per cent and one group with 100 per cent frequencies for any one character. The properties used for a classification will therefore be expressed as frequencies or means. Cluster analysis will be the basic taxonomic procedure.

How many characters shall we use for building a classification? If we use very few characters, human variability is such that markedly different classifications may emerge from different sets of characters. A sufficient number of characters must be considered in order to make it improbable that including an additional one would alter the picture; this can be tested with currently known characters and with new ones when discovered.

All characters are not equally efficient for taxonomic purposes. Their efficiency depends in particular on their world range of variation. The wider their interpopulational variability,

Rent boycott ends but fight goes on

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16/4/81

Mercury Reporter

THE two-month-long rent boycott by coloured and Indian tenants of Durban City Council in Phoenix, Newlands East and Sydenham Heights has been called off

But the tenants — up in arms over increased rents — emphasised that the battle had not ended

We will continue pres-

suring the council to reduce rents, said Mrs Monica Agulhas, of the Sydenham Heights Tenants Association

During the week the council disconnected electricity supplies to the homes of more than 50 families taking part in the boycott. A spokesman for the Phoenix Rent Action Committee told the Mercury that they had decided

to call off the boycott because it would be unfair to ask people to live without electricity

Durban's Town Clerk, Mr Gordon Haygarth, said a joint meeting of the council's Management Committee, the Health and Housing Committees, city councillors and LAC members would be held today to discuss ways of reducing rents

Rent boycott now called off

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Mercury Reporter

MR D K Singh, chairman of the Durban Housing Action Committee said yesterday the rent boycott by coloured and Indian tenants of the Durban City Council had been called off to avert hardships on families whose lights had been cut off

Giving an explanation for the ending of the two-month long boycott by tenants in Phoenix, Newlands East and Sydenham Heights, Mr Singh said the main reason was because of 'intimidation and lack of understanding of the plight of the residents by the council

'The ending of the boycott is the only step which a responsible organisation could contemplate to avert suffering for thousands of

people, who are experiencing tremendous hardships because of high rents

'The boycott resulted in a number of tenants' lights being cut off. Although a large number of these people were prepared to endure the suffering we felt that they had expressed their resolve and had made their point,' he said, pointing out that the boycott had been called off voluntarily

He denied that the boycott had been called off because of lack of support from the tenants

It had unified the people as never before and also displayed to the authorities the feelings of the people about the high rentals and the inequalities suffered by the Indian and coloured communities

THE CASE FOR SOUTH AFRICA

Instructed in modern agricultural methods, and cattle of good stock have been introduced to improve their herds.

A few years ago the Bantu Authorities Act was passed, which was designed to give a greater measure of authority to Bantu Chiefs. It is this act that forms the basis of the recently adopted measures which will ultimately give the Bantu territories full self-government.

Meanwhile, the interests of the urban Bantu in the white areas have received the attention of the Government, in such provisions as large housing schemes, schools, hospitals, and social services.

Subversive Bantu organizations in South Africa, which enjoy the support of white and small businessmen of the D

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From: Dr F van Zyl Slabbert's address to the House of Assembly during the Censure Debate on 2 February 1978. Hansard, 1st session, 6th Parliament, 27 January - 3 February 1978, columns 352 - 353.

the destinies of Rhodesia, South West Africa and South Africa are closely linked and that we cannot avoid one another when it comes to resolving this survival crisis in which we are all involved. For all practical purposes decolonization as we knew it in Africa, came to an end when Mozambique and Angola became independent. However these three societies inherited many of the basic problems of colonial societies without the way out of decolonization for the simple reason that we simply were not colonies in that sense of the word. What are these basic problems? The basic problems are firstly a White minority at the helm wielding effective political and economic power, secondly a Black majority in an inferior economic and social position as against the White minority, and thirdly political movements which have come into existence within the Black majority demanding their freedom.

That is the situation in which we all find ourselves and the crux of the dilemma of the survival crisis is simply to be found in the acceptance by the Government of the so-called 'solution' is a Black majority that is, we are at the moment in these societies in a delicate position. That is accepted here in South Africa with its new constitutional proposals the Government accepts that by implication it is accepted by the majority government in Rhodesia and South West Africa. If the status quo is to be changed the dilemma lies in what the position of the White man will be. That is what the crisis is all about and I think there are two ways out of this dilemma. The White minority government can decide either to use force to maintain the status quo or to insist that any change be in a direction of its own choosing or the minority may try to negotiate for a set-up in which it can play a role and in which there can be peace and consensus. Those are the only two alternatives. That is precisely the problem with which Rhodesia has been struggling for eleven years and that is also the problem they face in South West Africa. We in South Africa blandly believe that we can avoid that problem. We are not going to be able to avoid that dilemma and problem and that is why we in South Africa will have to decide which of the two alternatives we are going to choose.

Durban Council to review housing

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Mercury Reporters
A CONFERENCE to review the whole system of low-cost housing is to be arranged by the Durban City Council

This was decided at a lengthy meeting of the Management and Health and Housing committees in consultation with the local affairs committees yesterday

The conference could be of national significance as it was likely to examine numerous factors

Management Committee chairman Neil MacLennan, who chaired yesterday's joint meeting, said the conference would involve the council, the LACs, the Department of Community Development and State Auxilliary Services and experts on low-cost housing, sociology, welfare and transportation

Divided

The conference had been mooted during discussion of possible ways to reduce

rentals in Durban's economic and sub-economic housing schemes

The committees had been divided on whether it should be set up immediately or after a seminar involving Manco, the Health and Housing Committee, the LACs and the Department of Community Development

'It was finally decided that a summary of the whole debate would be put formally to the Health and Housing Committee and

the Management Committee for a firm decision,' Mr MacLennan said

The Grey Street LAC chairman, MR K T Manjee, said he would support the conference if it could convince the council of a need to subsidise rentals

Mr D K Singh, chairman of the Durban Housing Action Committee, said that the council did not require the advice of experts — (Sapa-Reuter)

D U R B A N

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26 Alphen Sabra p 65
27 Quoted by H I Oppenheimer *Financial Mail* 26 May 1978
28 South *You in the City* 28 January 1977, quoted by Hattingh, pp 164 165 (there are two misprints on page 165 of Professor Hattingh's article 30 000 should read 300 000 and 200 000 should read 2 000 000)
29 I Hertzberg *Address at the opening of the conference of directors and central board members of the Passenger Transport Companies of self governing states* (Pretoria) 28 February 1978 pp 8 9
30 *Rand Daily Mail* 4 October 1978 *Star* 4 October 1978 (issue 4 October 1978)
31 *Financial Mail* 23 January 1976 7 May 1976 1977 *Survey* pp 237 240
32 Charles Simkins and Duncan Clarke *Structural Unemployment in South Africa* (Pretoria) 1978) pp 33 41-43 See also 1976 *Survey* pp 280 283 1977 *Survey* pp 213 219 *Financial Mail* 13 October 1978
33 Almond Horrell *The African Townlands of South Africa* (Johannesburg, 1973) p 39
34 Bureau for Economic Research Bantu Development (Benbo) *QuaQua Economic Review* (sic) (Pretoria 1978) p 26
35 Hertzberg pp 3 5
36 John Kunc-Bernin 'Labour Supply on the Gold Mines in the 1970s', in *Another Blanket* published by the Agency for Industrial Mission (Horlison, 1976) pp 39 45 *Financial Mail* 13 September 1974 6 December 1974 13 December 1974 7 January 1975 7 March 1975 4 April 1975 8 October 1976 10 June 1977 23 June 1978
37 Isobel Rhooke *Address to the second South African corporate money conference* Johannesburg 18 February 1977
38 C P Mulder *Address to the 14th Landowners Association of South Africa*, Johannesburg 16 August 1977
39 *Star* 29 December 1977 *Financial Mail* 27 January 1978
40 Cosmas Desmond *Lumbhill Revisited A case study of the long-term effects of African re-urbanisation* (Development Studies Research Group Working Paper No 5) (Pretoria) 1978) passim
41 Benbo, QuaQua passim
42 Quoted in Joyce Harris, A Land Divided against itself, *South African Outlook* (May 1978) pp 67 79
43 *Sunday Tribune* 8 October 1978
44 *Financial Mail* 22 September 1978



From: An address delivered in the General Assembly of the United Nations on 6 November 1962 by Mr Eric H. Louw, then South Africa's Minister of Foreign Affairs, as reproduced in:
Biermann, H H H (Ed.)
1963 *The Case for South Africa as Put Forth in the Public Statements of Eric H. Louw.*
New York: Macfadden-Bartell.
Pages 145 - 148.

I come now to the important question: What is the basis
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Plan by city to discuss low cost housing

NM 29/4/81

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Municipal Reporter
DURBAN'S City Council and local affairs committees may discuss low-cost housing with the deputy director-general of Community Development and State Auxiliary Services.

The city's Management Committee will recommend this to the council next week as a way of preparing for the housing conference envisaged by Manco, the Health and Housing Committee and LAC representatives.

Manco chairman Neil MacLennan said yesterday that it was hoped a joint meeting would consider the advisability of arranging a conference or series of seminars with the deputy director-general.

Meanwhile, he said, Manco would recommend that 'under no circum-

stances do we subsidise rentals further' and that all possible steps be taken to eliminate existing deficits.

It would recommend also that wherever possible, flats and houses be sold rather than let.

In reply to a question by City Treasurer Ossie Gorven, Mr MacLennan said, Manco had indicated that it believed no further purpose would be served by negotiating with the Durban Housing Action Committee indefinitely.

This indication had been given in view of its decision on subsidies and in view of progress that had been made already with the Government.

But the Health and Housing Committee had the right to negotiate with whoever it wished, he said.

the economic rewards allocated to members of the periphery do not satisfy them. Furthermore, these countervailing powers will be strengthened by support that can be obtained through those new institutions that grow out of the common economy. In addition, the point has repeatedly been made that this confrontation will be a political one and therefore, a racial and ethnic one, rather than a class one. This is so since conflict tends to follow the dominant lines of cleavage in the society. In this regard, Lockwood (1970) writes "revolutionary goals are unlikely to emerge from the antagonisms of groups in plural societies unless ethnic and racial divisions happen to coincide with lines of economic relationships [For this reason] ethnic and racial conflict in a plural society is not inherently revolutionary".

The role of the centre, in this case, would seem to be one of applying coercive sanctions...

is a danger, however, involved in breaking this deep cleavage-line between the centre and the periphery. Solidarity is required amongst those units (organizations, groups, individuals) in the centre to ensure that the setting and pursuing of goals in different sectors of the society do not clash. In other words, system integration must be maintained. Individuation by promoting criss-crossing lines of cleavage may dissolve the solidarity amongst those in the centre and lessen the degree of system integration present. For these processes to succeed, then, requires an extension of the values of universalism and achievement to other groups in society. These values are presumably practised within the dominant group in the allocation of positions in the centre. If those in the centre can practise these same values and apply them to members of other groups in the society, then the

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- (i) In sum, then, the three directions of social change are a breakdown of centre-periphery relations leading to a short-circuiting of the situation to one of a racial and ethnic confrontation,
- (ii) a persistence of the dominant centre-periphery line of cleavage with inducements forming the most important link between the two,
- (iii) a gradual blurring of this dominant cleavage-line by an involvement of members of a number of ethnic and racial groups in the centre.

THE PLURAL SOCIETY: CONCLUSION

At no point in this Paper has the plural society been vigorously defined rather, a society characterized by pluralism has been described as one with a heritage of Western colonial status and one which manifested a set of particular relations between its centre and periphery. The Paper attempts to describe the different relations which obtain between the degree of pluralism and the presence of social order in such societies. Since social order—defined in an holistic and structural framework—has been the main perspective, more attention has been paid to the maintenance of order, and therefore to evolutionary change, than to sudden, violent, or revolutionary change.

The main difference between this pluralist perspective and those of normative functionalism and coercion theory resides in the priority which has been given, here, to the political sector of a plural society. The mode of differential incorporation and the ubiquity of political conflict have both been repeatedly stressed. Priority has been given to neither the cultural or the economic sector. Since political cleavage-lines coincide with racial and ethnic lines of differentiation, moreover, this difference in priority in pluralist theory represents the major divergence from classical and contemporary sociological theory.

Finally, this new perspective includes a dynamic component. As the plural society develops, new institutions are created. These institutions are rooted neither in the rapidly disappearing traditional societies nor in the imported (colonial) culture. Their development is crucial for the direction of change in the society.

NOTES

- 1 See a subsequent section in this Paper
- 2 Emphasis in the original
- 3 A further common concern is the conviction that plural societies are unjust social arrangements
- 4 This Paper is partially based upon the author's unpublished doctoral dissertation which was completed in 1974. See Simon Bekker, 'The Plural Society and the Problem of Order', University of Cape Town, 1974.

AN uneasy armistice exists in the dispute over Durban's Indian and coloured housing.

Political influences are at work which appear to ensure that no lasting peace will be achieved under present Government ideologies

In the areas affected by the recent rents boycott — Phoenix, Newlands East and Sydenham Heights — upwards of 150 000 people live on Durban's back doorstep in conditions which may not be ideal but which compare favourably with those of the poor in other countries and in other parts of South Africa

But there is a waiting list for municipal housing of more than 18 000 families — mainly Indian — which would double this population if the accommodation could be magically built overnight

At the two extremes are the Durban City Council, administering Indian and coloured housing on behalf of the Department of Community Development, and the Durban Housing Action Committee (DHAC), which has activated some of the tenants to resist rent increases and to demand reduced rents and better conditions

Political influences favour

the

coloured

housing

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Housing: the facts

'Intransigence'

Inevitably there are hard-luck cases of evictions which make bad-news stories in the Press, there are anomalies in the housing structure, causing hardship in some cases, and there is natural resentment over the huge backlog for permanent housing.

Mr D K Singh, DHAC chairman, accuses the City

Council and its officials of 'intransigence' and lack of understanding of the plight of its black tenants.

But investigation shows that at Council committee level and in the City Treasurer's Department tenants are treated with broad humanity. The Department of Community Development, which finances black housing, co-operates fully to the extent that its limited funds for the purpose permit.

Last week Durban City Council passed a recommendation that the deputy director-general of the Department be invited to meet councillors and local affairs committee members urgently to discuss low-cost housing and that a conference or series of seminars should then take place.

Referred back to the Management Committee was a recommendation that the Council should adopt a policy to sell all rented units, including flats, where practicable, and eliminate all existing subsidies.

In reply to calls from the DHAC for Council subsidies to alleviate black rents, Mrs Lesley Sprague, chairman of the Health and Housing Committee, says: 'We are hoping the Government will step in with massive relief to subsidise the huge under-R250-a-month income group — or at least completely to subsidise our administrative costs. Our costs are far more than in other centres, be-

community.'

In fact, the Government gave a rebate of 45 percent of land purchase costs at Newlands East, representing the amount of unusable land which had to be bought.

Phoenix, which at the moment houses upwards of 17 000 Indian families on rolling land which was formerly Natal Estates canefields, is a pleasantly sprawling township, self-contained as regards schools, shopping centres and communal amenities. But it is 30km from the centre of Durban, resulting in high transport costs for its residents.

Boycott claims

Capital is made of this by the DHAC and by the more liberal-thinking members of the City Council, who blame the Group Areas Act for forcing blacks out of the towns to housing schemes where transport takes a crippling bite out of the worker's budget.

The argument against this is that the world over the poorer sections of the community are being forced farther and farther

from city centres to where the land is cheaper, the alternative being high-rise ghettos in the city centre.

During the recent rents boycott the DHAC claimed an overall 80 percent support from the affected tenants, and claims that it represents 250 000 residents in municipal housing schemes. The boycott was voluntarily abandoned to avoid causing further hardship to householders whose electricity supply

Heights

The disparity, it claimed, lay in the peculiar conditions at Sydenham Heights, which is three high-rise apartment blocks for coloureds, by its nature more susceptible to concerted action — or to intimidation.

No action was taken against the boycotters and any arrears incurred are being treated by the City Treasurer as normal ar-



had been cut off.

The City Treasurer's Department claimed the boycott was a flop and was supported by only 4.2 percent of Phoenix householders, 15.6 percent at Newlands East and 42 percent at Sydenham

rents, to be handled in the usual way.

On a random tour around Phoenix and Newlands East it was difficult to find anyone prepared to speak against the rents structure or to be in favour of a rents boycott — though I

have no doubt that with the right guide I could have been led to householders who had belonged to the boycott faction.

There is undoubtedly more trouble to come from these areas for sub-economic black housing will always be a convenient political football.

The DHAC was formed 13 months ago by various organisations in order to deal with various housing problems encountered by the black citizens of Durban and more particularly to co-ordinate the activities of the various residents and civic associations which represent the people living in municipal housing schemes in Durban.

It goes on to say that 'the Local Affairs Committees do not represent our people,' but does not mention that it is an undoubted official shoot of the Natal Indian Congress, and as such regards the L A Cs with loathing as sell-outs.

In spite of this the Health and Housing Committee gave the DHAC a full hearing, and its voluminous memoranda and statistics have been fully

... hardships and anomalies but tenants are treated humanely

studied by councillors and Corporation officials. It is doubtful whether it commands the support it claims, but if a full-scale conference on low-cost black housing should come

out of the present crisis, it is to be hoped — and it is likely — that a place will be found for its representatives, who have applied a necessary goad to a major social problem.

cause of topographical conditions, and only Durban has to supply sub-economic housing for a huge Indian

Crazy logic behind the rent scales

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A CRAZY logic governs the rents that Indian and coloured tenants pay for their accommodation at Phoenix and Newlands East. The rent is based on the monthly income of the head of the house, taking no account of the pay-packets contributed by other members of the household

This means that an Indian father earning R150 as a jobbing gardener would pay only R7,50 rent, plus water, electricity and other contributions, even though he may have three working children contributing a further R750 to the family budget.

Yet next door, in identical accommodation lives a man earning R260, supporting a wife, four schoolgoing children and an aged mother, and who pays R65 rent.

Mrs Lesley Sprague, chairman of the Council's Health and Housing Committee, says that there is a proposal that rentals should be based on the total household income. But the difficulty here would be to keep track of the comings and goings of each member of each household.

In the past a means test (an employer's pay certificate) of each rented unit was made every February, and if necessary a new rent figure set from April. If this system is retained the next calculation will be made from October 1.

The Department of Community Development borrows money for black housing at 13 percent, but passes on interest to the Corporation at 9¼ percent to 3½ percent only. The City Treasurer must then recover building costs by charging rents on the following scale.

Housing for incomes Interest & Redemption

R150-250 p m 3½% over 40 years

R250-350 5 % over 30 years

R350-450 7 % over 30 years

R450-650 9¼% over 30 years

Below R150 5% of actual income.

In the case of sales of houses, similar scales apply, and the monthly payment may come to less than the rental on a similar unit, as various charges such as maintenance and contribution to the irrecoverable debts fund are not included.

All rentals and repayments are presented monthly on a consolidated account, which also includes electricity and water and various other contributions.

Arrears, of course, occur, but at the height of the boycott (March 31) at Phoenix of 8 726 tenants, 6 432 owed nothing at all.

Mr Wilfred Stone, deputy City Treasurer, says: 'We try our hardest not to evict. If a person has any chance of salvaging his dwelling we will go all out to help him.'

'It is pointless from both sides to incur legal costs and we try to make an arrangement for payment of arrears, even if they are substantial, provided the tenant shows good faith.'

'If it is getting to an eviction we will tell the Department of Internal Affairs, who will usually help — even to the extent of lending two months' rent. We will send a social worker to discuss the problem, and if children are involved will speak to Child Welfare or the Indian Benevolent Society.'

'Then a social worker will try to get a lead on where she can get financial help for them. We've even had cases where tenants were too ignorant to realise that they could be drawing an old age pension.'

'But there are some people — they can be black or white — who get to the end of the road and into a condition where they could never keep a house.'

'Very few Indians, however, will let their house go. They'll take in a tenant — illegally, but we turn a blind eye — to give them the extra money to get out of trouble.'

On the other hand, Sydenham Heights, the coloured housing scheme of three high-rise apartment blocks, has an unhappy background. 'A history of disaster from the start,' says Mrs Sprague.

Apart from building troubles, which delayed occupancy until 1977, and resulted in a settlement between Council and builders only four months ago, it meant that coloured tenants were suddenly faced with rents calculated on a much higher basis than they had been accustomed to.

Some also resented being forced into high-rise housing.

Officially there is still a waiting list of 1 500 coloured families for municipal housing, but this figure may not be accurate. In fact, building has stopped at Newlands East on section 4, although the Natal Building Society plans to take over section 5 to build and finance home-ownership.

The latest figure of 17 000 Indian families waiting for municipal housing may also be a false estimate and may, in fact, be considerably lower, as families who obtain suitable accommodation neglect to remove their names from the list.

'A major problem,' says Mrs Sprague, 'is to update our waiting list, this is vital. But there is no question that the majority of Indian applicants are from the R250-a-month and below group.'

No 'average' family

IT is impossible to strike an 'average' family at Phoenix or Newlands East or Sydenham Heights, as family circumstances, lifestyles, ambitions and ability to cope differ so much.

Racial comparisons are considered odious among the people who deal with economic and sub-economic housing, but I was told that the white municipal tenants in Elwyn Court, Point Road, are living to a poorer standard than most coloured tenants in Sydenham Heights, where a colour TV is normal, a washing machine not uncommon and even a dishwasher not unknown.

Certainly a complaint from a Phoenix tenant was that the bathrooms are too small to accommodate a washing machine. And a widowed tenant in discussing her budget with me said that the money she

had left for food depended on her telephone bill.

Many tenants need education in the use of electricity, which in many cases exceeds the rent factor in the monthly consolidated bill.

Here are a few Phoenix case histories.

● Shunmugam is out of work through sickness at the moment. He paid R27,91 rent last month, against R59,61 when he was working as a presser on R61 weekly pay. He has a wife and five children, one of whom (aged 18) is looking for work. He is R176 in arrears with his rent and services, but the Corporation is holding off until he receives a delayed unemployment insurance cheque.

● Mrs Kalawathie Sewpersadh was widowed in September last year and has three pre-school chil-

dren to bring up. When her husband was in work at a packaging company he was paid R63 a week and their consolidated rent/services account was about R106 a month.

When he was unemployed the rent was reduced to R23. Now that she is living on a R112 a month grant from the Department of Internal Affairs, her rent is R19,23, but water, electricity and other contributions bring it to about R46.

'Why should I appeal against my rent or join a boycott?' she asks. 'I couldn't expect to pay anything less.'

● Raven Naicker was working on his car outside his two-bedroom semi-detached house. He bought his house, paid it off over six years and now pays only R11,45 a month rates.

He works for the Corporation's Parks and Gardens

Department, so qualified for a 50 percent subsidy for his home, which meant he had to pay only R4 500.

'You could call this millionaires' row,' he said.

● Mrs Ruthnam Pillay's husband works as a Railways clerk, which with overtime at weekends brings him in R300-R400 a month. They have two schoolgoing children and a two-bedroom duplex, which they rent for R80 inclusive of services. They have applied for home ownership.

● Her mother-in-law lives next door. She has been a widow for 24 years and says she has no income. Her two daughters — one works in a factory and one is a nurse — stood guarantee for her tenancy, and they pay all the expenses, including the R55 inclusive for rent and services.

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RO# 15/5/81
Decision on migrants

By STEVEN FRIEDMAN
Labour Reporter

JUDGMENT is expected today in a court case with major implications for employers and contract workers

In the case, 180 workers at a Natal sugar mill Union Co-Operative Bark and Sugar Company are asking for an interim order instructing the company to restore their compound housing

The workers were fired after a work stoppage at the mill. They were allegedly removed from their compound housing and sent back to the homelands

The recent decision of Mr

Justice Page to grant such an order to one former Union Co-Operative worker Mr Cyprian Ngewu was seen by labour lawyers as one holding major implications for employers in key industries such as the mines as well as hundreds of thousands of migrants

Lawyers say the decision means employers can no longer remove their workers from compound housing unless they obtained a court order or the workers contracts had ended. This would significantly increase the bargaining power of contract workers they argue

This they said could apply

not only in the case of work stoppages but also in cases of individual dismissal

While Mr Ngewu was awarded an order the application of 45 other workers was dismissed because of technical defects in their submissions

These workers together with about 140 others have now returned to the court to ask for the same interdict as that granted to Mr Ngewu

Meanwhile unionists report that the powerful Geneva-based International Union of Food and Allied Workers had been briefed on the dispute and was expected to take action in support of dismissed workers

in Southern Africa.

Big delay in sacked sugar workers case

Labour Correspondent

JUDGMENT might be delayed, for several months in a Natal court case which may have major implications for employers and contract workers

Mr Justice W Booysen called for oral evidence before deciding an application by 186 former workers at the Union Co-Operative Bark and Sugar Company in Natal, for an order instructing the company to restore their compound housing and restoring their jobs

The workers were allegedly removed from the compound

and sent back to the homelands after a recent work stoppage

The company has filed a counter-application asking that their dismissal be confirmed

A judge recently granted an order to a former worker, Mr Cyprian Ngewu, restoring his accommodation

Labour lawyers said this meant employers could no longer remove workers from compound housing unless they obtained a court order or the workers' contracts had ended — strengthening the bargaining position of thousands of contract workers

Elderly hotel residents fear eviction

Mercury Reporter

ABOUT 250 residents of the Oceanic Hotel on Durban's North Beach — most of them elderly — have been told that the hotel was sold recently and that the new owner intends renovating and selling the suites individually under sectional title.

A letter written by a woman resident of the 12-storey hotel to Mr Colin Eglin, acting Leader of the Opposition, highlights a mounting accommodation problem in South Africa extending from the lower to the middle-income group and which is hitting elderly people particularly hard.

She expressed fears that the selling prices to be asked for the suites would be beyond the means of most of the elderly residents — many of them widows in their eighties — and they did not know where to go to find similar accommodation.

Handicapped

'It is not our fault if we live too long,' she wrote.

One of the residents is 91 years old and several of them are handicapped and in need of special care.

The plight of these people was investigated by the Mercury yesterday following an interview with Mr Eglin, who is also Opposition spokesman on housing.

Although the new owner was not available for comment it was established that the hotel had been sold in February this year.

Residents spoken to yesterday all confirmed that they had been told that suites were being redecorated for sale.

Some had already been moved to other floors to al-

★ TURN TO PAGE 2

'It's not our fault if we live too long'

★ FROM PAGE 1

low the renovation to go ahead

One resident said 'Our problem is that we do not know what is going to happen to us. We are living on a volcano and when you are old it is not a pleasant situation to be in. I have not been able to sleep at night for the worry.'

Another resident, who had lived in the hotel for several years and did not know where to turn to look for other accommodation, said 'This is our home. None of us want to move. It is a nice hotel and we are all happy here.'

One woman told the Mercury that there had been a 10 percent tariff increase after the hotel had changed

hands

'Most of us are living on fixed incomes and our capital has also dwindled over the years. We cannot contemplate buying our suites,' she said.

Mr Eglin said that in the past two weeks there had been a marked increase in the number of approaches made to him by people with accommodation problems particularly in coastal cities.

He had also received a flurry of complaints about sharp rent increases which led him to have extensive discussions with owners, developers and agents as well as with officials of the Rent Board and the Department of Community Development who had been 'most helpful, obliging and sympathetic'.

HOUSING CRISIS at Richards Bay

AS PRICES SOAR, MANY FAMILIES MOVE TO CARAVAN PARKS AND HOTELS

Tribune Property Reporter

THE wide open expanses of Richards Bay have become the setting of an acute accommodation crush that is pushing home prices way beyond the means of the average man.

Residential houses up for sale — and there are very few — average around R50 000 while rented accommodation is simply not to be had, except for the employees of big companies which have recently bought up houses and flats to accommodate their staff.

Numerous families have been forced to move into caravan parks and hotels on a semi-permanent basis while awaiting new building developments in the area.

But home building at Richards Bay has come to a virtual standstill, and future developments are said to be literally "in the pipeline". Construction companies are waiting to see whether the State will go ahead with its controversial plan to lay a R33.5 million effluent pipeline into the sea.

If it does, it is widely believed that Mondi paper company, a wholly-owned subsidiary of Anglo American Corporation, will invest R500 million in a chemical pulp mill at Richards Bay. Meanwhile the whole Richards Bay —

Empangeni — Mtunzini region is crowded with prospective home-buyers who just have to take what they can get — even if it is only a holiday rondavel or caravan site.

According to Richards Bay estate agent Johann Fischer, there are no more homes for sale in lower price brackets. The cheapest homes are going for R40 000.

"Companies can afford to buy but the average man in the street simply can't," he said.

To obtain a building society loan one needed to earn four times the figure of the bond instalments, which on a R40 000 bond would be an instalment of R400 a month. A man's salary would need to be at least R1 600 a month — and not many earn that, unless they get a home

subsidy," said Fischer. The property market at the Bay is thus quiet at the moment. But there are 25 residents of the caravan park

At nearby Empangeni the crush is — if anything — worse. The deceptive quiet conceals the despair and frustration of would-be home-owners.

Sources at Empangeni said there was a drastic shortage of three-bedroomed homes owing to a slowdown caused by lack of bricks and banking society funds. A house valued at R28 000 this time last year is going for R45 000 now, and ~~the price is~~ ^{is} ~~going~~ ^{going} below R40 000.

Since November last year the major property sales have been blocks of flats, bought by industrial companies to solve staff housing problems. Some

are housed in hotels. The average land price in Empangeni is about R6 000 to R7 000 for a quarter-acre stand.

People looking to luxuriate and picturesque Mtunzini for homes or holiday playgrounds will also be disappointed. According to local estate agent Beula van den Berg, there is nothing left to sell.

The town's Xaxaza caravan park has eight semi-permanent residents, and the number is expected to grow.

"It's like living with a boom forever around the corner," said a north coast agent. "The Government and industry have poured R1 500 million into Richards Bay development, and promise another R1 500 million — but hopes he in the pipeline."

125
14/1/81
5
1.1.81



MRS Agnes Diamini . . . divorced for a year, but she found out only yesterday

Out

51-year-old woman, who did divorced, ordered from Lam

125

125

~~288~~

NM 26/6/81

African Affairs Reporter
A LAMONTVILLE woman has been forced to sign away her rights to the house in which she has been living because her ex-husband — who divorced her a year ago — wants to move in with his new wife.

The woman said she was taken from her home in a pre-dawn raid by six Port Natal Administration Board policemen.

Mrs Agnes Diamini, 51, told the Mercury last night that her ordeal began when a squad of six PNAB policemen (Black Jacks) knocked at her door at 3.30 a.m.

She shared the house with her two nieces who attend school in Durban, and a lodger and his wife. They were all ordered out of the house, and driven to the PNAB office without reasons being given to them for their early awakening.

Mrs Diamini said they were told to wait outside the superintendent's office until 9.30 a.m. when they were called in. A letter was read to her

It was from her ex-husband who had divorced her a year ago, saying that he had remarried and that he wanted her to vacate the house because he intended staying there with his new wife.

She was asked to sign a document declaring that she was surrendering the house. After some pressure from the superintendent and other officials, she eventually signed it 'against my will'.

But last night she said she would not leave the house until the matter was settled in court.

She said she had not known that she was officially divorced until yesterday. Her husband had sent her a letter indicating his intention of filing a divorce suit more than a year ago.

She had then made a statement at the commissioner's office in Durban and was told that she would be informed of the date of the hearing.

Heard nothing

Since that day she had heard nothing more of divorce proceedings.

She spent last night alone at her home because the PNAB superintendent had instructed the tenants to leave. Her two nieces, who attend a commercial school in the city, also left yesterday.

'I am up to date with my rent payments of R24 a month. I have been paying this amount regularly since 1974 when my husband deserted me. I cannot understand why the officials had to disturb us in such an uncivilised manner.

'Why didn't they summon me to the office first thing in the morning, instead of waking us at such a ridiculous hour?'

Mr J.I.J. Wessels, the board's assistant director of housing, said he was not aware of the matter but would investigate

NM 29/6/07
(125)

Five die in raging inferno

By BILLY SUTER

FOUR adults and a little girl were burned to death at the weekend when a raging fire razed 90 shacks at the Plangweni shantytown near Amanzimtoti on the Natal South Coast.

The tightly-packed makeshift homes, which were reduced to smouldering ashes in 20 minutes, covered an area about the size of a rugby field.

The bodies of those who were burned alive in the raging inferno were so badly charred, according to a senior spokesman for the Amanzimtoti Fire Brigade, that it could not be certain what sex they had been.

But several people among the scores of destitute survivors of the blaze, who spent yesterday sifting through the ashen remains of their homes, told the Mercury that two of the dead were believed to be women. They identified the child as Bangiwe Ngubane,

day night when the fire started.

I woke up and ran outside. All I saw were huge flames everywhere among the shacks, he said pointing to a 4m tree stripped and blackened by the leaping flames.

People were screaming and running all over the place trying to collect their things from the burning shacks, Mr Majola said.

He added that it was impossible for anyone to think of anything else but to 'grab our things and run for the clearing', about 25m away.

Wind

Within 20 minutes a strong wind had whipped the flames through 90 shacks which were quickly razed to the ground. The terrific heat made it impossible to try to save anyone trapped in them, he said.



overcome with grief to give her name, collapsed in tears on to the charred framework of a metal bed and said that her elderly relative, Mrs Doris Mkhize, aged about 60, was among those who had perished in the flames.

Stunned

The woman had been alone in her clay-and-wood hut when the fire started shortly before midnight on Saturday. It had been enveloped in flames before she had a chance to get out, the girl said.

Scattered about the area — littered with the pitiful remains of charred furniture, meagre utensils and bottles which had been melted by the extreme heat — families stood stunned and helpless yesterday, not knowing where to go or what to do. Most, who said they did not know where they would sleep last night, cradled their salvaged belongings and wandered about aimlessly.

One of them, Mr Hezekia Majola, said he and most of the shantytown dwellers had been asleep on Satur-

The Amanzimtoti Fire Brigade was alerted, and firemen brought the blaze under control with two tenders and stopped the inferno from spreading to dozens of other shanties bordering the devastated area.

The cause of the fire was not known yesterday, but the fire brigade spokesman said it could have been started by a lamp or coal burner having been knocked over.

HOMELESS and frightened, this little boy was among scores of people whose shacks were reduced to ashes at the weekend.

Another picture by Vic Wasserfall on Page 2.

Six killed in Natal shanty blaze

Star 29/6/81

125

DURBAN — Five people were burnt to death and nearly 100 squatter shanties destroyed near Amanzimtoti on Saturday night.

Local authorities refused to go to the fire because it was outside their area, but eventually the Amanzimtoti Fire Department sent two tenders and its full fire-fighting force to put out the blaze at Plangweni, which is part of kwaZulu.

But wind had fanned the blaze into a raging inferno which swept through the tightly packed cardboard and tin homes.

Captain M Terblanche, the station commander at Amanzimtoti, said today that the Umlazi Fire Department had refused to go to the fire because it was out of its area. "We tried for 45 minutes to get someone to go to the fire — eventually we assisted," he said.

But lack of water at the shantytown hampered firemen.

co-operatively, they would build up production to a scale where they can secure a marketing contract outside the village.

However, the majority of people in an area would earn too little from their limited capital to justify the labour involved in membership, or to cover their share of the collective costs, and still retain some profit. Thus very few people become and stay involved, the costs per member increase, and the aim of reaching sufficiently stable production to secure an extra-village market is not realisable.

Because of the general poverty of people, co-operatives cannot fulfil their intended function, and the resources solicited for them are generally used by a few richer more powerful people for their own production.

4 Whether or not corruption by the richer people occurs, new techniques and institutions introduced into the present system (except perhaps in consumption-orientated projects like communal gardens) can generally benefit only the richer people, and may serve mainly to widen the gap between rich and poor.

PART II

Introduction

8

In the first section of this paper, I have looked at the way in which structural features of the reserve economy inhibit projects from being able to succeed. The problems and restrictions I have discussed are, however, by no means the only factors which influence the development of projects. It is extremely unlikely that, were the legal restrictions on blacks removed and various necessary resources made available, the

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Fire kills
204 29/6/81
5, burns
125
90 homes

Own Correspondent

DURBAN — Four adults and a little girl were burnt to death at the weekend when flames raced through 90 homes at the Plangweni shanty town near Amanzimtoti.

The bodies were so badly charred, according to a senior spokesman for the Amanzimtoti Fire Brigade, that their sexes could not be determined. Scattered about the area, littered with charred furniture and broken bottles which had been melted by the extreme heat, families stood helpless and not knowing where they would sleep last night.

One of them, Mr Hezekia Majola, said he and most of the others had been asleep when the fire started.

The fire's cause is not known, but the fire brigade spokesman believed it could have been started by a knocked over gas-lamp or coal burner.

first "projects" would have to be initiated in a situation very similar to the present one.

There are 2 major problems it would face:

- (a) the class aspect
 - (b) the general problem of how to mobilise a peasantry so that people become committed to participation in development projects.
- (a) I have already discussed the way in which projects in South Africa (and many underdeveloped countries) are directed to the richer people in the society, and also how in many cases, it is people with the most resources who can benefit most from projects. Even if a government tries

Five die *Sawetaz*
in blaze *30/6/81*
(20) (125)

DURBAN — Five people were killed and six injured when a fire spread through the Pangweni squatter village near Amanzimtoti

About 50 homes were razed, leaving more than 100 people homeless

Police have discounted rumours that the fire could have been started by faction fighting

And in the Eastern Transvaal a veld fire, which destroyed more than 800 morgen of farmland, claimed the lives of two young children

Simon Nkosi (4) and his sister Sibonylile (3) were caught in the fire, in the Kleinbuffelspruit area near Carolina

- and Works Regulations, 1911 (Johannesburg, 1911) para. (1a), (1), (2), (6a), 56, 58, 143 (1) (2), 167(1).
- (123) For details of non-observance of mining regulations, see Katz, op. cit., pp. 135-138.
- (124) Merriman Correspondence, 1913, Sir W. Solomon to J.X.M., 28 June 1913.
- (125) Ibid., 1913, R. Barry to J.X.M., 10 Sept. 1913.
- (126) Worker, 18 June 1914.
- (127) Ibid., 9 Oct. 1913
- (128) Ibid., 18 June 1914; Burke and Richardson, op. cit., p. 17.
- (129) Worker, 18 June 1914.
- (130) Ibid., 25 Dec. 1913, editorial.
- (131) Ibid., 28 Aug. 1913. He personally loaned C.R. Ould his memoirs as an aid for the latter's M.A. dissertation.
- (132) Worker, 12 March 1914. See also Cope, op. cit., p. 145; Walker, I.L., and Weinbren, B., 2 000 Casualties: A History of the Trade Unions and the Labour Movement in the Union of South Africa (Johannesburg, 1961). P. 22, Gitsham, E., and Trembath, J.F., A First Account of Labour Organisations in South Africa (Durban, 1926), pp. 66-67.
- (133) Worker, 28 May 1914.
- (134) Eastern Record, 15 May 1915.
- (135) Worker, 16 Oct. 1913.
- (136) Union Acts, 1916, Miners' Phthisis Act, No. 44 of 1916. See also Irvine, G.L., (cited Irvine (a)); 'The Functions of the Miners' Phthisis Medical Bureau and the General System of Medical Examinations Conducted under the Miners' Phthisis U.G. 1 Phthisis
- (137) Irvine
- (138) Fraser
- (139) Ibid.,
- (140) Ibid.,
- (141) Ibid.,
- (142) Ibid.,
- (143) Ibid., pp. 20-27 passim.
- (144) Worthington, E.B., Science in Africa: A Review of Scientific Research Relating to Tropical and Southern Africa (London, 1938) p. 542; Worthington, E.B.,

- Science in the Contribution of the Sahara
- (145) Orenstein and
- (146) BRA, H.E., v. 2 amongst Native
- (147) Irvine, L.G., the Native Lab Joint Meeting tions for the 1905, v. III, p
- (148) Grey, op. cit.
- (149) Ibid., pp. 176-
- (150) Cartwright, A. Volume published of the Mine Officers Africa; with Officers (Cape
- (151) BRA, H.E., v. 2
- (152) Cartwright, op
- (153) Grey, op. cit.
- (154) Grey, op. cit.
- (155) BRA, H.E., v. 1 v. 244, file 98
- (156) For details on ments in servi 172passim, 183
- (157) Ibid., p. 187;
- (158) Grey, op. cit.

Fire highlights 'growing sore'

Need to act on shantytown development, says MP

Mercury Reporter
THE fire which razed 90 shacks at the Plangwen shantytown near Amanzimtoti at the weekend — leaving dozens of people homeless — has highlighted the need for a joint effort by the South African and KwaZulu Governments

to cure the 'growing sore' of shack development

Speaking yesterday, Mr George Bartlett, the New Republic Party MP for Amanzimtoti, also appealed to members of his constituency to assist the families by sending blankets, food and clothing for

them through the Lions organisations of Amanzimtoti and Kingsburgh

The Womens' Cultural Group of Durban went to the aid of the homeless yesterday by distributing 80 blankets and several bundles of old and new clothes to those affected by

the blaze

Mrs Zuleika Mayat, treasurer of the group, said 110 people had queued for the donations and many were still in need

Mr Bartlett said shack development in the KwaZulu area between Amanzimtoti, Kingsburgh and the town of Kwa Makutha was a growing problem

'For three years I have pressed for Government action. The problem is that the shacks are being built on tribal land and not in the urban area of KwaZulu

'These shacks are taking over agricultural land and the South African Government now recognises that something has to be done,' he added

Mr Bartlett said that two weeks ago he had arranged for five officials from the Department of Co-operation and Development — one from Pretoria and the others from Natal — to accompany him on a tour of the area

Consensus

'The general consensus was that there was a growing problem and something had to be done

'At present we are in the process of discussing the matter further with the Deputy Minister of Development, Mr Greyling Wentzel, and we should hear from him within a few weeks'

Mr Bartlett emphasised that to solve the problem, a joint effort was needed between the Governments of South Africa and KwaZulu and the solution was a long-term development programme.

The Minister of Interior for KwaZulu, Dr F T Mdlalose, was not available yesterday for comment.

(165) BRA, Crown Mines Ltd. Chief Medical Officer's Annual Report, 1916. See also Irvine and Macaulay, op. cit., p. 365; BRA, H.E., v. 258, file 154H, Subcommittee on

sive aerial survey of the greater Durban areas has revealed a growing population of half a million people now living in "informal" homes — kraals or shacks.

"That represents one third of Durban's population," says Errol Haarhoff, who is investigating the growth of informal settlement

"It indicates how completely past approaches to deal with the flow of people to the Durban area have failed, and how urgently a total new approach is required"

In conventional terms Durban's ghost population represents a staggering housing problem — it requires houses costing more than R400 000 000

Mr Haarhoff is nearing completion of a doctoral study of informal dwellings with the University of Natal's architecture department

The area surveyed reaches from the coast inland to Cato Ridge and from Kingsburgh in the north up to Tongaat.

"A study of a much smaller area than we are now looking at was made in 1966," said Mr

Haarhoff "It contained one third of the informal dwellings we are now looking at, but it has allowed us to make area-area comparisons"

Analysis of the aerial pictures taken in 1966 and in 1979 of this area shows an increase in the number of informal dwellings of 137 percent from 10 899 to 25 801. In those areas of the previous study which are designated as parts of KwaZulu, the increase has been a far more dramatic 137 percent — from 2 745

to 15 304

In the greater area of the new study a total of 75 000 informal dwellings have been identified — accounting for a population of about half a million

"These huge increases have occurred despite the efforts of the authorities to deal with the problem of rapid urbanisation by removing people and destroying their dwellings and by building townships," said Mr Haarhoff "Removals created a lot of hostility and bad publicity but they have served only to con-

tain the problem in the central urban area and push it to the periphery

"We have no overall basis for estimating the rate of growth because no earlier study has been done — this study will provide the first base-line — but we have some in-

teresting fragments. In Malukazi we did two aerials — in June 1977 and October 1978 — which showed an enormous population growth of almost double in 16 months — from 14 000 to 27 000."

Mr Haarhoff believes similar situations may be

developing around Pietermaritzburg and all the urban centres in the white corridor to Ladysmith and Newcastle, although no studies have yet been done

"I don't believe the rapid growth in the numbers of people living in informal dwellings has peaked yet. It is most acute in the parts of the greater Durban area now designated as KwaZulu. Durban is really only a narrow corridor with two great cheeks of KwaZulu pressing in on either side, and behind those cheeks

By TONY SWIFT



Malukazi residents at the only tap — serving a population of 27 000.

Quote

WE have to stop thinking of these people as squatters or as a problem semi-criminal class. They are people trying to solve their housing problems where the authorities have patently failed.

HAUNTING TIME AHEAD IF CITIES DON'T SOLVE THE BLACK HOUSING

Job

AFTER years of providing their own "informal" housing without any help from the authorities Mahkazi residents are now being moved to make way for an extension to Umlazi township.

where plots have been set out for them but where they must provide their own houses, in an example of "musical-chair" planning that can't answer the rapid flow of people in the greater Durban area.

one tap and no other facilities. But none of the small number of residents I spoke to this week wanted to move. They all had regular jobs in Durban, and instead of being moved, they wanted back-up for improvement of their homes and provision of water, refuse

removal, schools and roads. Mr Titus Mottha, a nightwatchman earning R109 a month, built his own home on the borders of Umlazi four years ago, after trying unsuccessfully to get housing in Umlazi itself. "There is no crime here. We are all working people and I want to stay

in this area," he said. Mr Mthohozize Sibya, a machine minder in Jacobs earning R184 a month, said: "I don't want to move — it already costs me R1,80 to get to and from work each day as it is, without moving another 10 km away."

views of the residents I spoke the Errol whose — make it clear that of squatter or settlement of the building of simply isn't up with the rapid people to the

Homeless Jobs

S. T. W. S. 12/181

(125)

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5/7/81

Those who qualify are being shifted 10 kms up the road to Cologodo

Matukazi has long enjoyed publicity as the town — of 27 000 inhabitants — with only

of their homes and provision of water, refuse

Mr Mthohozize Sibya, a machine minder in Jacobs earning R184 a month,

"We should be helped to improve these homes and

views of the residents I spoke the Errol whose — make it clear that of squatter or settlement of the building of simply isn't up with the rapid people to the

lies the whole rural hinterland, which is already over-populated and which must be cleared of surplus population if agricultural development is to take place.

"Since these areas are now part of KwaZulu, influx control doesn't really apply; there is nothing to stop excess people from the rural areas coming right down to the greater Durban area."

It was clear, said Mr Haarhoff, that trying to cope with the problem by building townships was a pipe-dream, both physically or in terms of money, and new approaches were urgently needed. "Before that can happen you need fundamental changes of attitude and of planning processes.

"We have to stop thinking of these people as squatters or as a problem semi-criminal class. They are people who are trying to solve their housing problems within their means where the authorities have patently failed — and they have managed to house half a million people."

"Umlazi is now referred to as the biggest city in KwaZulu, but in fact it is a suburb of Durban. The greater Durban area comes under separate authorities — the main ones being the Durban administration and KwaZulu — one of which has resources and is pouring them into its own infrastructure and the other of which has none

Self-help had recently emerged as a principle for dealing with the informal housing problem, with the Durban City Council

having set up a committee to investigate it. "These are important moves," said Errol Haarhoff, "but there is a danger lurking behind self-help, that, given the racial and political background, it can be seen as the authorities' dispensing with their responsibilities.

"The kind of self-help we need is for the people themselves to be consulted and included in policy and decision making, instead of remaining as ghosts for whom policies are formulated which don't work. But, when it comes to building, the state must not abrogate its responsibility."

Mr Haarhoff urges three fundamental changes of approach to deal with the rapid process of urbanisation.

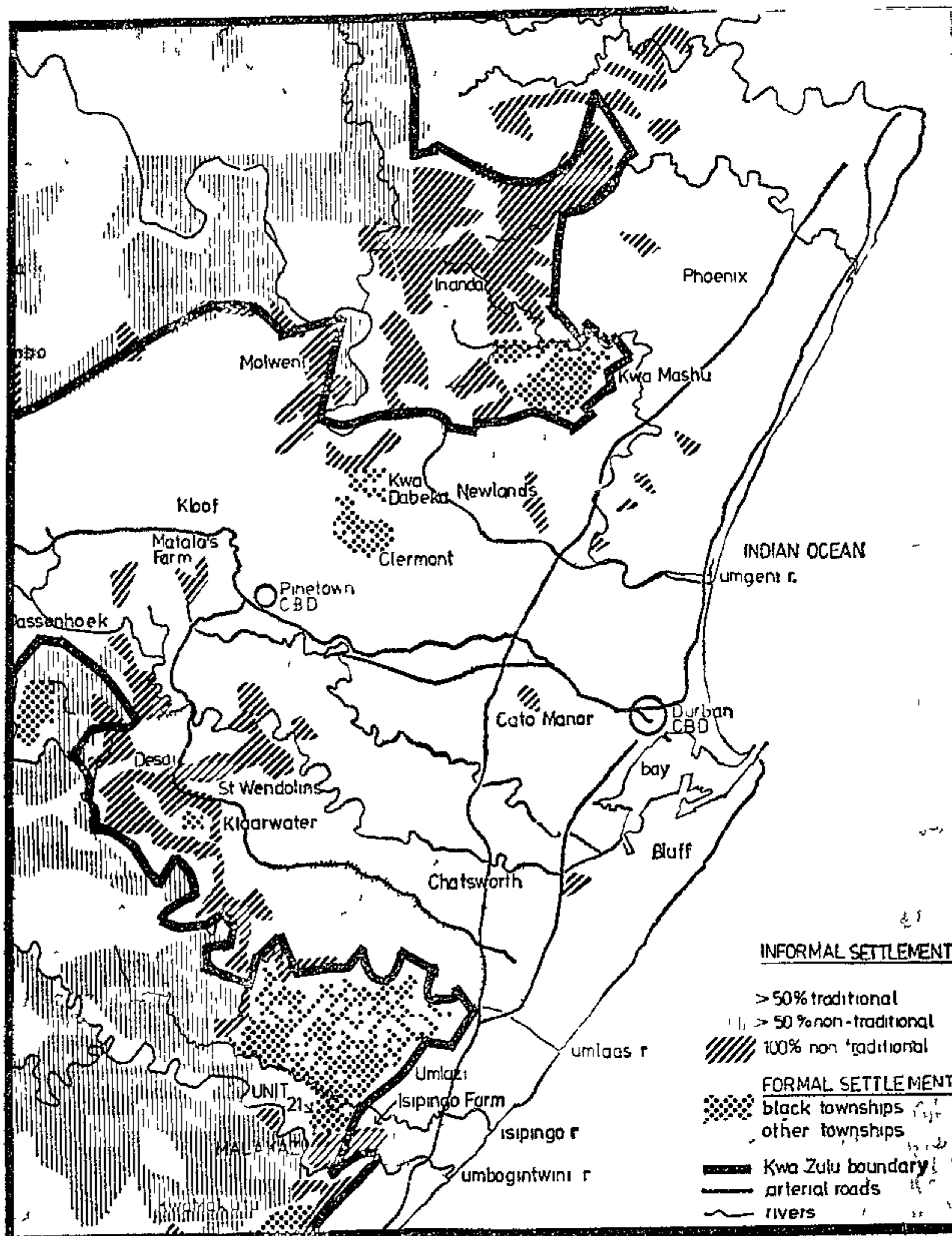
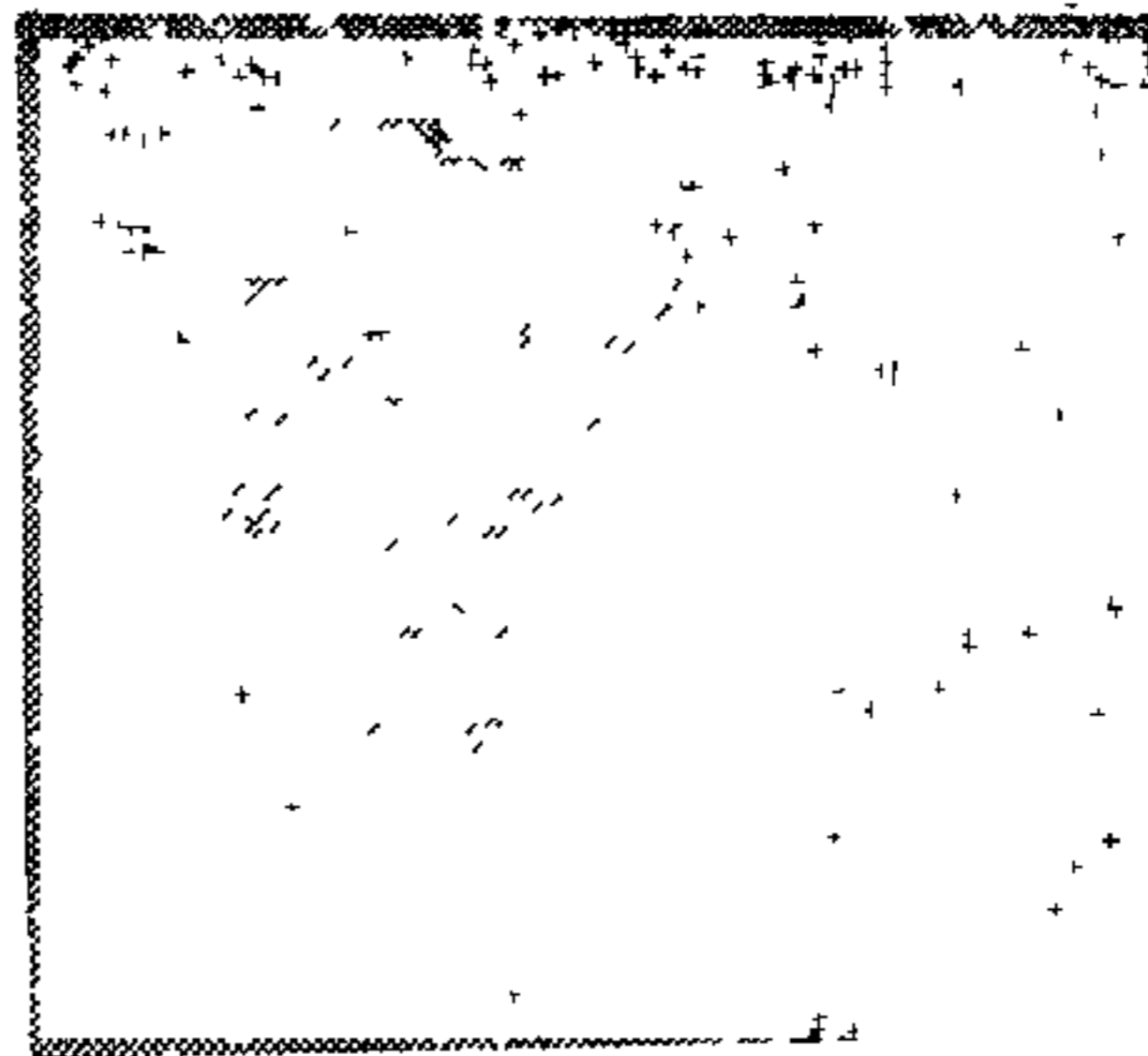
The state must redefine its role in the provision of housing and become a major source of finance for home building and improvement; "others won't provide finance because of the lack of collateral."

The state must concentrate on providing infrastructure — water, health, power, refuse removal, transport, schools etc — rather than townships.

The people living in informal settlements must be consulted and take part in the formulation of alternative housing policies.

Without such a fundamental reappraisal of the problem Durban, along with other cities, could find themselves in for a haunting it doesn't do to dwell on

Errol Haarhoff: New approach needed



Bird's-eye view: Showing the extent of informal settlement in the great Durban area.

towns. He urges an alternative programme of helping people to make their informal settlements work.

This could be done through the provision by the state of housing loans and an infrastructure of water, roads and schools.

"The Malukazi removal and extension of Umlazi is what a colleague of mine calls 'musical chair' planning," says Mr Haarhoff.

"It just shifts the problem to another place. Informal settlements are like parasite towns forming around centres where there are resources such as schools and transport. My prediction is that new parasite communities will spring up around the Umlazi extension and Gologodi.

"If the process of helping people to upgrade informal settlement had been applied in Malukazi years ago the decent working people of that area would have been enjoying reasonable living conditions all these years and there would be no need to move them now.

"Not that the provision of a site and service scheme like Gologodi is without merit, but its siting will increase the transport costs of people removed there. The other possibility is to upgrade Malukazi as it is."

NM 14/7/89 125

State urged to give more land and funds for housing

Sub-committee considers alternative building methods

Mercury Reporter

THE chairman of the South African Indian Council's housing sub-committee, Mr Baldeo Dookie, yesterday urged the Government to make more land and money available for housing development to ease the country's housing crisis

Commenting on a draft memorandum by Councillor Don Smith, chairman of Durban City Council's sub-

committee on self-help housing, Mr Dookie said the high cost of land coupled with rising building costs had made even low-cost housing beyond the reach of the 'middle-income group'

Mr Dookie said it was pleasing to see that the authorities were now taking note of the serious social problems resulting from the substantial degree of poverty or sub-standard living in

the townships

In his 21-page memorandum to the Committee of Inquiry into Alternative Methods of Housing Procurement for the Lower-Income Group, Mr Smith said although generous concessions were given by the State for increased subsidisation of housing, the effects of inflationary pressures on the provision of services had nullified these concessions, leaving low-in-

come families little or no better off

He warned that Durban's losses over its housing schemes would exceed R2 000 000 in the coming financial year.

The problems would increase if construction of conventional housing continued to grow at the present pace.

While legislation restricting outbuilding use and shack development had temporarily altered the worsening situation of overcrowding, it inevitably intensified the overall housing problem

The sub-committee felt that conventional mass housing in South Africa, while assisting to meet a very urgent need, was not able in itself to fulfill the demand for housing

Such schemes were criticised for their drabness but in contrast self-built shelters were the very expression of the individual householder's needs

Craigieburn's

NM 23/7/81

answer to

Durban's 'slums'

125

Political Reporter

DURBAN could take a lesson from Craigieburn, near Umkomaas, in building housing of acceptable standards for Indian families, Mr Narend Singh, chairman of the Craigieburn advisory committee, said yesterday.

His comment comes after Durban city councillors had conceded that slum conditions existed in Chatsworth, largely through overcrowding caused by a slow-down in central Government funds needed to build further houses.

Mr Singh conceded that the South Coast township, which fell within the Development and Services Board area of Craigieburn, was small. It was easier to make a small township

aesthetically pleasing than a housing project the size of Chatsworth, which provided homes for 150 000 people.

Craigieburn consisted of 198 homes in phase 1, the section occupied 12 months ago, and a further 163 homes in phase 2. Phase 1 cost R3 500 000 including sewerage and sports facilities, and phase 2 — now nearly complete — cost R2 000 000.

The housing project is being financed by the Department of Community Development, under the control of the Development and Services Board — a statutory provincial board.

It was hoped the Government would fund the building of two further phases of the township at Craigieburn.

Call to make Chatsworth plan a priority, not Berea

NM 24/7/81 (125)

Municipal Reporter

DURBAN'S City Engineer's Department has been asked to drop plans for the Berea and attend to Chatsworth, where thousands of people live illegally in outbuildings, as a matter of urgency

The department is updating the planning of the Berea which is one of a number of areas listed for review under the city's town-planning scheme

Planning Committee chairman Donald Smith said yesterday the department had been asked to shelve this work and review the planning of Chatsworth as a priority

The committee expected a report on August 26 detailing ways in which it would go about the Chatsworth study, and progress reports would be expected from time to time

Mr Smith told the committee on Wednesday that restrictions on the size of outbuildings — introduced by the City Council last year — would not keep people out of them

Real problem

'They do not address the real problem which is simply that within a relatively impoverished sector of the population there exists a strong social pressure to accommodate more than one family on a plot'

He said this pressure was caused by insufficient dwellings at a price that could be afforded, a need to live close to work, to reduce travelling costs, a need to pool resources, and a need to augment income by letting to tenants

'Until these problems are overcome — and I do not believe the poverty will be banished for many years — the residential use of outbuildings will continue,' Mr Smith said

What the restrictions did was to ensure that part of the accommodation was in the form of a garage 'which is certainly less desirable from health and social considerations than outbuildings specifically intended

for family use'

Meanwhile, the Management Committee and the Health and Housing Committee are investigating alternative methods of housing poor people

In a report to be considered by the two committees at a joint meeting today, City Treasurer Ossie Gorven says 66 percent of 17 500 Indians whose names were on the waiting list for housing earned less than R250 a month

'It is accepted that the problem is really one of poverty where a true solution would seem to lie in the improvement of education and the earning ability of the applicants concerned'

Self-help housing experiment planned in Durban

NM 25/7/81
125

Municipal Reporter

STEPS were being taken to find a suitable area for an experimental self-help housing project for poor people within the Durban area, Councillor Neil MacLennan said yesterday

Consideration was being given to core-type or shell-type constructions

Core-type development meant provision of kitchen and bathroom floors with plumbing and shell-type meant outside walls and plumbing. The occupants would fashion the rest of the house themselves

Mr MacLennan chaired a joint meeting of the city's Management and Health and Housing committees which discussed alternative housing methods yesterday

He said they would recommend to the council that the National Housing Commission's committee of inquiry be told of this when it visited Durban on August 3

Self-help schemes are seen as a possible way of alleviating a critical housing shortage and attendant social problems

They could be a short-term answer to the development of slum conditions in Chatsworth where thousands of people are living in outbuildings

At present, 17 500 Indian families are on the waiting list for City Council housing. Of these, 12 000 earn no more than R250 a month and would find it extremely difficult to pay for conventional low-cost houses

UMLAZI RESIDENTS REFUSE TO SETTLE

SUNDAY TRIBUNE, JULY 26, 1980

FOUR-YEAR-OLD WATER BILLS



TOWNSHIP manager Perrie Viljoen. Using informers



DORA GOBA . . . can't afford to pay

Users must be paid in full not later than December 31, 1980, failing which legal action will be taken against defaulters

I am waiting to be summonsed to appear in court

Another resident, widowed Dora Goba, a mother of three, was adamant that neither she nor her neighbours had received the circular. She was indignant over the account she received this week (biling her for R20,34 plus arrears of R120,72, and said it was the first she'd received

Only two dates of meter readings are reflected on the account "Present reading 3-7-81 Previous reading 8-12-80"

Mrs Goba said: "My children and I are away from home all day. We use water only at night and in the morning I can't afford to pay so much for water we use only in small quantities"

Informed by the Tribune of the widespread dissatisfaction over the arrear payments, Mr Viljoen said: "They can't use that R5 flat rate as an excuse. It was introduced to try to recover some of the arrears dating back to 1977"

He explained. "Before November 1, 1977, consumers were allowed free water. Then the installation in their homes of meters was

completed, and people were charged 8c a kilolitre. We billed them, but very few responded

"Then they introduced this flat rate and backdated that to try to recover some of the arrears.

"From the beginning of this year we have been charging 18 cents a kilolitre, which must be paid in addition to the arrears. But a large percentage of Umlazi's population simply ignore the accounts we send

them. "If they continue to ignore the accounts the only thing to do is to take them to court."

Another widow, who refused to be identified, said she'd paid R60 of the R120 arrears for which she was billed, "but they are still demanding R120. So I have stopped paying altogether"

Mr Ishmael Mndaweni said he'd received an account for R150, but had paid nothing because he could not afford to.

Now he is angry because of a ruling that residents will not be allowed to vote in the Umlazi Town Council elections if they are in arrears with their water account payments.

Mr Viljoen said this ruling would apply only to house-owners and lessees, and that families would not be penalised. It is therefore likely that women and children will dominate the polling stations during the elections in September.

Mayor of Umlazi, Solomon Khula Ngobese, believes the refusal by many thousands in the township to pay for water stems from a widely-held belief that officials acted illegally in demanding a lump sum from residents after failing to read meters for several months when they were first instal-

"We have always tried to persuade people to pay their accounts, in whatever way they could, to do so. There are some, like the aged and the disabled, who are genuinely unable to pay, and in many of their cases the debts have been written off completely. In other cases amounts owing have been chopped by half. "But there are those who are not making any effort at all to pay. It would seem they are being influenced by certain people who are convinced that the demands for payment are illegal. From what I can gather some people are planning court action."

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26 JUL 1981

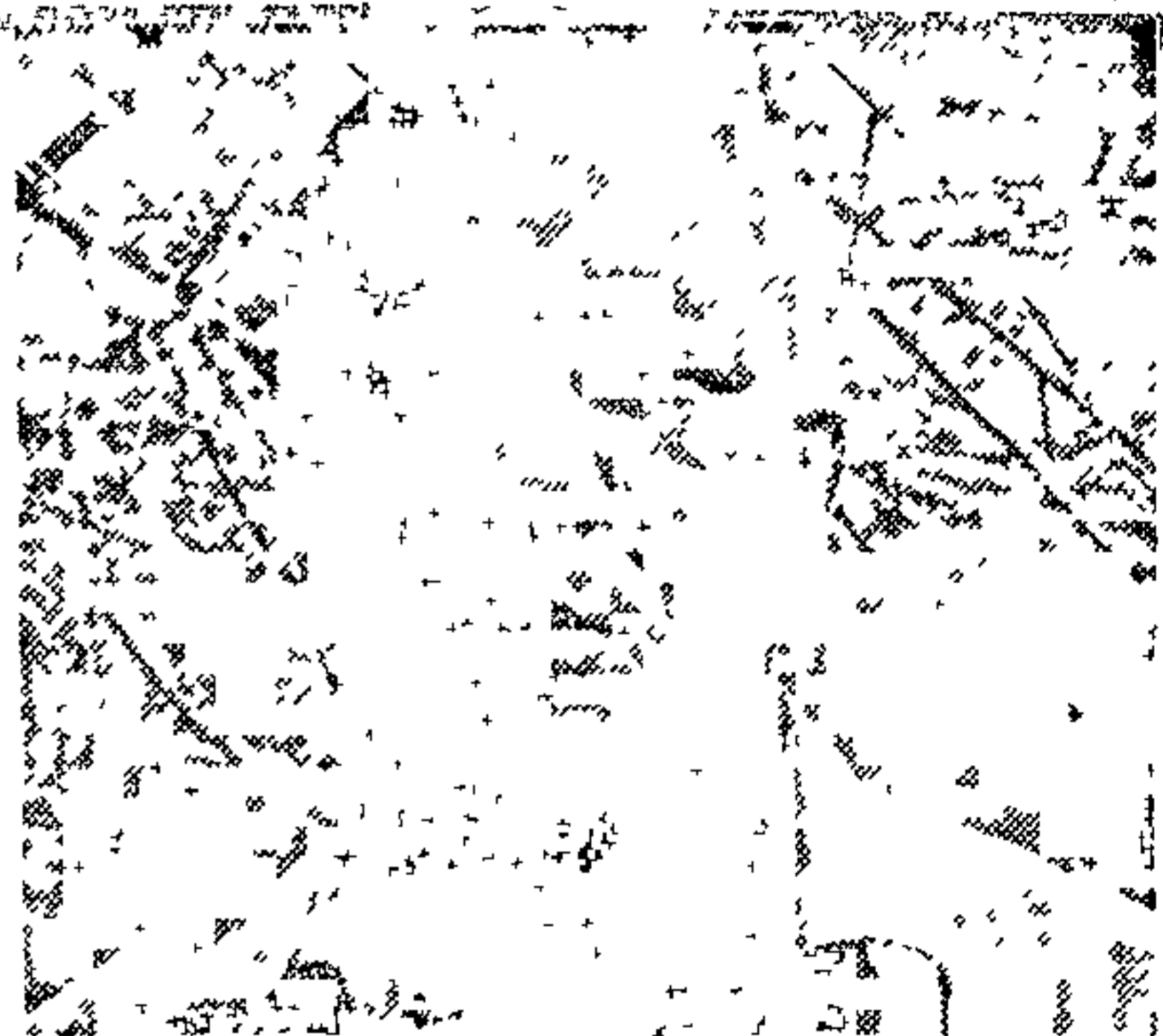
By MAUREEN GRIFFIN

NON-PAYMENT of water bills by thousands of Umlazi residents over nearly four years has now become a seemingly insoluble problem of titanic proportions for the black township near Durban

New township manager Perrie Viljoen suspects instigators are behind residents' consistent failure to pay for water which was provided free before November 1977

He dismissed a suggestion by the Sunday Tribune after interviews with residents this week that confusion and resentment due to poor communication, as well as widespread suspicion of irregular meter readings, seemed at least partly to blame

"I am using informers to try to discover whether there are any instigators. Something is going on somewhere



ISHMAEL MNDAWENI Has paid nothing

There is a reason why these people won't pay their accounts," he mused

Asked why a circular informing consumers of the introduction from January 1, 1979 of a monthly R5 flat rate for water was sent out only 18 months later, with a demand for back pay-

ment, he declined to comment

The circular, which explained that the Minister of Co-operation and Development, Dr Piet Koornhof, had approved the levying of the flat rate from January 1979 till December 31, 1980, was dated June 23, 1980 and warned. "Ar-

**Aid for
Evicted
Woman**

Mercury Reporter

OFFERS flooded into the Mercury yesterday following Mrs Jackie le Cordier's eviction from her Wentworth flat because she couldn't afford to pay the three months' rent she owed

The anonymous donor, who covered the R222 she owes, said his conscience would never let him rest after having read of the plight of 'this woman who was so distressed at her eviction that she jumped out of her second-floor flat window'

He said 'I am one of the old breed of people who still respects women whatever their race'

Mrs le Cordier was extremely relieved at being able to move back into her flat and thanked 'all those who offered to help'



MRS le Cordier moves her belongings back into her flat

Cato Manor settlers still waiting for better houses

Mercury Reporter
SOME of the early settlers of Cato Manor, once a sprawling multiracial shack settlement at Durban's doorstep, are still living in shacks and waiting in the hope of getting better housing in the new Cato Manor.

The families, mainly tenants of the Department of Community Development, told the Mercury in a random survey yesterday that they did not mind living in 'appalling' conditions and were quite happy to stay in Cato Manor until they were rehoused.

Some of them had been offered alternative accommodation in the Durban City Council's housing scheme at Phoenix, but said they rejected it because they were so accustomed to living in Cato Manor that it would be heartbreaking to leave.

16 000 tent-town residents in grip of fear

Residents in grip of fear

Mercury Reporter
RUMOURS that unemancipated single women were being evicted from Indian tent town have sent ripples of fear through the 16 000 residents.

But Mr Alan Mountain, regional director of the Urban Foundation, has assured the Mercury that this was not happening and urged more of the residents, including single women, to apply for buying loans.

The tent town represents a totally new approach by the Department of Community Development to ease the backlog on housing for blacks.

The scheme, launched with the Urban Foundation and the Inanda Liaison Committee, provides sites which have roads and private water, sanitation and refuse-removal services.

The tenants, who pay R2,60 a month, are given tents to live in until they construct their own homes of bricks, cement blocks, corrugated iron, wood or even cardboard. Once the township is proclaimed, they will be able to buy their land.

When a Mercury team visited the site it was a

dustbowl as the wind whirled through the shanties and tents — one that would quickly become a quagmire in wet weather when heavy rains also tend to flood the latrine pits.

Yet all the residents we spoke to were adamant that their living standards were far better than the squalid conditions in other areas until the tent town opened a year ago.

Most have built corrugated-iron shanties or packing-case homes and very few seemed able to conceive of ever being able to afford more permanent building materials.

Maximum building loans of R2,500 are available at 1 percent interest over 30 years, but of the 2,900 site-holders, only 200 have applied for loans. In an effort to generate more interest in the loan scheme, the Urban Foundation has had nine show homes varying in price from R1 800 to R4 700 built.

These are hearing-completion and many of the shack housewives were obviously impressed but did not yet understand the loan system.

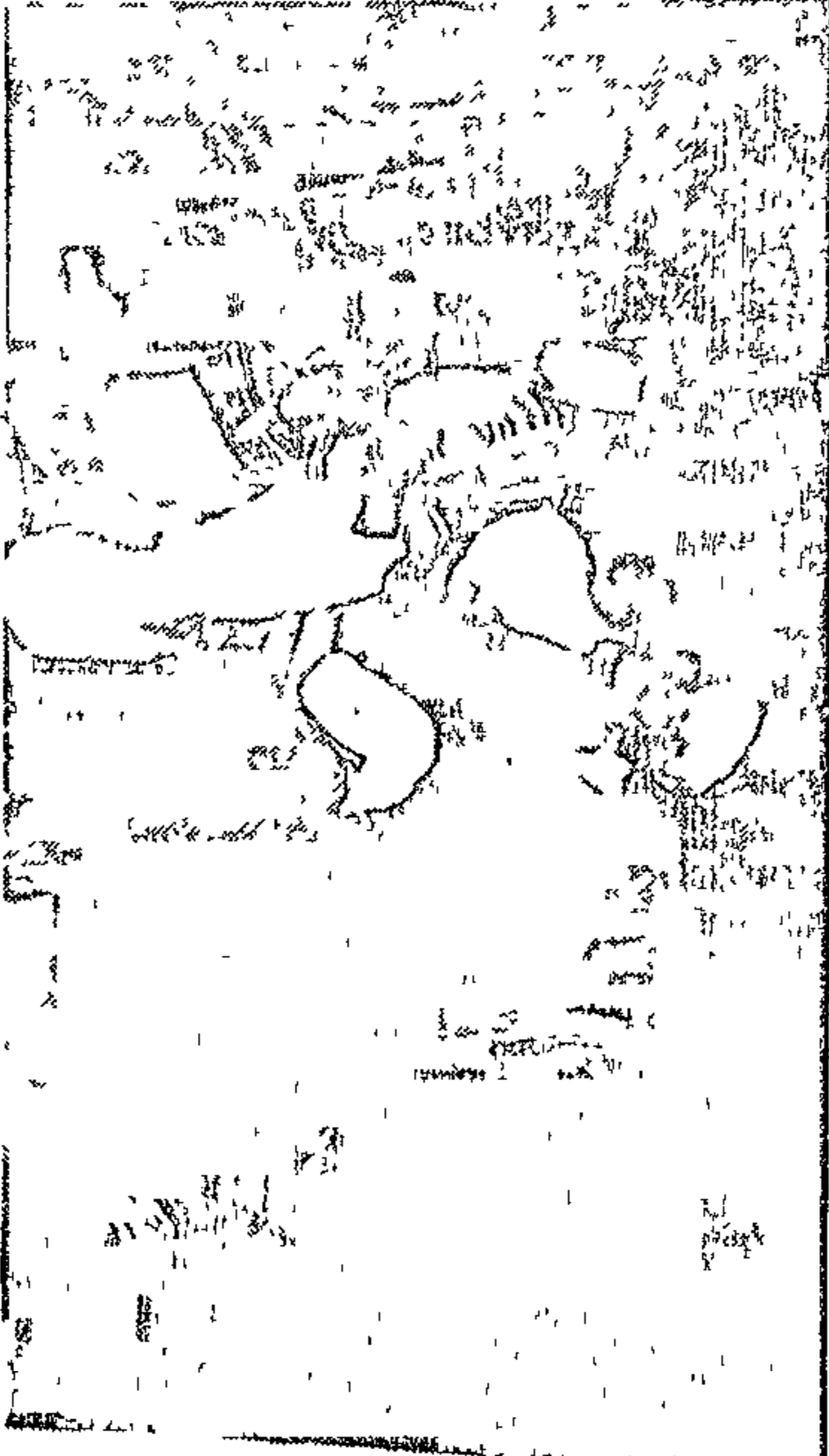
Mr Mountain said the scheme was working well when one considered there had been nothing but veld a year ago.

We have had a hammering and at one stage we had to give serious thought to pulling out of the scheme when we were being used as a scapegoat for all the problems, but most of

these have been ironed out now. Sixty-five houses have been built and we are completing one a week.

He said the department was already upgrading the roads with the intention of tarring them during the financial year and this would reduce the dust.

Referring to fears that single women would not be allowed tenure, he said even single women who did not have emancipation certificates were being considered for loans and that anyone issued with a site receipt would be entitled to land tenure in terms of a deed of grant when the township was proclaimed.



HAPPINESS is a shack of your own on a site with services provided

125 (2220) (143/2/81)

Hills

A drive through the vast area is a bewildering one

Rolling grass-covered hills are more reminiscent of the countryside than a metropolitan suburb. Telephone poles, rusting street names, remnants of tarred roads and the odd derelict building are a relic of 'once upon a time'

Cato Manor's history started in the period between the two World Wars on the banks of the Umkumbaan River

As Durban developed industrially, more and more people poured into the area setting up shacks to house themselves

In the 1950s there were about 40 000 Indians living

YOUNG Pritesh Rughbeer (right) stands at the entrance to the kitchen of a home in Cato Manor. The small wood-and-iron shack has been in existence for more than 50 years



Hostel dwellers to get mattresses 'soon'

NM 11/8/87 (125)

Mercury Reporter
RESIDENTS of the S J Smith and Dalton Road hostels in Durban will soon be receiving steel lockers and mattresses.

This information was given in an interview with Mr H A du Plessis, chief director of the Port Natal Administration Board.

Mr du Plessis was giving the Mercury a progress report on the improvements planned for the hostels following an article in the newspaper in September last year, exposing shabby

housing conditions at the two hostels

The article said the men were without cupboards for their belongings. It was also pointed out that some beds had no mattresses.

Mr du Plessis said the board intended to improve the electricity supply to all rooms so that the residents of the hostels could make use of electrical appliances.

The chief director said the board envisaged the building of several small

lounges and kitchens. The rooms at present are used for cooking, sleeping and eating.

Mr du Plessis said that R500 000 would be needed to improve the electricity supply and another R426 000 would be necessary to provide the lockers and mattresses.

These improvements would have to be phased over a number of financial years since the board did not have the resources to complete the work immediately.

THOUSANDS of Durban people spent most of the weekend without water as the City Engineer's Department dealt with one of the longest water cuts in its history.

The areas affected were between the Umbilo and Umgeni rivers and stretching out to Carrington Heights

Angry householders jammed the department's switchboard and flooded the Mercury with complaints, queries and news of the situation

Water Controller Barry Pollecutt said 10 tankers had delivered water to people throughout the weekend

'We had 10 trucks going flat out — each carrying 17 megalitres — and even then we couldn't cope. The situation at Clare Estate was chronic and we had to hire an extra two tankers and leave them there. The queues were about 200 people long,' Mr Pollecutt said

Three tankers were also stationed permanently at Parklands, Entabeni and King George V hospitals

Mr Pollecutt said yesterday he had had to set up emergency headquarters in some servants' quarters off Ridge Road to handle communications between staff of the various reservoirs

'Our regular switchboard was jammed with calls from the public, so we had no chance of using that line to keep a check on reservoir levels. We had to set up here with another line so at least we could find out where to send the trucks for refills'

By yesterday afternoon the St Thomas Reservoir was down to the 1 m level. The capacity is 6.5 m

A spokesman for Parklands Hospital said

yesterday they had had to use water from tankers the whole weekend

'The city engineers have had to keep on pumping water up to our tanks from the tankers, so we've managed to keep things running smoothly,' she said

At Kensington Heights where there are 400 flats, residents queued for hours to fill buckets, dustbins and bottles

'The worst are the loos,' said Mrs R MacGuder. 'After a weekend they really start to pong'

The City Engineer, Mr Don Macleod, said the water cut had been scheduled to last from 8 a m on Saturday to 8 a m on Sunday

'we had a problem which meant some people were without water up to as late as 9 p m last night'

Lower

He said some water pipes near Quarry Road had to be repaired because they had been damaged when the Provincial Roads Department were extending sections of the road

'We deliberately chose a weekend because water consumption is generally lower then. But after we had uncovered the pipes we found that the replacements did not fit and new ones had to be made

'Another hold-up was having to lower a whole pipeline through a section of extremely hard rock to get it away from the roadworks and prevent it from being damaged any further,' Mr Macleod said



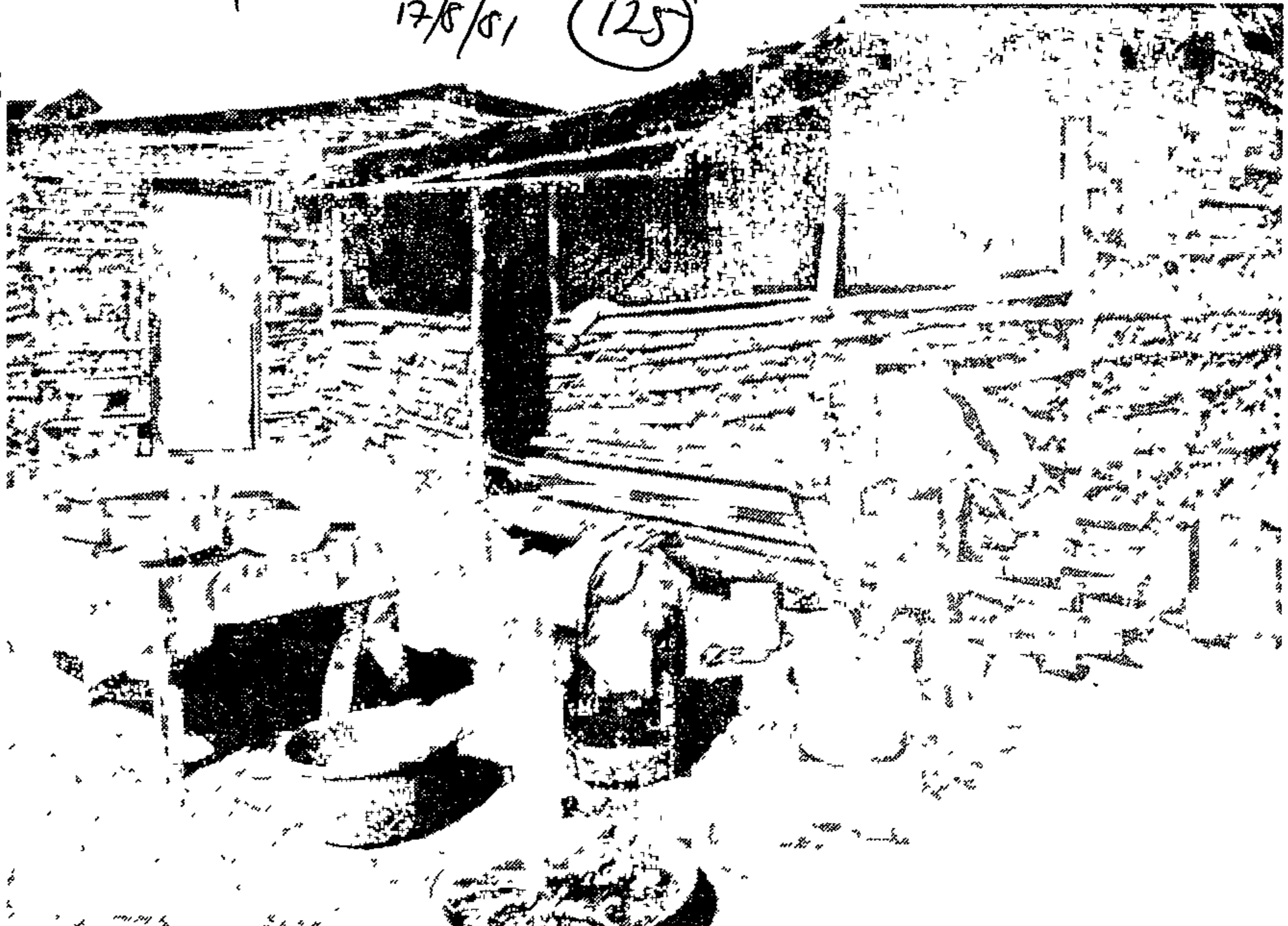
SISTER Ephram, Nazareth House staff and helpers fill buckets of water for the residents of the old age home in Ridge Road.

2 000 drinking from polluted stream

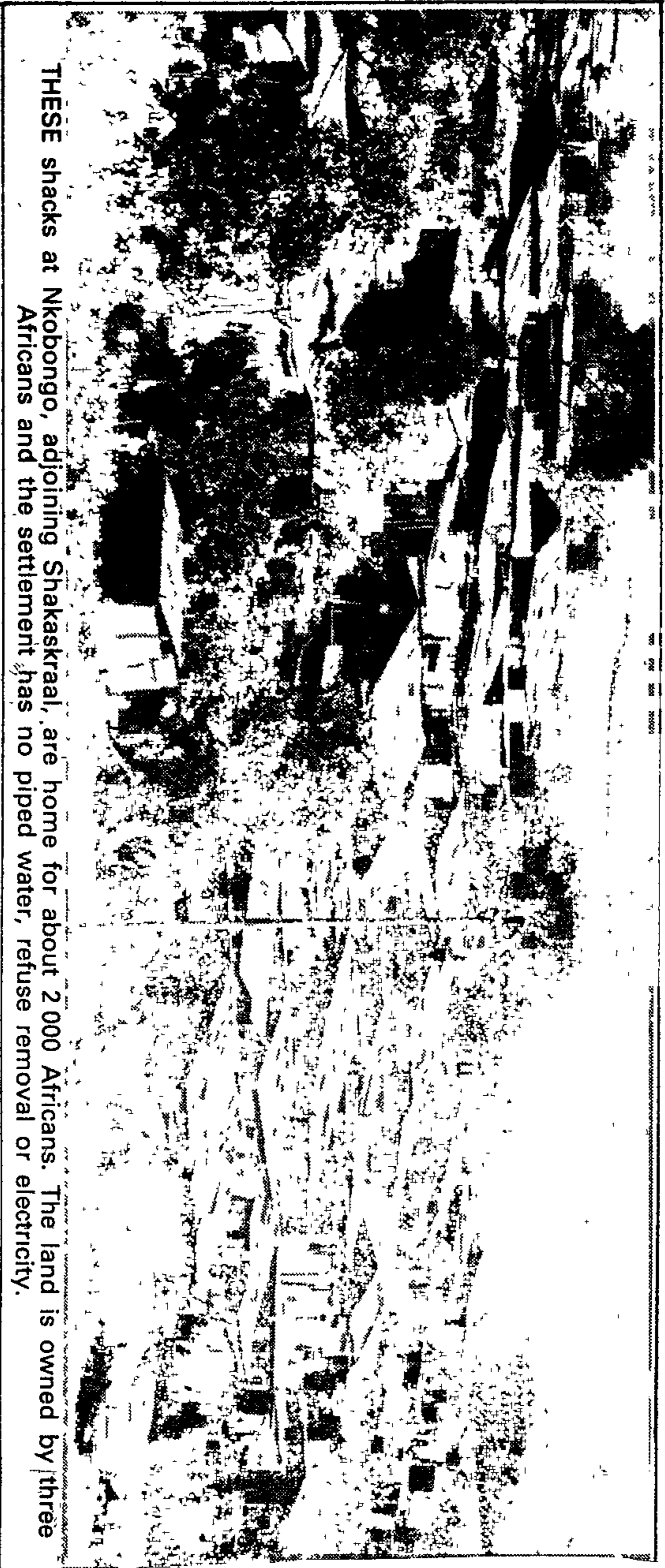


CONDITIONS at Nkobongo, an African shack settlement bordering Shakaskraal, are primitive. The shacks are built mainly of bamboo and mud. No services are provided.

17/8/81 (125)



WATER for drinking and washing at the Nkobongo shack settlement is taken from a stream polluted by sewage. About 2 000 Africans live in shacks built of bamboo and mud. No other housing is available.



THESE shacks at Nkobongo, adjoining Shakaskraal, are home for about 2 000 Africans. The land is owned by three Africans and the settlement has no piped water, refuse removal or electricity.

Thousands living in North Coast shacks

Political Reporter

THOUSANDS of Indians, Africans and coloureds are living in shack developments between Durban and the Tugela River under primitive conditions which are putting enormous pressure on surrounding local authorities. Mr Roger Whiteley, chairman of the Development and Services Board, said yesterday

The Department of Health, which has jurisdiction over health matters in many of the rural areas which do not fall under the control of local authorities, has attempted to freeze development in areas such as Etete Bridge near Shakaskraal

A number of landowners at Etete have abandoned agriculture in favour of letting small portions of their smallholdings to families desperate for accommodation. Families generally erect their own homes out of whatever material is available, ranging from packing cases to corrugated iron and concrete blocks

At Nkobongo, an African-owned area immediately behind Shakaskraal, scores of buildings are built of bamboo poles and mud

Services Board was also battling with the problem of 'fence-jumping'. As soon as the board was given control of a certain area, hundreds of people broke down their homes and moved to uncontrolled areas on the boundary where they paid nothing but used the services provided in the adjoining authority

TONY HALL-JONES

Many residents of Etete Bridge draw their water from a stream into which pit toilets drain. Women also wash their clothing in the stream. One health expert remarked that residents downstream of the washing area were better off because some of the germs in the drinking water were killed off by the detergent

Dr G Gregersen, deputy regional director in Natal of the Department of Health, said a meeting was being arranged for all interested authorities to discuss the problems in the rural areas

'Something must be done for the whole of the north coast. At the very least potable water is a prerequisite for healthy living

Settlement

The shack development is controlled by the Port Natal Administration Board, which has the task of freezing any further development and maintaining control over the influx of 'foreign' blacks.

The settlement, in common with nearly all other shack developments on the North Coast, has no tapped water, refuse removal or electricity. The 2000 residents draw water from a small stream, regularly polluted by sewage washed from Development and Service Board tankers upstream. Water had to be transported by road tanker during the recent drought, when the stream dried up.

'Many of the Nkobongo residents make use of our clinic in Shakaskraal. We are spending thousands of rands improving conditions at Shakaskraal and we have a settlement like Nkobongo next door which does not even have a free-standing tap,' Mr Whiteley said

The Development and

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Durban may get system for water emergencies

Municipal Reporter

A PUMPED system to secure Durban's water supply in emergencies may be introduced by the City Engineer's Department.

This is one of a number of issues the department will examine this week in relation to the long water shutdown which ended for most people in the early hours of yesterday.

City Engineer Don Macleod said yesterday he also intended to find out why more warning of the cut was not given. The department had prepared some letters for hand-delivery to the media on Thursday, but they had been posted.

Mr Macleod said he would look into the possibility of setting up a special system to ensure a supply in any future emergency — but it would be unwise to install electrically powered pumps.

'If Murphy's Law applies, as it usually does, we won't have electricity when we don't have water.'

Other types of pumps could be expensive. He also said he wanted to examine the extent to which the Natal Roads Department had been responsible.

'It's a tricky matter because there's an insurance issue involved.'

The shutdown had been scheduled to last from 8 a m on Saturday to 8 a m on Sunday for repair of a trunk main damaged by the roads department in the Quarry Road area.

Switch-on time had to be postponed because problems arose with the fitting of a connecting pipe.

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Clare Estate residents without water for third day

Mercury Reporter

CLARE Estate residents were without water yesterday for the third day running while the City Engineer's Department battled to clear airlocks halting the water flow in the pipeline.

The water had been cut off on Saturday to repair leaks in the pipeline and was scheduled to be turned on again on Sunday morning, but City Engineer Don Macleod said yesterday Clare Estate was only likely to have water by early today.

'When the water was turned on again yesterday we favoured industry in the south because their consumption is far higher than domestic consumption. This meant the level in the Sherwood reservoir

fell so low that there was not enough pressure to clear the air from the pipeline and get the water flowing.

'I realise the Clare Estate people must be getting pretty browned off by now but I think it was the right decision to favour industry,' Mr Macleod said.

The chairman of the Elf Place Civic Association, Mr N Naidoo, said yesterday. 'Although there are water tankers in the area it is a real strain carrying buckets of water up the hill day after day. And there is a limit to the number of buckets one can carry before the tankers move off elsewhere.'

He said the authorities should have taken precautions to prevent the water levels in the reservoirs from falling so low.

of plague than either whites or 'coloureds'). (Saunders 1979 a : p. 140).

At Ntabeni location tin shacks and their cost of transport a costs were made via a single rail link measure reinforced Ntabeni on foot. of forced rent colle evasion. Workers w rent. Trains into police, and failure (Saunders 1979a : p. The 1923 Urban Areas Ntabeni as the locus Africa, and their s maintaining a labour exploitation of labo In 1923 a second loc partly to relieve of which was to become called for married q exceeded the estimat decided that the qua rooms to two, and asi some of the buildings.

- This regulation was later lifted after rioting broke out in the location in late 1901 (Saunders, 1979 a p 145)
- The Act made urban segregation mandatory. Africans in white areas were to be accommodated only in locations. Separate Native Revenue accounts were set up out of which local authorities were to service locations. See Pavenport, T R H. The Triumph of Colonel Stallard. The Transformation of the Native Urban Areas Act between 1923 and 1927 (History Department, Rhodes University, Grahamstown 1972)

Living standards improve in Inanda

NM 25/8/81

125

125

125

Deven Moodley

IN the past year the Urban Foundation has made tremendous strides in improving the living conditions of 20 000 blacks now settled in Inanda, on the outskirts of Durban. Mr Alan Mountain, the Foundation's Regional Director, said yesterday

Mr Mountain said that although the Government had claimed credit for offering a new deal for squatters from surrounding areas in Inanda, the scheme was largely motivated by the Foundation in June last year

Mr Piet Koornhof, Minister of Co-operation and Development, said at the weekend that the Government had launched a plan to develop site and service schemes in certain parts of the country and mentioned Inanda as part of the plan

Mr Mountain said that a year ago there was nothing at Inanda but grass and goats

More than 20 000 blacks now occupy about 3 000 houses in the area and pay 10 c a month for a site and a further R2,50 which covers piped water within a few metres of their homes, refuse removal and toilets. The Government had financed the project, he said

'When the Foundation became involved in the

project we immediately encouraged the people to build inexpensive block houses. Unemployed men from the area were recruited by the Foundation and 40 houses were put up within months,' he said, adding that each house varied in price from R1 500 to R5 000, according to size

Mr Mountain said the Foundation stopped building operations in the area as soon as blacks were taught the trade

'Today the very men who were once unemployed are now building contractors and are putting up similar houses for the same price. A further 40 houses have been built since the takeover and the men are working round the clock to meet the demand,' he said

Besides building contractors others were also earning a living by doing odd jobs, he said, adding that there was a woman in the area who was contracted to the builders to glaze windows

Mr Mountain said home-seekers were entitled to a loan of R2 500 repayable over 30 years at an effective interest rate of one percent if they earned a salary of less than R150-a-month. People earning between R150 and R250 would pay 3 percent and earners of between R250 and R350 would pay a 5



CHILDREN outside a voluntary make-shift creche which (right).

percent interest on loans

However, he said that not many people were taking advantage of Government loans as they preferred to style and build their own houses

Mr Mountain said he was surprised at the response from individual firms and employers, particularly whites who were assisting their workers to buy their own houses

'I know of cases where houses were paid for by employers and handed to their workers,' he said

Meanwhile two schools, one permanent and one temporary, have been built in the area. Work on a community hall has started, while plans for a creche and a sportsfield

are on the drawing board

Mr Simon Vines, a researcher involved with the Inanda project, said the Foundation also aims at encouraging the informal commercial and industrial sectors of the community to establish themselves in the area

'We are encouraging the people to grow their own produce in order to supplement their incomes,' he said

Mr Vines said the community was involved in all decision-making through liaison committees which are democratically elected

'These committees have direct access to the Chief Commissioner at Verulam, Mr R Blumrick, on matters affecting them

ROM 25/8/81

Migrant workers' case resumes in Maritzburg

ABOUT 150 migrant workers yesterday crowded into the Natal Supreme Court in Maritzburg for the resumption of a case with important implications for migrant worker rights

Labour Reporter

Yesterday's hearing was taken up with evidence by Mr Ngewu and other fired workers. Mr Anton Mostert is appearing for Union Co-Operative and Mr C Nicholson for the workers.

One of the issues in the case is the right of an employer to remove a fired contract worker from a company compound without obtaining a court order.

It has been brought by 180 workers, all members of the Fosatu-affiliated Sweet, Food and Allied Workers' Union, who were fired from the Union Co-Operative Sugar Mill at Dalton in Natal after a work stoppage earlier this year.

They are asking the court to order the reinstatement of their compound housing which they lost after being dismissed. They are also asking that it declare the stoppage a "lock-out" rather than a strike.

The case caused a stir earlier this year when Mr Justice Page granted an interim interdict to one of the workers, Mr Cyprian Ngewu, restraining the company from evicting him from the compound.

Lawyers said that this had established the principle that employers could not remove migrant workers from their compounds while their contracts were still in operation.

The case was originally brought by more than 40 workers, but Mr Justice Page found that the affidavits submitted by all but Mr Ngewu were incomplete.

They and 140 other fired workers then brought a new case before Mr Justice Booysens, who set the case down for a hearing on the facts, beginning yesterday.

Lonely pensioners lose their fight to stay in Marlborough Court

THE BLOCK OF DESPAIR

By MAUREEN GRIFFIN

A 61-year-old invalid wept this week when he said: "It is terrible to have nowhere to go. I'm very frightened."

His despair was echoed by other tenants, mostly pensioners, of a Durban beachfront block of old, once rent-controlled flats which will now be renovated and sold. They have been given six months' notice to leave.

Now NRP leader Vause Raw is to ask the Department of Community Development to assist the pensioners to find suitable alternative accommodation.

Robert Sandells has been unable to work since he suffered a massive heart attack 10 years ago, and has been bedridden after a stroke and another heart attack last year.

His wife, an asthmatic, supports him on her salary as a beachfront toilet attendant.

Breathing painfully, Elizabeth Sandells told the Sunday Tribune: "I am absolutely desperate. I will lose my job if we move away from the beachfront because I cannot walk very far, and simply cannot manage hills. Just the slight slope outside the toilets where I work is a hill to me."

"I'm worried stiff. We have lived in these flats for nine years, and were thankful they were close enough for me to work shifts and overtime."

"Now at our age we must look for somewhere else to live. I just can't believe we can be thrown out."

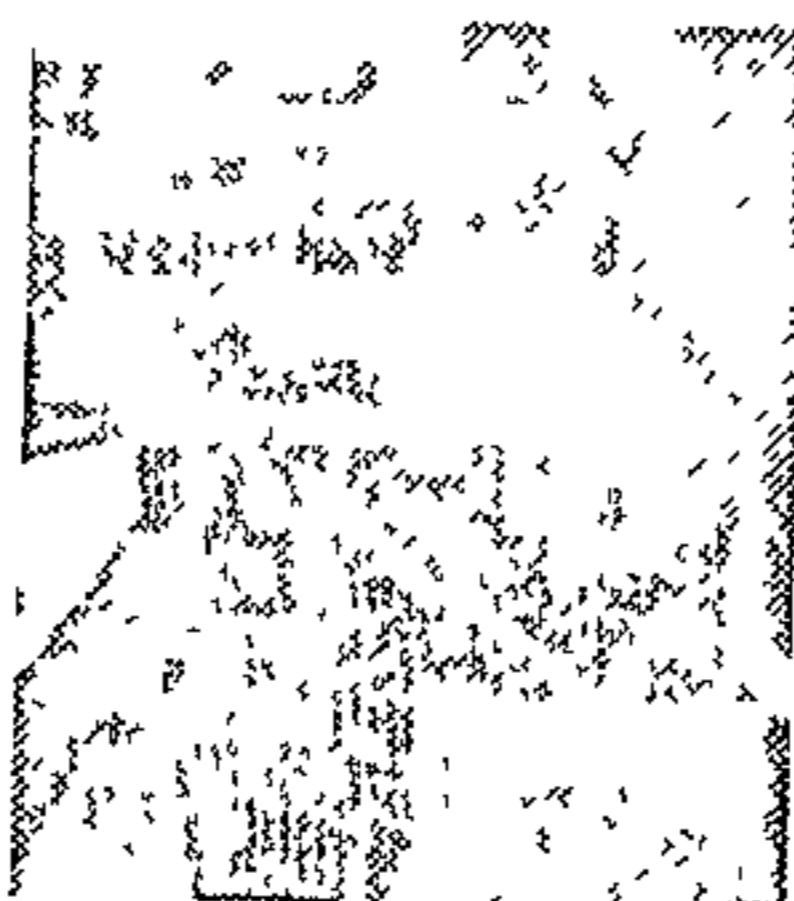
Their flats

have been sold

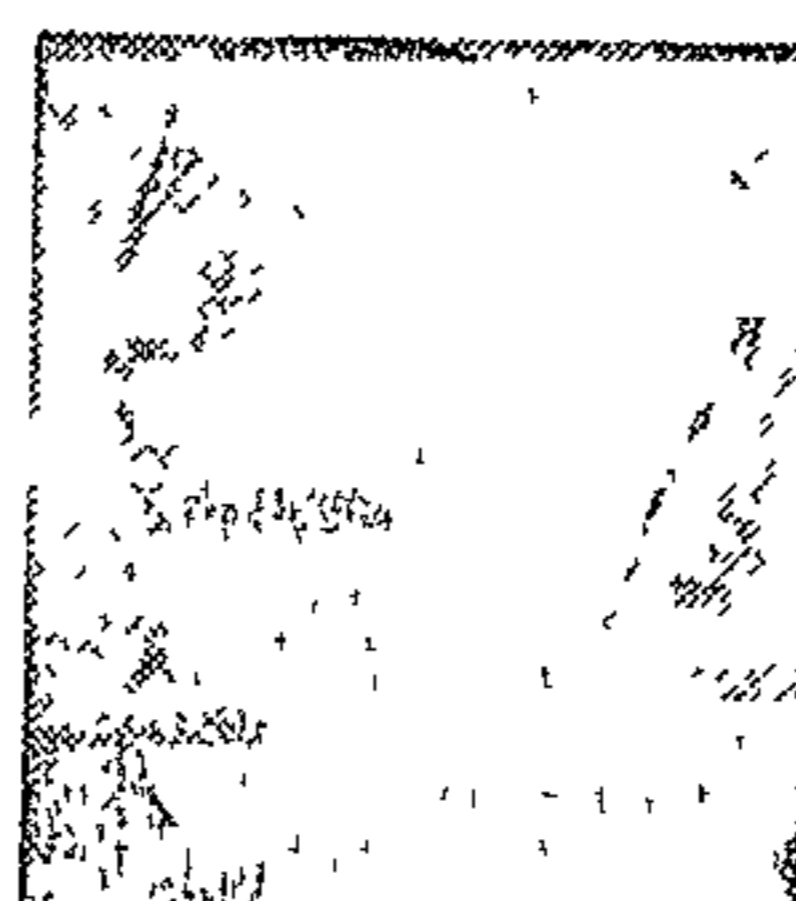
and they *30/8/81/125*

don't know

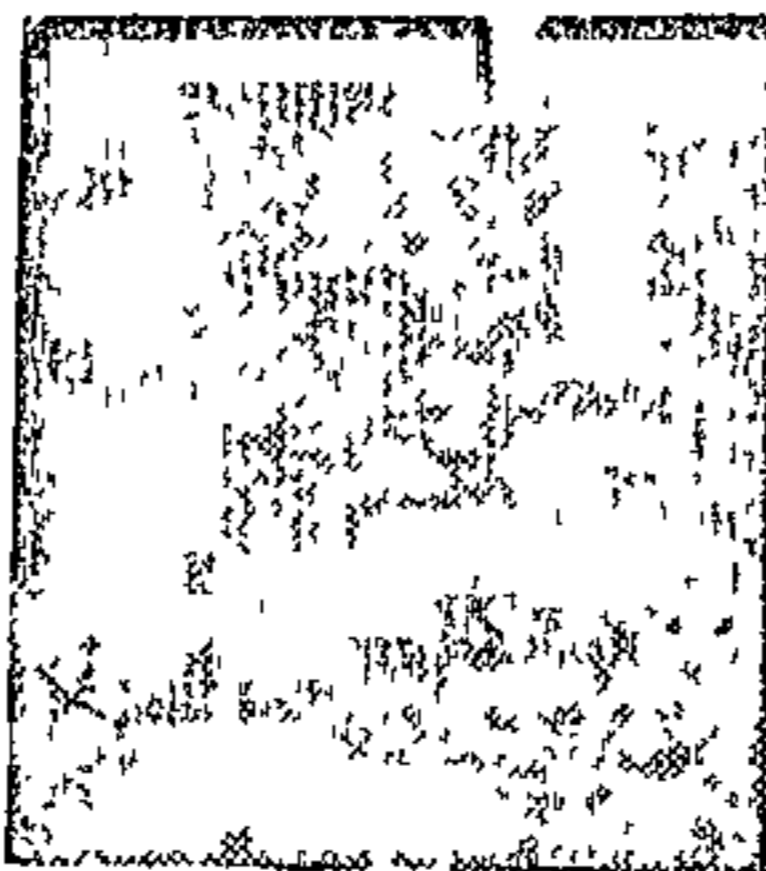
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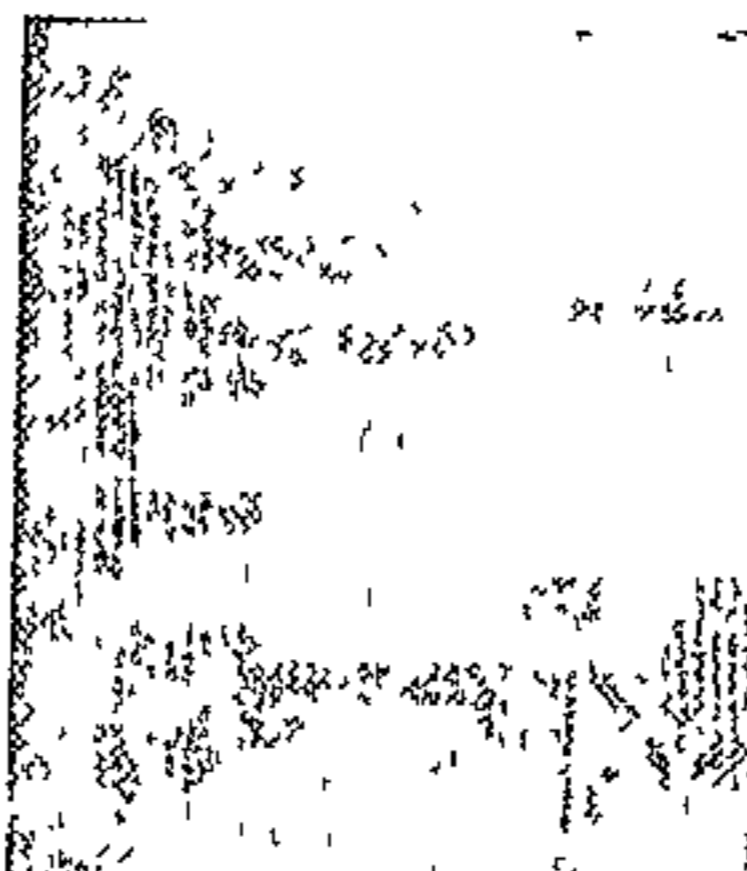
Asthma sufferer Elizabeth Sandells... "I'm worried stiff."



Robert Sandells... "I'm frightened."



Freda Sacks... "Never lonely with the sea outside."



Andy Lawford... "Nobody's safe."

Another tenant, Andy Lawford, 81-year-old veteran of both World Wars, opposed the rebuilding of Marlborough Court in a Supreme Court action funded by Legal Aid, vowing he would fight on behalf of all pensioners to prevent rent-controlled flats being sold.

"This week he said sadly: 'We lost the fight. The court's decision bodes ill for pensioners everywhere who think they are safe in rent-controlled flats. This proves nobody's safe.'"

"In Durban old people are being thrown out to make room for holiday flats which are either for sale or have rents far beyond our means. Where are the old people going to live?"

"We weren't able to save enough to buy our flats. We worked, and contributed our share to the community welfare. Now that we're old, the community discards us."

He and his wife, who died last month, moved into Marlborough Court on the Marine Parade 24 years ago.

"A friend offered me a flat in Point Road, but it is too far away from the hotel where I take my meals. We tenants were also offered alternative accommodation in a block on the Berea, but this arrangement doesn't suit us for various reasons."

Freda Sacks, who has lived alone in her flat for 20 years, said: "You can never really be lonely with the sea outside your window. If I don't get a flat with a view I might as well live in Johannesburg, where I lived before moving here."

"I was always very actively involved in community affairs, and learnt to know many people in Durban. I shall miss walking along the beach and meeting dozens of acquaintances."

Young tenant Ivan Jeffers asked indignantly: "How many old people can afford to buy a flat? It is sad to think of them being thrown out of flats that will be sold to up-country people and used only a few weeks every year."

The application to reconstruct Marlborough Court was granted on the grounds that it was in the public interest to do so.

The application was brought on behalf of Keith Knowler of Blenbolt Share Block Company (Pty) Ltd, owners of Marlborough

problem

o contact, might help you. If you don't know who should

Assurance of alternative accommodation for pensioners

NM 31/8/81
125

Mercury Reporter

THE Minister of Community Development has given the assurance that alternative accommodation will be found for pensioners who will soon be evicted from a Durban beachfront block of rent-controlled flats

This was according to the leader of the New Republic Party, Mr Vause Raw, who told The Mercury yesterday he did 'not believe there was any justification whatsoever for the eviction of pensioners — some whom had been living in Marlborough Court for over 20 years'

The pensioners have been given six months notice to leave their flats which will be renovated and sold

The application to reconstruct Marlborough Court was granted on the grounds that it was within public interest to do so

Mr Raw confirmed he had been involved in a Supreme Court action opposing the reconstruction

of Marlborough Court funded by Legal Aid earlier this year, and added he disagreed with the Court's decision at the time to condone the renovations

'It will be extremely difficult to find other accommodation for these pensioners in a nearby area because of the acute shortage of available flats on the beachfront,' Mr Raw said 'I only hope the Department of Community Development can solve the problem'

One of the pensioners, Mrs Freda Sacks, said yesterday she would not mind moving if other accommodation could be found

'But there are some people in the block who have to live here because they work in the area,' said Mrs Sacks 'If these people are moved out of town they will face transport problems

'I don't think the authorities realise how many problems we pensioners will have to face by being evicted,' she added

Drakensberg/Port Natal Administration

Boards: housing

Hans 7 QIC 357/388
 248 Mr G B D McINTOSH asked the
 Minister of Co-operation and Development.

(a) How many houses were built by the
 (i) Drakensberg Administration Board
 and (ii) Administration Board Port Natal
 during the period 1 August 1979 to 31 July
 1981 and (b) what was the amount spent
 on (i) housing and (ii) infrastructural
 development for such housing by each
 such Administration Board in the financial
 years 1979-'80 and 1980-'81, respectively?

The MINISTER OF CO-OPERATION
 AND DEVELOPMENT

(a) (i) Drakensberg Administration Board in urban Black townships—nil

SEPTEMBER 1981

388

on an agency basis for the South African Development Trust on S A Development Trust land—590

(a) (ii) Port Natal Administration Board in urban Black townships—107 on an agency basis for the S A Development Trust on S A Development Trust land—1 275.

(b) Drakensberg Administration Board in urban Black townships

(i) Year	Housing
1979-'80	nil
1980-'81	nil

(ii) Infrastructure	
1979-'80	nil
1980-'81	nil

On an agency basis	Housing
Year	R976 561
1979-'80	R1 118 867
1980-'81	

Infrastructure	
1979-'80	R2 121 307
1980-'81	R1 565 652

Port Natal Administration Board	Housing
(i) Year	R366 901
1979-'80	nil
1980-'81	

(ii) Infrastructure	
1979-'80	R281 367
1980-'81	nil

On an agency basis	Housing
Year	R1 886 134
1979-'80	R3 568 159
1980-'81	

Infrastructure	
1979-'80	R2 754 181
1980-'81	R6 893 535

Residents attack rise in housing scheme rents

Mercury Reporter

TEMPERS flared at a meeting of more than 300 residents in Tongaat at the weekend when an increase in rents in the Tongaat Town Board's housing scheme for Indians was discussed

The meeting, convened by the Tongaat South Civic Association in the Buffelsdale Community Hall, elected a delegation to seek an urgent meeting with the board to discuss the rent problem

This followed angry denunciations by speakers from the floor who said the rent increases were causing them hardship. They also complained about lack of facilities.

'Rents in the board's housing scheme was recently raised by 10 percent and tenants are finding it difficult to meet the new rentals,' said Mr Thiren Mistry, the association's secretary

The delay in finalising the selling price of houses in the new Belvedere town-

ship was also cause for concern

He said the board had informed prospective buyers that they could move into the houses, but the purchase price would only be determined in three years. Meanwhile, they would have to pay a rental of R120 a month for the house

'This is most unfair, the buyers say, because there was no guarantee that the cost of the house would not be vastly increased in three years,' he said

The meeting, addressed by Dr D V Naidoo, chairman of the La Mercy Ratepayers' Association, and Mr Virgil Bonhomme, secretary of the Durban Housing Action Committee, also urged local residents not to vote in the forthcoming South African Indian Council elections

Mr Mistry said his association was opposed to the present system of nominating members to the Tongaat Town Board. 'Members should be elected by voters on a common roll and not by referendum,' he said.

125
NM
20/2/87

Businessman offers to turn settlement into model township

NY 23/9/81
820/125
Mercury Reporter

A WHITE Durban North businessman who is a shack landlord at the Indian settlement of Blackburn near Umhlanga, has said he is prepared to build a model township if he is given help with roads and drainage

Dr Imre Pekarik said yesterday he had bought land at Blackburn 10 years ago to build service industry warehouses for the La Mercy international airport

'Shacks were running wild all over the property, and I sub-divided my land into 400 m² plots. All but three of the shack dwellers broke down their houses and moved. Other people approached me later and asked to rent plots from me. For humanitarian reasons I agreed to let plots for R10 a month.'

Dr Pekarik said some of the tenants had not paid rent for 12 months while others had not paid since the beginning of the year

'I believe that Blackburn could be developed into a model Indian township. The area was zoned white about 12 years ago and would need to be rezoned.'

He said many tenants at Blackburn —

part of which was in Indian ownership — worked for hotels at Umhlanga. Several years ago he had approached Mr Sol Kerzner, managing director of the Southern Sun hotel group, about establishing a township for hotel employees. He wanted the hotels to guarantee tenants but the deal was not finalised.

'I don't make money from letting the 15 400 m² plots I own. If I had put my original investment of R31 000 in the bank at 12 percent interest, I would be making double what I now get.'

Dr Pekarik said he allowed a church to use one of the plots free of charge

He was prepared to sell for no profit the property he owned at Blackburn. His plans for the site were fluid. Plans for the first of 15 warehouses which he had intended building, had been approved but they were shelved when the La Mercy project was frozen

The Mercury published an article in August stating that Dr Pekarik was letting plots on his property to shackdwellers. There was concern over hygiene and the basic services to shackdwellers

NM 23/9/81
125

Conservationists fight plan for coloured housing

Bid to save 'unique' Treasure Beach

Mercury Reporter

A HIGH-DENSITY low-cost housing scheme is to be developed at Treasure Beach on Durban's Bluff — an area regarded by conservationists as 'extremely valuable and unique to the country'

'It seems incredible they are actually going ahead with it,' said Mr Keith Cooper, director of conservation for the Wildlife Society of South Africa, 'because five or six months ago, I took some city councillors on a tour of the area, and I was told they would not build in the area'

The development is the joint project of the City Council and the Department of Community Development, according to the Deputy City Engineer, Mr M Bryce

'The amount of coloured land is very limited, and we want to bring more on to the market,' he said

But Mr Cooper said councillors had led him to believe the shortage of land was not urgent

'We tried to get them to set this buffer strip aside, as it is very valuable land, with plant association unique to the whole country.

'Coastal climax grassland such as this is extremely important. This means the flowers and grass have reached a stage where they are at the climax of evolution.

'This is something which develops slowly over the years and should not be destroyed.'

Mr Cooper said he had submitted a memorandum to the council 'but obviously they were determined to go ahead with it'.

Mr Bryce said tenders had been called for the building of roads and stormwater drains to enable residential plots to be put up for sale

'The area affected is largely that on top of the steep slopes above the beach, stretching from Nerissa Road upward and on the seaward side of Marine Drive. At the moment there is bush with just a few pockets of houses

'The slopes leading up from the beach are unstable for building.'

Dr Nolly Zaloumis, who was recently made Conservationist of the Year by the Wildlife Society said. 'For years we have been agitating to establish an urban nature reserve in the area, which is a wonderful idea because it is so accessible to urban people.

'Reunion Rocks nearby is also rich in coral and anenomes.'

7/28 11:57 AM '81

Protest at
NM 24/9/81
rent hikes

(125) (17)
Pietermaritzburg Bureau

INDIAN residents of the Bombay Heights area of Pietermaritzburg yesterday delivered a petition to the Town Clerk, protesting against proposed rent increases

Representatives of the Bombay Heights Residents Association met Town Clerk Des White at the City Hall and handed over the petition protesting against increases due to take effect on October 1

Mr White said it would be processed in the normal manner

Hansard Houses at Mapopohomeni (25)
QC 505 24/9/81

302 Mr R W HARDINGHAM asked
the Minister of Co-operation and Develop-
ment:

- (1) (a) How many houses will be built at Mapopohomeni and (b) how many people will be accommodated there,
- (2) whether any such houses have been completed to date, if so, (a) how many and (b) when is it anticipated that this housing project will be completed?

The MINISTER OF CO-OPERATION
AND DEVELOPMENT:

- (1) (a) Phase 1 2 600 houses
Phase 2 1 450 houses
- (b) Approximately 32 000 people
- (2) Yes
- (a) 1-165.
- (b) During 1987-'88

End of phase one in sight

S. Tubane
27/9/81
125

Earthworks almost complete for Railways hostel complex

Property Reporter

WORK will be completed at the end of next month on the earthworks and other services for the new railways single hostel complex at Imbali near Pietermaritzburg.

The project, worth R1 320 000, has been carried out by Shire. Construction of Pinetown and includes 190 000 cubic metres of building sites and sporting facilities — a concrete cycle track and four football fields

Services

In addition there are 1,5 km of service roads and parking areas, 2 000 m of sewerage reticulation; 2 700 m of water reticulation; 2 000 m precast concrete walling surrounding the site; and stormwater drainage — which includes a 422 m box culvert and 5 000 m of PVC piping for road and building site drainage.

The PVC pipes were all from Duropana of Pinetown.

SAR district engineer for the area, Robin Royston, explained that the hostel, which will house 1 500 workers, initially, will cost between R15 and R20-million and take about three years to complete. Work is likely to start in the New Year.

Conversion



The PVC pipes being laid on the site of the SAR hostel at Imbali

21 September

REVISION

EXAMINATION - OCTOBER 1981

N.B. THE TUTORIALS REFER TO 'QUESTIONS ON S.A. INCOME TAX 1980' AND THE SOLUTIONS ARE PREPARED ON THE BASIS THAT THE QUESTIONS ARE UPDATED BY ONE YEAR.

PAGE 8

12, 13, , 103(2)	TO 13 SEPTEMBER	14, 13, 1423 - 1426	16.10 T.1051 (b) and (c) T.1401
<p>It is one of seven schemes being undertaken throughout the country and one feature of the Imbali complex will be that the single quarters can be converted into family flats if the need arises.</p> <p>Bill Morris, Shire's contracts manager said the job had been delayed somewhat due to the current shortage of cement. It will have taken nine months to complete.</p> <p>It was the first time PVC pipes had been used by them on a project, but despite a few teething problems they had been very satisfied with the results.</p>			

T.1424, T.1425
T.1431, T.1432
T.1525, 14.5
16.7, 16.9

UNIVERSITY OF CAPT TOWN

Hans 9 99-year leases
QC 556-7 30/9/81

125

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

How many 99-year leases have been registered in each of the Black townships administered by the (a) Administration Board Port Natal and (b) Drakensberg Administration Board?

The MINISTER OF CO-OPERATION AND DEVELOPMENT.

- (a) Nil Leasehold is applicable in two Black townships of the area, namely
- (i) Tongaat (Hambanati)—Land has not yet been transferred from the Town Council to the Administration Board and the matter is still being negotiated
 - (ii) Durban (Lamontville)—Urgent attention is at present being given to the promotion of leasehold.
- (b) Nil Leasehold is applicable in four Black townships of the area, namely.
- (i) Pietermaritzburg (Sobantu)—Land has not yet been transferred to the Administration Board and the matter is still being negotiated
 - (ii) Matatiele—Land has not yet been transferred to the Administration Board and the matter is still being negotiated
 - (iii) Kokstad (Bongweni)—Problems are being experienced with the replanning of the Black township.
 - (iv) Cedarville (Thabong)—This is a very small residential area occu-

ped by approximately 50 families. The possible abolition of the residential area is at present being considered and its future is therefore at stake

Hans 9 Sobantu Village 125
 QC 543-4 30/9/81
 *12 Mr M A TARR asked the Minister
 of Co-operation and Development

duties Three armed peace officers of
 the Board supervised the demol-
 itions

- (1) Whether any houses were recently demolished in Sobantu Village, Pietermaritzburg, (a) by officials of or (b) on behalf of the Drakensberg Administration Board, if so, (i) how many houses were demolished and (ii) on whose authority,
- (2) whether the owners of such houses will be compensated,
- (3) whether any steps were taken to ensure that alternative accommodation was available for the occupants of such houses, if so, what steps,
- (4) whether the persons carrying out the demolition were armed, if so, why?

The DEPUTY MINISTER OF CO-OPERATION.

- (1)(a), (b)(i) and (ii) Sobantu Village consists of 1 091 brick-walled permanent houses occupied by lessees. None of these houses was demolished nor is it the intention to demolish them. A number of lessees have, however, erected unauthorized and illegal structures contrary to the building and public health regulations applicable to Black townships, which constitute a health hazard. 20 of these structures, erected by lessees who had failed to pay their rental whilst still in full employment, were demolished by officials of the Administration Board in terms of the regulations contained in Government Notice No 1036 of 1968.
- (2) No, the affected lessees have brought their rentals up to date and have not been deprived of their houses.
- (3) Falls away.
- (4) Certain officials of the Administration Board, including peace officers, carry arms in the execution of certain

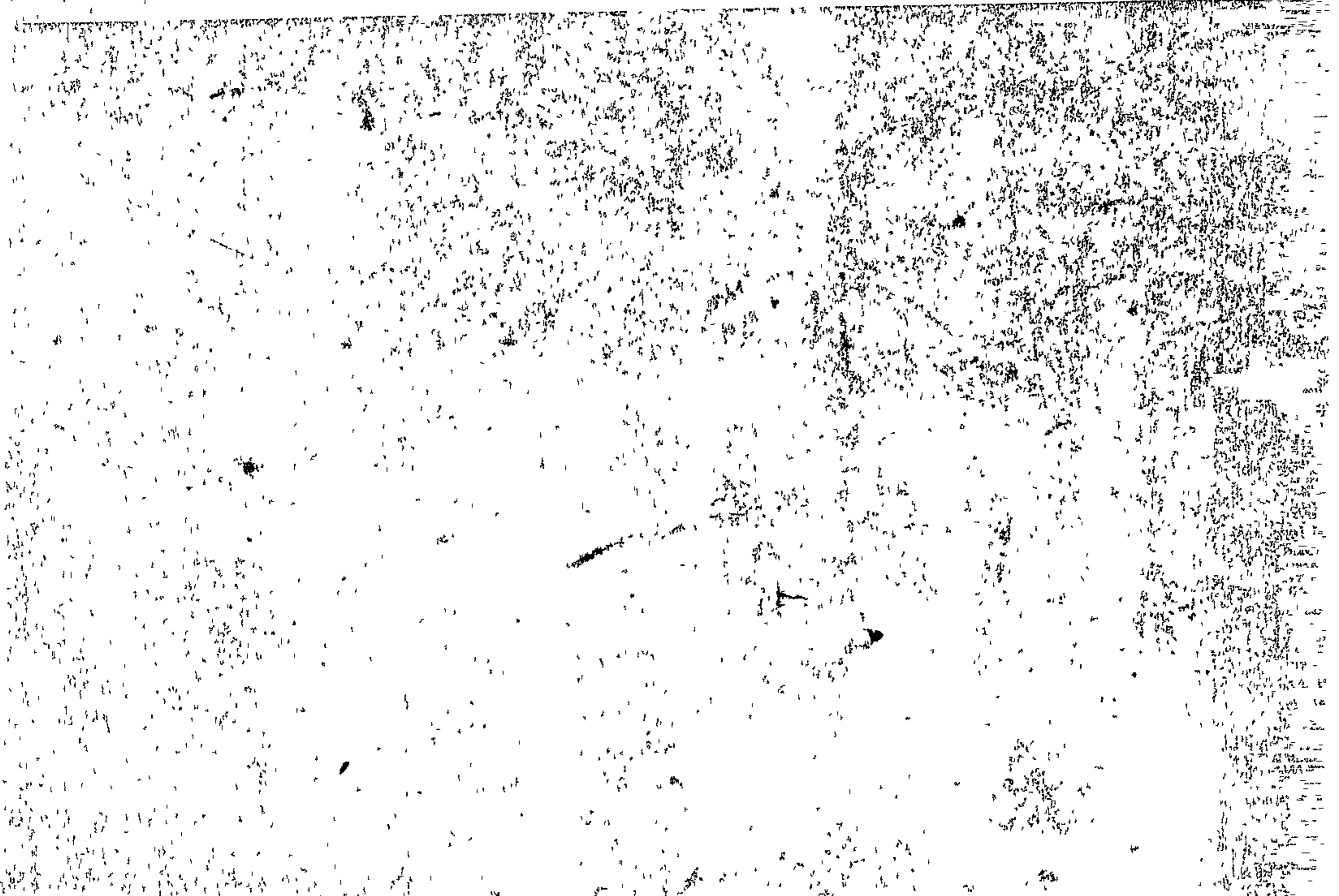
196-139-303-125-142

Two important labour court cases are to resume one today and another next Wednesday. The long-delayed case at the Maritzburg Supreme Court today involves 180 former employees of the Union Co-operative Sugar Mill at Dalton, Natal. The workers challenged management's right summarily to evict them from their hostel compound after they had been dismissed earlier this year.

Important cases to be heard in court

and under Ciskei's Proclamation R252. The detentions sparked widespread protest against the Ciskei authorities both locally and overseas.

The Ciskei Government's case against 183 workers detained at the beginning of September resumes next Wednesday at the Mdantsane Magistrate's Court. The workers are charged alternatively with incitement to violence, violations of the Riotous Assemblies Act



Botha opens new Verulam township

S. Tribwe 4/10/78

125
247

THE NEW township of Brindhaven at Verulam was opened by the Administrator of Natal, Stoffel Botha, this week. The area will provide homes for almost 300 families

Gerald Mullins, head of NBS Homes, the development company, said the first 60 units had already been completed and the balance would be ready for occupation by September next year. Mullins said there had

Tribune Reporter

been an extraordinary demand for the homes and all were either sold or spoken for, but it was hoped the 289 units would help ease the chronic shortage of homes for Indians in Natal

Brindhaven covers an area of 40,6 hectares and besides the residential units, includes a school site and a small site each for a hotel, garage and

general residential site.

NBS Homes will build nearly all the houses which range from 80 square metres to 90 square metres on the majority of the sites, but larger houses of up to 110 square metres complete with garages are being provided on about 20 superior view sites.

All houses consist of three bedrooms minimum,

are carpeted and under tiles. Selling prices already established start at R27 750 and are at present averaging R28 500. It is estimated the equivalent house built as a single unit in the area would sell for an amount R4 000 to R5 000 in excess of this

All of the services such as roads, stormwater, sewerage etc are being constructed by NBS Homes, said Mullins

Other townships for Indians being planned at

present are 350 units at Phoenix, near Durban, another 530 in the Tongaat Beach area and 1 024 at Lenasia, south of Johannesburg. They will come on stream during 1982 and 1983.

For other races, NBS Homes is working on 350 homes for coloureds in Durban and another 130 for coloureds in Cape Town. Developments are proceeding throughout the Witwatersrand and in Northern Natal.



One of the new homes at Brindhaven in Verulam

- or (b) on behalf of the Administration Board Eastern Cape, if so, (i) how many houses were demolished and (ii) on whose authority,
- (2) whether the occupants of such houses had been given notice that their houses would be demolished, if so, what was the period of such notice,
 - (3) whether any steps were taken to ensure that alternative accommodation was available for the occupants of such houses, if not, why not, if so, what steps,
 - (4) whether the persons carrying out the demolition were armed, if so, why?

The DEPUTY MINISTER OF CO-OPERATION

(1)(a) and (b) Illegal shacks were demolished by officials of the East Cape Administration Board

(i) 20 illegally erected shacks and 15 illegal shacks in process of erection were demolished by officials of the Administration Board while 30 illegal structures were demolished by the occupants themselves

(ii) The East Cape Administration Board.

(2) Yes, they were given notice that the illegal structures would be demolished. Notice of two months, seven days and two months respectively was given in each case mentioned in (1)(i) above

(3) Yes, the occupants of 32 illegal shacks qualify to be in the prescribed area of Port Elizabeth and are registered as lodgers. In addition sites are being made available to them on which temporary accommodation can be erected on a controlled basis. Five occupants are contract workers who will be accommodated in the single men's hostel. Eight occupants are from Transkei and a further 20 had

Hans 10 Zwide Township 125 310
 7/10/81 EC 655-7
 *10 Mr A SAVAGE asked the Minister of Co-operation and Development

(1) Whether any houses in the Zwide Township of Port Elizabeth were recently demolished (a) by officials of

moved in from the rural area surrounding Port Elizabeth all being in the prescribed area without authority and they were instructed to return to where they came from

(4) Yes, in view of the fact that officials of the Board were stoned by shack dwellers on previous occasions the S A Police gave protection to officials whilst demolishing shacks and some officials were armed for self-protection

OCTOBER 1981

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and the Surveyor-General's Office in Pietermaritzburg be completed and (b) what is the estimated final cost of such building,

(2) whether the original building plans made provision for air conditioning to be installed in such building,

(3) whether the plans relating to the installation of air conditioning were changed subsequently, if so, (a) on how many occasions, (b) what is the position in this regard at present and (c) what (i) additional cost was incurred and (ii) delay was caused in consequence of such plans being changed?

THE DEPUTY MINISTER OF COMMUNITY DEVELOPMENT

(1) (a) The expected date of completion is 31 March 1982

(b) R5 794 649.

(2) Yes

(3) Yes

(a) Once

(b) Air conditioning will be provided throughout the building

(c) (i) R80 000 in respect of building work and R437 145 in respect of mechanical work

(ii) None

Southern Transvaal Forest Region: irregularities

*7 Mr R W HARDINGHAM asked the Minister of Water Affairs, Forestry and Environmental Conservation

Whether any action was taken against the Regional Director and any other officials of his Department in connection with irregularities in the Southern Transvaal Forestry Region as referred to in paragraphs 3 1 0 to 3 1 6 19 on pages 1 to

653

WEDNESDAY,

8 of the Advocate-General's Report in terms of section 5(1) of the Advocate-General Act, No 118 of 1979, which was laid upon the Table on 16 September 1981, if so, what action?

THE MINISTER OF WATER AFFAIRS, FORESTRY AND ENVIRONMENTAL CONSERVATION

Yes. Officials involved in the matter were severely reprimanded and ordered to strictly perform their duties and responsibilities and to comply with Departmental instructions in future. Further measures have also been taken to prevent recurrence of the malpractices, while everybody concerned was informed that recurrence of malpractices could possibly lead to charges of misconduct against them in terms of the Public Services Act, 1957. The Regional Director has been transferred while another official compensated the Department of Water Affairs, Forestry and Environmental Conservation for the Departmental wood which he had used for private purposes.

The Senior Foreman, referred to in the Report as a forester passed away during the investigation and owing to, *inter alia* the inadequacy of his estate and on the recommendation of the State Attorney it was decided not to institute a claim.

Mr E K MOORCROFT Mr Speaker, arising out of the hon the Minister's reply, is he aware of the fact that the two officials who brought the said irregularities to the notice of the Department were themselves subsequently disciplined, and if so, can he comment any further?

†The MINISTER Mr Speaker, the hon member should put that question on the Order Paper

Pages 10

Oribi Village

7/10/81 O.C. 651
*5 Mr M A FARR asked the Minister of Community Development

(1) Whether any persons were served recently with notice to vacate their homes in Oribi Village Pietermaritzburg, if so, (a) how many and (b) why were they served with such notice,

(2) whether alternative accommodation was offered to them, if not, why not, if so, where?

THE MINISTER OF COMMUNITY DEVELOPMENT.

(1) No

(2) Falls away

Pietermaritzburg: completion of building

*6 Mr G B D McINTOSH asked the Minister of Community Development

(1) (a) When will the building housing the Supreme Court, the Deeds Office

STAR 9/10/81
110A/186
125
152
202

Union blamed in test case

Labour Reporter

The Maritzburg Supreme Court case involving the rights of migrant workers reopened this week with a company official accusing a union of causing unrest and intimidating workers.

The Fosatu-affiliated Sweet, Food and Allied Workers' Union brought the case to court earlier this year, representing 181 workers in their dispute against the Union Co-op Sugar Mill at Dalton Natal.

The union and workers are contesting the company's decision to expel them arbitrarily from their compounds after a strike at the end of March.

The strike started after workers protested management's decision to cancel free food rations to workers after wage increases had been introduced.

Mr Charlton said the company's profits had already been seriously affected by increases and drought.

The issue at stake is a company's right to expel workers from housing quarters without adequate notice.

The case continues.

BLACK HOUSING

(125)

Waiting in Natal

FM 13/11/81
Official statistics on the number of blacks on the waiting list for houses in the area under the jurisdiction of the Port Natal Administration Board (PNAB) present a disquieting picture

According to Martin van Zyl, director of community services for PNAB, there are approximately 216 000 people officially in need of improved housing. And Van Zyl notes that the official waiting lists do not

present an accurate picture of the actual housing shortage

Natal University postgraduate research student, Errol Haarhoff, has estimated that there are as many as 500 000 blacks living in shanty towns in the greater Durban area

The situation has deteriorated in spite of huge sums invested in housing and infrastructure by the Department of Co-operation and Development, and the SA Development Trust in adjacent KwaZulu. One of the problems is that the PNAB has been unable to undertake any major capital development projects in its own area because of the high cost of maintenance on its existing housing units. Last year the board had to subsidise the total housing account by over R4m in order to balance the books

Fortunately, as Van Zyl sees it, the situation is not as desperate as it seems. "Prophets of doom have tried to prove statistically that the problem is insurmountable and that the powers that be should allow squatting to continue. The problem is, I feel, often incorrectly portrayed as one leading to complete frustration, despair and social disorganisation." Van Zyl claims that the board's success in encouraging industrialists, the municipality of Pinetown and building societies to become involved in the provision of black housing are all positive signs for the future

Direct employer involvement in assisting their black employees to acquire houses of

their own has been disappointing. But, as Van Zyl notes, the government's decision to allow blacks in Lamontville and Hambanati to acquire 99-year leaseholds should provide ample opportunity for employer involvement

Black housing shortage in focus

TV M 13/10/81
(125)

Municipal Reporter

DURBAN'S Chamber of Commerce will take a close look at the black housing shortage

A seminar on black housing in the greater Durban area is being arranged to show employers ways of obtaining housing, the availability of finance and how they can help to meet the housing demand

Announcing the seminar, the chamber's Information Digest says 'The provision

of adequate and suitable housing for black employees is a matter of the utmost importance to chamber members who have the interests and well-being of their staff at heart

'The huge backlog of suitable housing makes the problem a hard one for an employer to solve, and his difficulties are increased by uncertainty regarding the avenues open to black employees to obtain housing or finance, and the division of responsibility

among the various authorities involved.'

Speakers will be the Kwazulu Development Corporation's head of construction services, Mr A Venter, the Port Natal Administration Board's community services director, Mr M M van Zyl, the Urban Foundation's Natal regional director, Mr Alan Mountain, and a building society branch manager, Mr Gerald Waters

The seminar will take place on November 5

Black homes bond plan is suggested by Rive

THE man in charge of the development of Soweto, former Postmaster-General Mr Louis Rive, has suggested the introduction of housing bonds on the lines of the defence bonds — but for blacks only

At the Association of Chambers of Commerce congress in Durban yesterday, Mr Rive said it was time the red tape was cut in the formalities for providing housing for blacks

The black man, he said, is a good saver but is not a big investor in defence bonds

"Can we not involve ourselves in selling him housing bonds?" he asked

He later said the bonds he had in mind would be for blacks only and could carry prizes — maybe even a house

Mr Rive described housing as "our second front"

"I hope the Viljoen Report (on housing) will be the beginning of a new era in housing because unless we overcome our prob-

Mail Correspondent

lems, we are in for a lot more problems in the future," he said

Mr Rive said he believed the priority is to upgrade homes. He said there were 105 000 houses in Soweto of which 98,5% had two bedrooms. If one extra room was added it would increase the sleeping capacity by 50%.

He said 80% of blacks were prepared to upgrade their homes if they were given assistance

When a black applied to buy a home, there were 29 steps he had to go through, all of which could cause delay or rejection

He believed local authorities, black and white, should dictate what should be done in local

conditions

"It cannot be done from Pretoria," he said

Mr Rive said housing problems could not be solved unless blacks were motivated and they could be motivated if they were involved.

He believed it was not necessary for a man to have a R20 000 house straight away, but to have a R5 000 house and help him to upgrade it over the years

On private sector involvement he said financial institutions and employers should co-operate and all types of housing should be explored, including shell and core and mini housing on serviced land

Efficiency

Speaking of Soweto's housing, Mr Rive said a housing bureau should be staffed by those whose watchword is efficiency and who could cut red tape. There should also be a centre where blacks could be guided into methods of upgrading and a place to buy materials for building — owned by black entrepreneurs.

Durban Chamber delegate said there was a backlog of 92 000 homes in metropolitan Durban. The chamber had calculated that if 900 units were built a year it would take 16 years to work off the waiting list. And in order to overcome the whole problem it would take 100 years

● The congress recommended that the Viljoen Panel report be published as soon as possible, studied and implemented nationally, including non-independent black states.

NM 17/10/81

Pinetown council liable for R83 000 in township dispute

Court Reporter

A FOUR-YEAR dispute over a R1 000 000 claim between the Pinetown Municipality and the developers of the multi-million-rand Paradise Valley cluster housing scheme ended in the Supreme Court in Durban yesterday when the council was held liable for R83 056 and interest.

In a handed-down judgment Mr Justice Thirion ordered that Paradise Valley Township Ltd be refunded this amount which it advanced to the council for road development within and around the township.

The Judge also ruled that the question of costs of the hearing before him in August this year be reserved for argument.

In a written judgment, handed down by Mr Justice Leon in the Motion Court yesterday, Mr Justice Thirion said in or about 1971 Paradise Valley Township started development of medium-density housing on vacant land it owned in the

Pinetown area. The intention was to build nine villages at an estimated R70 million.

To cope with the traffic volume expected to be generated, the company entered into an agreement with the council to advance money for reconstruction of existing roads in advance of the council's normal programme.

The full amount of the roadworks agreement was R860 856.

Certain roadworks were undertaken.

In March 1977 the company was provisionally wound up and a compromise offer was proposed. At a meeting of creditors held in May to consider the company's offer the compromise was opposed by the council but was agreed to by a majority of creditors.

The judge said the cancellation of the roadworks agreement would not affect the council's debt for loans advanced by the company.

R60 MILLION RAILWAY HOSTEL

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FIVE years ago the thought may have sounded ridiculous, but fact is that the railways is building a hostel complex for its black workers at Umhlatzi, near Louis Botha Airport, with features normally found only in Olympic villages and expensive ownhouse developments.

It is being built in two phases at a total cost of nearly R60-million and is the first of eight complexes the SA plans to build for its black workers in the next eight years at a cost of more than R270-million. More important than this figure, is the metamorphosis in the way the Administration who thinks about the needs and

comforts of its black workers.

It now acknowledges — and for some users of migrant labour this is still a complete anathema — that wives would like to visit their husbands and spend a few days with them, and so has provided them with all mod cons including fully furnished double rooms in a building where they can do just that.

It also realises that when a man has finished his day's work he likes to relax but that not all people like to relax the same way. For some relaxation is a glass of beer and a chat in the sound-filled beer

garden, for others a book and a smoke in a library.

Others like to try for sports such as athletics, soccer and cycling and others like nothing more than a snooze on a comfortable bed. Facilities have been provided for all these pastimes, and more.

The new line of thinking does not stop there. It goes as far as realising that sooner or later — probably sooner than many think — no one will be able to get migrant labour unless the labourers are allowed to bring their wives and families with them. The complex is therefore planned so that the

modules which are designed to accommodate four each with their own furnished lounge can, without great cost, be changed into small flats to accommodate a set of parents and two children.

If another set of bunks is added, accommodation for four children can be provided.

Koos Harding, the SAR's deputy personnel director, says "We expect a full day's work from our labourers but we realise that we cannot get that unless they have had a good night's sleep, that they have been well fed and have been given the facilities and time they need to relax the way they

There will be one main recreation centre, 300 m long, which is being built now at a cost of nearly R1.5-million. It will house the administrative offices, a beer garden, and an open-air dining terrace with beer hall that will be equipped with quadrasonic sound, a dining hall and kitchens. Four thousand people will be able to eat and sit in the beer garden.

Food and mahewu will be available round the clock.

The community centre, which will form part of one of the dormitory blocks for seniors now being built, is best described in a document sent by the SAR to the contractors, LTA.

"The community centre consists of an upper level comprising shopping terrace, library, boardroom, shops, stores, stairs to lower level and open terrace (where tables and chairs will be positioned) while the lower level comprises access passage, recreation hall, stores, billiards and card-playing area, air-conditioning rooms, toilets, referees' and coaches' accommodation and showers."

Each phase — the one being built now and the one due to be started in 1982 — will have another recreation hall which is at present known as Centre A.

Each, like the main centre, will have a dining room to seat 2 000 people, a beer garden, boardroom and toilet facilities for men and women.

The "centres" will be used for indoor cinema shows and indoor sports such as boxing and wrestling. The cost of the boxing ring is R10 106.

A feature is that it is being built with black labour from KwaZulu. Many of those now expertly laying bricks and doing carpentry knew little or nothing about their trades when they came on site but were trained by LTA in an on-the-job basis.

Because LTA has been able to build the complex with a minimum of expensive white labour, it has been able to drastically reduce the cost of building it.

Everything is of the best. The doors, for example, are solid merante fitted with brass hinges. The SAR is not afraid it will have to cope with vandalism to any great extent.

The reason is simply that hand-in-hand with the job training newcomers to the hostel will receive, they will also receive training in how to operate those things they will have to use, such as showers and switches.

Harding says: "We have tried that approach. It works and no one is going to break down a door and burn it if he knows that if he is cold all he needs do is turn up a heater or put another blanket on his bed."

Staff members will have to supply and clean their own crockery and cutlery.

phase) will be four floors high.

A conscious effort has been made to make them attractive and move away from a rubber stamp sort of design. In 12 of the 15 blocks, there will be four occupants to a module and there will be 19 modules per floor, plus toilet facilities and an ironing room. The other three blocks will offer much more luxurious accommodation for senior staff members.

Those blocks will have 11 single rooms and four modules designed to accommodate three people each on every floor, as well as all the necessary dormitory blocks being built in the second phase. The estimated cost of the second stage is R30-million.

Each of the 15 dormitory blocks being built now (nine in the second phase) will have a dining room to seat 2 000 people, a beer garden, boardroom and toilet facilities for men and women.

This stadium also has all the necessary facilities for spectators and participants and will be able to cater for soccer, cycling and athletics on a tartan track. That soccer pitch in the stadium will be one of seven soccer fields and

toilet facilities and an ironing room. Each of the blocks will have a full-scale laundry on its roof, complete with hot and cold running water, washing troughs, large slabs for washing blankets and drying facilities. Paved underground parking for cars and bicycles will be provided under some of the blocks. Inhabitants will be able to use a workshop being built for more than R180 000.

Perhaps the most striking feature of the complex at present is the 43 m by 19 m projection screen at the one end of the amphitheatre, believed to be the largest outdoor cinema screen in the southern hemisphere. The amphitheatre, which will be able to seat 5 000, will be used mainly for ngoma dancing and for cinema shows.

Apart from the normal cloakrooms and change-rooms for participants, blocks and toilet facilities for spectators it will also have a commentary box. Not far below it a stadium that will be able to accommodate 7 000 people, of which 3 000 will be under roof, is being built.

Threat . to ⁽¹²⁵⁾ unique ^(A-14) Natal home

By Kevin MacGregor
Pietermaritzburg
Bureau

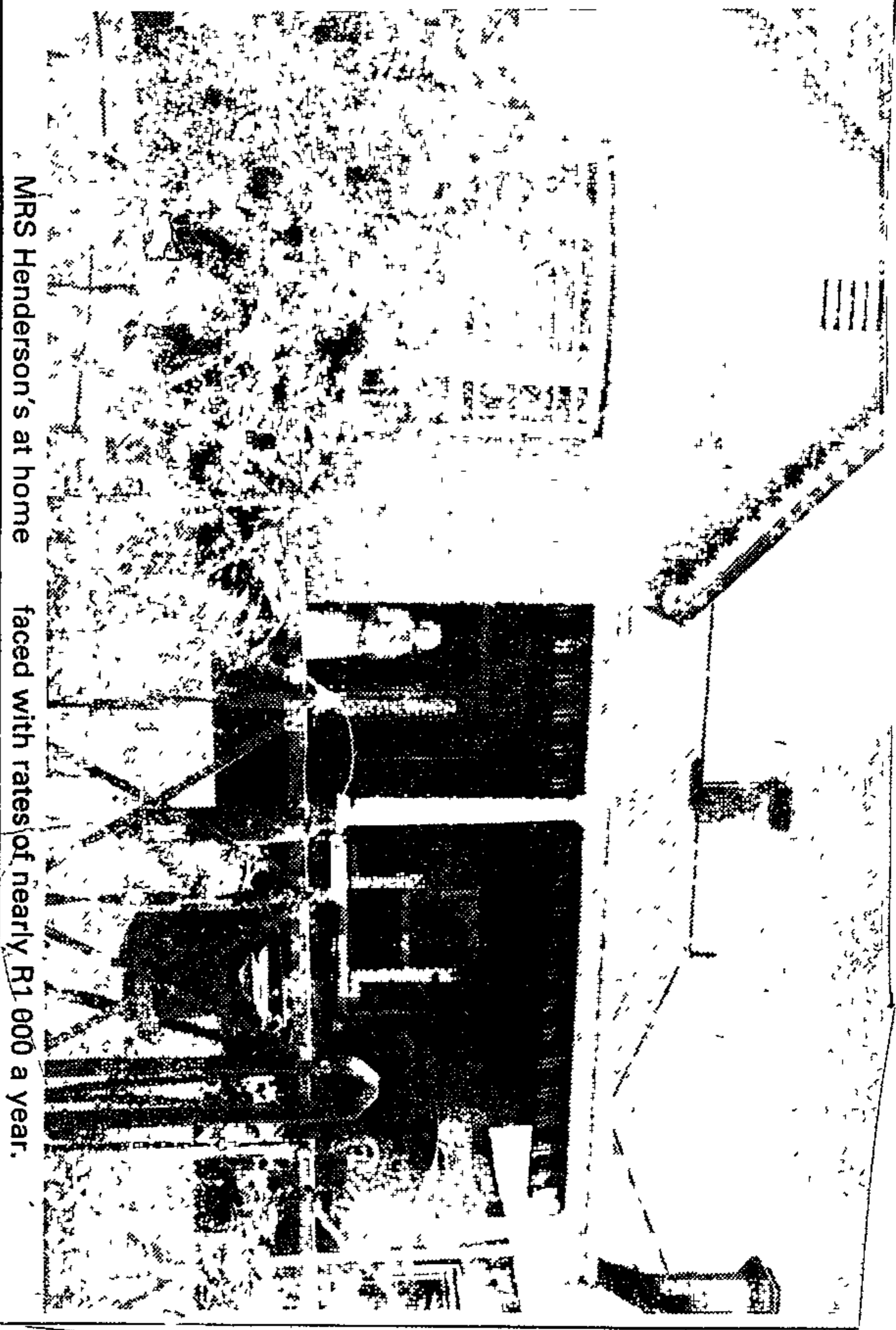
PENSIONER Laura Henderson wants to stay in the home where she was born more than 70 years ago, but the city council expects her to pay nearly a R1 000 a year for the privilege

The problem for Mrs Henderson is that her house — built more than 100 years ago in the 'rose' brick unique to the capital — is in the middle of Pietermaritzburg's Boom Street industrial area, and she is expected to pay industrial rates on her property

Surrounded by industry — she has an engineering works on one side, a panelbeater and breakdown service on the other, industry behind her and across the street from her shady veranda — she faces noise, pollution and problems not experienced in the suburbs

Suburbs
Yet she has to pay R960 rates for the 1981/82 year while the rates for a large double-storey house in the suburbs would cost its owner R485 for the same period

Although Mrs Henderson says she has had offers for the house — one businessman wanted to tear it down and build a warehouse — she is reluctant to be forced



MRS Henderson's at home faced with rates of nearly R1 000 a year.

**Laura
faced
with
R1 000
rates
bill**

out 'because roots run deep'
'If it wasn't for my daughter who helps me, I would have to leave,' Mrs Henderson, who draws a small Government pension, said yesterday
Mrs Henderson had written to the Administrator who referred her letter to the City Council's Finance and General Purposes Committee
A municipal spokesman said yesterday 'We will ask her to come in and see the City Treasurer about her problems'

— **Humad**

Home-ownership for blacks planned by Drakensberg board

NM

17/10/81

125

244

Pietermaritzburg Bureau

MORE than 1 000 houses will be sold to residents of Pietermaritzburg's Sobantu black area at between R700 and R1 200 if the Drakensberg Administration Board's latest blueprint for black housing is approved.

But the inhabitants would occupy the land on which the houses were situated on a 99-year lease plan, a spokesman said yesterday.

The blueprints, currently under discussion at ministerial level, would be extended to all townships administered by the board if they are approved, the spokesman said.

'The board will work in close co-operation with community councils on this project and the scheme will be open to all residents of these townships on a voluntary basis.

'A deed of sale will be drawn up so a black can actually purchase the house he presently rents, or arrange for the pur-

chase of a house in a better location,' he said.

'We will not be selling the houses at today's replacement cost but at what they had cost the board at the time of construction. On to this will be added a small percentage to cover administration costs.'

Earlier, the chairman of the board, Dr P Nel, announced that, in a departure from the normal trend, plans would be formulated for the construction of three storey blocks of flats to meet the requirements of unmarried, newly-wed and childless people.

The board would soon be in a position to sell modern houses on the 99 year leasehold scheme in Matatiele, Kokstad, Sobantu and Salakahle at Greytown, Dr Nel said.

Government departments would be involved in eliminating compound huts which had been erected as a temporary measure and substituting proper accommodation.

Durban plan for R5 m pensioners' flats block

N M L R C U A T
24/11/81
300 125

Municipal Reporter

A R5 345 000 block of flats for pensioners, to be built by Durban City Council, will be considered by the Management Committee today.

If the project is approved, it will be the first time the council has provided accommodation for pensioners still in good health but unable to cope with escalating rents.

A spokesman for the City Engineer's Department said the flats would be built at 42 South Beach Avenue and 325 units would each accommodate two people.

Viability studies showed that a tenant getting a pension of R122 a month would have to pay R43,69 and the balance of the cost of running the flat would be subsidised by the National Housing Commission

Anyone earning more than R200 a month would have to pay a graduated rent to a maximum of R129,84.

No demand

The flats were first proposed in 1974 but, according to a memorandum from the Town Clerk, there did not seem to be any demand for them.

Representations by Councillor Peter Corbett in January this year led to a feasibility study being undertaken.

The site had been considered as a possible location for a new police station at the beachfront but was rejected by the South African Police

The Association For The Aged has undertaken to provide a home help service and to liaise in instances where pensioners had difficulty making arrangements to pay their rents and, where necessary, providing financial assistance.

The association's housing secretary, Mrs Stella Stent, said yesterday. 'There is a desperate need for this sort of development.

'Some rents have doubled in recent months and I interview up to 30 people a day, from various income groups, who cannot find accommodation within their means'

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3.1 GENERAL INTRODUCT

thousands of homeless people flocked to Inanda hoping to find immediate shelter. The Foundation was totally unprepared for the deluge. Planning was still underway and finance had not been finalised. As a result Inanda became a sprawling tent city and frustrations grew until the Foundation was forced to stop accepting housing applications.

Now Alan Mountain, director of the Foundation in Natal, says Inanda has 'turned the corner' and is well on the way to being a success. So far 225 permanent houses have been built with funds provided by the Department of Co-operation and Development (DCD) plus about 1 000 'informal' houses built and financed largely by the residents themselves.

Free enterprise is also beginning to assert itself. A number of black builders, having acquired basic skills building their own homes, are contracting to build for others at a rate of 40-50 month Government has provided almost R1m in loan finance. The maximum loan is R2 500 family repayable over 30 years with interest varying from 1%-5% depending on income. Repayments are between R8 07 and R13 47/month.

The private sector has also been making a useful contribution. The balance of the cost of each house over and above the R2 500 from government funds has been largely provided from privately negotiated loans or grants from employers. The Inanda self-help scheme has become a beacon of hope for the homeless and a model for the many self-help schemes that will hopefully follow. Now that government has decided to incorporate the self-help option into its housing strategy, any cut-off or slowdown in government funding would be a disaster for Inanda. It would also seem to conflict with government's stated policy of diverting more funds into self-help schemes.

Says Mountain "The success of the project depends on the continued flow of loan finance from the DCD at least at the same levels as this year. Without that, the project cannot survive." Mountain says that until now the Urban Foundation has been concentrating its efforts on people whose incomes qualify them for at least some form of housing assistance. Next year they would like to turn their attention to people who have little or no income and are not in a position to afford housing of their own.

As Mountain points out, the law does not permit the Foundation to look to any agency other than the DCD for direct loan assistance for Inanda. Attempts to pass the begging bowl around the private sector are not on.

There are some who say Inanda stands at the interface of the conflict between those who can see no alternative to the housing crisis other than the conventional approach and more progressive thinkers who see the self-help option as providing a partial solution to the problem.

It would be a pity if a scheme like Inanda, having come so far and achieved so much, were allowed to regress as a result of political infighting.

BLACK HOUSING (125) Inanda threatened

FM 27/11/81

There are strong indications that government may reduce the flow of funds to the highly successful 'self-help' black housing scheme at Inanda near Durban. This would be a pity.

Probably more than anything else the success of Inanda helped persuade government to give more attention to self-help housing (FM November 20).

An Urban Foundation pilot scheme, Inanda has had its ups and downs. When the first sites became available 18 months ago,

Durban's soaring rents now 'frightening'

~~153~~
125

Mercy
3/12/81

Property Editor

RENTS in the Durban area have rocketed at a rate far greater than the cost of living in the past two years, according to a survey

In many cases, flat rents have doubled, and according to one estate agent, the average increase is between 50 and 60 percent.

With houses, the position is probably worse. The few houses available are now probably rented at least twice the amount they fetched at the end of 1979.

Mr Maurice Goudre, director of C E G, said a house renting then at R175 would now fetch at least R325 a month.

He said there was little chance of anyone renting a house in top areas such as Durban North or Westville for less than R650 or R700.

Landlords were asking for 'key money' deposits, usually in the region of a month's rent in advance when letting a home. Mr Goudre consid-

ered this to be reasonable in view of the fact that some tenants were inconsiderate and there could be damage to premises.

Prices of flats have soared in the past two years. He said flats between R16 000 and R20 000 in 1979 were now R35 000 to R40 000. He quoted the example of a Glenwood block where units selling at R12 000 to R13 000 were now fetching R33 000 to R35 000.

He said 'It is becoming frightening. We are not getting development at all.'

Mr Goudre said the immigration boom was going to make matters worse and he added 'I don't see how the country can say to prospective immigrants "come and join us" when there is such a shortage of accommodation.'

The Government must provide accommodation,' he added.

Mr John Brink, general manager for R M S Syfrets,

TURN TO PAGE 2

Fewer flats available

★ FROM PAGE 1

said this week he had let a top-quality townhouse in Musgrave Road for R875 a month.

He quoted the following examples of how rents had moved on the Berea and the beachfront:

● A single-bedroomed flat was renting in 1979 at between R90 and R100. In 1980 it reached the R140 mark and this year was leased at R180.

● A two-bedroomed flat was R150 in 1979, up to R200 in 1980 and between R250 and R300 in 1981, and

● A three bedroomed flat could be rented for R180 in 1979, R275 in 1980 and between R400 and R420 this year.

Other examples. A two-bedroomed flat just off the Ridge now rented at R275 — in 1979, the rent was R120. A single bedroomed flat in the Cato Road area was being let at R220, R90 more than in 1979.

Mr Brink said any two bedroomed flat, even in the poorest area, would be about R250 a month — there was nothing under that.

Three-bedroomed duplexes were between R450 and R550 — when one could find them. They were as scarce as houses. Mr Brink said his company had let one house on the Bluff recently for R500 a month.

On the selling side, the story was one of would be homeowners beset by lack of bond finance, plus the same story of ever-increasing costs.

Mr Brink quoted examples of sectional-title sales at the beginning of 1980.

Break even

A two-bedroomed flat cost R16 000 and a single-bedroomed flat R12 000. The two-bedroomed apartment now was fetching between R28 000 and R30 000.

Why are rents so high? Mr Brink explained that many 'mini-landlords' who own a few sectional-title flats were only just breaking even.

'If a landlord has bought a flat for R30 000, he may have

to pay off a bond of some R23 000. To meet his bond repayments and levy, he must charge a rent of R300 just to break even,' said Mr Brink.

'If a landlord bought at the R15 000 to R16 000 mark, he can let at R150 to R180. But if he sells that flat now, the new owner will have to pay R30 000 for it and he must lease it for around R300 a month. This is where the crunch is going to come.'

The number of flats available for rent had decreased dramatically in the past year. Where the company might then have had 60 to 100 flats on its books, now there were hardly 10.

There seems no doubt that rents are destined to continue rising.

Mr Brink said there was a tremendous shortage of flats and houses to rent. And with building societies likely to put up mortgage bond rates again within the next few weeks, landlords facing repayment problems with their bonds would undoubtedly pass on the increase in the form of yet more rent increases.

Problem

In spite of the apparent clamour for rented accommodation, there were some flats that did not move, said Mr Bunny Reilly, letting manager for J H Isaacs, Geshen.

He also said the problem was cost. Owners of individual flats had the bond repayment and monthly levy problem and this forced rents up.

He had let an upstairs maisonette in Essenwood Road for R550 a month, but quoted a case on the beachfront where a three bedroomed flat, formerly offered for R750 without takers, was reduced to R550 a month. There was some resistance, he said, to the high prices.

Mr Reilly said there were no new flats being built. As individual flats were sold, the occupants had to find new homes. Some went into boarding, others might have to buy their own flats if they had the wherewithal.