

HOUSING - & HOSTELS

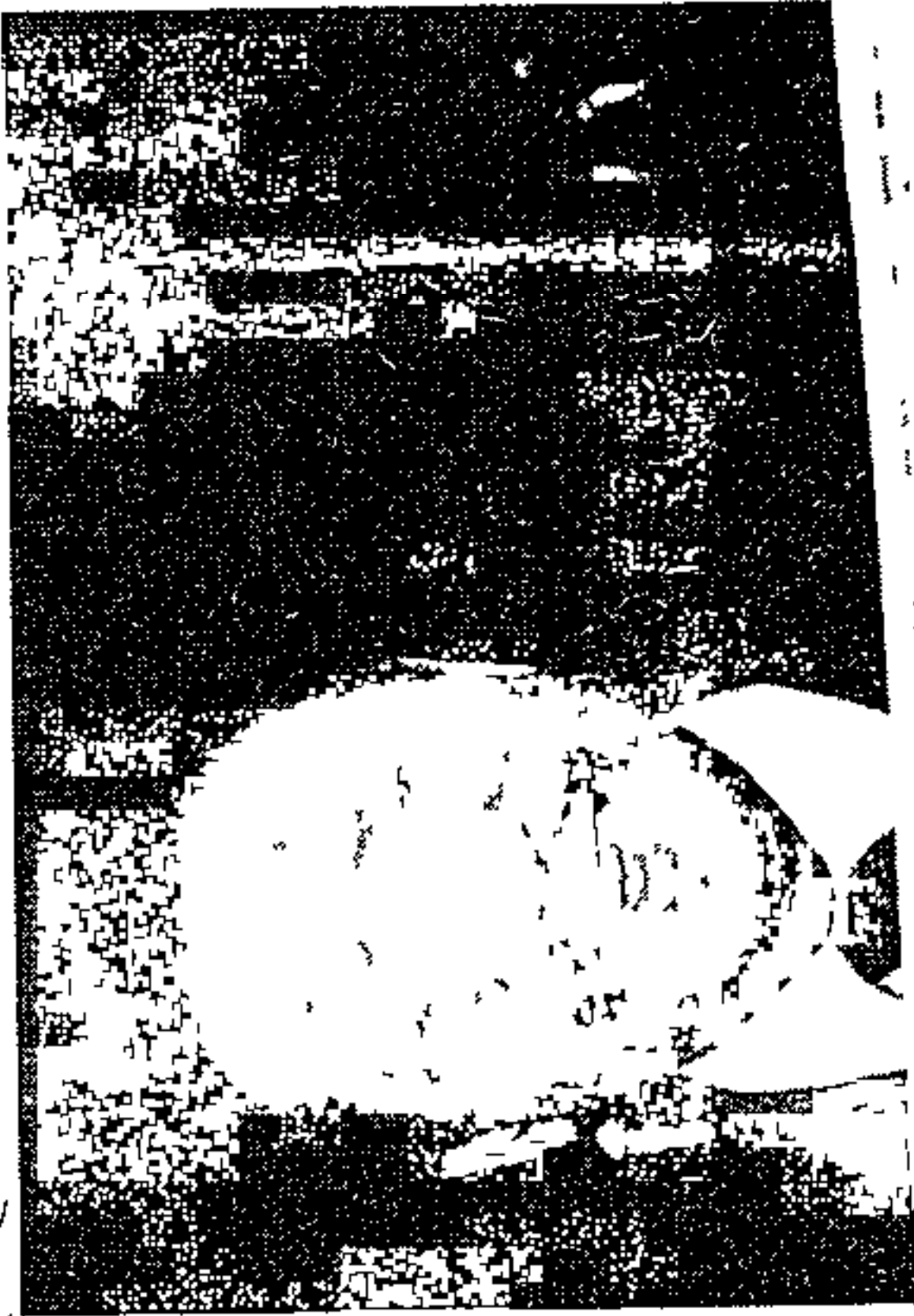
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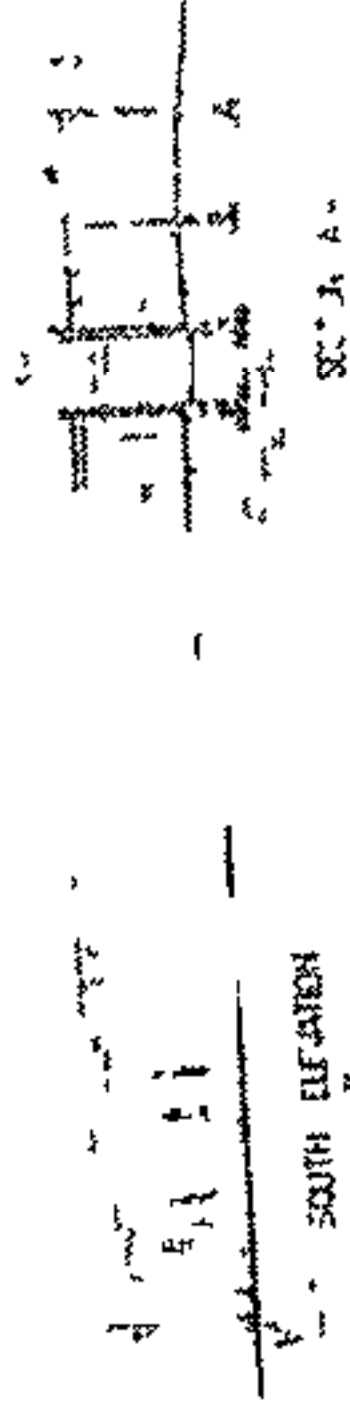
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HOME FRONT



Mr Phineas Hlope . . . man with a plan.

EAST ELEVATION



How Hlope hopes to double his matchbox

ARMED with his house plans, Mr Phineas Hlope has been talking to his building society, and to builders, about extending his house.

Mr Hlope hopes to almost double his Em-deni North matchbox — his contribution to alleviating the housing crisis!

HOMEFRONT has undertaken to buy his house for him — because he is a fellow-worker at SA Associated Newspapers — on 99-year-leasehold, provided he improves it.

He is waiting for a letter from Wrab giving him the discount price he will pay if he buys during the Big House Sale. He has already filled in form N189 and had it signed by his township manager.

He says he was told by a spokesman for the SA Permanent Building Society that, on his earnings, he would be able to apply for a maximum of R13 000.

It is unlikely that a R13 000 loan will cover all the alterations and additions Mr Hlope has had drawn, so the plan may need to be modified.

On the other hand, Mr Hlope feels he might do better going to the West Rand Administration Board's Home Improvement Centre for a loan.

The interest will be less — 13,5% a year compared with 14-14,5% on building society loans — and loans are immediately available.

If he was buying his house with the aid of a building society, he would not be able to go to Wrab for a loan for the extensions, but as the cost of his house and of 99-year-leasehold will all be paid for in cash, he does not have a problem.

By LIN MENGE

A spokesman for the Home Improvement Centre (673-5200) told HOMEFRONT yesterday that deposits ranged from 10% to 20%, but borrowers could make larger deposits if they wished.

Their minimum monthly repayment must not exceed 25% of their income, but they could increase the repayments whenever they were able as this would reduce the interest.

NB: The Home Improvement Centre has a new head — Mr Johan Miller has been appointed Chief Estates Officer.

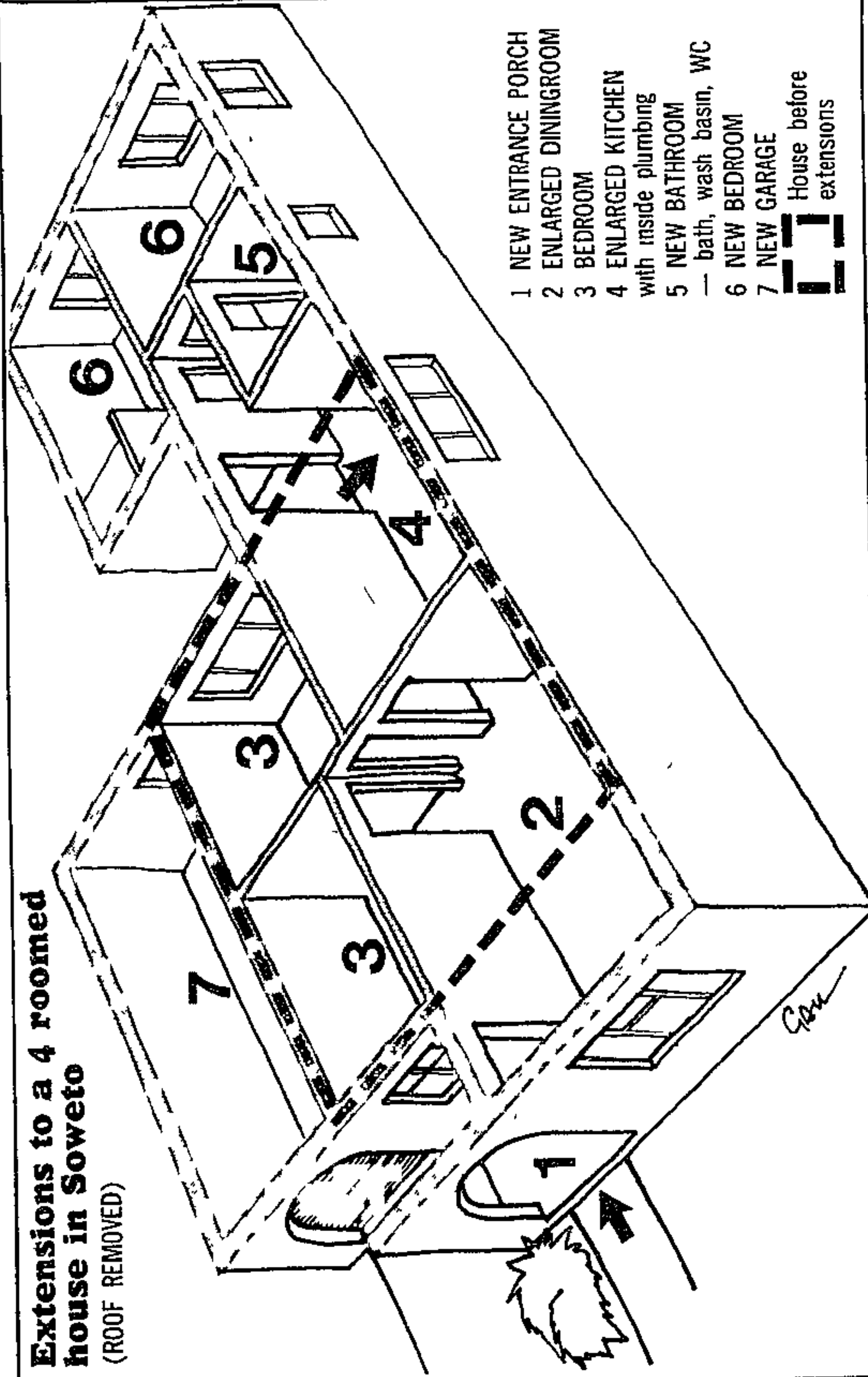
The first plans Mr Hlope had drawn, by a township draughtsman, were for a backyard garage and a "storeroom" and "study" — these being the false labels given to rooms actually intended for use as bedrooms so that the plans can meet the health inspector's requirements.

Because of the shortage of accommodation in Soweto, the authorities turn a blind eye to the occupation of outbuildings "not for habitable purposes".

But if you're going to spend money on building, why not have the real thing? HOMEFRONT referred Mr Hlope to the professional man who draws plans for HOMEFRONT readers at a special price (tel us on 710-2505 if you're interested). He came up with a plan of a four-bedroomed house which will look like the house shown here, with the roof removed.

A good plan is the first essential of good building — and can cut costs and waste

Extensions to a 4 roomed house in Soweto (ROOF REMOVED)



How Mr Hlope's matchbox (the area bounded by the broken lines) can be turned into a bigger house. Graphics: GAIL IRWIN

'Parties exploit black housing'

By Jo-Anne Collinge

White politicians were making political capital out of the plight of black families living in Hillbrow and neighbouring areas, a group formed to fight the Group Areas Act said.

Actstop vice-chairman Mr Mohamed Dangor said yesterday politicians of the nationalist parties seemed eager to put themselves into office — or keep themselves there — by throwing desperate people out of their homes.

He was commenting on a Conservative Party meeting tonight which will discuss ways of ejecting coloured and Indian tenants from central city accom-

modation. The meeting will be addressed by Mr Koos van der Merwe (CP, Jeppe) and Mr S P Barnard (CP, Langlaagte).

It is a response to a National Party meeting held in the area late in June at which the NP MPC for Jeppe, Mr Hennie Bekker, said the State should investigate housing coloured and Indian people in the Hillbrow/Berea/Joubert Park area.

Mr Dangor said he hoped CP speakers would address the question of housing for black people as they considered evicting them from Hillbrow.

He said residents in the area had lived together in amity and there had been no reports of friction. Prosecutions under the Group Areas Act had tapered off so it could be presumed there had been no complaints to the police.

"Actstop's experience is that groups fan friction between people who would otherwise live easily as neighbours. In Mayfair it was the Government's proposal to establish an Indian group area that created alarm and suspicion between neighbours.

"Actstop is firmly committed to non-racialism. Our stand in Mayfair was that all residents should be allowed to continue living there. We believe the same should apply to the centre-city areas."

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Focus on houses

Indaba to debate big sale

THE EAST Rand Administration Board, the Department of Co-operation and Development and all the community councils on the East Rand will meet today to discuss the selling of houses under the new home ownership scheme.

The meeting, which will start at 10 am, will be held at the H F Verwoerd building, the headquarters of Erab in Germiston.

Mr J H Opperman, the senior Director of Erab, said many of the houses in the East Rand were not yet ready for sale under the 99-year leasehold scheme. He said the surveying of the township was still in progress and would take some time to complete.

He said "The meeting will discuss the type of houses to be sold

their prices, and interest to be charged."

There are about 50 000 houses on the East Rand and most of these houses in some of

the townships had already been sold under the 30-year leasehold scheme. But, Mr Opperman said, their owners could have these con-

verted to the 99-year leasehold under the new home-ownership scheme that was launched on July 1 by the Government.

OK to aid employees in buying homes

AS a means of encouraging loyalty and rewarding long service employees, the OK Bazaars is to launch a home-ownership scheme to help its employees in buying their houses under the 99-year leasehold.

(30) (121)
This was announced this week by the giant supermarket's Chief Executive, Mr Gordon Hood, who said his company was going to take advantage of the Government's recent decision to sell off hundreds

Sowetan By SAM MABE 3/8/83

of thousands of houses in black townships throughout the country

The move is seen as the first by a major company in the wake of the Government's decision Mr Hood believes it should set an example to other companies

"I believe this is the direction that any right-thinking group of businessmen should take. It will not only encourage loyalty but it will also be

a form of reward for those who have been with us for some time," Mr Hood said

He added that the aid could take the form of an investment in a building society which would in turn guarantee the employee a 100 percent home loan

"If for example, the final selling price is determined at R1 000 and our staff member is offered, say a 75 percent loan by the building so-

ciety, we would invest the further 25 percent, provided the society gave our employee a 100 percent loan," added Mr Hood.

In the light of the number of the supermarket's employees likely to use the company's scheme, it is predicted that the investment commitment, which could run to over R500 000, would last for as long as it took for the employees to pay off that portion of their housing loan.

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5/8/83

The Star Friday August

Families told to live in buses

By Themba Khumalo

Some families in Alexandra township have been ordered by officials of the Alexandra Liaison Committee to move into buses as their homes are to be bulldozed to make way for re-development.

The families were told by the Rev Sam Buti, the committee's chairman,

that they would have to live in the buses for three months

One resident, who did not want to give her name for fear of jeopardising her chances of getting a house, said the area where the houses were was to be dug up so services could be installed.

The 12 buses, without

seats, were towed to the area between Second and Third avenues on Monday, residents in the area said

Angry residents on Tuesday night attempted to burn one of the buses by setting a tyre alight.

A placard stuck on a bus said: "We want houses, not buses."

As a result the area surrounding the buses is to be fenced

Another resident said she was worried about how the families would get their cupboards and coal stoves into the buses. She was also concerned about privacy and security, she said.

Mr Buti said a meeting had been held on Tuesday with the families but he did not wish to comment at this stage because some people might interpret the matter negatively.

A news conference would be held next week at which the liaison committee would explain why it had chosen buses and how long the families would live in them, he said.

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Residents want their promised houses

Political Reporter

SEVEN members of the Westbury Residents' Action Committee (Wrac) yesterday presented a letter to the Johannesburg City Council housing department demanding that the council build the houses promised to them 22 years ago

The seven were unable to

see the director or deputy director of the department, but handed the letter to another official

The director, Mr M Wilsnach, was unavailable for comment yesterday

The letter was adopted by a meeting of about 70 residents of Western Township on Tuesday night

In it they rejected a survey planned by the Coloured Management Committee to determine whether residents preferred to buy their present houses with the condition that they break it down and rebuild it within five years

The letter said five surveys had already been done and all had shown that the major-

ity of people wanted new houses

The people of Western Township were moved there "temporarily" in 1961

The city council began to build the new houses promised to them about two years ago and about 30% of the families have moved into them

(127) ROOM 5/8/83

Nkomo: have written to Mugabe

London Bureau
LONDON — Mr Joshua Nkomo emerged from the seclusion of his St John's Wood flat this week to disclose on BBC television that he has written two very important letters to Zimbabwe's Prime Minister Mr Robert Mugabe in connection with his exile from Zimbabwe. He is still awaiting a reply.

Mr Nkomo hinted that he had suggested in the letters ways of resolving the differences between himself and Mr Mugabe's government.

"I am not interested just in getting back into Parliament," he said. "What I am interested in is to find ways and means to solve the problem of Zimbabwe. There is a serious security situation in Zimbabwe today. We have got to do everything possible to see that the problem is removed."

Asked by the interviewer how much influence he could wield in bringing about a solution, seeing that he was living in exile and that he was likely to be expelled from the Zimbabwean Parliament because of his absence, Mr Nkomo replied: "When I left because of the threat to my life, I made it perfectly clear that I was going out in order to seek ways and means of assisting in bringing peace to Zimbabwe. I have written two very important letters to the Prime Minister."

Asked what the letters contained, Mr Nkomo said: "That will be seen later. Nobody knows this, and I have been expecting a reply to those letters."

He said he had paid someone to hand-deliver the letters to Mr Mugabe. This was done on June 27.

The Zapu leader added: "The question of my parliamentary seat is not a problem. It is just a consequence of the problem of Zimbabwe. To me, what is most important is to solve the problem, and I have been trying to do that, as it will be revealed."

Mr Nkomo claimed he could not be expelled from Parliament, because the constitution said nothing about expulsion. It said simply the seat would become "vacant" — and it would be filled by Zapu

Now Mr Mbongwe has a chance to own his house



Mr Samuel Mbongwe, Roman Catholic catechist, whose church will help him rand-for-rand

By PAT SCHWARTZ
MR SAMUEL MBONGWE has divided his life between his duties as a municipal policeman and his devotion to the Catholic Church.

Through those years he has lived with his wife and three sons in a house in Soweto's Orlando West — a house he thought he could never own.

Now retired, living on a small pension and his wife's salary as a teacher, and filling in the financial gaps by working as a gardener, he

has taken his first steps towards making his home his own.

Through the years, Mr Mbongwe has involved himself in the work of the Orlando West Catholic Community and every Sunday has found him at St Patrick's Church in La Rochelle, Johannesburg, filling the role of catechist teaching parishioners who are more at home in Zulu and Sotho than in English.

Now the church is to repay some of the debt they feel



they owe to a man who has worked, unpaid, over the years

They have lent him the money to pay the R300 deposit on his three-roomed home. He will pay the loan back at the rate of R50 a month and says the parish priest at St Patrick's. When he gets

R150 together we will give him the rest on a rand-for-rand basis.

"What he has given to us, we can never pay back financially," says the priest.

Where the hundreds of rands more Mr Mbongwe will need to buy his house will come from, no-one is quite sure.

Perhaps some Catholic parishioner, with a fine home of his own, will help this ageing but faithful servant of the church acquire his tiny house

Help for OK workers in Big House Sale



MR FRANS YAZBEK Home buying a priority

By LIN MENGE

STAFF of all races who work for OK Bazaars branches throughout South Africa will be assisted to buy their rented houses from the Government during the Big House Sale.

This first move by a major employer in the wake of the Government's decision to sell off 500 000 houses to their tenants, was first announced through Sapa by the firm's chief executive, Mr Gordon Hood.

Mr Frans Yazbek, the personnel division executive, told HOMEFRONT yesterday how the firm was going about it.

Because they have 25 000 employees working at OK Bazaars and Hyperamas around the country, the company first had to create a national network to handle the home-buying programme.

After circulating their personnel divisions, countrywide they sent circulars to their employees asking whether they were entitled to buy the house they were living in and, if so, to discuss the matter with the company.

Employees would be explained the benefits of buying now rather than facing higher rentals in the future, Mr Yazbek said.

The company also undertook to help sort out any snags that might arise during the buying procedure.

Most important of all, the company would invest considerable funds so that an OK employee wanting to buy his house would be guaranteed a 100% building society loan.

The firm is deeply committed, in several ways, to assisting their employees to become homeowners, Mr Yazbek said.

Herdsman killed Lady Noreen

The State alleges that on January 28, about midday, Lady MacLaine left her smallholding in her car to collect eggs and milk and to get

removed from her house. Her body was buried in a shallow grave near the house.

The next day Mr Nzimande told the other farmworkers,

Mr Nzimande is alleged then to have gone to his girlfriend's kraal at Molweni. He had with him the articles allegedly stolen from the Kloof

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93 houses already sold

AT LEAST 93 houses have been sold so far under the new mass sale of houses in Soweto, according to the West Rand Administration Board (Wrab).

The anticipated flood of home buyers following the announcement of the scheme last month has not materialised and this is attri-

buted to the cautious approach residents have adopted

A special office to advise potential home buyers and their employers has been set up in Wrab's Albert Street offices

Soweto's houses are

being sold for an average of R600 but this does not include payment for the 99-year-leasehold nor electricity wiring and connection

Mr Andrew Mardon, Wrab's assistant director for community services, said 196 applications for

the purchase of houses were still being processed

"I think that as soon as the concept of buying their homes is accepted, the sale of houses is going to pick up," Mr Mardon said.

The special housing sale office is run by Mr J Genis, who is the chief estate officer of Wrab

"We expect sales to pick up tremendously and that is why we thought a special office was necessary," he said.

He said a campaign to inform employers about the scheme had been launched.

"We go into various companies to inform both the employers and potential home buyers about the merits of the scheme," said Mr Genis.

The Soweto Council offices in Soweto have reported a high interest in the scheme by residents.

Soweto 5/8/83 (27)

E Rand homes for sale soon

By MZIKAYISE
EDOM

By MZIKAYISE EDOM

THE SALE of houses in the East Rand under the new home ownership scheme will start at the beginning of next month.

This was announced yesterday by the chief director of the East Rand Administration Board, Mr F E Marx, who said the decision was taken at a meeting held in Germiston last week.

The meeting, which was attended by officials of Erab, the Depart-

ment of Community Development, the Department of Co-operation and Development and all East Rand Community Councils was held at the H F Verwoerd building, the headquarters of Erab.

Mr Marx said the board will start with the selling of the houses in Tembisa, Katlehong, KwaThema and Daveyton townships. He said the board has already completed surveying

these townships and as soon as they are through with other townships more houses will be sold in the area.

He said a 20 percent discount would be given to all people who pay for their houses in full before August 1984. The Department of Community Development has a financial aid scheme to assist all people earning R150 a month or less to buy houses.

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Power failures anger residents

ATTERDIGEVILLE-
 /Saulsville residents are
 up in arms against the
 daily electricity power
 cuts which they say has
 led to them losing thou-
 sands of rands through
 the amount of food they
 are forced to throw
 away

Residents interviewed
 by The SOWETAN yester-
 day said there was a
 total electricity blackout
 everyday after 5pm.
 They blamed the auth-
 orities for not giving im-
 mediate attention to the
 problem

Mrs S Mokone said
 for the past four months
 she had been throwing
 away food in large quan-
 tities. She said authori-
 ties did not seem to be
 concerned about the
 welfare of the com-

community even though
 rents were being in-
 creased from time to
 time

Another resident, Mr
 S Moremi said power
 cuts created problems,
 not only for adults but
 for school children too.
 He said students were
 faced with a problem of
 studying by candlelight
 and that their progress
 was affected

When similar com-
 plaints were brought to
 the local community
 council's attention ear-
 lier this year it was said
 that a project was un-
 derway to install bigger
 transformers for the
 township. Residents
 were then asked to ex-

ercise patience as cuts
 were caused by over-
 loading

The council has since
 approved a total of

R350 000 to be used for
 an additional mini sub-
 station in an effort to
 curb the problems of
 overloading which result
 in constant blackouts in
 certain parts of the
 township

UDF rejects reforms

THE UNITED Democratic Front (UDF) has rejected
 the latest proposed amendments to the constitutional
 proposals and has described them as an attempt to
 pacify people.

The interim publicity secretary of the UDF Mr
 Zac Yacoob, was reacting to amendments suggested
 by the Parliamentary Select Committee on the Con-
 stitution this week

The proposed amendments have been described
 as being of a technical nature

"The amendments do not redress the grievances
 of the vast majority of our people," Mr Yacoob said
 in a statement

The UDF is going to be launched nationally at a
 two-day conference in Cape Town on August 20 and
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SCORE

SAVE MORE WITH SCORE

<h2 style="margin: 0;">LARGE EGGS</h2> <p style="margin: 0;">per doz. 96^c</p>	<h2 style="margin: 0;">BREAD</h2> <p style="margin: 0;">AT COST</p> <table style="margin: 0 auto;"> <tr> <td style="text-align: center;">BROWN</td> <td style="text-align: center;">WHITE</td> </tr> <tr> <td style="text-align: center;">37^c</td> <td style="text-align: center;">48^c</td> </tr> </table>	BROWN	WHITE	37^c	48^c
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 <h2 style="margin: 0;">GOLD CROSS MILK</h2> <p style="margin: 0;">397g</p> <p style="font-size: 1.5em; margin: 0;">75^c</p>	 <h2 style="margin: 0;">SHELL PETROLATUM</h2> <p style="margin: 0;">500ml</p> <p style="font-size: 1.5em; margin: 0;">89^c</p>				

* VALID FROM **11.8.83 to 13.8.83**

OUR PRICES PROVE IT



SCORE

YOUR SUPER SAVINGS SUPERMARKET

Roads remain in use

THE DAVEYTON Community Council has abandoned its plans of closing certain streets in the township in order to reduce the high accident rate.

At the council's monthly meeting held this week, it was decided to abandon the plans after complaints from local motorists and local residents claiming that the scheme "will not at any stage solve the problem of the high rate of accidents in the township"

The council has already started with the project and at least four streets have already been sealed

The chairman of the council, Mr Tom Boya, told the meeting that the council would have to meet soon to discuss new strategies and better plans which could be used in the future to curb the accident rate in Daveyton

Pretoria houses selling slowly

12/8/83
By MONK NKOMO

Soweto
THE ATTERIDGE-VILLE/Saulsville Community Council yesterday made an appeal to local residents to buy their houses under the new home ownership scheme.

The appeal follows the Government's recent announcement giving their full support to the campaign to sell 500 000 dwelling units — 350 000 to blacks — throughout the country.

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"Very few applications have been received and we are very concerned about the lack of interest shown by our residents," Mr Sol Rammala, the council's chief administration officer, said yesterday. He appealed to the residents to submit their applications between now and July 1, 1984, so that they can qualify for discounts ranging between 35 and 40 percent.

Although it was difficult to determine the

selling price of each house, the Minister of Co-operation and Development, Dr Piet Koornhof, recently announced that a house built in Soweto in 1976 for instance, could be sold for a price ranging between R800 and R1 500.

Mr Rammala said details on the massive drive to sell the houses can be obtained from the local community council offices in Komane Street.

Motlana urges Soweto residents to buy houses

THE CHAIRMAN of the Soweto Committee of Ten, Dr Nthato Motlana, on Saturday urged Soweto residents that, while fighting relentlessly for freehold rights, they should take advantage of the Government's mass sale of houses under the 99-year leasehold scheme.

Addressing a packed hall at Modisi-ye-Botse Lutheran Church in Diepkloof, Zone 4, Dr Motlana told a meeting convened by the Anti-Community Council Committee and the Diepkloof Civic Association (DCA) that there were advantages that could be enjoyed by residents who bought their houses rather than

(127) renting them 15/8/8?
"I have listened to cases of people who have been forced out of their homes simply because their parents have died and the township manager decided that they cannot continue living in the council-owned house.

"So, it may be in our interest to try our best to buy these houses, but at the same time, we should not sit down and think a 99-year lease is the end of our struggle. We should fight relentlessly for freehold rights," he said.

He added that the Government's decision to sell houses had not

touched on the most burning issue concerning housing in black townships. He said people who were without houses would still remain without houses because the Government sold existing houses without providing new ones.

He reiterated that the Committee of Ten was not going to participate in the forthcoming community council elections and urged residents not to vote as their voting would give legitimacy to claims by those in the councils that they were representing Soweto residents.

By SAM MABE Sowetan



HOUSING: Prospective tenants view their new homes which will be completed in October

SAB to help accommodate their Tembisa employees

By Len Maseko

IN A MOVE to alleviate the housing crisis in the area, the South African Breweries is building new homes for about 500 residents in Tembisa.

The R1,9-million project, aimed at housing the company's contract

workers employed in Isando, will be completed within the next two months. Five other similar projects are being considered by the company for its employees at other plants.

The homes, with three bedrooms each, will occupy a one-hectare site. Ablution

blocks and kitchens will be communal, and will be equipped with gas rings where residents will prepare their meals.

The area will also have a six-bed clinic and a shop providing the basic essentials. The whole project has been approved by the local community council.

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Sowetan

15/8/83



Mr Stanford Mthingeni (left), Mr Albert Mtshali and Mr Ndaba Mlando start work yesterday on the walls of Mrs Edith Shongwe's bathroom in Klipspruit.

Bathroom victory on the way

WHAT A beautiful sight it was in Klipspruit yesterday three building workers ferrying bricks, mixing cement and laying bricks

Right now it must be one of Soweto's smallest building jobs, but to HOMEFRONT it is the most important, because it is the long-awaited bathroom for Mrs Edith Shongwe at last taking shape.

It was also happy 59th birthday news for Mrs Shongwe, still fighting bone cancer from her bed in the Hillbrow Hospital. It is hoped that when she returns home, she will be able to roll her wheelchair up a backdoor ramp, and will have, for the first time, kitchen taps and a sink, a bathroom and indoor toilet.

Like thousands of other Sowetans, she has had to make do for years with an outside toilet and a single outside tap. When HOMEFRONT staffers decided to "buy" her a bathroom be-



cause it was not only her own dearest wish but also that of her pensioner employers, we hoped others would follow suit. In the process we learnt that a bathroom is the single most expensive addition you can make and that no good builder can afford the time or the cost of erecting a one-off bathroom.

Fortunately Neumann Design and Construction agreed to fit in the job as soon as they could manage it. They were then held up by the failure of the water supply to the house, but that was restored the day we published a HOME GROAN on the subject.

Another lesson HOMEFRONT learnt was the diffi-

city of finding a reliable builder. Some so-called builders accept "deposits" and then vanish.

Out of that concern has come our interest in what could be a healthy move, namely the creation of a legally constituted and registered builders' association with its own code of conduct and disciplinary measures.

Members of the Soweto Building Contractors Association will not be allowed to accept "deposits" and proper contracts are now being drawn up which will protect both contractor and client.

For the benefit of our readers, and to encourage other township builders to join this non-profit association and so, it is hoped, raise building standards, HOMEFRONT will, tomorrow, publish the names and addresses of those builders who are already fully-paid up association members.

ROOM 17/8/83

Soweto building men join forces in new group

By LIN MENGE

ONE sensible way to choose a builder is to ask for the names and addresses of a couple of his previous clients, and to take a look at the work he did for them.

If you go to a building society or to your administration board for a building loan, you will have to produce two or three builders' quotes, and if they don't know the builders concerned, they will want to look at work he has done previously.

A building society won't give you a building loan unless it is satisfied with the builder you have chosen. On the other hand, the society cannot recommend builders to you.

The problem is that there are large numbers of black building contractors and subcontractors who are not known to the building societies.

Fly-by-night types, white and black, who demand "deposits" and then vanish after laying only the foundations are a big problem. But so are ignorant, confused and dishonest clients — builders also have to live.

The only way to avoid hassles and rip-offs is by taking precautions. That means choosing a builder carefully and entering into a proper contract.

Those who have joined the newly constituted nonracial, non-profit Soweto Building Contractors' Association (SBCA) may not all be good builders, but they are serious about the job. They pay a R30 registration fee and R150 a year subscription, they will have a code of standards and they will have to face a disciplinary committee hearing, and possible suspension, if complaints are brought against them.

If they are involved in dishonesty or are sequestered, they will automatically lose their membership.

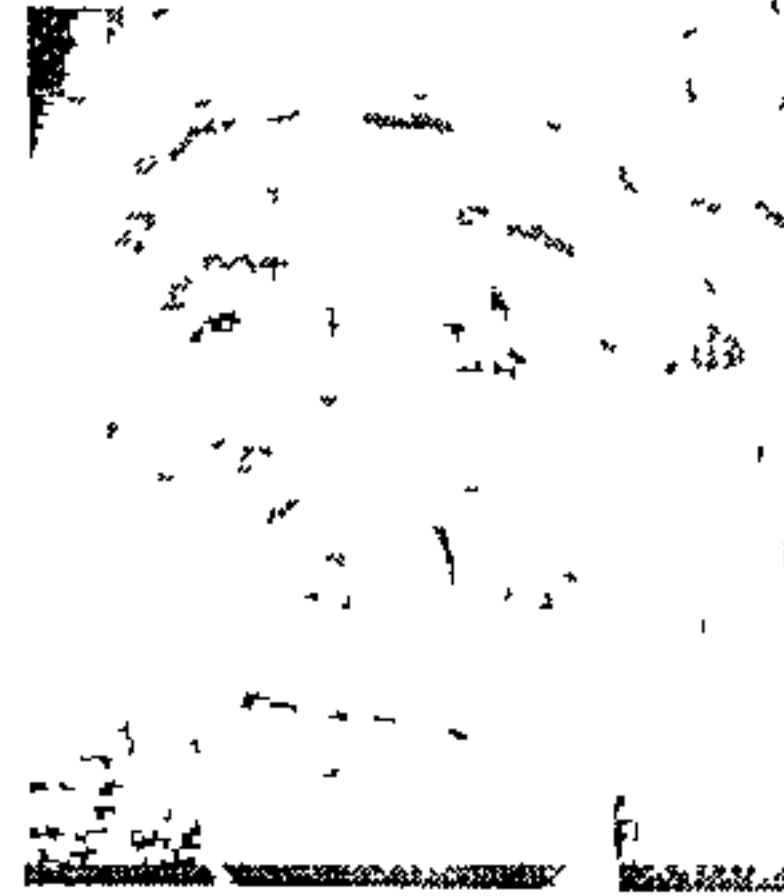
Their rules will not allow them to accept advance "deposits". All money will have to be paid to them through building societies or administration boards, following inspection of their work, or, if the client is paying cash, they will have to enter into an absolute contract, complete with specifications, which will help protect both builder and client.

The rules and form of contract are being prepared by Mr Cedric Tennant, of the Centre for Developing Business at the Graduate School of Business Administration at the University of the Witwatersrand.

The executive of the association has approved the final constitution, which was drawn up for them by the



MR SAM MAHLANGU
Secretary of SBCA



MR CEDRIC TENNANT
Work with Wrab



attorneys who act for the Urban Foundation. The association also aims to promote training among its members and to establish a permanent centre. The secretary, for those who want to make further inquiries, is Mr Sam Mahlangu (tel 949-2126).

Now that it is legally constituted, the SBCA is seeking recognition. Mr Tennant took the first step on Monday when he showed their constitution to Wrab officials at New Canada.

"We're here to work with you. We are seeking your cooperation," he told them.

The SBCA wants to raise the standards and status of township contractors. They can only do that if other genuine contractors and subcontractors join them and make this a strong and effective association. The public should also know who belongs to the SBCA.

Today HOMEFRONT publishes the names and addresses of fully-paid up members of the Soweto Building Contractors' Association.

As more contractors join, and pay their fees, the SBCA will pass their names on to us for publication. (Contractors must NOT phone HOMEFRONT)



- Zakhele Building Contractor (Jan Mahlangu) 659 Mofolo Central, PO Dube 1852 Tel 949-2126/7
- Mogoal Builders (Mr Mogoal), 7223 Zone 4, Diepkloof PO Khotso 1864 944-3946
- Solomon Molefe, 729 Zone 1 Diepkloof PO Khotso 1864 944-3979
- Joel Lelisaigang, 3612-3621 Orlando West 1804 B 949-4144 H 945-4096
- Power Properties Construction (Derick Khama and Bortumelo Mokgethi) 237 Dube 1852 and Petrus Khumalo, 749 Klipspruit 1808) 940 1880
- Nketsi Building Contractor (Thomas Motaung) 1600 Zone 9, Meadowlands 1852 949-2593
- Panda Building Construction, 1430 Chiawelo PO Box 67 Chiawelo 1818 986-1407

- Mashau General Foundation (Thomas Mashau) 85 Victoria St Rosettenville 2197 26-2669
- Fana Contractor (Fana Nkosi) 71 Mofolo South PO Dube 1852 984-1265
- Adams Construction, PO Box 110 Klip-town 1812 945-1317
- Elkey Building, (Lock Gabane), PO Box 79 Dobsonville 1865 940-1416
- Soweto Modern Homes (P L Phetjula) PO Box 205, Orlando 1804 949-1646
- B & T Plumbers (Bennet Mabunu), 47 Mehlomakhulu Ave Dube 1852
- Marina Building Contractors (G Moabi) 861 Mosta St Mofetsane PO Kwaxuma 1868 B 930-4075 H 930-2516
- J Kwayine Contractors (Joel Kwayine) 1091a Zone 1 Meadowlands 1852
- Johnny Sello's Building Construction (John Sello) 2105 Moroka 1860
- Martin Building Contractors (Martin Lesibi Moabi) 3352 Dobsonville 1865
- J & R Builder (Robert Patrick Thomson) 69 Kliprescent St Eldorado Park
- Dangi Contractors (Elias Thomas Masingi) 11578 Orlando W Ext 1804
- Manoka Building Contractor (George Maolatlato Mongala), 33 Mofetsane 1868
- Aquarius Construction (S A Gordon and K G J Andrews) Suite 217 Benmore Gardens, Benmore Rd Sandton 2146
- Abram's Building Contractor (Abram Ngwenya) 1078 Zondi 1868
- Happiness Homes & Soweto Home Improvements (Ephraim Modise Sebele), 5494/5 Zone 5 Pimville 1808
- Vincent Bunge, Solly Molefe and Daniel Mvamve, 1184 Orlando E 1804
- DTZ Construction (Pty) Ltd (Mokoena Aubrey Nkosi Henry K Peter) 2192 Jabulani PO Kwaxuma 1868
- Benny's Building Contractor (Benny Mncedisi Mzongwane) 2782A Zone 10 Meadowlands 1852
- Dubs Building Contractor (Samuel Dubazane) 724 Limpopo St Senoane 1860 985-1555
- S & J Building Construction (Solly Mphasana) 1018 Mofolo Central 1852
- Dav/Thabo Construction (Thabo Skosana) 680 Sitemela St Moroka 1860 984-1164
- Tiger Building Construction (Daniel Mgcina) 6996 Orlando W 1804
- M & M Building Contractors (Godfrey Mashile) 7193 Phiri St Orlando W 1804
- Rob Homes & Building Contractor (Robert Ndlovu) 6879 Orlando W 1804
- L G Homes, L G Fian & H Levitan Builders (Howard Vernon Levitan) PO Box 432 Kelvin Sandton 2146 944 1514.
- Snooks Construction (Abram Senokoanyane) 1359A Naledi 1868
- Juluka Building Contractor (Isaac Mambela) 267 Matheatsie St Moroka 1860
- Jantjes Building Construction (Daniel Jantjes) 1939A Zola II, 1868
- Ikageng Building Construction (Johannes Tseke) 3582 Zone 10 Meadowlands 1852 949-4058
- Contemporary Homes (Paulus Themba Madida) 309 Dube 1852
- Midlands Unicast Construction (Gulem-Hussen Wadi) 129 Robin Ave Lenasia 1820 852-3883
- M Building Construction (Lucas Mshini) 1595 Zondi 1 PO Kwaxuma 1868
- E & S Home Improvements (Sydney Mashale) 5608 Zone 5 Pimville 1808 944-3427
- Modiba Construction/DM & JP Building Contractor (Michael Modiba) c/o Mapipe Brickworks Moroka, PO Kwaxuma, 984-1361
- W N Tour Building Contractor (W Ngwenya), 734 Emdeni 1868
- Artisan Contractors (Mr Maluleka), 589 Zone 8, Meadowlands 1852 940-1467.
- C M N Contractors (J M Chagwe), 2277 Dube Village 1852 B 940-1404, H 949-1102

Residents Waken of Lenasia Crisis

127

2011

19/8/83

Crisis

Municipal Correspondent
THE Federation of Residents' Associations (FRA) in Lenasia has written to the Director of Local Government, Mr Hen Kruger, warning that Extensions 8 to 11 in Peri-Urban Board (PUB) — "may be slipping into another phase of crisis."

The chairman of the FRA, Dr R A M Saloojee, asked Mr Kruger to intervene in a potential row resulting from the latest monthly water and lights accounts.

Dr Saloojee said that in many cases the board's June-July accounts were three times as high as the average monthly account.

He said meters were not read regularly and accurate accounts had not been sent out in the past. The June-July account was an accumulated account for the use of water or electricity not charged for previously.

Dr Saloojee said in the letter that the FRA also objected to accounts being presented to residents in the middle of the month and having to be paid by the 26th.

Non-payment could result in discontinuation of services and the payment of a reconnection fee.

The FRA has been involved in various confrontations with the Peri-Urban Board in recent months, including protest demonstrations and refusals to pay accounts.

Dr Saloojee said meters were read at three-monthly intervals, although the PUB demanded regular service charges.

He called for an on-the-spot investigation of meter reading and corroboration of the accuracy of the readings, as well as the placing of cards in meter boxes after readings so consumers could have advance warning of what they might have to pay.

"If the board can prove that its accounts are accurate after its accumulative under-estimation of services, then it must introduce a staggered period of payment over a number of months.

The PUB cannot expect residents to suffer undue financial hardships for a condition not of their making," the letter said.

A spokesman for the board said yesterday that meters would be read every month in future.

● The Lenasia South/East Consultative Committee for extensions 8 to 11, appointed by the Peri-Urban Board, has also called for an investigation into the reading of meters. The chairman, Mr Dinkie Pillay, has asked residents to pay only half of their latest accounts — plus arrears — until the investigation has been held.

Mr Hlope gets a bargain price

By LIN MENGE

JUST one more step, and Phineas Hlope will be a property owner

Yesterday a West Rand Administration Board official at New Canada (673-5200) gave HOMEFRONT the price at which Mr Hlope, an air freight clerk with South African Associated Newspapers (owners of the Mail), may buy his house in the Big House Sale

The total price will be R1 388,61, including the cost of 99-year-leasehold

Before the Big Sale started, the house alone would have cost him R1 750, excluding leasehold charges. So Mr Hlope has a bargain

He is also lucky HOMEFRONT staff are buying the house for him, but it is on condition he takes out a loan and improves his house

His plans are drawn, he has submitted them for approval to New Canada and paid his township manager a R20



plan fee, and he has two builders' quotes

This is how the final discount price of Mr Hlope's four-roomed house in Emdeni North is made up
Original price: R1 750 excluding leasehold

● Reduced price under the Big Sale, based on the original and the replacement costs of the house, plus a rebate depending on the condition of the house R1 320

● Reduced price less 30% discount — 25% because he is buying for "cash" (ie not with a Government loan) and 5% because he is buying in the Big Sale year which ends July 1, 1984 R924

● That reduced price, less 5% discount because the house costs less than R2 500 and 5% because he has lived



Mr Hlope ... he's ready and waiting to buy

there for longer than five years R831,60

Discount price. R831,60

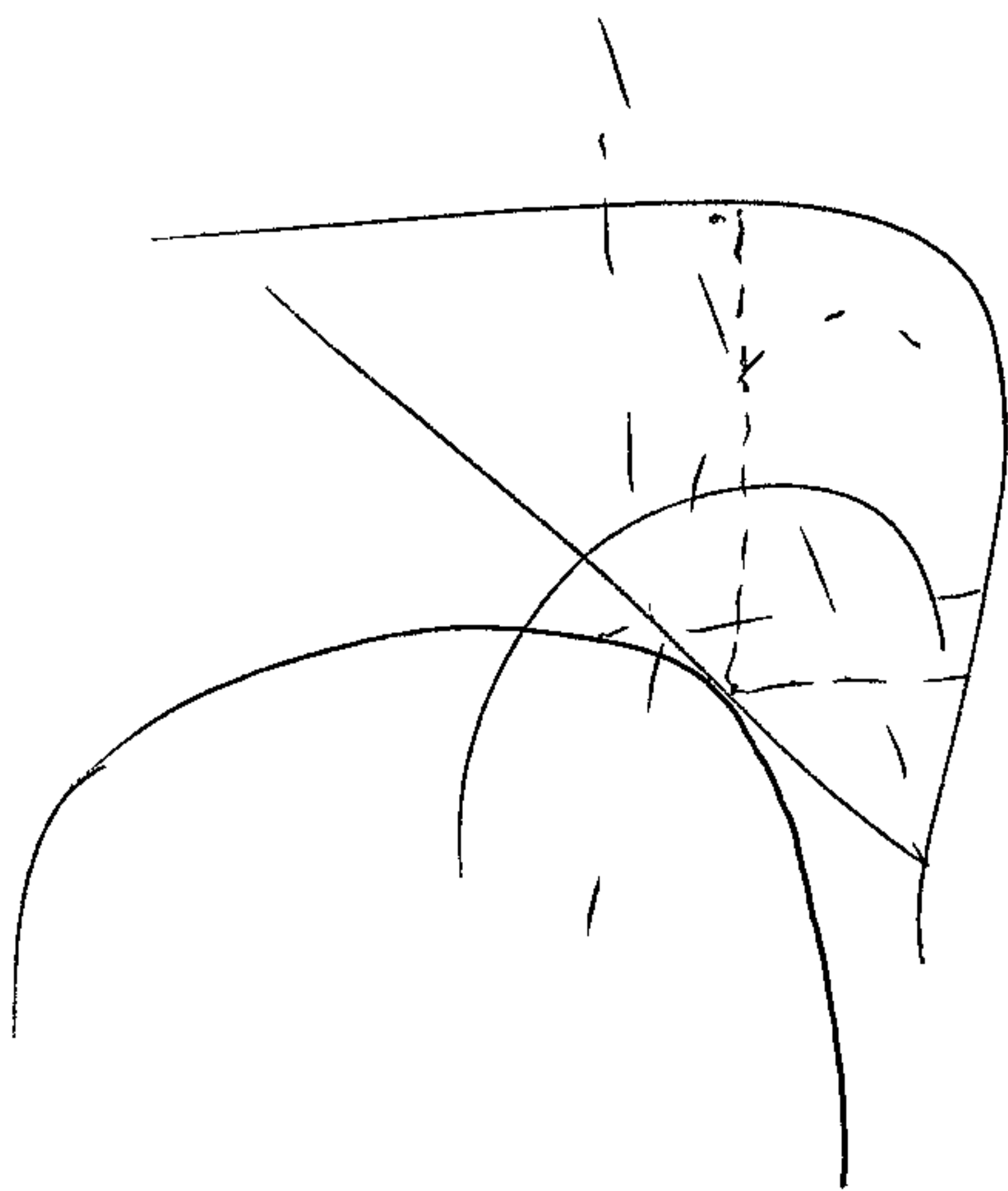
● To that is added R390 for cost of leasehold based on size of stand, plus R60 for survey, R6 for administration, R1 levy, R80 installation of water meter, R20 deposit on water consumption

Total price of house bought on 99-year-leasehold R1 388,60.

NB Both the leasehold and

survey charges are subject to confirmation and could turn out to be slightly higher — or even lower, in which case there would be a refund, the Wrab official said

When Mr Hlope concludes the purchase at New Canada on Monday, he must take his reference book, application form N164 which his township manager, has already signed, and, of course, HOMEFRONT'S cheque for R1 388,60



Jo'burg held up over houses plan

By JEANETTE MINNIE
Municipal Correspondent

THE Johannesburg Housing Department is still waiting for the State Attorney's office to transfer hundreds of residential stands from the Department of Community Development to the city council

The council has bought the stands — in both coloured and white areas — from the department for sale to the public

Mr Thys Wilsnach, the director of the council's housing department, said yesterday he hoped the transfers would be done by the end of October so that the sale of stands could proceed

The council has also postponed to July next year pending rent increases to tenants of council-owned houses, which were to have come into effect last month

This is being done to lessen the finan-

cial burden on tenants who want to buy houses from the council

The housing department last increased rents in 1981, although service charges have been increased during that time

About 3 096 of the council's 4 569 houses have already been sold in coloured areas

Meanwhile, the chairman of Johannesburg's housing committee, Mr Carel Venter, has announced that the council and the town councils of Randburg and Sandton are to hold talks on a possible new coloured township to the north of Johannesburg

He said there was a need for more coloured housing in the area and if the three councils agreed on land and conditions, a formal request would be made to the Government

Mr Wilsnach said yesterday the coun-

cil had budgeted R38 735 000 for the development of white and coloured housing this financial year

He said in the coloured townships, 32 economic flats are to be built in Newclare, while 127 economic houses, as well as 40 flats for the aged, are in the pipeline for Westbury Extension 3 this year

Housing schemes for the coloured aged are also under way in Eldorado Park Ext 7 and in Riverlea Ext 2

In Eldorado Park Ext 9, 292 of the planned 450 houses have already been completed and sold. The balance would become available for sale as soon as they were built

About 450 flat units for elderly whites are to be built in Crown Gardens, Moffat View, Claremont, Dewetshof and Vrededorp.

Great Sale: Blacks urged to buy now

(127) S. Express 21/8/83

SOWETANS who buy their houses now can avoid paying the spiralling rents that will follow the 'Great Sale' of government-built homes in black townships.

The year-long sale — launched last month — will lead to a free market property system in Soweto and other townships and will create a 'landlord society' among blacks

And, say Government officials, unless residents buy now, they could face rent hikes as accommodation — already at a premium in the townships — moves under the control of the forces of supply and demand

So far 2700 black families around the country have bought houses, some on the old 30-year leasehold scheme

Government officials say the Great Sale will last for a "minimum period of a year"

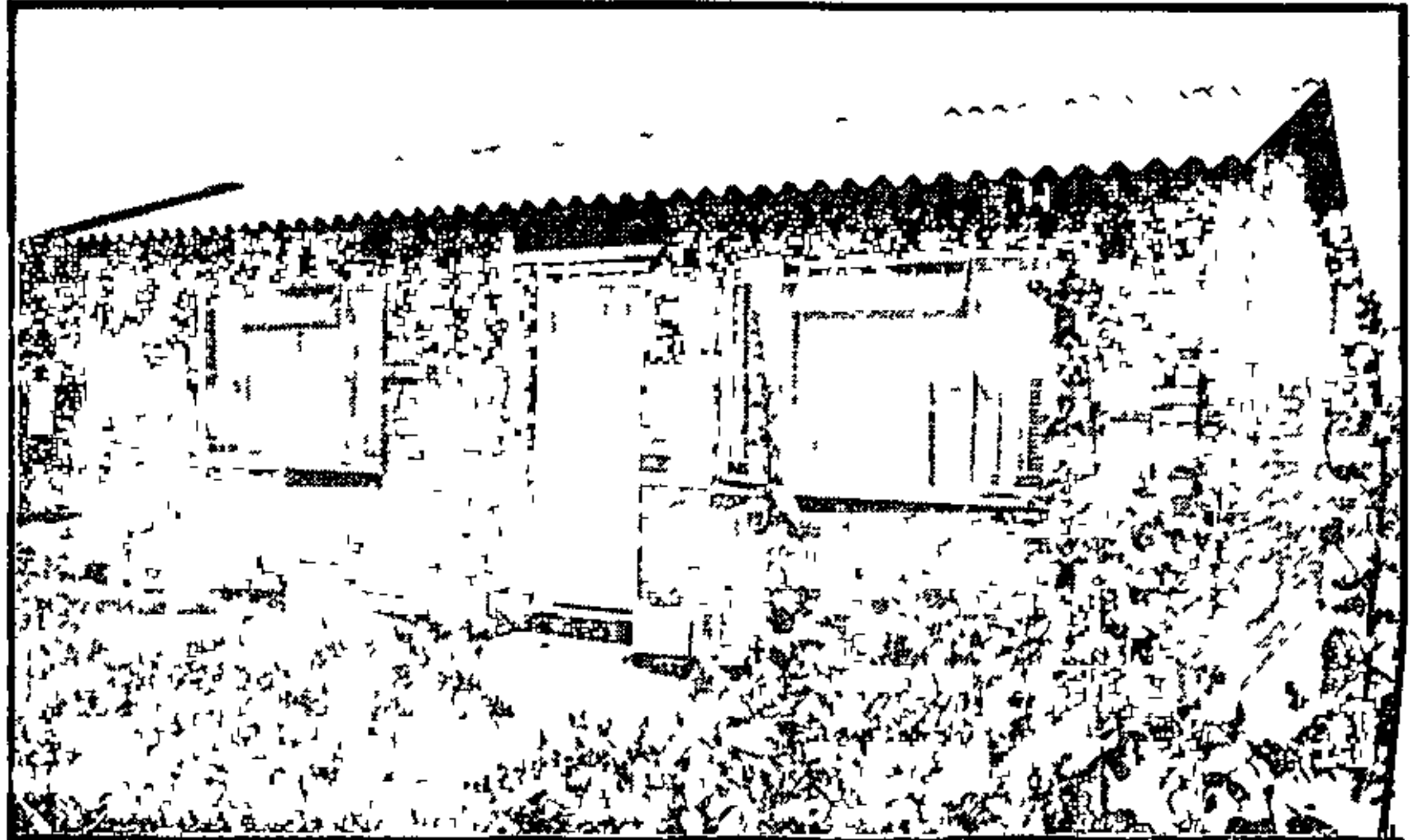
They expect it will create a property market where a person can buy a house and sell at a profit, and that it will lead to a landlord society where private rents will be set in terms of available accommodation

Mr Johan Kruger, housing co-ordinator with the Department of Community Development, told the Sunday Express that people who bought their houses during the Great Sale would "definitely be better off" than those who chose to continue as rent-paying tenants

He said "The last thing the Government wants to do is to create a riot" by suddenly pushing up rents

More realistic rents would be gradually phased in over the next four or five years

After the Great Sale, he said, the prices of houses could "double or even treble,



● A home similar to those being offered in the Great Sale

By LAUREN GOWER

depending on the supply and demand forces"

The minimum price of a typical 51/6 model four-roomed house in Chiawelo, Soweto, if purchased now under sale conditions on 99-year leasehold, is R1 393, including cash reductions, leasehold cost and survey fees

The same house cost R2 350 before the sale

A Soweto housing consultant, who did not want to be named, this week welcomed the sale

However, she said, people had not been sufficiently informed and they had adopt-

ed a wait-and see attitude "People are worried about where they will get the finance

"They also fear that the houses will be sold over their heads and they need to know this is not the case," she said

The consultant said many Sowetans felt "the threat of higher rents are forcing them to buy, so either way they can't win"

She said people had come to her seeking information and there was a "real need for practical education on the implications of the sale

"People need to be fully aware of the additional costs

they will have to meet when they buy," she said

Mr Johan Burger, director, community services at the West Rand Administration Board (Wrab) said the reductions were intended as an incentive

People were under no obligation to buy, but rents would probably rise by R18 a month over the next four years with an additional annual increase of 7½% after that

He emphasised that if people were unable to pay rentals, they could approach the local authority which would remit a portion, or the entire

rental, until they were in a position to pay

"There is no way that people are to be chucked out of their houses," he said

Mr Burger said Wrab and the Department of Community Development had done everything to organise and offer financial assistance to prospective buyers

"We are busy preparing a letter to inform tenants about the purchase of houses and we are also approaching large employers to come in on the scheme," he said

Mr Burger expected the sale to "really take-off" in the next three to six months.

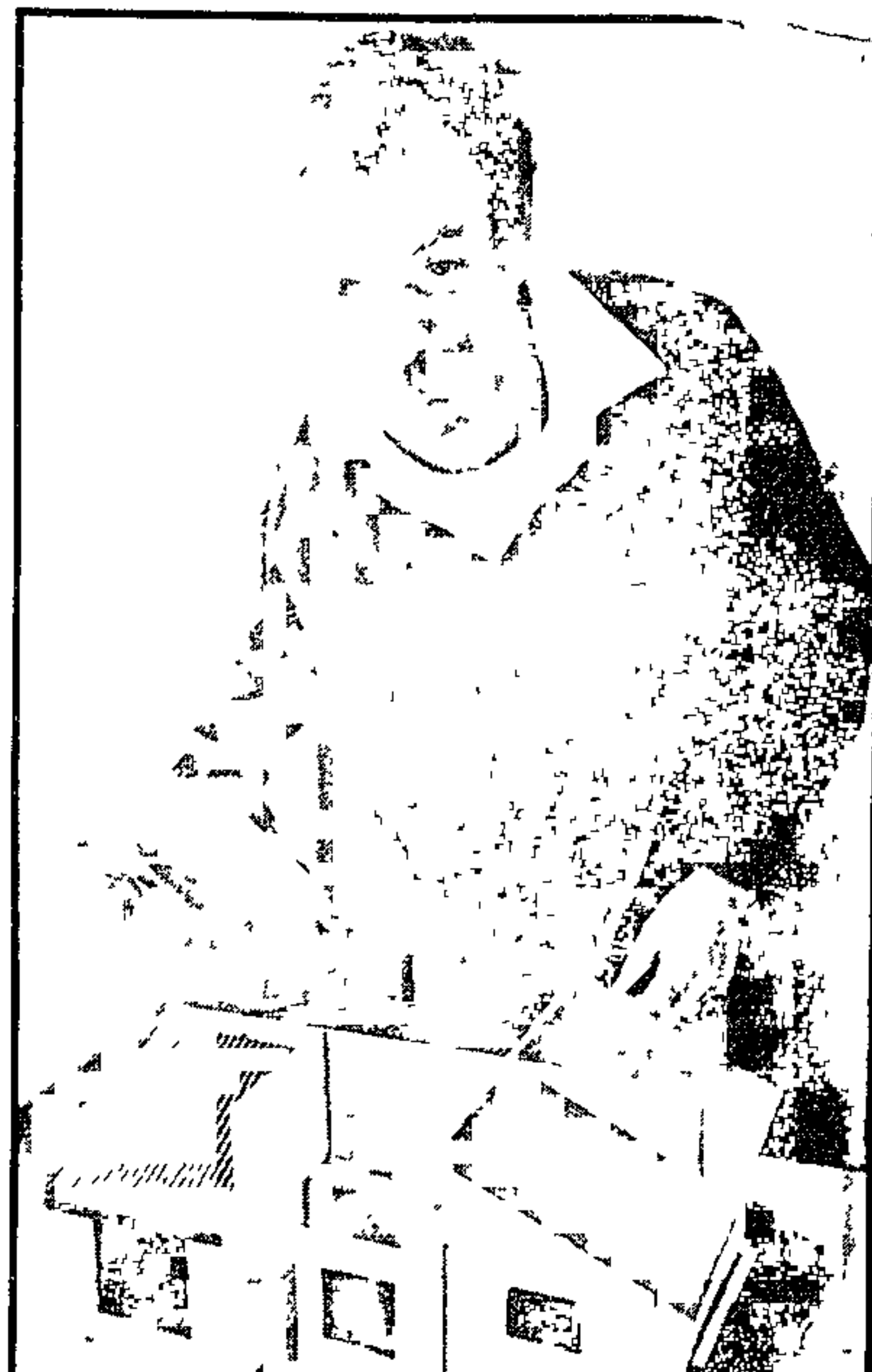
Such a procedure approaches close to a national job evaluation place, which is apt in the metal industry, with most other jobs held in relationship to the latter. For many years, the key rate has been that of the latter collective bargaining. Commission with an eye to relations based largely on jobs or job groups in the wage rates. Following historical precedent, wage adjustments are made by the adjustments in the over-all wage level itself but also into the very structure of The importance of such centralized wage decision-making reaches beyond

In Australia, then, the crisis of the 1970s has seen a return to centralization in industrial relations decision-making after a decade or more of a trend toward decentralization. Federal arbitration awards, it should be noted, directly cover half the wage and salary earners, enough to set the pattern for most of the remainder. Some analysts have likened the system to a national wages policy found in various Western European countries.

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These children will soon be leaving the iron shanties and dirty drains of Silvertown to help build their own new homes in Tsakane.



Project manager Mr B F Blokland shows a model of a house
Pictures: GARTH LUMLEY

IF YOU want to understand the black housing problem, and the Government's new solution to it, go to Tsakane, near Brakpan. It is fascinating.

First you should take a look at "Silvertown", the shanty town in which squatter families moved from the old Brakpan location have been temporarily accommodated since 1981.

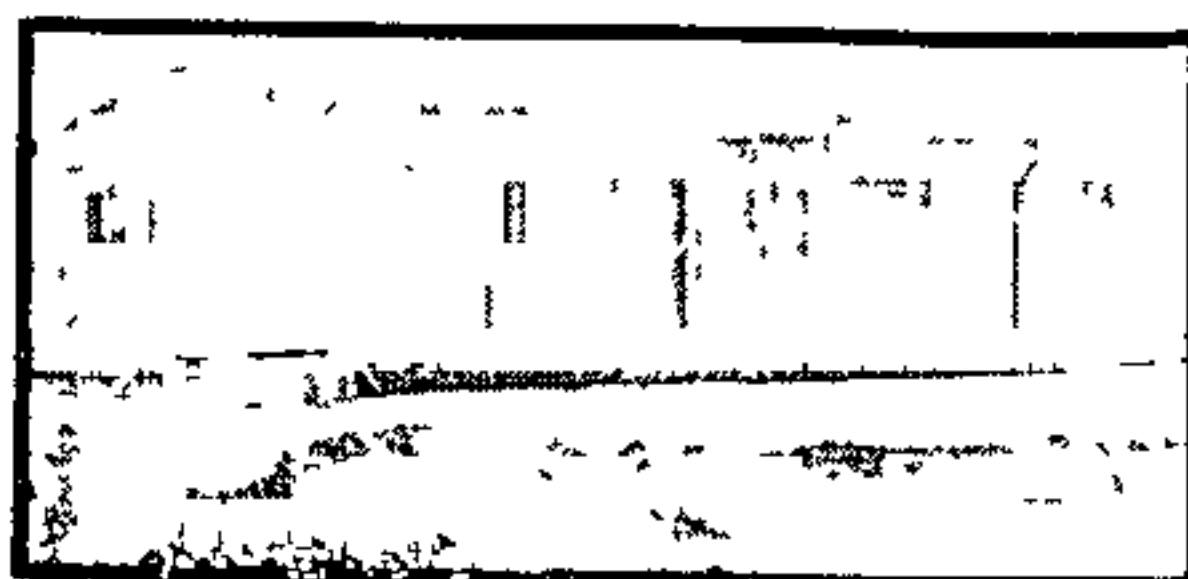
Obviously it's a dreadful collection of tin shacks and rubbish-strewn streets, but what horrifies is the realisation that the 8 000 inhabitants have never had houses. During the day they work in industry in Springs and Brakpan, yet at night they have returned, every day of their lives in the old location and now in Silvertown, to corrugated iron shacks.

Next stop on your visit to Tsakane should be the administration board-built houses in which those people who did have houses in the old Brakpan location have been rehoused. These houses, costing some R6 000 each to build, are "super" matchboxes — four rooms but with inside bathroom and large front windows. That's the mass housing solution to the crisis the Government provides people with ready-built homes to rent or buy.

Now go on to the site and service project where those squatters from the old location who were temporarily staying in Silvertown will build their own homes, using their "sweat equity". That's right, it's not just self-help but self-build most of them will erect the houses themselves after work and at weekends, their wives and children helping them.

HOMEFRONT interviewed the project manager, Mr B F Blokland, a man keen and totally confident of the success of the scheme (Tel 734-2160).

Are you missing this housing revolution?



The project office and materials store



Mr Blokland with the toilet-core that comes with each stand



Report: LIN MENGE

Pictures: GARTH LUMLEY

showhouses in the next few weeks to demonstrate the various phases.)

The remaining R1 500 is given to the standholder in the form of building materials. The project has its own storeroom on site for the materials which are bought in bulk, making them less costly to the home-builder.

A technical official of the Erab project will teach the standholders how to erect their homes and control standards. First phase structures should be complete within two years. As his earnings increase, so the home-owner completes the house. Total cost will be about R5 000, but the value of the house will be at the very least R10 000.

And of course it will be his to sell, or leave to his children because he will own the house on a Right of Occupation basis. But 99-year-leasehold rights are available for whenever people want them. Community facilities will include churches, a creche, a garage and other business enterprises.

The first foundations will be cast by Erab workers this week. Will the shackdwellers rise to the incredible challenge and finish the job?

Mr Blokland has no doubts. You only need to look around Tsakane to see the attractive improvements (no loans available) and the large self-built homes alongside the "matchboxes".

Sadly, few employers have so far shown any interest. What a pity. They are missing out on an amazing housing revolution.

With the exception of some 250 extremely poor families for whom the East Rand Administration Board will build houses, all Silvertown residents must rehouse themselves in the site-and-service scheme. There are 700 stands ready, and another 400 stands to come south of Tsakane.

The first 175 families have moved on to the site which has been fully surveyed, and provided with water, lighting, sewerage, elementary roads

and storm water drainage. On each stand, looking like a lonely gravestone, is a section of concrete wall and floor for a toilet. The moment the family sets up the shack in which they will live at the back of their stand, the toilet and cistern are installed for their use. Once some habitable rooms are ready, the shack must come down.

Forty to 50 families are moving weekly from Silvertown to the new site. Pro-

vided they earn at least R150 a month, they can afford a loan from Erab. The maximum loan available is R2 000, which is enough to enable them to complete the first phase of the building. No deposit is required, and interest is 14% or whatever the current building society rate happens to be.

Repayment is over 30 years, requiring a monthly payment of approximately R56 which includes site rent and insurance but not, of course, the bill for the metered water.

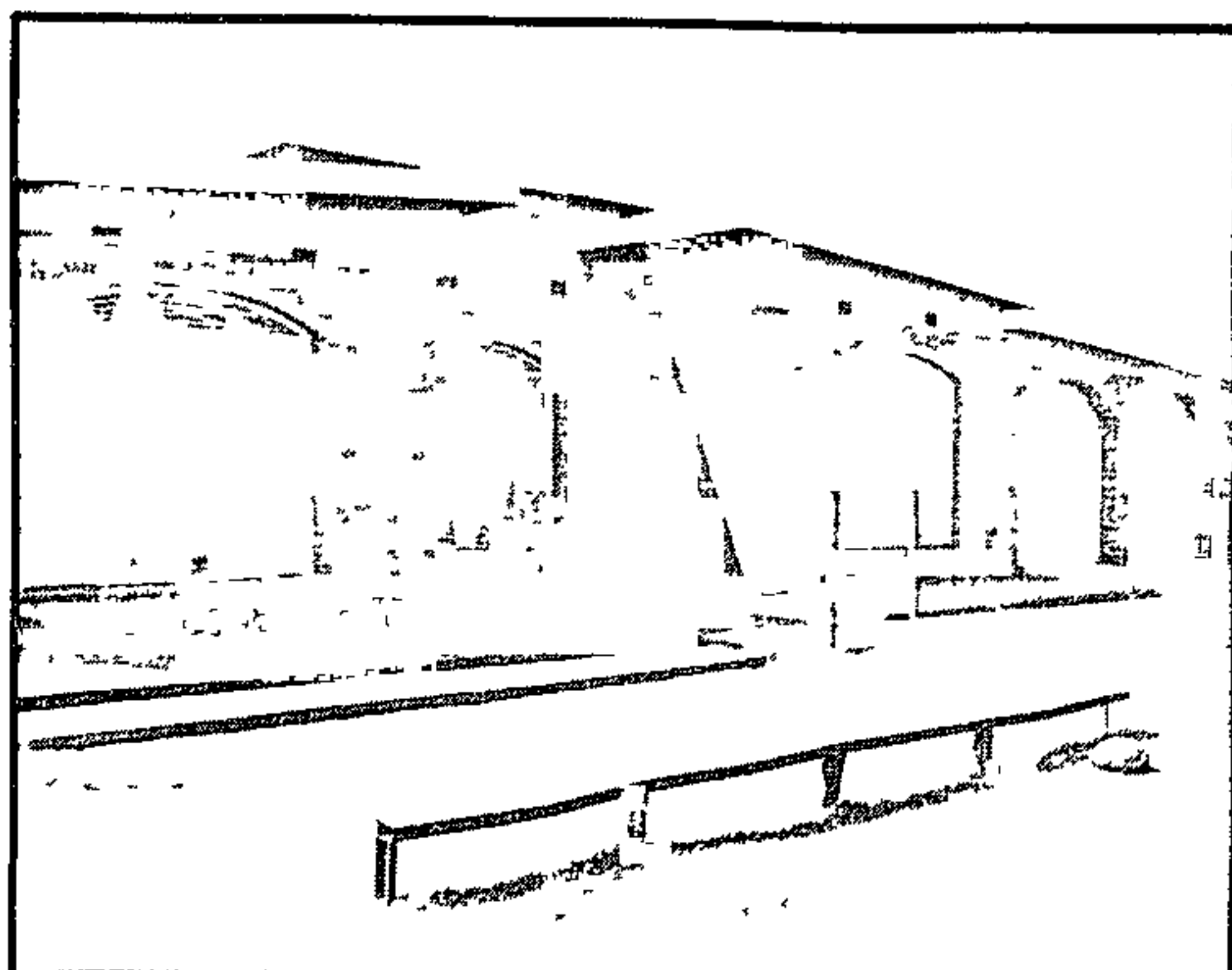
The first R780 of the loan goes towards the cost of the stand (R180 for the water connection, R200 for sewerage, R400 for infrastructure).

That leaves R2 200, of which R20 is for a plan. The project office provides a wide range of plans, showing the vital first phase and the completed house.

Then, at a cost of R500, the technical team will lay the foundations of the floor and do the outside plumbing of the first three rooms: bathroom, kitchen and one bedroom — if the standholder wants them to. "And 99% of them are taking up the offer," said Mr Blokland. (The technical team will also erect three



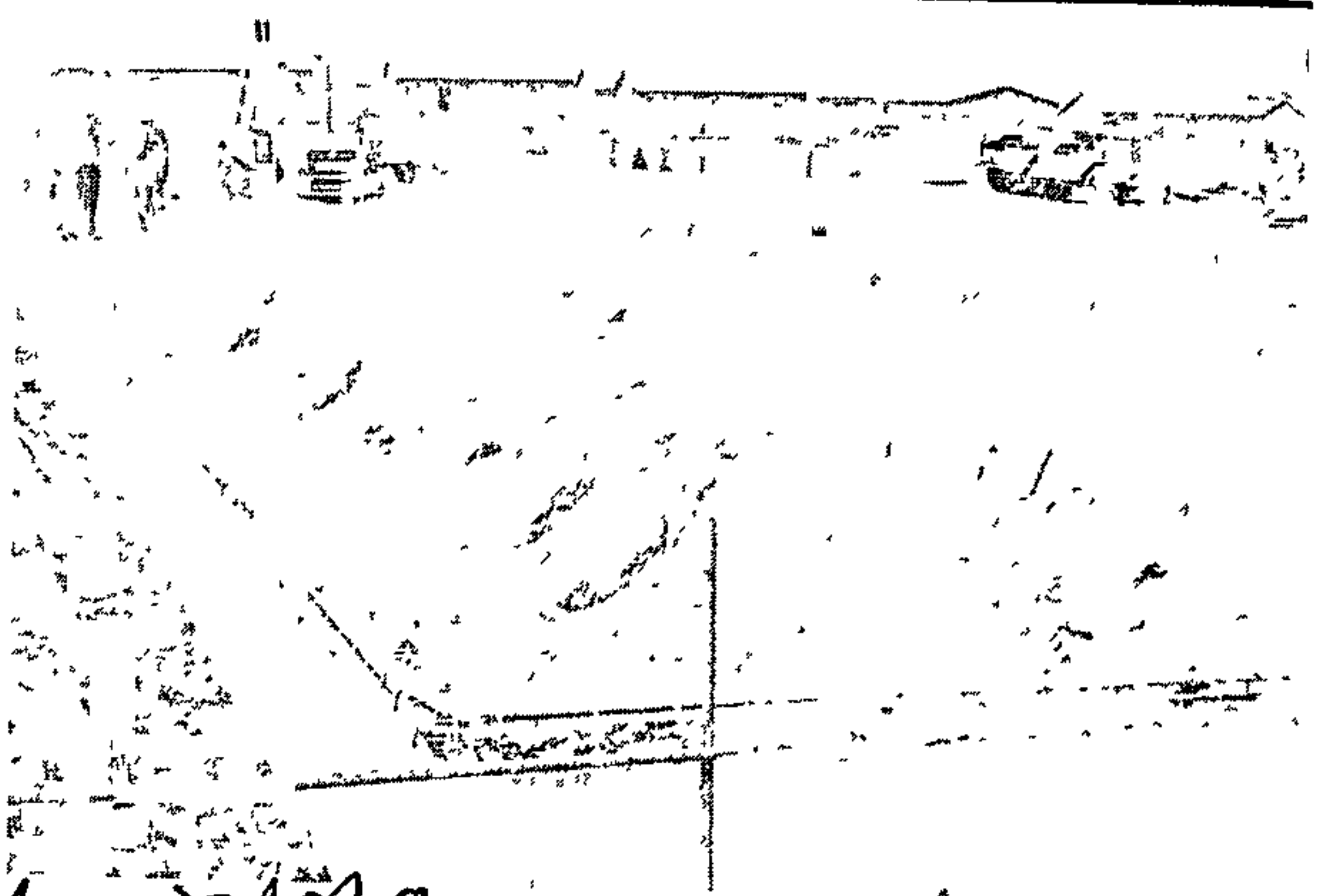
Erab workers dig foundations. Behind them is the shanty — with its brand new toilet — in which the home-builders will live



A fine example of a self-built house in the main Tsakane township. It shows what people will do, given the chance.

HOME FRONT

Right now it's a heap of sand with a concrete surround temporarily abandoned by workers who have gone on their lunch break. By the end of next year it will be one of 15 blocks of flats being built at a cost of R6 200 000 by Concor Building in Chiawelo, in Soweto. The four-storey blocks will each include both bachelor and two bedroom flats with kitchen and bathroom. The building will have a brick pattern finish and there will be space for parking and recreation around each block.



Jo'burg coloureds to get core housing

By LIN MENGE

FOR the first time, Johannesburg coloureds are to be offered a core housing scheme.

The Johannesburg's municipal housing department will erect 600 four-room core houses in Eldorado Park, Ext 9, which can be bought for R20 000 each — and then extended by the buyers to suit their own needs and finances.

Plans for a variety of designs will be available, and buyers will be able to save money by buying their building materials from a municipal materials store. This is because the housing department will buy materials in bulk, and pass the saving on to the buyers.

Two houses, which will show the core and how it can be extended, will be built

soon. Servicing of the stands is proceeding and it is hoped to have the 600 core houses built within the next year, a housing department spokesman told HOMEFRONT.

Buyers will be able to buy on deed of sale if proclamation of the area as a township is not complete when the houses are ready.

The Coloured Management Committee has participated

in the design of the core house, which will include a bathroom with toilet, a kitchen and two other rooms.

There are two advantages to a core housing scheme: the one is that the housing department can stretch its money to help many more people and, secondly, people can vary the basic box house to suit their own tastes and income.

LS

Sowetan

24/3/83

Loans for shanty dwellers

(127)

By MZIKAYISE EDOM

THE more than 1 000 families staying in a shanty town in Tsakane township, near Brakpan, can now apply to the East Rand Administration Board (Erab) for loans to build their own houses.

This was revealed yesterday by Erab's chief director Mr F E Marx who said the board would grant the families a minimum of R2 800 to build themselves three-roomed houses

The shanty town was established two years ago when people living in Brakpan's "Old Location," were informed that they would be moved to Tsakane because the old location was to be demolished

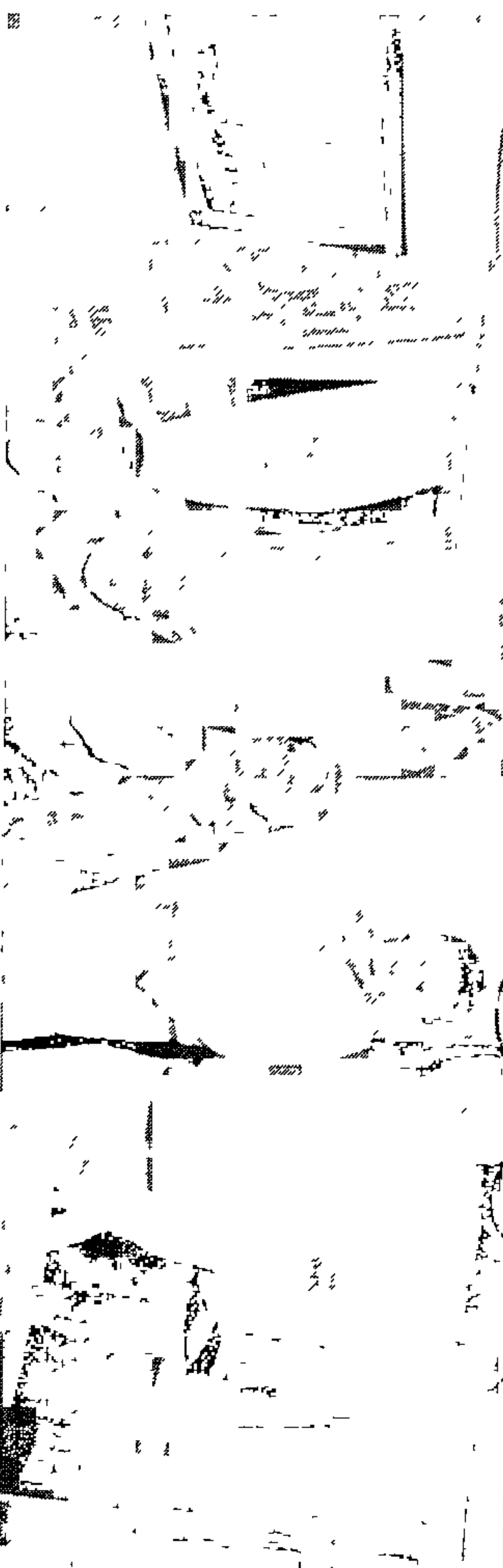
When the families settled at the shanty town, they were promised houses within a period of two years but Mr Marx said the board could not provide the houses because of financial problems

He said "The board is going to build houses for only 250 families, mostly those who cannot afford to build their own homes and the rest will have to erect their own houses"

Mr Marx said the families will have to repay the money at a rate of R50 a month. The families are presently paying R20,80 site rent every month

The residents can obtain more information regarding the loan at the local offices of Erab Tsakane

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Mr John Maree with his wife Caroline and children Penelope, Katrina, Sylvia and Albert in their bus turned house

'Life in a bus is all roses'

By ELLIOT TSHINGWALA

IT is all systems go for buses as temporary homes in Alexandra.

This controversy was settled this week when all but one of the affected residents told The SOWETAN they would prefer staying in buses temporarily than in zozos

With this stamp of approval in the bag Putco has now stepped up its provision of buses

Public Relations Officer Pat Rogers said on Tuesday that a request for more buses had been received from the Alexandra Liaison Committee

A further 10 buses are now to be made available and the families

housed in the buses would now be 25

"The number of people who have applied for buses have grown to over 300," the chairman of the Alexandra Liaison Committee, Ds Sam Buti, said. More buses will be needed to accommodate them. However, other measures such as Portocamp homes and zozo-type huts are being considered."

Putco has already spent about R20 000 on the buses that have been donated to the Alexandra community

In the first phase of the project 150 houses and 324 flats will be built. Servicing has already started and by December the first families will move into the

houses. Priority will be given to families who were the first to move into the disused buses

But the families interviewed by The SOWETAN said they were not in a hurry to move out of the buses. All but one were happy with their new homes and said the ALC could take as much time it wanted to build the houses

Mr John Maree, who heads a family of eight, said he used to share a two-roomed house with his family

"My son used to sleep under the table and my daughters slept around my bed, but now it is different everybody has a room to him or herself," he said. Mr Maree said he preferred a bus to a

zozo hut because it was too small and cold

Mr Peter Radebe who occupies two buses with his family, said he was completely happy with his new home

Mr George Mohamed, who will move into two buses allocated to him at the end of the week, said people were being unfair to the ALC. He said the money that would rather have been spent on

alternative accommodation should be pumped into the housing projects

Mr Essop Surtorn, a father of five children, objected strongly to living in a bus. Mr Essop said he would have preferred a zozo. He criticised the ALC for spending R30 000 on the coming 70th Alexandra anniversary rather than buy zozos for affected people



Mr Essop Surtorn with his son Deon making improvements to the bus house he does not want

Heartache for families after shacks demolished

BROKEN HOMES

MORE than 70 people, including babies, have been sleeping in the veld and in hard boxes in Natsalspruit, Germiston, after officials and workmen of the East Rand Administration Board (Erab) demolished their shacks on Monday.

The now-destitute families said they have also been threatened with arrest if found in the area. The demolished shacks were at a coal yard next to Moutoung Section, bordering on the township's old cemetery.

The families said Erab gave them until August 15 to leave the area, but did not provide them with alternative accommodation. On Thursday, three days after the deadline, Erab officials and workmen arrived and began demolishing some of the shacks. On Monday the board's team returned and demolished more shacks.

By SELLO RABOTHATA

Since the Monday demolition, the majority of the shack dwellers have been sleeping in the open veld and in makeshift boxes. Those with children and small babies tuck the children in the masonite boxes and find space for themselves in the veld or in the disused cars in the area.

Mrs Abigail Nontanga, who, together with her husband and six children, is sleeping in the veld, said: "They can rather kill me. I am not going to move an inch. Where do they expect us to go? If they provide us with alternative accommodation then we would gladly move, but this is not the case. I have a permit to live in the area but they do not want to include me in the waiting list for a house."

She said local nurses had come to the area and given medical

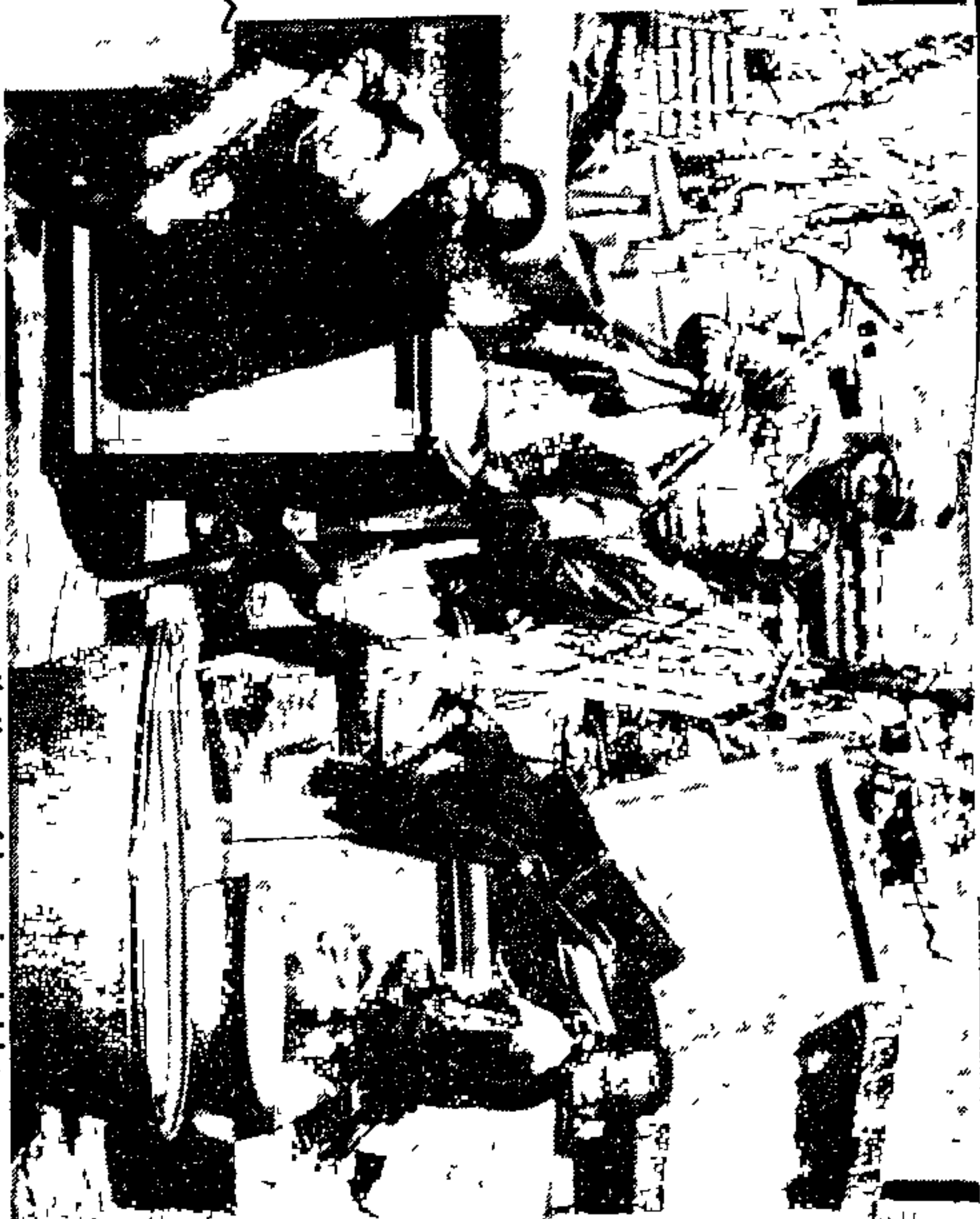
treatment to the children and later brought soup for the people. Her three school-going children can no longer attend classes because they do not even know whether they will find their parents after school.

The principal of

the school they attend has also written to authorities in the area requesting them to allow the family to stay because a move would hamper the children's progress at school. One of the officials also allegedly kicked a

prazier onto her clothes which were burnt.

When The **SO-**WETAN contacted Mr Snyman at Erab's offices in Katlehong for comment, he said he was not allowed to and referred us to a Mr Opperman at their head office. Mr Opperman and two other senior officials of Erab, Mr F E Marx, the chairman, and his deputy, Mr Niemandt, were said not to be available. Mr Snyman also refused to say what his position with Erab is, saying he had no position.



RAZED: Mrs Abigail Nontanga with three of her six children

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Sowetan
25/8/83

CAPE TOWN 26/8/83 (127)

Govt sells 2 000 homes to blacks

Political Staff

THE government's plan to sell 350 000 houses in black areas was progressing well and already more than 2 000 houses had been sold, mainly on the West Rand, the Minister of Co-operation and Development, Dr Piet Koornhof, said yesterday.

Speaking at a press conference in Cape Town, Dr Koornhof said the planning of a wide-ranging advertising campaign to promote the sale of more houses

was well advanced and would probably be launched towards the end of next month.

The government was also setting up two utility companies to train black estate agents to sell houses, he said.

The sale of the 2 000 houses so far had been possible due to co-operation and positive action by employers.

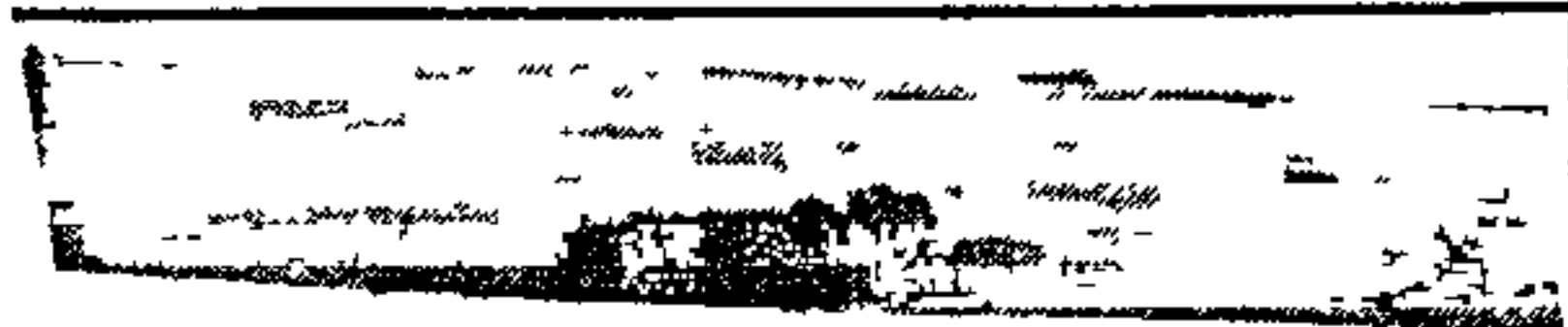
If they carried on as they had started, they would make a very important contribution to the future of the coun-

try, he said.

The 350 000 houses are part of a campaign — announced earlier this year — to sell 500 000 State-owned houses to blacks, whites, coloureds and Asians throughout the country.

Dr Koornhof also announced that 186 200 stands in black areas were being surveyed prior to the houses being sold.

A survey in June had indicated that 82 per cent of employers were prepared to assist their employees with housing and the government now wanted to get them actively involved, Dr Koornhof said.



INSIDE MAIL

THE payment by the Government recently of an astronomical sum of money for a piece of mining land near Soweto for a sports complex certainly merits an inquiry.

Does this not indicate that the whole question of the rating of mining land should be reopened?

There is a desperate shortage of land in Soweto and other townships in the PWV complex for housing, recreation and other facilities

Yet, adjacent to these areas are vast tracts of land lying derelict and underdeveloped because they are proclaimed under mining title and are therefore exempt from rates

The mining companies hoard this land, much of it which is not and never will be used for mining purposes, without paying any price for doing so, in contrast to other landowners who would have to pay rates in accordance with Johannesburg's site value rating system

Then, either they wait until the value of a particular portion of land has escalated sufficiently and they feel the time is ripe to declare it "reserved for property development" and only then do they start paying rates, or, alternatively, when a portion is expropriated, this land, which until then the mining company claimed to have no rateable value, all of a sudden acquires tremendous value

They then often extract exorbitant prices for it

Only five years ago, when I discussed the critical housing shortage in Soweto with a senior West Rand Administration Board official, he agreed that it was essential to expropriate some of the adjoining vacant mine land, but said that they were thwarted by the grossly inflated prices asked by the mines

The issue of the rating of mining land has been the subject of legislation and amended legislation since the beginning of the century. It has also been the subject of seven commissions of inquiry and various decided court cases

There have been improvements in the situation, introduced by ordinances, but they do not go far enough

In the Johannesburg City Council in 1978, I called for the setting up of a commission which would include representatives from the city, the mining houses and the Government Mining Engineer to analyse the detrimental effects this system has on Johannesburg and the whole of the PWV complex and to attempt to find a just solution to the problem

Though the matter was investigated, no action was taken

Today, the need for land for housing and development is more urgent than ever

It is important to view the matter from all angles and in its proper perspective

The traditional argument put forward on behalf of the mining industry is that the principle of subsidisation of the mining houses is acceptable. The mines are a national asset and make a national contribution, particularly to foreign exchange

They also pay a large percentage of their mining profits in tax — from 50% to 70%, as compared with a company, which pays 40%

It is therefore an acceptable principle that the mines should not be liable to further taxation on their production costs, and acceptable also that they do not pay rates on land which is proclaimed under mining title

There are, however, two points at issue here

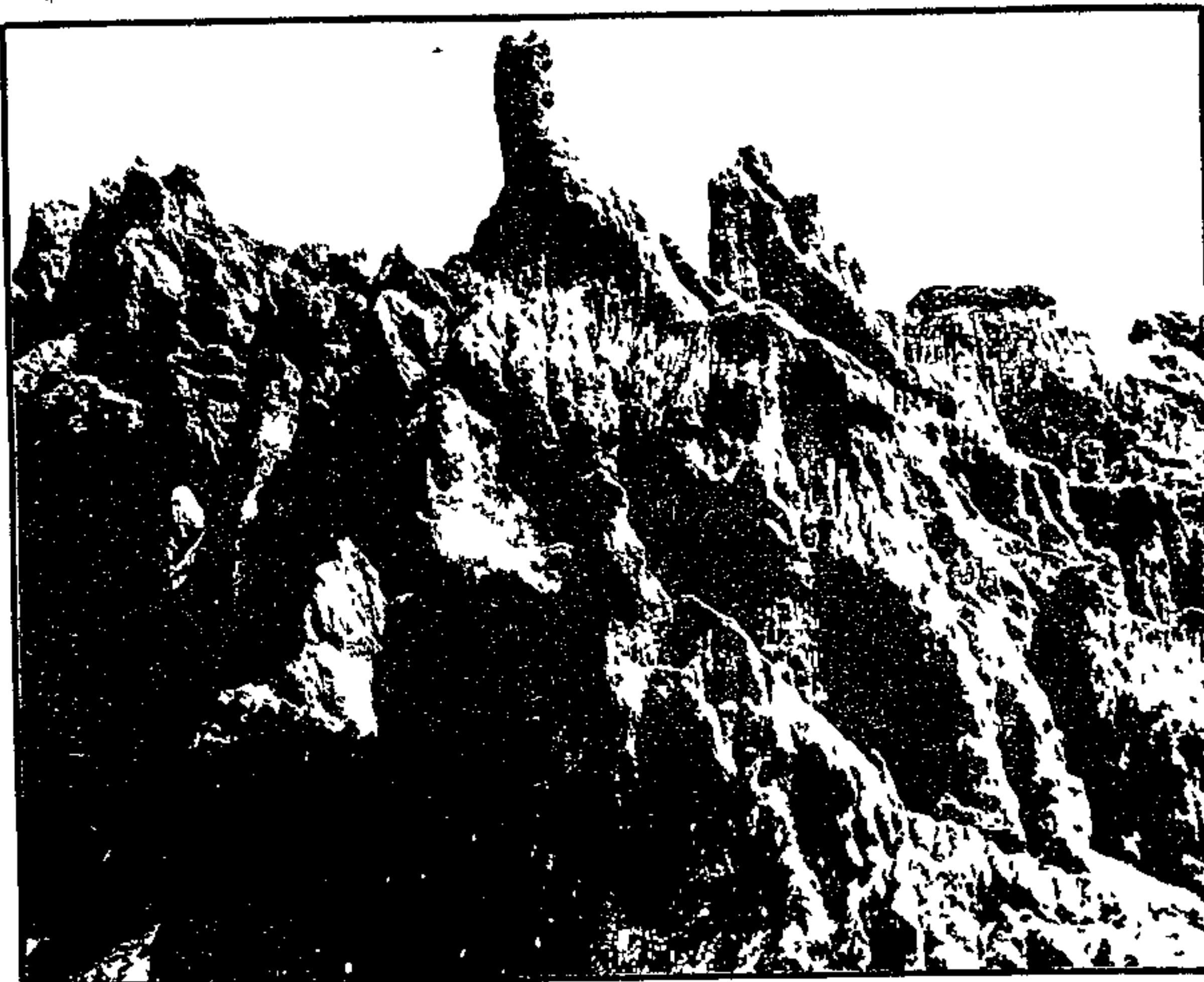
Firstly, that consideration should be given to the exemption of rates applying only to that land which is, IN FACT, being used (or could be used) for mining operations

Secondly, that the brunt of subsidising their rates should be borne by the whole nation and not solely by the city of Johannesburg or cities on the Reef. Their case is based on the fact that they are a national asset and, therefore, it must be a national responsibility to share the burden

The PWV complex has reached a turning point with regard to both finance and planning. Long-term planning needs to be done on a metropolitan scale and one of the problems that lies ahead in the physical planning of the Witwatersrand is the transformation of former mining land in all our Reef municipalities

Mine land in Johannesburg is approximately 12% of the land within our municipal borders and stretches right across the middle, forming a barrier between the two parts of our city

This is an historical development. At the beginning of the century, municipal development was limited and it was not ever envis-



A MINE DUMP... epitomising land in and round Johannesburg lying "fallow"

Squeezing fat from mine land?

127
ROM
26/8/83

By SELMA BROWDE, former
Johannesburg City Councillor and MPC

aged that mining land would be contained within a city

Mining towns established more recently in the Free State, like Welkom and Virginia, with the benefit of later legislation and later knowledge do not have this problem, as mining development and municipal development have been kept separate

However, we in the Transvaal are saddled here and now with large proclaimed areas which were aptly described as far back as 1913 by the Smallholding Commission as a "law-made desert" — destined to remain a wasteland for an indefinite period

The fact that much of it is still kept out of circulation frustrates the proper physical planning of Johannesburg, Soweto and the whole PWV area and obstructs growth and development

Also, it contributes very little to rate funds. It is absurd that a city like Johannesburg should be deprived of sorely needed revenue

It has been claimed by the mining houses that Johannesburg grew round the mines and that the mines receive very little benefit from being within the municipal borders

This argument can be shown to be superficial. The presence of the mines causes local authorities expenses in many ways

These have been amply detailed in the various Commissions of Inquiry, a memorandum to the Boreknhagen Commission by the

United Municipal Executive and subsequently one by the city treasurer

There are also benefits to mining companies and their employees that arise from the existence of a whole range of intangible services

All the amenities and cultural achievements of the city are for the use of the mining men and these have to be paid for by the city's rate fund, to which the mines make a negligible contribution

The properties on which the mines are now making profits were given their value entirely by the presence of the community and the services are funded by rates paid by the community. The mines have Johannesburg to thank for the value placed on their land

It is well known that some mining houses do a lot for public benefit, but this is in a private capacity and does not directly assist the financial situation of the city nor make urgently needed land available at reasonable prices

Johannesburg and the Reef need this mine land and we must now turn our minds to the question whether unnecessarily large areas of it are being held out of use

Though we may owe the mines an historical vote of thanks for our establishment as a city, Johannesburg long ago evolved from a mining camp and is no longer dependent on the mines for its existence

When asked to comment, a spokesman for the Chamber of Mines referred the issue to Rand Mines. Rand Mines said that they had nothing to add to what has already been said. But they referred to recent reports published in the Rand Daily Mail, which said that the amount of money paid for the land in question was, in their estimation, reasonable

We must adapt to changed circumstances. There has been a change in our economic base. We have diversified away from gold mining. Secondary and tertiary industries are now the driving force

The PWV guide plan showed that we are entering a post-industrial phase where the tertiary sector — commerce, finance, transport and services — is the major dynamism generator and provider of job opportunities

The principles of taxation of mines and their land were established at the beginning of the century. Local and provincial authorities do not have the right to tax mineral value of land — only the central government may tax the mineral products of the mine

However, the local authorities may tax surface values, so that though land held under mining rights is exempt from rates, land or buildings used for residential or other purposes not incidental to mining are rateable

But in fact, the rating of mine improvements yields very little to Johannesburg, has been held by the mines to be discriminating, and could well be dropped in favour of bringing more land within the orbit of rateability

When we look at a map prepared by the valuation department, we find a surprising picture. Mining land today is neither a totally non-used barrier, as some people suppose, nor is it totally covered with surface right permits, as some mining houses claimed

It is, in fact, a patchwork of surface right permits — some incidental to mining, some residential or for such uses as brickyards, nurseries, afforestation, etc

Between and around these surface right permits lies unused land — some areas possibly held genuinely for mining purposes, many other pieces of land which obviously cannot be

Lots of little pieces border on developed areas and hold back further development. The mines do not use them, they pay no rates and no-one else can use them

These pieces, without question, should become rateable and thus give the incentive for them to be sold or developed

As far as the larger areas are concerned, the major question that needs to be resolved is what is or will be necessary for present or future mining operations?

It is well known that most of the land being held under mining title within the PWV area will never be used for mining purposes

It is clear that with diminishing mining activities due to the limited lifespan of the mines, that some mining companies intend moving into a new field. In some cases we are not, in fact, dealing with mines, but with property companies hiding behind the historic rights of mines

They are using the excuse of a national asset below the surface to monopolise a local asset on the surface which is rapidly appreciating in value. They are getting the best of both worlds

Surely the relevant mining houses, the Government and the local authorities should get together and work out a scheme which is fairer to the Witwatersrand?

An exercise should be done to determine the exact extent of proclaimed land under mining title which is not being put to any use and does not pay taxes. The mines could be called upon to declare what they need

The Government Mining Engineer should identify which tracts of land are still, or may in the future, be needed for mining purposes

There is more than one way of solving the problem and it is clear that none of the approaches need lead to a direct cost against the mining operation, as to all intents and purposes the rateable land belongs to a property company

The shortage of accommodation in the African, Indian and Coloured areas is not only critical, but scandalous

If the workers from these areas, who play such a large part in the commercial and industrial activity of our cities, are not to be allowed to seek accommodation in any part of the city wherever it is available and wherever they can afford it, then it is irresponsible of the Government not to see at least that immediate provision is made for rapid conversion of unnecessary mining land to housing developments and other uses

Unusable land, because of under-mining, should be proffered to the city and converted into parks, sportsfields and other public open spaces

And, finally, if expropriation for housing is necessary, the prices paid must be realistic

I would suggest that the Government offer the mining companies the same formula that they offered the residents of Alexandra Township when they expropriated their land some years ago

ROOM. 26/8/83

No 447 Emdeni finally bought for R1 349

By LIN MENGE
HOUSE No 447 Emdeni has now been bought under 99-year leasehold for R1 349

Mr Phineas Hlope handed over his cheque this week to officials at New Canada But he received a credit (which will be taken off his monthly payments for site and services) because the HOMEFRONT cheque was for R1 388,60, the figure West Rand Administration Board officials gave us on the telephone last week

How had the error crept in?

Because the various possible discounts of up to 40% must come off the reduced Big Sale price of the house, not the price after one or more of the discounts have been applied

In Mr Hlope's case the former price of R1 750, excluding leasehold, had been reduced to R1 320

He then qualified for the "cash" discount of 25% plus 5% off for buying in the Big Sale year, which brought the price down to R924 He also got 5% off because the house cost less than R2 500 and 5% off because he had lived there for more than five years, but those discounts should have



come off the original R1 320 (not the R924) giving a final reduced house price of R792 To this had to be added the water meter installation and deposit on consumption (R100), Right of Leasehold (R390 - based on the size of the stand), survey cost (R60), administration fee (R6) and levy (R1), giving a total of R1 349

Once his Provisional Grant of Right of Leasehold has been approved by the registrar in the Department of Co-operation and Development, he will receive his Certificate of Right of Leasehold

HOMEFRONT gave Mr Hlope, a colleague, the money to buy his house, on condition he improves it He has chosen his builder and is waiting for his plan to be approved

□ □ □
PRETORIA's townships are ready for the Big Sale The Central Transvaal Administration Board can now give residents the prices



MR PHINEAS HLOPE
... he's bought his house

of their four-roomed rented houses (For Mamelodi tel 012-804011, and for Atteridgeville and Saulsville tel 012-748051)

The houses are being sold for R1 600, which the discounts of up to 40% can bring down to R1 360 To this must be added R400 for infrastructure, right of leasehold calculated at 52c per square metre (giving a cost of some R172 for an average stand), R80 for surveying charges and R6 administration fee This means the total price of a four-roomed house in the Pretoria townships will be not less than R2 000

Official takes door handle

Sowetan

26/8/83

127



Mrs Wendy Mahlalela her door handle was removed by a superintendent because she was in arrears with her rent

AN executive member of the Committee of Ten and the Tshiawelo Civic Association, Mrs Wendy Mahlalela intends taking action after an "overzealous" township superintendent removed a door handle at her house because she was behind with her rent payments.

The drama, which started with an argument between her and the superintendent and ended with the superintendent unscrewing the handle of an inside door occurred at her Tshiawelo house on August 9 — two days after the rent deadline had passed.

Although she paid three days later her door had not been fixed

Mrs Mahlalela, who claims she was not given notice prior to the incident, believes she is being singled out because of her involvement with the civic association and the Committee of Ten

"I know several people who were in arrears with their rent the day the superintendent called at my house but none of them were raided. It is pure intimidation and I will not bow to such silly pressures

"And since when was it law to confiscate property from people who cannot pay rent," she asked. Mrs Mahlalela added that the fact that the superintendent had a screwdriver ready to remove the handle indicated that he had removed other handles.

"He should have locked the house but he refused to do so and removed the door handle instead, because he said I was cheeky"

Meanwhile the senior township manager in Tshiawelo, Mr M Rothman, denied that the door handle had been removed as a substitute for rent. The handle, he said, was removed after his official, who noticed a defect offered to help fix it:

He removed it with the full co-operation of the family and had

promised to bring it back as soon as he had fixed it. When asked why he had not taken it back Mr Rothman said the man was probably busy fixing it

Mrs Mahlalela, he said paid her rent irregularly and it was necessary to send out his men to "remind" her of her rent because she did

not respond to notices

Mr Rothman quoted three incidents from "her" file where she had paid rent in halves or failed to pay on time "Even now she only paid her rent after we reminded her"

Late Wednesday the door handle had not yet been replaced.

SA 29/3/83 (28) f

By Jennifer Tennant

Already struggling to make ends meet, many of South Africa's elderly are now facing the prospect of having nowhere to live.

The lack of accommodation for the elderly in South Africa, and particularly in Johannesburg, could be reaching a crisis said Mr L Starfield, director of the Johannesburg Association for the Aged (Jafta)

"With the Government's policy of abolishing rent control many of the cheaper premises occupied by the elderly in the city centres have been decontrolled and pensioners can no longer afford to pay the rents," he said in an interview

The shortage of housing was being exploited. Rents were being raised and many flats were being sold on sectional title.

If this continued many pensioners would be driv-

Shortage of homes hits pensioners

en to finding the cheapest accommodation regardless of quality.

Increased rents were forcing many elderly people to apply for admission to homes and waiting lists were growing longer

In Natal there were 28 homes for the care of the aged.

Johannesburg had 54 homes and the Western Cape 76.

"More economic units need to be built to accommodate the increasing number of pension-

ers," said Mr Starfield. He considered this the most urgent need.

The director of the South African National Council for the Aged, Mrs Zerilda Droskie, said pensioners had been hard hit by sharply rising food costs and the inability to meet higher rentals.

"Elderly people can't manage financially in the community any longer," she said.

The housing situation for old people, especially in the white sector, was critical

"In the black community elderly people are traditionally cared for by other members of the family."

But, she said, there was a growing awareness of the need for accommodation in this sector as well.

"Little can be done to improve the situation at present."

Councils formed to aid the aged were short of money.

"Approved schemes which are on the drawing board cannot be carried out because we don't have the funds to implement them," said Mrs Droskie.

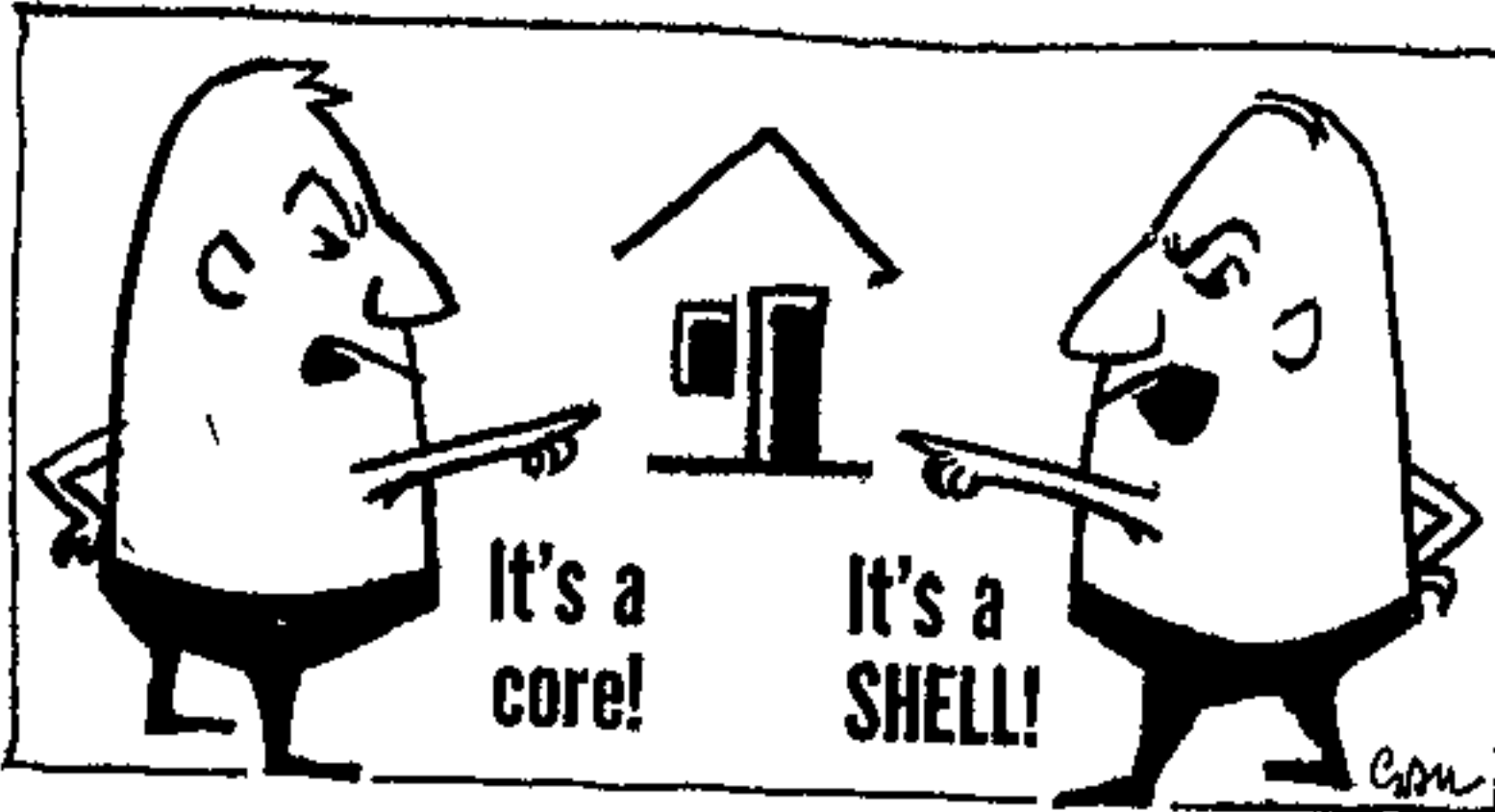
She suggested that a temporary solution to the crisis was to expand services, such as meals on wheels, to those living independently in the community.

"The more people we can help to maintain their independence within the community the better"

(127) ROOM

29/8/83

Buy cheap and finish yourself scheme is here



By LIN MENGE

VOSLOORUS is trail-blazing again. This time it is their pilot scheme for shell and core houses which has just been completed and priced.

Three shell and two core houses were erected to test community council and public reaction. The full scheme is for some 80 houses and there is already a waiting list of families interested in buying these finish-it-yourself homes.

People are showing a preference for the shell house, Mr George Prinsloo, assistant area director for the East Rand Administration Board in Boksburg, told

HOMEFRONT

This is apparently because the shell house works out cheaper in the long run

● The total price of the SHELL house, 99-year leasehold and other charges included, is R8 550

It consists of the outer walls of a 58m² two-bedroomed house with windows, back and front door, concrete floor, corrugated iron roof, a fully-walled bathroom with toilet and tap, one dividing wall between the sleeping and living area and full electric wiring.

Shell house buyers will have to erect the internal walls and install the internal doors, finish — ie plaster and paint all internal walls and install floor coverings, finish the bathroom walls and install a bath; install light fittings and ceiling; and, if they wish, plaster or paint the semi-facebrick finish of the outside walls

● The total price of the CORE house is only R6 950 but it will cost a couple of thousand rand more than the shell house to complete.

The core house consists of a bedroom, kitchen and bathroom under a tiled roof and a concrete floor for the whole,



MR GEORGE PRINSLOO
People prefer the shell

completed house

However it is also unfinished — in addition to completing the remaining rooms the core house owner will have to plaster and paint, install fittings etc.

Building societies are interested, but have not yet committed themselves to lending on these houses. If they do, and assuming the buyer has to put down a 20% deposit, he will need to earn at least R320 a month to be able to afford the monthly repayments on a loan, Mr Prinsloo said

The shell/core house scheme is aimed at lower-income buyers and follows the Ndabezitha ("royal") scheme of 42 "middle class" houses erected earlier this year. It is based on the same plans as the Ndabezitha scheme. All these houses are built by private contractors and paid for out of the community council's R500 000 revolving fund. Once the houses are built and sold off, the money is used to fund the next scheme

The first shell house has already been sold — a smart employer jumped in quickly to help his employee buy for cash.

No bargain price, but what a gift for Samuel

Mall Reporters

THERE is no bargain Big Sale price for Mr Samuel Mbongwe, the ageing Roman Catholic catechist from Orlando West, but generous readers have made it possible for him to pay off his house at the old price

Mr Mbongwe, a former municipal policeman who divides his days as a pensioner between gardening jobs and serving the Orlando West Catholic Community, was promised rand for rand help by St Patrick's Church in La Rochelle, Johannesburg, where he serves as a catechist for Zulu and Sotho worshippers, if he could raise the first half of the R300 deposit on the purchase of his house

With a loan from the church he was able to put down the deposit to buy his house under the Home Ownership or Right of Occupation scheme This he did in June, seemingly unaware that after July 1 rented houses such as his would be available at a discount in terms of the State's Big Housing Sale — provided they were bought on 99-year-leasehold

Instead the old man had set about the long and painful task of paying off his R2 949 house with money borrowed for the deposit, and with a loan from the West Rand Administration Board payable over 30 years on which he must of course pay interest

Within hours of our report, an anonymous woman reader had offered to pay the full price, but other readers had



also offered donations, so the cost has been shared between these kind people

HOMEFRONT has been told by an official at New Canada that Mr Mbongwe may not cancel his contract with Wrab — he has to pay off the balance of his loan This he will now do, accompanied by a priest from St Patrick's If he later wishes to convert to 99-year-leasehold, he must pay the extra cost

(HOMEFRONT cannot understand why such sales under Right of Occupation were still being concluded by Wrab in June — just before the start of the Big Sale under 99-year-leasehold announced by the Government on March 4 According to Wrab's Big Sale prices, released on July 14, Mr Mbongwe's house price, reduced by discounts totalling 35%, would have been about R1 000 less than that R2 949 That excludes leasehold, which is another large, extra charge)

□ □ □

A DIEPKLOOF resident has complained that township officials are telling him the survey of his area is not complete, so he cannot buy his house He fears he will miss out on the Big Sale discount because of this delay

Mr Fred Knott, acting chief executive officer of the Diepmeadow Council, said



Mr Samuel Mbongwe — kind Mail readers have relieved him of a huge, costly burden.

yesterday that the prices and leasehold charges for free-standing houses in Diepkloof and Meadowlands were available from New Canada (673-5200)

The price of the R2 500 houses could be reduced, with the full 40% discount, to R1 400, and the R1 750 houses to R792 Leasehold cost was calculated at R1,50 a square metre plus survey charges etc

Semi-detached houses were not ready for the Big Sale, but could be bought under Right of Occupation in the meantime, Mr Knott said Buyers would get the discount later

● Diepmeadow residents

will be given the option of paying their electricity levy (now R20 a month, rising to R30) in one lump sum (about R2 500) when they buy their houses, said Mr Knott It will pay them to do so because they will save on interest

□ □ □

CORRECTION When applying for a seaside home at Kleinkrantz, on the Garden Route, coloured home-seekers should write to the Regional Representative, Department of Community Development (NOT Cooperation and Development as reported on Saturday) Pte Bag X3913, Port Elizabeth 6056 (tel 041-546611)

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(127) *rusa* 30/8/83
Talks on coloured township

Municipal Correspondent

THE Johannesburg City Council is to look for land for a new coloured township to the north of the city

The chairman of Johannesburg's housing committee and NP leader in the council, Mr Carel Venter, will meet representatives from Sandton Randburg and Midrand for exploratory talks on Thursday

The initiative from Johannesburg comes in the wake of a failed attempt by the Sandton Town Council in recent months to establish a coloured group area in Sandton

Although the Sandton council approved of the group area, the idea was rejected by the Department of Community Development following strong protests from the Sandton inde-

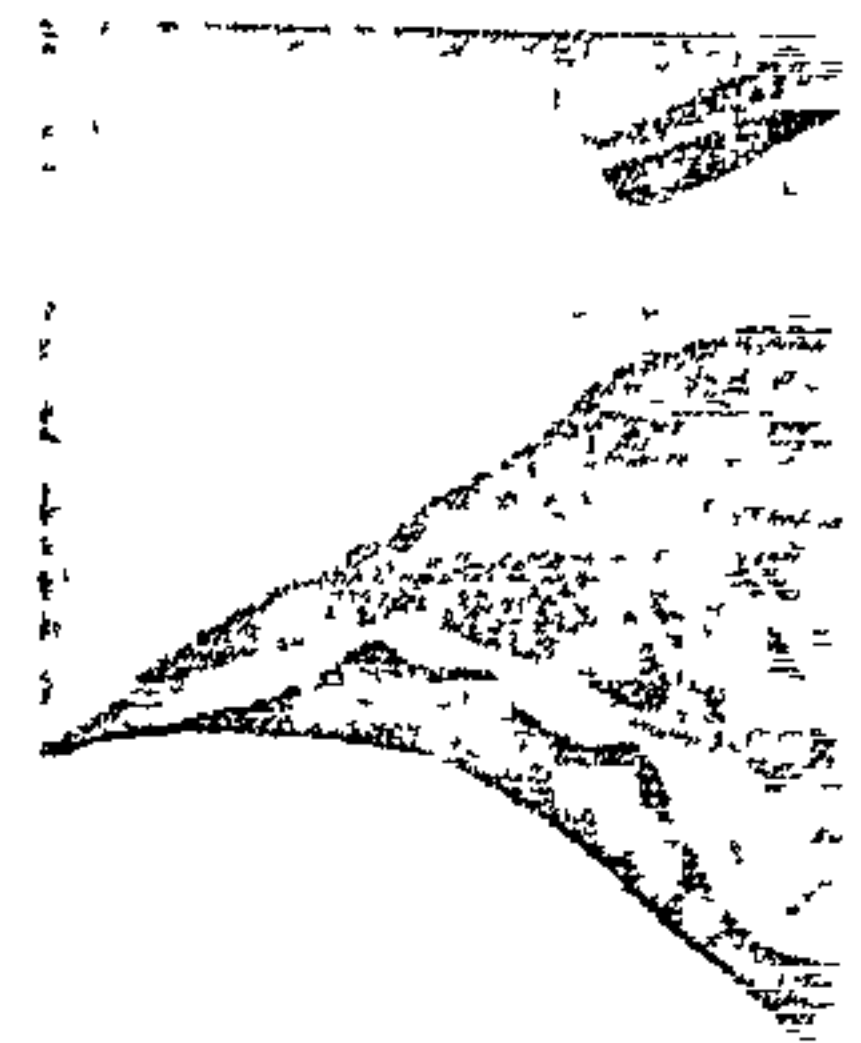
pendent opposition councillors, notably Mrs Jo Maris, and ratepayers of Linbro Park

The ratepayers argued that their property values would plummet if a coloured group area with economic housing were to be built on the border of their suburb

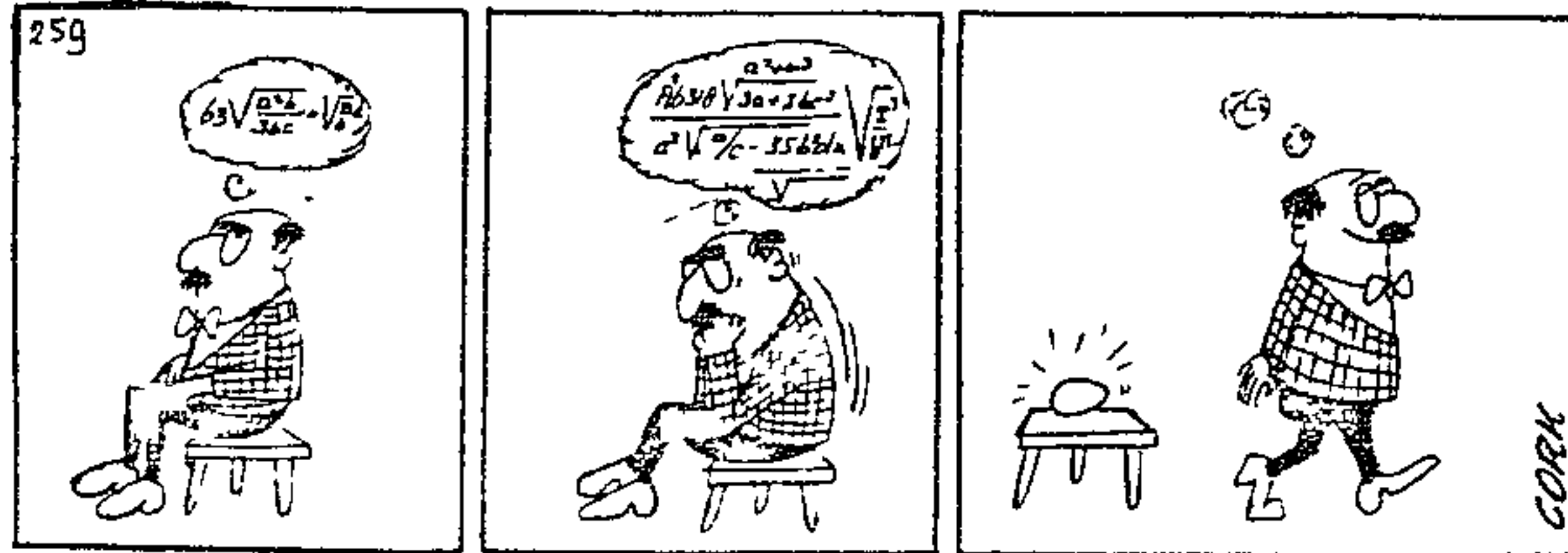
The pressing need for a new coloured township north of the city has been underlined by the fact that almost 6 000 coloureds live in Sandton's black neighbouring town of Alexandra

They are supposed to be rehoused in Johannesburg's coloured townships or in Ennerdale 40km to the south of the city though many work in Sandton or Randburg

Johannesburg already has 5 000 people on the waiting list for coloured housing



WHATSITSNAME



Jo'burg parking fees going up

Municipal Correspondent
PARKING tariffs at certain garages and open parking grounds are to increase from Thursday, says the Johannesburg Traffic Department

The increases were fixed during the council's annual budget, which was approved in July

New arrangements have been made at the Kazerne parking garages, where Kazerne No 1 garage is now re-

served for monthly parking only, and Kazerne No 2 for casual parkers

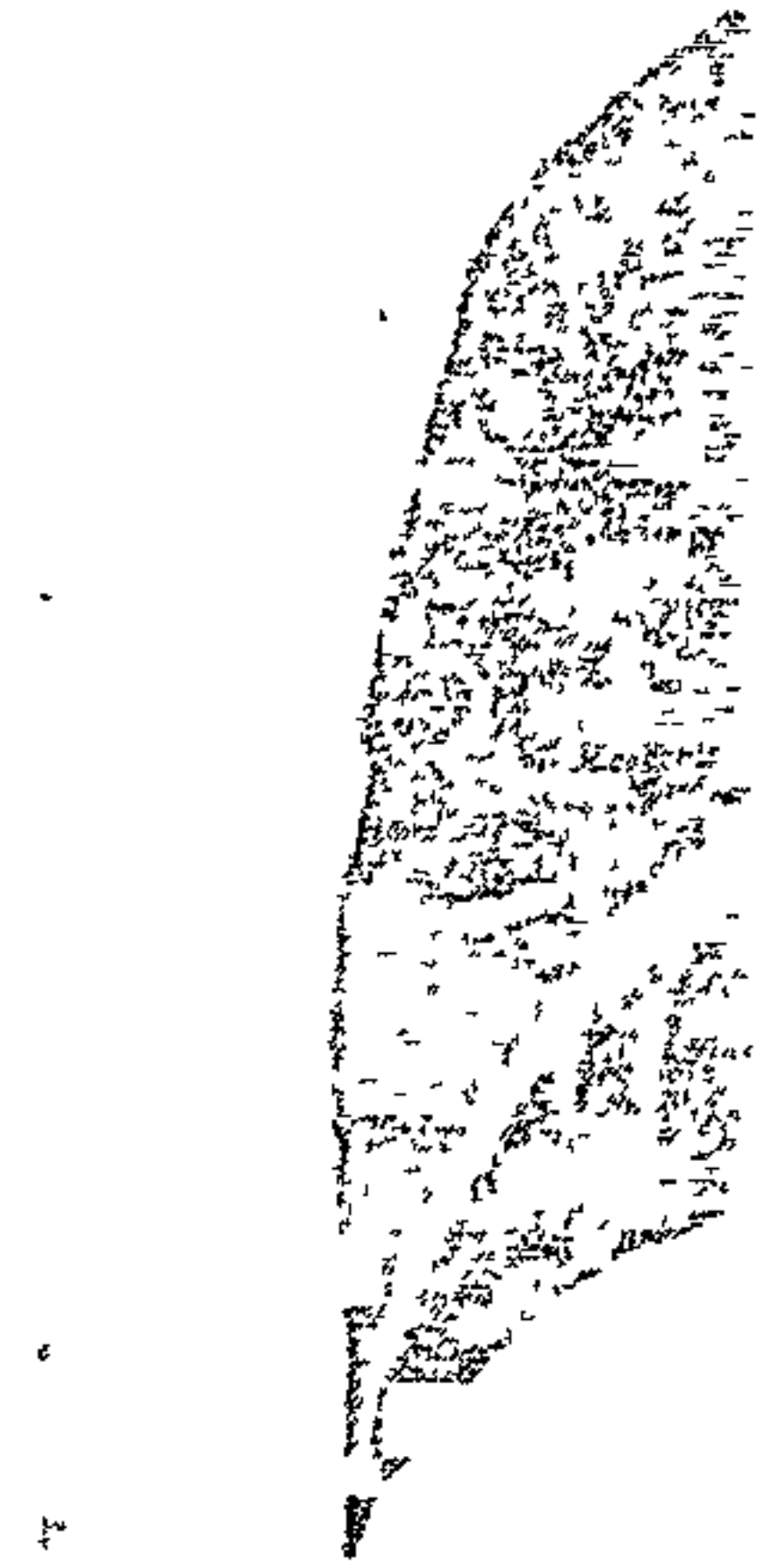
The tariffs at Kazerne No 1 are to increase from R80 to R100 a bay for monthly covered parking, but will remain at R90 a bay for uncovered parking. Parking at Kazerne No 1 will be on a 24-hour basis and fees are payable in advance to the cashier

The tariffs for casual parking at Kazerne No 2 are to

remain unchanged at 40c an hour and at R4 for seven hours or longer

Fees at some open parking grounds are also to increase

These are the Rockey Street parking ground — from 50c to R1 per day — the M2 East and West (Loveday Street) parking ground — from R1,50 to R3 a day — and Rosebank North West parking ground — from 80c to R1 a day



on a training mission at the time of the accident. The two pilots, whose helmets were not immediately made available, were plucked from the sea by a South Korean fishing boat en route to a nearby island. A rescue helicopter dispatched by the 38th Aerospace Rescue Squad located at Osan Airbase, 56km south of Seoul, will fly the pilots to Suwon for medical evaluation — UPI

Indonesian forces kill suspected criminals

GENEVA — Indonesian security forces are estimated to have summarily executed at least 400 suspected criminals so far this year, the International Commission of Jurists said yesterday.

The campaign against rising crime began last year in east Java where nearly 200 people were shot out of hand, the commission told a UN human rights committee.

Crowds swarm to see Challenger blast off at night

NEW YORK — US Space Shuttle Challenger's countdown headed flawlessly yesterday towards what would be the first mission specialist, Lieutenant-Colonel Guion Bluford Jr, black American astronaut.

At least 37 people have been killed — most in gunbattles between police and rampaging mobs — and an estimated 1 200 others arrested since violence erupted in Sind

Reports by Sapa-Reuters-AP and UPI

Pakistani rioters are warned

ISLAMABAD — President Mohammad Zia Ul-Haq warned yesterday that anti-government demonstrators demanding the lifting of martial law in Pakistan would be "dealt with sternly and eradicated".

At least 37 people have been killed — most in gunbattles between police and rampaging mobs — and an estimated 1 200 others arrested since violence erupted in Sind

Reports by Sapa-Reuters-AP and UPI

USSR seeks Italian aid on arms

ROME — The Italian Prime Minister, Mr Bettino Craxi, received a letter from the Soviet President, Mr Yuri Andropov, yesterday, seeking Italy's support for the latest Soviet offer to limit intermediate-range missiles in Europe.

Italy is one of five Nato nations in which the United States plans to start deploying a total of 572 Pershing-2 and cruise missiles in December if talks with the Soviets in Geneva fail to produce agreement.

Pakistani rioters are warned

ISLAMABAD — President Mohammad Zia Ul-Haq warned yesterday that anti-government demonstrators demanding the lifting of martial law in Pakistan would be "dealt with sternly and eradicated".

At least 37 people have been killed — most in gunbattles between police and rampaging mobs — and an estimated 1 200 others arrested since violence erupted in Sind

Reports by Sapa-Reuters-AP and UPI

their fire. The poster on the wall 1000 years ago.

Stages as states

Saturday during a flight from Vienna to see Iranian Foreign Minister, Mr Ali - their second deadline expired at 6pm - that he was in Geneva attending the - cure on Palestine, the radio said - settled on Mr Velayat's unnamed deputy from the control tower through an - are using every possible means to try - from dynamiting the aircraft," the - an Iranian call to expedite a solution - ge works of art?

of neo- porters the mountain top - cave is a favorite playground - for local children Chinese - characters have been used in - Japan for about 1,200 years - One resident Itsuro Goto, 32, came forward after the

WCC

Erab (127)

3/18/83
exposes

babies to cold

By SOPHIE TEMA

THE East Rand Administration Board was accused yesterday of exposing babies to the cold and forcing their parents to sleep in the open because they are regarded as "illegals".

A memorandum was presented by the Witwatersrand Council of Churches meeting in which the plight of the Katlehong squatters now staying in tents was highlighted.

WCC representatives, led by the Rt Rev Simeon Nkoane, Bishop Suffragan of the Anglican Church in the East Rand told members of Erab headed by the chairman, Mr F E Marx, that what was happening in Katlehong was a manifestation of the ill effects of apartheid.

The WCC pointed out that the church did not regard people as "legals" or "illegals" and appealed to the board and its officials to

- Scrap the practice of destroying the shelters of families without providing alternative accommodation,

- Provide evicted people with shelter as a matter of absolute urgency. This they said could be done by erecting pre-fab units in the same way as the West Rand Administration Board had done, to serve as a temporary measure while long term housing was being planned, and

- Request the Minister of Co-operation and Development to give urgent attention to the problem of housing in the East Rand.

Mr Marx agreed to have the tent community transferred from the present area which has been declared a buffer zone and has no ablution or water facilities to a centre to be arranged by the board.

He however, said the cases of the individual families would be dealt with on their merits.

He emphasised that those who were legal would be listed for housing while the rest who do not qualify would be repatriated to their respective homelands.



Mr Norman Mtyingizane putting up a backyard shack in an area where there are already more than 1 500.

Shack people face bleak future . . .

127
Soweto
31/8/83



By NKOPANE MAKOBANE

THE more than 1 500 illegal shack dwellers settled on the western section of Bekkersdal near Westonaria where there are no houses are living on borrowed time — the structures must go.

Mr Daniel Sedumedi we understand the plight of the people but there is nothing we can do

This was revealed to **Spotlight** by a local councillor, 74-year-old Mr Daniel Sedumedi. He said the councillors were informed of this move by the housing director at their monthly meeting last week.

The reason given was that none of the shacks comply with the requirements of the applicable municipal health and building bylaws. Again, many of the occupants are illegal in the area as they come from the homelands.

"Much as we understand the plight of the people concerned, there is nothing we can do if the law so requires that the structures have to be demolished."

According to Mr Sedumedi, the shack issue has been one area of concern in the township and has at several times been discussed at length.

Early this year when the subject was discussed it had been found that due to the slow progress in the past to provide additional houses to families on the lengthy housing waiting-list, tenants have erected numerous shacks on their sites to accommodate those in distress.

The shacks were being leased by the occupants from the tenants at rentals of R40 to R50 a month. The council at the time was not prepared to pull down the shacks because no alternative accommodation is available.

According to a survey carried out then, it was also found that services in the area were only designed for existing 1 098 houses. As a result this placed a burden on the infrastructural services of the township by the additional more than 1 500 illegal families.

The deficit of the 1983/84 estimates of the council was calculated at approximately R276 000 and a major portion of this deficit was attributed to families occupying the shacks because they did not make a financial contribution to the council for services utilised by them.

It had also been realised that the demolition of the shacks would even be more difficult because there would be no alternative housing in the foreseeable future. This was because there would be no further development of Bekkersdal due to the geological nature of the ground.

It was decided then to make efforts to normalise the existence of the shacks until alternative accommodation was available to the occupants elsewhere.

It was then suggested that a further survey of the existing shacks be undertaken to establish the actual number of shacks on a specific site to ensure that no more shacks will be erected.

This having been done, it was further suggested that a financial contribution be obtained from the shack occupants but not directly from them as this would legalise their structures and them.

It was then recommended, subject to the Ministerial approval, that a monthly fee of R10 be paid to the council by the tenant for every additional structure on his site as from July 1 this year.

This was because the tenants asked rent for personal gain and the R10 from them would result in an additional monthly income of approximately R15 000 or R18 000 a year to the council, meaning a substantial reduction in the deficit.

Furthermore, it was recommended that should a registered tenant not be prepared to pay a monthly fee of R10 a room, all structures on his site be demolished.

Furthermore, it was recommended that should a registered tenant not be prepared to pay a monthly fee of R10 a room, all structures on his site be demolished.

Spotlight on black urban housing

By Jon Qwelane

Black urban housing will be the subject of a conference in Braamfontein next Wednesday organised by the Institute of Personnel Management (IPM)

The Department of Community Development's national sales co-ordinator, Mr Johan Kruger, will explain the "implications, practicalities and problems of providing housing assistance to black employees", IPM committee member Mr James Seutloadi said

127
Dec 11/83
The conference, starting at 2 pm, will be held in the South African Breweries auditorium on Jan Smuts Avenue.

Mr Seutloadi said it was particularly important for employers to attend, because in the past they had either had problems with getting accommodation for their staff or had not received full answers to their questions on the subject.

The conference will be open to the public and admission is free

Sowetans can buy real houses at last

127 RNDM
13/9/83

By LIN MENGE

AT LONG LAST: houses — and real houses, not matchboxes — are going to go up in Soweto for anyone to buy.

Advertisements will appear in the classified ads section of the Rand Daily Mail and other newspapers this week offering serviced stands to private developers who wish to build houses, Mr Steve Burger, Director of Community Services of the West Rand Administration Board, told HOMEFRONT yesterday.

Although only 788 stands will be available, the move is a revolution in the provision of housing in Soweto. In the past the administration boards have built most of the housing — the four-roomed matchboxes which people rented and which the State is now selling off to tenants at a discount.

Only those in the upper-income group have been able to change their lifestyle and acquire stands and new custom-built houses in the elite



area of Diepkloof Ext.

But even there the waiting list has dictated the allocation. There has been hardly any "spec" building for people who could afford something better than a matchbox with backyard extensions.

The new development will go hand in hand with the sale, and expected resale, of matchboxes, and the creation of a core of qualified, registered black estate agents who should be in action by the end of the year.

Serviced stands are only now ready, after several years devoted by the township authorities to providing infrastructure and electrification and to upgrading existing services.

Mr Berger said the various community councils would develop some of the new stands, while others would be offered to the private sector

— from the big white developer down to the small black builder.

While the stands developed by the community councils would cater for people on their waiting lists, the stands offered to the private developers and builders would be for all-comers with residential qualifications.

People on waiting lists would have only a 30-day first option to take up the new houses, after which developers would be free to sell them to anyone ready to buy.

Mr Burger said the stands would be made available either in units of one to 10, to give the small black builder without much capital a chance, or in multiples of 10 for the bigger developer.

The stands were in Naledi South (312 stands), Dobsonville Ext (350) and Kagiso (126).

Mr Berger said he expected the building of "reasonable" homes within a price-range which people in Soweto could afford.

Full details will appear in advertisements this week.

Please change to be photographed with TV camera

127 RSM

Top Anglo man to head HOME

By LIN MENGE

A SENIOR official of the Anglo American Corporation has been appointed executive director of Home Ownership Marketing Enterprises (HOME), which will promote the training of estate agents and the selling of houses among blacks, coloureds and Indians

He is Mr Wessel Pienaar, assistant estates manager of Anglo American's Gold Mining Division. Mr Pienaar has been seconded by Anglo to HOME for a few years because HOME, a non-profit-making utility company, will

close down when its task is complete — making it difficult to fill the vital job of executive director with a top man

Mr Boet van Straten, chairman of the Estate Agents Board, who is setting up HOME with the co-operation of business and Government representatives, told HOMEFRONT yesterday that HOME would get going as soon as Mr Pienaar took up his new position on October 1

HOME had received a number of applications from would-be estate agents via the West Rand Administra-



tion Board. Blacks who were interested in being trained should give their names to Wrab until HOME opened offices of its own, Mr Van Straten said. Nafcoc, among others, had offered to assist with training

"We are confident we can start with the training of our first 25 or 30 applicants by the end of October. It will be

about two months before they can go out and start selling," Mr Van Straten said

Members of the Association of Law Societies, who are represented on HOME, have succeeded in cutting down the bulky documentation involved in home-buying on leasehold to a few pages, and HOME hoped to have this approved by the Government soon, he said

A high-powered branch of HOME was being set up in Port Elizabeth, Mr Van Straten said, and another would follow in the Northern Cape-Free State area

A property guide for people of Soweto

FIRST the Big Sale; then the Re-Sale. That is when people are going to need a guide to what their houses are worth — or they will be cheated

To help home-owners, buyers and sellers in Soweto, HOMEFRONT will publish a weekly Property Guide on Fridays, starting tomorrow

To start with, this will be a small guide to the total price which people are paying Wrab for their houses under 99-

year leasehold during the Big Sale. We will also give the number of weekly sales

When those houses are resold to other Sowetans, we will enlarge the service to include the prices paid

By keeping track of price movements, Soweto residents will develop some idea of what houses are worth, depending on their size and which area they are in

Otherwise they will have no way of knowing whether an offer of a matchbox house for R25 000 is good, bad — or mad!

This information is also important for employers who may be asked to help their workers buy houses

So watch out for HOMEFRONT'S Property Guide, starting tomorrow. Keep the cutting because the information could save you from being lied to and cheated

Mail's property guide for blacks is welcomed

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RWM 2/9/83

**SOWETO
SALES**



**PROPERTY
GUIDE**

By LIN MENGE

HERE it is — the first ever property guide for an urban black residential area. At this stage it is based solely on prices of houses bought under 99-year-leasehold from the West Rand Administration Board during the Big Sale. When re-selling starts, we will publish those prices too.

By keeping track of price movements, Soweto residents can see what their own houses are worth, and how they increase in value depending on their size and which area they are in.

Mr Boet van Straten, chairman of the Estate Agents Board, welcomed the Property Guide yesterday. "Education in the value of fixed property is essential," Mr Van Straten said.

Home Ownership Marketing Enterprises (HOME), the non-profit company which Mr Van Straten is setting up with the co-operation of business and Government, will

provide HOMEFRONT with sales figures once the black estate agents they have trained start selling.

Mr Andrew Mardon, Wrab's assistant director of community services, said he believed the guide would help people — they now knew how much they would need to pay in the Big Sale.

This is how the Big Sale has gone so far:

- 66 houses have been bought under 99-year-leasehold for the "cash" discount.

- 159 applications to buy under 99-year-leasehold in July, and another 266 in August, are waiting for either the final selling price to be made known, or for surveying to be completed so that the buyers may obtain loans from either their employers or from building societies.

- Of the 66 houses bought for cash, most were four-roomed, with outside toilets. Here are the lowest and highest final prices paid in the

various townships — including discount, cost of leasehold, water meters, the lot.

The houses sold in Orlando East were two-roomed, all the rest were four-roomed, all with outside toilet.

Township	Lowest	Highest
Orlando E	R1 936	R1 081
Mapeta	R1 299	R1 349
Chiawelo	R1 301	R1 349
Dube	R1 301	R1 418
Emdeni	R1 349	R1 605
C W Jabavu	R1 376	R1 497

The houses sold in the following townships all fetched one price:

Dhlamini	R1 349
Tsenaoane	R1 349
Moroka	R1 596
Jabulani	R1 359 50
Tladi	R1 349
Naledi	R1 349
Mofolo	R1 497

A further eight houses were sold in Kagiso, and one in Dobsonville. We will have the prices next week.

Watch out for the Property Guide, every Friday.

Evicted tenant 'paid no rent'^{127/3/83}^{ROOM}^{3/9/83}

By SOPHIE TEMA

THE chairman of the Soweto Council, Mr David Thebehali, yesterday revealed the circumstances he says led to the homelessness of the Molapo woman who has been sleeping in railway station waiting rooms.

Mrs Martha Mbele claims she was evicted by her sub-tenant who forced her out of her house by continuously threatening to kill her and subsequently had her house permit cancelled.

She claims the sub-tenant has also threatened and warned her four children not to go near the house.

On Wednesday this week, Mrs Mbele said she had been harassed by members of the Soweto Council Housing Committee including the chairman of the council, Mr Thebehali, following a Rand Daily Mail report which revealed how she lost her house.

Mr Thebehali said he helped Mrs Mbele retain her Molapo house after her husband had died in 1979, leaving her with four children. Two other people were also living in the house at the time.

Mr Thebehali said: "Mrs Mbele later became difficult and wanted to chase the children, who were her husband's from a previous marriage, out of the house but the council advised her that she could not chase them out because she would not be allowed to remain alone in it.

She then took in a second couple as sub-tenants.

He was later told that the sub-tenants were paying the rent as she was no longer doing so.

"I also believe that Mrs Mbele's stepchildren were no longer staying with her in the house. Then I heard that the husband of the second sub-tenant had died and at that time Mrs Mbele was no longer staying in the house."

Mr Thebehali said he could not comment on Mrs Mbele's claims of harassment "because I was not there".

Mrs Mbele had been told to attend a meeting on September 14, he said.

Ship's crew

(127) ROM 5/9/83

From a hostel to a landscaped 'village'

Homefront Reporter

OLD-STYLE hostel accommodation, with rows of beds in long rows of rooms, is giving way in Tembisa, on the East Rand, to a "village" of separate housing units

The hexagonal units which single workers share, are easily convertible to married quarters, and are set in a landscaped area

According to Mr Rob Crockett, managing director of Schachat Manufactured Housing, several major companies are taking units for their workers in the Tembisa complex. Among them are SA Breweries, Rennie's, T W Beckett, W Province Cellars and Schachat Cullum

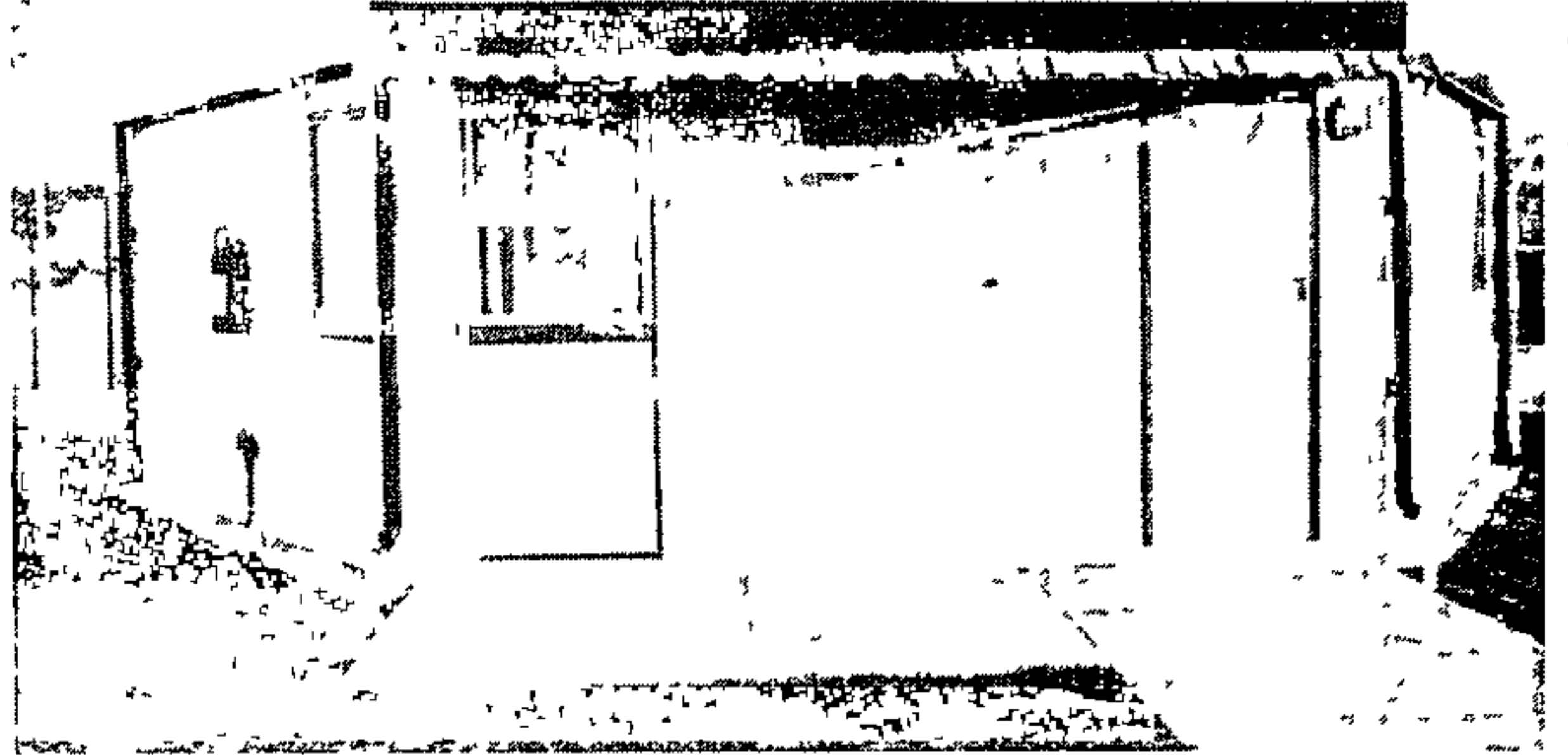
The Schachat Craft system is an industrialised building system. The pre-manufac-



tured walls and roofs are easily erected. The R5-million Tembisa project was started in May, with the approval of the Tembisa Community Council and the East Rand Administration Board

There are 150 units housing 1 200 workers and there is space for housing a further 2 000. The cost is R3 000 a head

Mr Crockett stressed that his company handled the whole package — from acquiring the land to dealing with the administrative and legal problems and erecting the units



One of the six-sided housing units for single workers erected in Tembisa.

2443 (127)

Housing headache worsens every day

By ELLIOT TSHINGWALA

RATANDA, a township outside Heidelberg, is a small place with a big headache.

Built in 1957 to accommodate people who were being moved from

the old Heidelberg township, the place has not had any new houses while the housing backlog grows in leaps and bounds. There are 1 521 houses in the township and the population is well over 10 000. This has created a situation where both children and adults cram into a four-roomed house. The seriousness of the housing shortage is rather amazing because the township is surrounded by vast tracts of land on which five townships the size of Ratanda can be built.

For this they put the blame on the authorities who charge exorbitant amounts for its use. Residents allege that the local council is charging a difference of up to R100 compared to other places. There is also the problem of the stadium which, locals say, has been under construction for the past five years. Authorities deny this and have promised that building will be completed in the near future. The bucket toilet system is yet another problem. Since moving into

the "new" township more than 20 years ago the government has made innumerable promises to install flushing toilets, one resident claims. Residents also complain that each time



the East Rand Administration Board and the local council wish to make increases that partly promise that part of the increase will be spent on financing the toilet flushing system.

Authorities say there are no immediate plans to build any houses but this does not mean that the housing situation has collapsed totally. A major cigarette company has recently completed a housing scheme providing houses for their employees and through another project the government is alleviating the housing shortage.

The government scheme is encouraging people to build their own houses. Sites are available from R620 to over R1 000. People are allowed to put up temporary structures while building the main house. Many people inter-

AN aerial view of the township of Ratanda, Heidelberg, taken by our photographer, Len Kumalo. SPOTLIGHT went to the little township at the weekend.



PEOPLE IN Ratanda are given a chance to put up shacks on their stands until they have enough money to build their homes. These shacks are going up on areas where people have bought their own stands viewed agree it is a step towards saving the otherwise hopeless situation.

The other real problem is entertainment. Although there is a hall, residents feel that the place is being neglected.

Tent family ⁽¹²⁷⁾ told to move ^{8 Feb 5/9/83} in with crowd

By Yussuf Nazeer

A Noordgesig family has been told to break down its six-week-old backyard tent today and move back into a house crowded with 30 people.

Mr Roland Smith said he had applied several times without success to the Johannesburg City Council's housing department for a home for his wife Denise and two daughters aged one and three.

The Smith family originally lived with Mr Smith's mother Mr Lena Lewis (83) in her small home of two bedrooms, lounge and kitchen at 1041 Royal Oak Street, Noordgesig coloured township, near Orlando.

On April 8 The Star highlighted the plight of seven families — 12 adults and 18 children — living in this house. The council's housing department gave one family a home.

According to the council more than 5 000 people have applied for homes, some of them up to seven years ago.

Mr Smith said "On each occasion the coloured clerks simply tell me and my wife that there are no homes available. We've been living in this tent under bitterly cold conditions and my children are sick."

"I am a serviceman who was called to the border to serve my country. Yet the State cannot give me a home. It is frustrating," he said.

After The Star took up the Smith family's case with the housing department last week, a coloured social worker called to look at their living conditions.

The next day a township housing inspector, a Mr Jacobs who would not give his full name, told the Smith family to move back into the house.

For three days running The Star tried to get comment from a spokesman for coloured housing but was told by his secretary that he was busy.



Mr Roland Smith, his wife Denise and two young children have been living in this backyard tent for six weeks because they cannot find anywhere else to live. Now they have been told to move

back into the Noordgesig home of Mr Smith's aged mother which has two bedrooms, a lounge and a kitchen — and is occupied by 30 other people.

(127) FROM 6/9/83

Building better together

Homefront Reporter

THE way is now clear for the Soweto Building Contractors' Association (SBCA) to set about expanding its membership and working to raise the standards and status of township builders

A general meeting last week approved their constitution in its final form. The next meeting will be held on September 28, at the Corobrik Centre in Mofolo

The SBCA is a non-racial, non-profit association, legally constituted and requiring members to have a serious commitment to their trade

They have to pay a R30 registration fee and R150 a year subscription, they will have a code of standards to adhere to, and they will face



possible suspension by a disciplinary committee if complaints are brought against them

That does not make them all good builders, but it will help to sort the fly-by-nights from the serious builder.

A proper form of contract is being prepared for them by

Mr Cedric Tennant of the Centre for Developing Business at the Graduate School of Business Administration at the University of the Witwatersrand.

Numerous inquiries about membership were received after HOMEFRONT listed the names of the first 45 fully-paid up members (August 18). The secretary is Mr Sam Mahlangu (949-2126/7)

Here are two new names to add to your list

Section A1 Construction (Amos Ngwenya), 1622 Zondi
HIC Building Contractors, 11008 Orlando West Ext 949-1955

And two changes of address/tel
Snooks Construction, (A Sanokoanyane), 1359a Naledi 1868 930-6467 984-1127

Dangi Construction, (E T Masingi), 7698B Zone 2, Diepkloof 944-2280

ER BIG HOMES SALE

THE mass sale of houses in the East Rand under the 99-year-leasehold scheme has been announced.

The scheme took off the ground last Friday, according to Mr F E Marx, the chief director of the East Rand Administration Board (Erab). Mr Marx said the board will start selling houses in Daveyton, Katlehong, Tsakane, Vosloorus

and Tembisa townships as these townships have already

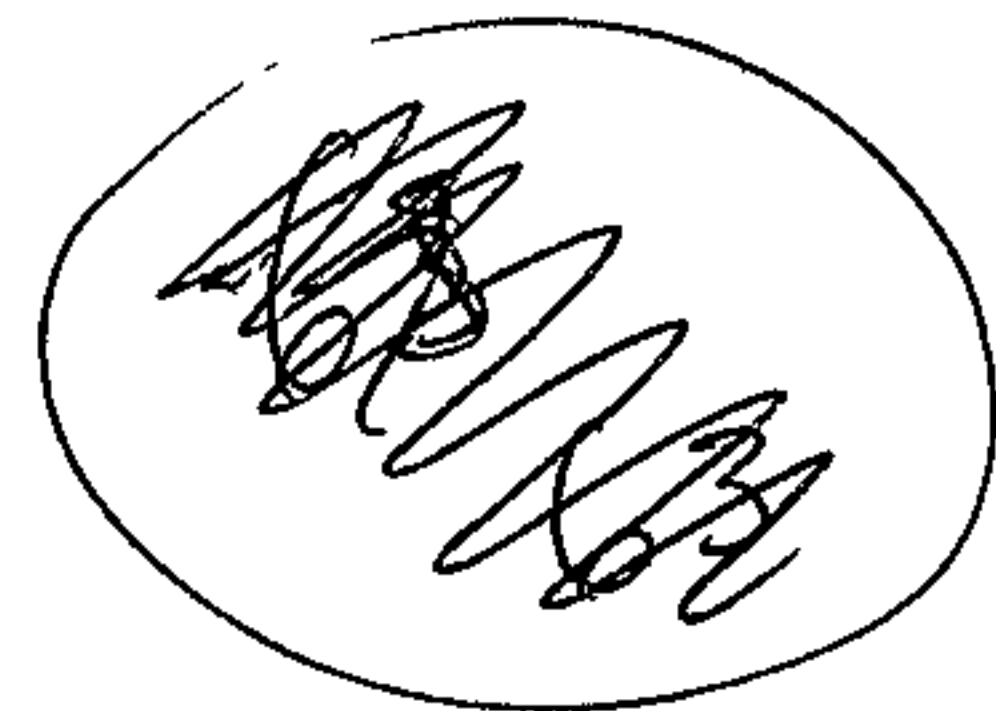
been surveyed. The houses will be sold from R1 200 upwards.

There are 63 000 houses in the East Rand and about 30 000 of these have already been sold under the 30-year-leasehold scheme.

He said: "The owners of these houses can have the sale con-

verted to a 99-year-leasehold at a cost of R600."

He also said that a 20 percent discount would be given to all people who paid for their houses in full before August 1. All people earning R150 a month and less would be offered funds by the Department of Community Development for the purchase of their houses.



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Hodge podge

Council to find house for evicted tent family

(127)

By Yussuf Nazeer

Star

7/9/83

Smith. He then turned to the army for help.

After being ordered to demolish the tent in which they had been living for six weeks, a Noordgesig coloured township family was last night promised a house by the city council.

Mr Roland Smith, his wife Denise and their two small children were at one time living with 30 other people in a two-bedroomed house in Royal Oak Street, Noordgesig.

When he moved into the tent in his grandmother's backyard, The Star drew attention to his plight.

"This brought Father Jacobs, the housing inspector, down on my neck. He ordered me to demolish my tent within 48 hours or face prosecution," said Mr

"I told them I had served on the border but the State could not give me a home. A lieutenant gave me a letter to the Department of Coloured Affairs requesting that they help me. The department in turn gave me a letter to the council."

The Star had already approached the council's director of housing, who instructed a senior official to look into Mr Smith's housing problem.

Mr Smith said the council has now promised to give him a home on the strength of a long-standing application made by his mother.

Bills aplenty for man with no electricity

By MZIKAYISE EDOM

By MZIKAYISE EDOM

A KATLEHONG Germiston family this week received a water and electricity bill for more than R700 — but they have no electricity in their home.

The family of Mr Robert Msimango of 402 Skhosana section has also been threatened with eviction from their home by the East Rand Administration Board (Erab) if they do not pay the bill of R460,52 by Friday.

Mr Msimango told The SOWETAN that since February this year he has been receiving bills for electricity. Yesterday he showed SOWETAN reporters bills claiming that he was R500,39 in arrears for electricity and water in April and another R489,96 for the month of June.

EVICTED

Mr Msimango has been sent a warning letter by Erab that he should pay at least R100

by Friday, failing which he would be evicted.

He said "I do not have electricity in my house and I am not prepared to pay an exorbitant amount. I have complained to the local community council and Erab headquarters in Germiston about these funny bills, and each time I was told not to worry as it was a mistake."

MASTER PLAN

Mr Msimango said he was only prepared to pay the monthly R5 for the electricity master plan. He said he would see the "mayor" of Katlehong, Mr A P Khumalo before the end of the week in the hope of solving his problems.

Mr Msimango's home is only fitted with electricity pipes and he is hoping to have electricity some time next year as the council had promised.

Mr Khumalo and Mr F E Marx, chief director of Erab were both not available for comment yesterday.



ACCOUNTS: Mr Robert Msimango of Natalspruit

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8/9/83 RAND DAILY MAIL, Thursday, 5

4 000 Big House Sale homes change hands

By LIN MENGE

IN THE first two months of the State's Big House Sale, some 4 000 houses have been bought, countrywide, by blacks, whites, coloureds and Indians

This was said yesterday by Mr Anton Fuchs, public relations officer of the Department of Community Development

There are 500 000 houses available for sale to their tenants, 350 000 of them for blacks

The sale had got off to a slow start because of the huge amount of preparation that had to be done, Mr Fuchs said

Though the sale started officially on July 1, prices are only now becoming available in some areas

● Good news for whites, Indians and coloureds is that the mass survey of stands is under way. Last year the Government announced a mass survey of black urban residential stands which would bring down the cost of the survey and speed it up. Mr Fuchs said yesterday, the same arrangement had been made with the Surveyors-General and the surveying profession as regards non-black areas and nearly 200 stands had already been surveyed

● The discounts of up to 40% available on Big Sale houses only apply to July 1 next year (and in the case of the East Rand Administration Board, to August 1). Mr Johan Kruger, who is coordinating the sale of houses for the Department of Community Development, said the 5% discount for buying within the sale



year was an extra incentive — all the discounts would lapse when the sale year ended

● In Soweto, Wrab spokesmen have disclosed that up to the end of last week only 66 houses had been sold for discount under 99-year-leasehold

A further 425 applications would go through when the prices had been finalised or surveying had been completed

Large employers can telephone Mr Piet Genis at 21-4911 and arrange for him to visit their premises to help employees with documentation. Every would-be buyer needs to first fill in form N189, obtainable from his township manager who must also sign the form

Domestic servants and other such employees are liable to be told to go personally to New Canada and ask for

the prices. HOMEFRONT sees no reason why poor people should have to lose a working day, or why their concerned employers — often elderly women — should have to get permits and drive all the way to Soweto to help them find out the prices

So telephone New Canada (673-5200) and ask for "House Sales". This baffles the switchboard operator every time, but don't give up. There are some helpful officials. But don't telephone unless you have all the details that appear on the N189 form

● House-buyers in Diepmeadow have the option of paying their electricity levy in one lump sum of about R2 500, instead of paying the monthly levy. This will save them interest

● Don't miss our weekly property guide for Soweto in tomorrow's HOMEFRONT. It will give you an idea of the total prices being paid for the discount houses. We will also give you re-sale prices as soon as these become available

The Soweto sales property guide appears every Friday

WARNING! A man has been going around Soweto — and now Natalspruit — asking for deposits on building jobs he says he will do. He takes the money and disappears. Worse, he claims to be a member of the Soweto Building Contractors' Association (SBCA)

"He is not a member of the association — we don't know him," SBCA secretary Mr Sam Mahlangu said yesterday.



day. The SBCA does not allow its members to demand deposits. NEVER pay deposits to strangers, and check out builders' claims to membership of the SBCA with Mr Mahlangu (949-2126/7)



It is not only the giant corporations which are generous — the Balco company, which produces spray equipment instruments in Kempton Park, has rewarded Mr Alec Radebe with a home of his own after his 47 years' unbroken service. Here is the managing director, Mr Buster Volck, with Mr Radebe.

Elderly tenants got 'adequate notice'

(27) UDM 8/9/83

Mall Reporter

TENANTS in Broad Windsor, a rent-controlled block of flats in the Central Business District of Johannesburg, were given six months' notice at the end of April to vacate the building by October 30

A spokesman for Sable Holdings, owners of the building, said this week there was no question they had been given notice overnight to leave

He was responding to news reports that lawyers' letters sent out in August had warned 60 elderly people they must vacate their flats by October 30

The spokesman said Sable Holdings had not reneged on an undertaking to Mr Pierre Cronje, Deputy Minister of Welfare and Community Development, to find other housing for the elderly during renovations

He said "Only about 20 out of the original 87 flats are now occupied and more tenants are leaving daily

"The facts are that our letting staff wrote to every tenant in the building with offers to help find alternative

accommodation in other Sable Holdings buildings

"Where these offers were not taken up, our letting staff then referred tenants to other letting agents, or found accommodation for people in buildings not belonging to Sable Holdings

"Sable Holdings has many letters from former tenants expressing thanks for the help they had been given"

The spokesman said the Department of Community Development approached Sable Holdings in July about the future of the tenants after a City Councillor, Mrs Molly Kopel, had written to Mr Cronje

Subsequently, after a "thorough investigation" the Deputy Minister reported to her in writing it had been established "the owners of Broad Windsor do not intend to convert the existing flats for commercial use but to convert all rooms which do not have kitchens or toilets into one and two-bedroomed flats

"Remaining flats will be substantially renovated and upgraded so as to make them conform to present-day standards"

The letter continued "The owners further indicated that they will wherever possible arrange for suitable alternative accommodation for the tenants and, should there still be some tenants who have not obtained alternative accommodation at the expiry of the notice period, arrangements will be made to, as far as possible, relocate them within the block"

Only one tenant had sought and had been granted permission to stay in the building until December

Copies of the letter were sent by Mrs Kopel to all the tenants with a handwritten footnote saying "This is a copy of the letter I received yesterday As you can see, the news is good You can now decide for yourself With sincerest regards, Molly Kopel"

The Sable Holdings spokesman said the footnote sowed some confusion and to ensure there was no misunderstanding, its legal advisers sent a letter to the remaining tenants in August which, in effect, reminded tenants that the six months' notice issued in April was still operative

ER townships owe R10-million

(127)



Sowetan
8/9/83

By MZIKAYISE
EDOM

RENT arrears for East Rand townships could be as high as R10-million, a spokesman for the East Rand Administration Board (Erab) said this week.

The spokesman was confirming reports that Katlehong residents alone was R1,8-million in arrears

Mr F E Marx, chief director of Erab, confirmed that the money

owed is for the period from February this year until now

He said the problem of arrear rentals was serious in all 14 townships under Erab, but Katlehong was the worst

He said "The board is hopeful to recover the money in Katlehong and other townships on the East Rand before the end of the present financial year I cannot confirm how much all townships in the East Rand owe in rent at the mo-

ment, but the money could be close to R10-m"

Mr Marx said every case of a Katlehong family in rent arrears will be treated on merit because some of the residents are pensioners and others are not working as a result of the downturn in economy presently affecting the whole country

He said "Some of the families will have to be evicted because they are deliberately not prepared to pay their rent"

To buy an E Rand house will take just 2 visits

Homefront Reporter

EAST RAND home buyers or their employers will need to make just two visits to their township manager's office — one to find out the price of the house under the Big Sale and to apply to buy it, and the second visit to pay for the house and complete the documentation

The average house price in East Rand townships is about R1 695, but in a few areas there will be houses costing more than R5 000 or even R9 000 for sale on discount

In Tembisa, the houses range from R1 001 upwards, before the discounts are subtracted, while the cost of 99-year-leasehold is R450

Leasehold costs are calculated at R1,50 to R2,33 a square metre, depending on whether the stand is in an old, or a new and therefore more costly, township. As the average stand size is 300 square metres, this will take lease-



MR F E MARX

hold costs up to R690 in some townships

In addition, there are administration and registration fees

Mr Andries Mthenjwa of the Railways CID, who bought the first discount house from the East Rand Administration Board yesterday, paid a final price,

with leasehold, of R1 300 in the Isithane Section of Tembisa.

Mr F E Marx, chief director of the Erab, said that because the surveying of stands was far from complete on the East Rand, 99-year-leasehold was not available in many areas. However a document was being prepared which would be signed by the buyer, Erab and the building society or other lending institution, to enable people to buy on discount in the meantime

He said about 30 000 residents had bought their houses under the old 30-year or Right of Occupation scheme. These people could convert to 99-year leasehold by paying the leasehold and registration costs. They could then use their houses as security to take up loans for any purpose

The sale in East Rand townships will end on August 1, 1984

SOWETO SALES



PROPERTY GUIDE

By LIN MENGE

SALES are picking up in Soweto. Whereas only 66 houses were sold under 99-year-leasehold during July and August, 31 were sold from September 1 to 6

A further 83 applications, accompanied by some payment, were received to buy either houses or vacant stands on 99-year-leasehold

Since July 1, a total of 2 649 applications have been made through employers who wish to assist their employees to buy in the Big House Sale.

And many more employers are considering what help they can give, Wrab told HOMEFRONT yesterday

Of the latest 31 houses to be sold, 25 were in Soweto, two in Diepkloof and four in Meadowlands

Here is your guide to the total, all-inclusive prices — you can see how stand and house size affected them

Township	Lowest	Highest
Orl E (2 rms)	R1 081	R1 122

Four-roomed houses.

Dlamini	R1 349
Naledi Ext	R1 497
Moroka	R1 598 R1 887

The lower price was for houses on stands averaging 326 square metres, the higher price for 520 square metre stands

Mofolo N	R1 507 on 287 sq m tl
Chiwelo	R1 349 on 260 sq m tl
Moleletsane	R1 349 on 280 sq m tl
Jabulani	R1 359 tl
Emdeni	R1 349 R1 608

Lower price was on 260 square metres, higher on 433 square metre stands.

In Senoane, a four-roomed house went for

R1 820 because it was built in 1975, making the original construction cost higher. Similarly, in Pimville Zone Three, a four-roomed house built in 1974 went for R1 804

In Meadowlands, a four-roomed house fetched R1 439, but a five-roomed house 51/9 was sold for R1 934. In Diepkloof, a four-roomed house went for R1 439, but a Type 18 five-roomed house went for R2 351

The one house sold in Dobsonville in July-August was four rooms for R1 518, and the eight sold in Kagiso ranged from four rooms from R1 187 to R5 684 for a five rooms 1979 house on a 450 square metre stand.

Watch out for the Property Guide, every Friday

omic class are available for Whites in each of these areas?

1124 Mr S P BARNARD asked the Minister of Community Development †

- (1) Whether Mayfair East is an affected area, if not, as what type of area is it classified by his Department,
- (2) whether any (a) Whites, (b) Coloured persons, (c) Asians and (d) Blacks are living in this area, if so, (i) how many persons of each population group are estimated to live there and (ii) in terms of which statutory provisions is each of these groups living there,
- (3) whether any of the above-mentioned population groups are living in Mayfair East illegally, if so, which population groups,
- (4) whether he intends taking any action against members of the population groups concerned, if not, why not, if so, (a) when and (b) what action?

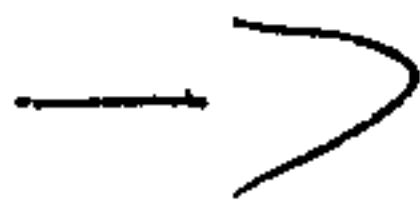
Questions not replied to owing to adjournment of Parliament

29/9/83
Hansard Q Col. 2099
127 1123 Mr S P BARNARD asked the Minister of Community Development †

(a) What is the extent of the housing shortage in respect of Whites in the (i) Johannesburg and (ii) Pretoria area and (b) how many housing units in the sub-econ-

1129 Mr J J B VAN ZYL asked the Minister of Community Development †

Whether the Bloemhof flats were offered for sale by public tender, if not, why not, if so (a) from whom were tenders received and (b) what was the amount of the (i) highest, (ii) lowest and (iii) successful tender?



97 houses bought in Soweto sale

By Anthony Duigan

Fewer than 100 houses have been sold in Soweto under the State's mass house sale which has run up against bureaucratic obstruction in some of the 1 400 local authorities countrywide responsible for getting the sale off the ground.

A spokesman for the West Rand Administration Board said yesterday that 97 houses had been sold in Greater Soweto since the Great Sale got under way about two months ago. It was incorrectly reported earlier that about 2 000 houses had already been sold in Soweto.

In fact, there have been well over 2 000 inquiries from individuals and large employers keen to arrange home ownership deals for their employees. About 400 house sales are on the point of being completed.

About 4 000 of the estimated 500 000 State-owned houses on sale have already been sold to their black, Indian, white and coloured renters and officials expect the momentum of sales to pick up significantly once the infrastructure for handling sales is set up.

Urban rights in theory ~~but~~ in reality there's simply ~~no~~ room

~~but~~ ~~no~~ room
129
Star 9/9/83

By Jo-Anne Collinge

Housing has emerged as a solid barrier to long-term contract workers reaping the human benefits of their newly-won urban residence rights

In theory 9 000 migrants, who have since the Rikhoto judgment qualified to live permanently in South Africa's cities, may now enjoy domestic comforts and the company of their families rather than stay in single-sex hostels

But in terms of the Laws on Co-operation and Development Amendment Act passed last month, turning these paper rights into concrete reality hinges on securing accommodation that meets with official approval

The Act lists four types of accommodation that the worker must secure in the urban area if his family is to join him, any house on a site held by leasehold right in his name, any house he erects on a site legally allocated or let to him for residential use, any house legally let to him, any married quarters provided by his employer

Nine thousand migrants who have won the right to live permanently in the cities are finding their hopes of a normal family life thwarted by a formidable barrier: the desperate shortage of officially approved accommodation.

The "self-help" squatter option may satisfy the worker's desperate need for shelter. But it won't get official approval, as recent shack demolitions in the Peninsula, Soweto and the East Rand indicate

Neither is lodging — sharing another's house — an option for families entering urban areas

The national president of the Black Sash, Mrs Sheena Duncan, said yesterday that the new Act effectively put a clamp on urbanisation

"Under the conditions set down it will be almost impossible for workers to bring their families into town. Only those whose families were living in town before the Act came into force escape the new provisions"

Mrs Duncan envisaged problems in proving that families

had been resident in city areas before the enactment

Most approved housing in townships is supplied directly by the State. Although the rate of private housing provision has more than doubled in the last five years, only 918 houses were built privately throughout South Africa in 1981 for black occupation

However Mrs Duncan observed that certain large corporations had very recently become "seriously involved in providing housing for their workers". She felt that only the small number of Rikhoto-rights migrants who worked for these companies had any immediate hope of family life

The rest will be able to capitalise on their urban rights only by joining the State housing queue — which was about 168 000 families long in areas

outside the homelands when the Viljoen Committee made its estimate a year ago

Estimates of the building rate needed to wipe out South Africa's shortage of homes range from 50 000 to 60 000 a year. The sources of these figures are conservative — the Department of Community Development, Professor Jan Sadie of Stellenbosch and the Viljoen Report

Achievements have fallen far short of this mark — peaking at almost 10 000 houses for blacks nationwide in 1979/80

West Rand Administration Board officials are optimistic that housing production will soon turn sharply upward. Administrators for various townships within Wrab's area speak of a recent release of substantial Government funds for housing and see the lean years as a thing of the past

But without a dramatic upswing in the building rate, the migrant who has waited 10 or 15 years for his city rights is likely to wait almost as long again for a house in which to live them out

Sowetan 20/4/83

Wrap officer (2) explains how to buy homes

By ZODWA MSHIBE

HUNDREDS of people are taking advantage of the recently announced sale of houses by the West Rand Administration Board, said the board's housing publicity officer, Mr Sam Mokhethi.

Addressing about 200 members of the Sowetan/Carlton Women's Club, at the Orlando DOCC on Saturday, Mr Mokhethi warned people against giving their money to "bogus estate agents because you will wait at our offices for your agent who will never show up"

Mr Mokhethi said that prospective home owners should first start negotiations for buying houses by completing formal application forms at their local township manager's offices and then proceed to the board's New Canada offices

Mr Mokhethi, in his address on home ownership, enlightened the members about the different schemes under which urban blacks could buy their homes

These schemes are the fore-runner of freehold rights, the 99-year-leasehold, which grants the holder thereof a right to use a particular identifiable piece of land for a definite period of 99 years, and the home ownership scheme, which grants the holder thereof a right to occupy a house for an indefinite period.

TENANT

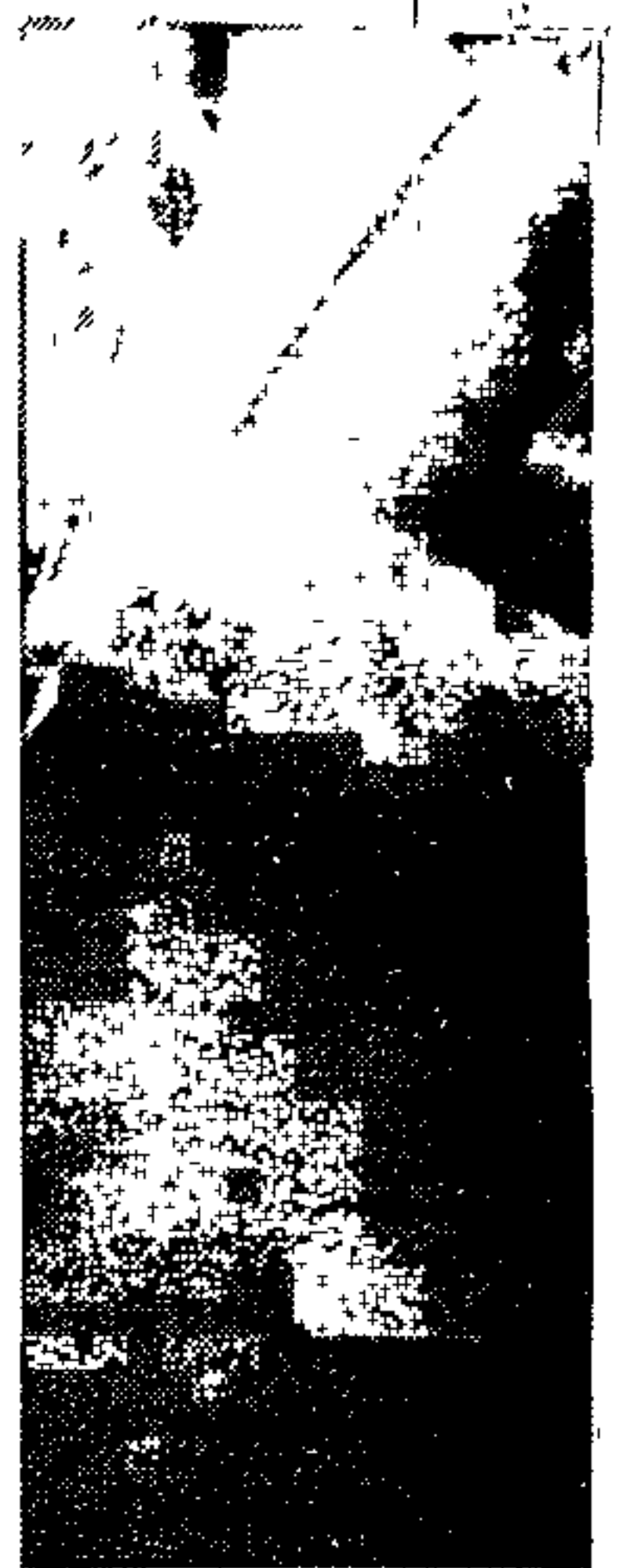
Mr Mokhethi added that any person currently registered as a tenant or qualified to rent in an urban black residential area could buy a house and that people who did not qualify to buy property under the 99-year-leasehold scheme could buy houses under the home ownership scheme, emphasising the importance and advantages of owning rather than renting houses

He said however, not all townships or parts thereof which have been proclaimed for the 99-

year-leasehold have rights which can be granted to qualifying applicants and further advised people to establish whether their areas had been proclaimed before applying for the scheme

LOANS

A leading building society's sub-branch manager, Mr Lazi More in his address on finance said that the Permanent Building Society granted loans to single, widowed and divorced women on merit, but since the Marriages Amendment Act became law, they no longer granted loans to women married in community of property, but that those married under ante nuptial contract, could apply for loans



PRO: Mokhethi.

Families must move to derelict hospital

By Jo-Anne Collinge

Angry Alexandra families, who demonstrated outside their homes yesterday, have won a week's reprieve from removal to temporary accommodation in a derelict hospital while redevelopment of the township continues.

The 27 families met the Alexandra Liaison Committee yesterday afternoon after those affected in 6th Avenue had mounted a poster demonstration and marched to the house of liaison committee chairman the Rev Sam Buti.

Residents were supported by sympathetic neighbours and the local branch of the Azanian People's Organisation. Police kept watch on the area.

Many residents said flatly yesterday morning that they would not move to the former hospital. Their homes are due to be demolished so that sewer pipes and electricity cables can be laid.

Work on the contract should have begun already, Mr Buti said. The liaison committee was paying a penalty of R800 a day to the contractor for the delay.

DANGEROUS HEALTH RISK

Residents regard the accommodation offered as a health risk. "Also, your privacy means a lot," said standholder Mr A Jiyane. "Two or three families share one big room, with just one entrance."

"We are not going to do this. We want places where each family has its own key."

"What about the children — how can they walk all that way to school? It's dangerous for them, and the women too," said Mrs Mathilda Modiselle.

Mr Buti yesterday reiterated assurances to residents that their stay at the hospital would last for three to four months only. He offered written guarantees that they would be allocated the first houses to be completed.

Residents mistrust promises that the move will be temporary. "Once you set foot over that bridge (at the Jukskei River) you're out of Alex. What will happen to our township rights if we stay there for years?" Mrs Modiselle said.

Five families in 9th Avenue have been warned they must make way for a road and a complex of flats.

About a dozen families from 10th Avenue were removed to the hospital almost a fortnight ago. Mr Gert Steyn, West Rand Administration Board area manager, said they had gone voluntarily. Mr Buti said they were people for whom the urban authorities were not technically responsible.

(127) 210:17
22/9/83

Tenders called for on 788 new stands

Homefront Reporter

TENDERS have been called for from developers to erect houses for blacks on 788 serviced stands in Naledi South, Dobsonville Ext and Kagiso.

An advertisement to this effect, signed by Mr C J Bezuidenhout, chief director of the West Rand Administration Board, appeared in the Mail this week.

Developers are expected to provide sketch plans and specifications of the types and design of houses, and the estimated selling prices excluding the cost of the stands and the infra-structure.

The closing date is September 30.

The stands are available in multiples of ten, or units of one to ten. The latter is to



give the small black contractor a look-in

As Homefront reported last week, this is an important new milestone in housing development in Soweto where most of the housing has previously been rented "matchboxes" erected by the authorities

Now qualified residents will be able to buy proper new "spec" built houses on a first-come-first-served basis.

● Don't miss Soweto's Property Guidelines in Homefront tomorrow and every Friday.



Ms VIOLET ZIM ... old resident of Alexandra who shares a room at the old TB hospital near the Jukskel River. She has sore knees and finds it difficult to reach the clinic

Picture: TLADI KHUELE

THE image of the Alexandra Liaison Committee (ALC) suffered a dent this week when 30 families in the township refused to be moved from their present homes to make way for redevelopment.

The families have been ordered to move in an effort to make way for the re-development scheme in the squalid township

However, the ALC has said families would be housed in alternative accommodation only until houses in phase two of the project were ready.

A number of families have already been moved into disused buses, which were renovated by Putco at a cost of R15 000

The affected families were to be moved to temporary dwellings in a disused and derelict TB hospital beyond the Juskel River on the outskirts of Alexandra.

Several other families were moved a fortnight ago.

According to the ALC, the families are to be placed there for between three and four months

"We have to make a guarantee to these people that as soon as houses are completed in phase two, they will be given first preference to occupy them", an ALC spokesman told a Press conference recently

But on Monday when the West Rand Administration Board (Wrab) sent in its trucks, they were met with resistance and demonstrations

Later, after listening to the reasons behind the refusal to move, the Rev Sam Buti, chairman of the ALC, and his executive reprieved the families for a week while his body attends to the grievances

Families said most of all they feared they would lose their rights to live in the township. The new area, they said, was in Lombardy, part of white Johannesburg.

Other complaints were

- There was a single men's hostel nearby and this would pose a problem to women, who risked being molested,
- The river was unsafe for children, specially in the rainy season,
- There were inadequate

How the old roots of Alex groan ...

ROOM 22/9/83

By MONTSHIWA
MOROKE

toilet and water facilities,

- The area was far from schools, transport, the clinic, shops, and

- That the place was in a remote and isolated area where the safety of residents would be in jeopardy, specially at night.

The ALC conceded that most of these were legitimate grievances, specially the lack of proper toilets.

While most residents said they would not move to the new area at present, they added they were not flatly refusing to go.

"Why don't they build first while we continue to live here, and then demolish our homes when they move us into new houses?" asked one resident

"Why don't they provide us with temporary Zozo houses instead of moving us into the veld as if we were being dumped like rubbish?" said another

Mr Buti told the angry residents on Monday that the ALC would make an effort to see to it that residents, specially children, were provided with a bus service.

Whether the reasons for the refusal by residents to move are legitimate or not, is another question

The underlying fact may ultimately be that the resistance should be seen as a universal one, that people will always be reluctant to be moved away from where their roots are.

And that this resistance is part of the character of this dilapidated township which refuses to die, cannot be doubted

(27) 204
Home buyers take advantage
of discount offer in Soweto

23/1/83



**SOWETO
SALES
PROPERTY
GUIDE**

Homefront Reporter

HOUSE sales are picking up steadily in Soweto as more and more people take advantage of the discount offered on 99-year leaseholds

Between September 15 and 20 a further 51 houses were sold, bringing the total since the Big Sale started to 196

There were also 151 applications to buy, made at the West Rand Administration Board's offices at New Canada, while a further 495 applications were made through employers

For the first time, there were sales in Orlando West, where stands are generally larger than elsewhere

Here are the total final prices paid

● Orlando East: 2-rmd R1 081, 3-rmd R1 282 to R1 290

● Orlando West: 4-rmd R1 510, 5-rmd R2 828 (large stands)

All the rest were four roomed:

● Mofolo North: from R1 518 to R1 632.

● Chiawelo: R1 299 to R1 452.

● Jabulani: R1 349 to R1 404

● Senaoane: R1 349 to R1 383

● Mapetla Ext: R1 301 to R1 524 (on a large stand).

● Moletsane: R1 349 to R1 377.

● Diepkloof: R1 439 to R1 515.

Other prices paid for four rooms were R1 349 in Mapetla; Emdeni North and Meadowlands and R1 376 in C W Jabavu and Tladi.

(127) RSM 23/9/83

250 houses go up for sale to Greyville tenants

By JEANETTE MINNIE
Municipal Correspondent
THE last batch of 250 housing units — comprising single and semi-detached units — in extensions two and four of Greyville, in Lenasia, are now on sale to tenants.

The sale of these homes is a dream come true for the chairman of the Lenasia Management Committee, Mr Dennis Pillay, who is also the Ward Four representative.

"When I first became a member of the LMC almost 20 years ago, it was my election promise that these housing units would be put-up for sale.

"The first 200 units came

on sale in 1964 and now, finally, the remaining 250 are up for sale," Mr Pillay said yesterday.

Through many years of negotiation with the Department of Community Development, Mr Pillay has bargained down the price of the 250 units from R7 272 to R4 344.

But in terms of new Government policy, certain discounts will be allowed for cash purchases. An initial discount of 30% will be allowed if residents buy their homes before June 30 next year, and a further 5% discount is offered for residents who have occupied their

houses for more than five years.

So a maximum discount of 35% of the selling price can be obtained, resulting in a selling price of only R2 830.

The deed of sale calls for a R300 deposit and monthly instalments of about R55 for the houses.

Mr Pillay's advice to all tenants is to take advantage of the purchase scheme and to buy their homes from the department.

Interested tenants should contact Mr A J van Wyk at the department for an appointment at 28-3500. For further information, contact Mr Pillay at 852-1174.

NEWS EXTRA

More sites

MORE sites were available for development by contractors in Diepkloof Extension, the Diepmeadow Council chairman, Mr J C Mahuhushi, said at the weekend.

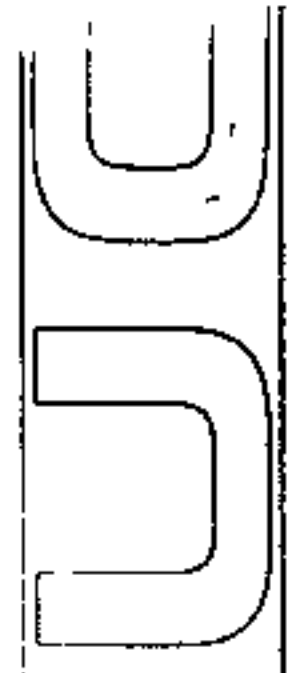
He was addressing councillors and contractors at the opening of a R55 000 showhouse in Diepkloof Extension. The house was one of over 20 units being erected in the suburb.

Mr Mahuhushi said sites were being allo-

cated to contractors and each had at least five sites to develop. More sites would be available early next year.

Mr Jonathan Fair, housing manager of George Wimpey, who built the showhouse, told **The SOWETAN** that his company would soon erect five more houses — three bedroom units — in the area. He said the houses would cost between R40 000 to R55 000.

*Sowetan (27)
26/9/83*



26/9/84
127 R.M.

Mangope in Israel on housing mission

TEL AVIV — President Lucas Mangope of Bophuthatswana is in Israel to explore possible co-operation on an ambitious housing programme

His Local Government and Housing Minister, Mr Solomon Rathebe, said yesterday there were plans to build about 30 000 houses in 18 Bophuthatswana towns over the next few years

"We have come to talk to some building companies with a view to possible involvement in this development," he said

He said there had been "no official, direct" contact between the Israeli Government and the visitors, who arrived last Thursday and

were due to leave today

Only South Africa recognises the independent black homelands as independent states

Israel has relations with South Africa and a number of black African countries, but not with any of the homeland republics

Asked if there was any indication that Israel might be prepared to recognise Bophuthatswana, Mr Rathebe said "I can't comment on that one"

Israeli officials said the President was on a private visit and gave no indication Israel was considering establishing relations with Bophuthatswana — Sapa-Reuter

(127) 105M 27/9/83

Shell houses get the vote



Mr Henry Nkosi, a clerk with the East Rand Administration Board, inside the shell house, showing the interior which buyers must complete themselves.

Picture GARTH LUMLEY



Homefront Reporter

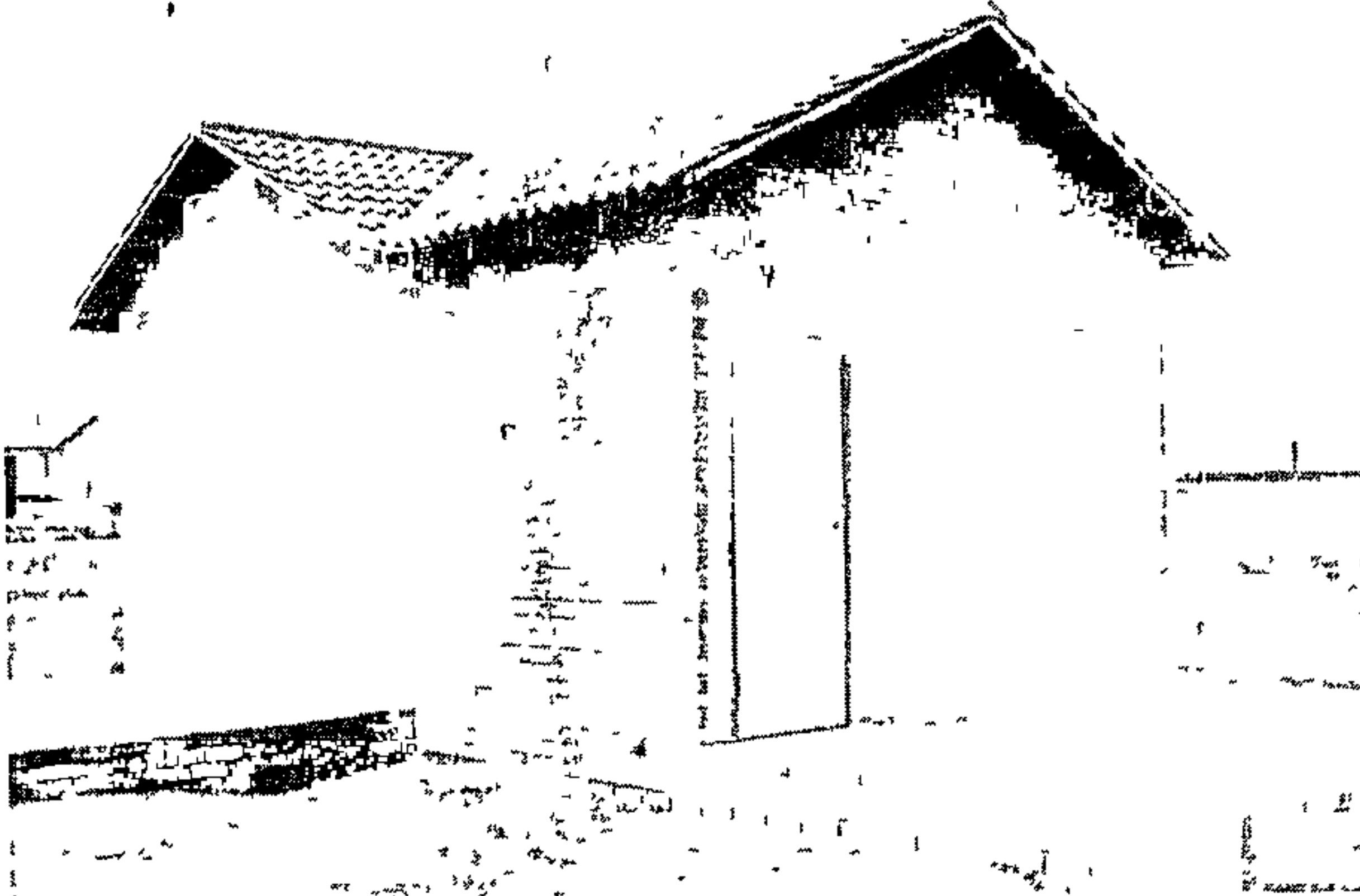
RESIDENTS of Vosloorus are quite definite about it they want shell, not core houses

They have been able to decide this for themselves after seeing the five show houses erected before the full scheme of 80 finish-it-yourself houses gets under way

The scheme is aimed at low-income buyers and is being financed by the Vosloorus Community Council's R500 000 revolving fund

The shell houses cost R8 550, including 99-year-leasehold and all other charges. The owners will have to provide ceilings, plastering, paintwork, floor finishes, internal walls and light fittings. Only the bathroom is completely walled.

The core houses cost R6 950 but will cost more than the shell houses to complete. The owners will have to add other rooms to the core of bedroom-kitchen-bathroom, as well as finish



The exterior of the core house, with the foundation ready for the extra rooms. Residents did not fall for this type of housing.

(127) Mrs 27/9/83

Norwood residents reject plans for a black hostel

By Joao Santa Rita

More than 100 Norwood residents yesterday told the chairman of the Johannesburg management committee, Mr Francois Oberholzer, that they do not want a hostel for municipal workers built in their suburb.

The meeting was organised by the Norwood-Orchards Residents' Association to discuss the city council's plans for

the site on the corner of Ivy and Louis roads.

Mr Oberholzer told the meeting, at Norwood Primary School, that the council planned to use the site to build accommodation for about 600 workers who are presently being housed in hostels at Alexandra township. He said the chairman

of the Alexandra Committee, the Rev Sam Buti, had said he did not want migrant labourers in the township.

"Nobody wants these people," said Mr Oberholzer

Construction of the compound in Norwood would save the council hundreds of thousands of rands every year in hostel accommodation.

"At the same time it would provide us with an opportunity to give the workers conditions we would like to give them," he said.

In reply to a question

Mr Oberholzer said that no permission had yet been received from the Government to build such accommodation in a "white" area.

Dozens of residents voiced their opposition to the plan and proposed three different plans for the site.

- Development of a park.
- Construction of an old age home.
- Selling the site for development.

They said the construction of a hostel would destroy the character of the suburb

One resident said peo-

ple should have the courage to call a spade a spade and say they did not want blacks to live in their suburb

The chairman of the Norwood-Orchards Residents Association, Mrs Claire Quail, said opposition to the scheme should not be seen from a political or racial view point.

Mr Oberholzer said he had come to the meeting because no decision should be taken without hearing the opinion of Norwood's residents

The use of the site has been a focus of dispute.

Previously the council had to cancel plans to build a bus depot there after a storm of public protest.

(127) RSM 27/9/83

House planned for family living



Homefront Reporter
YET another leading construction firm has completed a showhouse in the elite suburb of Diepkloof Extension where home-buyers can discuss plans, finance and finishes

This time it is Wimpey Homes, whose R55 000 showhouse boasts an attractive kitchen-cum-diningroom-cum-living area for informal family get-togethers, while the sitting room is completely separate, giving the parents a chance to relax in privacy and quiet with their friends

The three-bedroomed showhouse is the Washington design — other choices being Las Vegas, Houston, Detroit, San Diego, Miami and New Orleans. Buyers choose roof-tiles, face bricks, wall tiles, carpets, kitchen units and colour schemes to suit their own taste.

Wimpey's sales manager,



Mr Eric Thusi, a clerk with Wimpey Homes, stands outside the R55 000 showhouse just completed by his firm in elite Diepkloof Extension.

Picture GARTH LUMLEY

Mr M M Miller, told HOME-FRONT that prices of the range they could offer in Diepkloof Ext varied from R45 000 to R100 000, including the cost of the site

"We think we have designed a house to ideally fit the particular stand and to give a maximum outdoor living area," Mr Miller said. He expected the combined kitchen and living area to have tremendous appeal

The company was, however, hoping to be allocated stands by Diepmeadow Council where they could build houses for R22 000, excluding the cost of the stand

In the past Wimpey has also participated in mass housing schemes in Chiawelo

In Diepkloof Ext they are building in terms of the community council's roll-over system. This means that con-

struction firms are allocated five stands at a time, and when they have obtained provisional leasehold for buyers who have been approved by the council, they may apply for another five stands

Initially stands in Diepkloof Ext were allocated to individuals who then had to find their own builders, but this system made any kind of advance planning impossible for the contractors

Workers upset about houses

By SAM MABE

EMPLOYEES of Wrightech and Barlow Rand in Benoni, for whom a R2-million housing scheme was launched earlier this year, have claimed that the loan repayments for the expensive houses have reduced their take-home pay to R20 a week.

A delegation representing the 108 employees said their management had virtually tricked them into plunging themselves into debts they cannot afford to repay by making them sign contracts they did not understand and by not telling them the price of the houses.

The quality of the houses in Daveyton Ex-

tension 3 was poor, some walls were cracking and management was reacting indifferently to complaints about the state of the houses, said the delegation.

A spokesman for the delegation, who would not be named for fear of victimisation, said many of his colleagues would not have bought the houses if they had been told what they were worth and what repayments were to be deducted from their wages.

He added that after

they had occupied the houses, they were told that they had to pay R5 000 which would be used for the tarring of streets.


He also produced a number of his colleagues' payslips showing some of them took home about R20 a week after deductions were made from their salaries.

Wrightech's general manager, Mr B D S Canning, said yesterday that all employees who bought houses were called together and details of prices and loan

repayments were properly explained to them.

He said the houses cost R22 000 each and that it would be against the law for them to be made to pay anything higher than 25 percent of their monthly earnings.

Mr Canning also said copies of agreements signed by the employees had been printed and made available to all of them.



MISS THEODORE MODISELLE: Contemplating her partly demolished home in Alexandra Township yesterday.

Sowetan
Alex mom (27)
29/9/83
under arrest

By **LEN MASEKO**

THE ALEXANDRA removals, which sparked a controversy recently, took a dramatic turn when one tenant was arrested for obstructing an officer on duty.

The woman, a mother of five, was arrested after she and other families refused to be moved out of their homes to make way for a redevelopment scheme currently taking place in the township.

There was tension in the area when two bulldozers and a truck arrived to remove the families at 6th Avenue.

Four families were taken away to stationary buses, while 10 other tenants objected to being removed.

Bulldozers returned later, partly demolishing houses on the plot on which the woman and her family stay. The woman, who is alleged to have hurled a stone at a senior West Rand Administration Board (Wrab) official at the time, was bundled into a van and taken away according to witnesses.

An officer in charge of the Wrab police in the area, Mr J Botha, told **The SOWETAN** yesterday that the woman would be charged for "obstructing an authorised officer while on duty." She will appear at the local commissioner's court today.

The home buyer gets ¹²⁷ easy terms under new deal

By LIN MENGE
Homefront Reporter



CERTAIN building societies have reached agreement with the Government on ways of making it easier for people of all races to buy their rented properties during the Big House Sale

Not only will people be able to pay lower deposits, but they will be able to obtain building society loans before their properties have been surveyed

The Department of Community Development announced yesterday that

- Deposits of only 10%, instead of the usual 20%, would be required by certain building societies. This was to afford more people the opportunity of buying their rented homes at the minimum prices and special cash discounts of up to 40%

The National Housing Commission would provide security to the building societies for an agreed period for the additional 10% deposit

- Loans would be available from certain building societies before title or leasehold became available. The Department of Community Development would issue housing securities to enable these building societies to grant loans to clients before the title or leasehold deeds were

available

This meant, the department said in a statement, that people would be able to buy their houses before the surveying of stands of townships had been completed. From the purchaser's point of view, this would be a normal transaction which could be regarded, for all practical purposes, as final

A total of 60 000 stands had been completely surveyed and instructions for the surveying of a further 276 000 had been issued to land surveyors, but despite this good progress the surveying, establishment, and proclamation of townships was still time-consuming, the statement said

The new scheme was expected to alleviate pressure on the surveying profession, on local authorities, and on the Deeds Office.

The concessions apply only to purchasers of the 500 000 State-financed houses offered in the Big Sale which ends on July 1, 1984, and not all building societies are participating in these agreements at this stage

Building gets going at last

HOME FRONT



MATODZI LIPHOSA
He didn't give up

AFTER a year-long battle to acquire 150 stands in Kwa-Thema near Springs, building on much-needed houses is at long last under way

African Development and Construction Company have started erecting the first 50 houses in the scheme. The first 15 to 20 houses will be ready shortly, Mr Matodzi Liphosa, production development manager for the holding company, African Development and Construction Holdings (ADCH), told HOMEFRONT.

The houses, mostly three-bedroomed and ranging from R20 000 to R30 000 in price, have tiled roofs and full electricity. Both the Kwa-Thema community council and local employers are involved in the selection of prospective buyers, Mr Liphosa said. Building society bonds are available.

As we reported in a Home Front article on July 14, ADCH has

battled since August last year to get approval to build the houses. First there was confusion over the need for this black-controlled company to be declared "qualified persons" to register 99-year-leasehold — in a black area.

Then there were bureaucratic delays. Then the Surveyor-General's approval was lacking. But ADCH didn't give up, our Home Groan was heard — and next time round there may be fewer problems for companies trying to beat the housing crisis.

FM 30/9/83

~~27~~ (27)

ALEXANDRA The bus people

Living in a bus-body can hardly be described as ideal. However, for some residents of Alexandra there is simply no alternative. As a temporary solution the buses do at least offer shelter — but for how long, no one knows.

At present eight families, comprising some 60 people, are living in 10 single-decker Putco buses which have had their seats and wheels removed. The buses, which were donated by the company, are being used to accommodate people who have been moved from their original homes to make way for redevelopment of the township.

Arthur Magerman, secretary of the Alexandra Liaison Committee (ALC) says "This is the only alternative accommodation available at present. We guarantee these people they will have the first houses built in Phase Two of the proposed development plan; 324 flats are also planned, but construction has not started yet.

"The fact that people are being accommodated in buses is a function of the housing shortage and the shortage of land in Alex. We'll use buses as temporary accommodation until Alex is properly redeveloped — but this could take another 10 years. . . The buses represent a signifi-



Alexandra bus-dweller ... better than nothing at all

cant improvement over previous one-roomed accommodation. At least these interior spaces can be subdivided."

Magerman says that there have been complaints that people were unable to fit their furniture into the buses. But now building materials for extra rooms have been donated by the Indian business community and extra rooms are being added on.

The manner in which families have im-

proved the basic structures is a tribute to their resourcefulness and ingenuity. In addition to sub-dividing the interior spaces, a number have built on additional rooms so that the bus-body functions as a core-house.

One bus-dweller told the FM "We had been living in our previous home for 21 years and were told nine months ago that we'd have to move. However, we weren't told that we'd have to move into buses. We applied for a house in 1979 but are still

waiting. We don't know how much longer we'll have to wait."

According to township manager Gert Steyn "We have a waiting list of over 300 families wanting to move into buses. Putco is willing to donate 20, and if required, we can buy more for R700 each."

But ablution facilities are minimal. Each bus is served by a tap and temporary bucket-toilet facilities are shared. In addition,

Steyn says that "the buses are fire-hazards and if a fire breaks out the whole lot will burn down."

The problem is that the Alexandra Development Project is taking place in a populated area. People have to be moved into temporary accommodation to make way for the laying of services before they can be resettled more permanently. For example, 348 families whose present homes are in

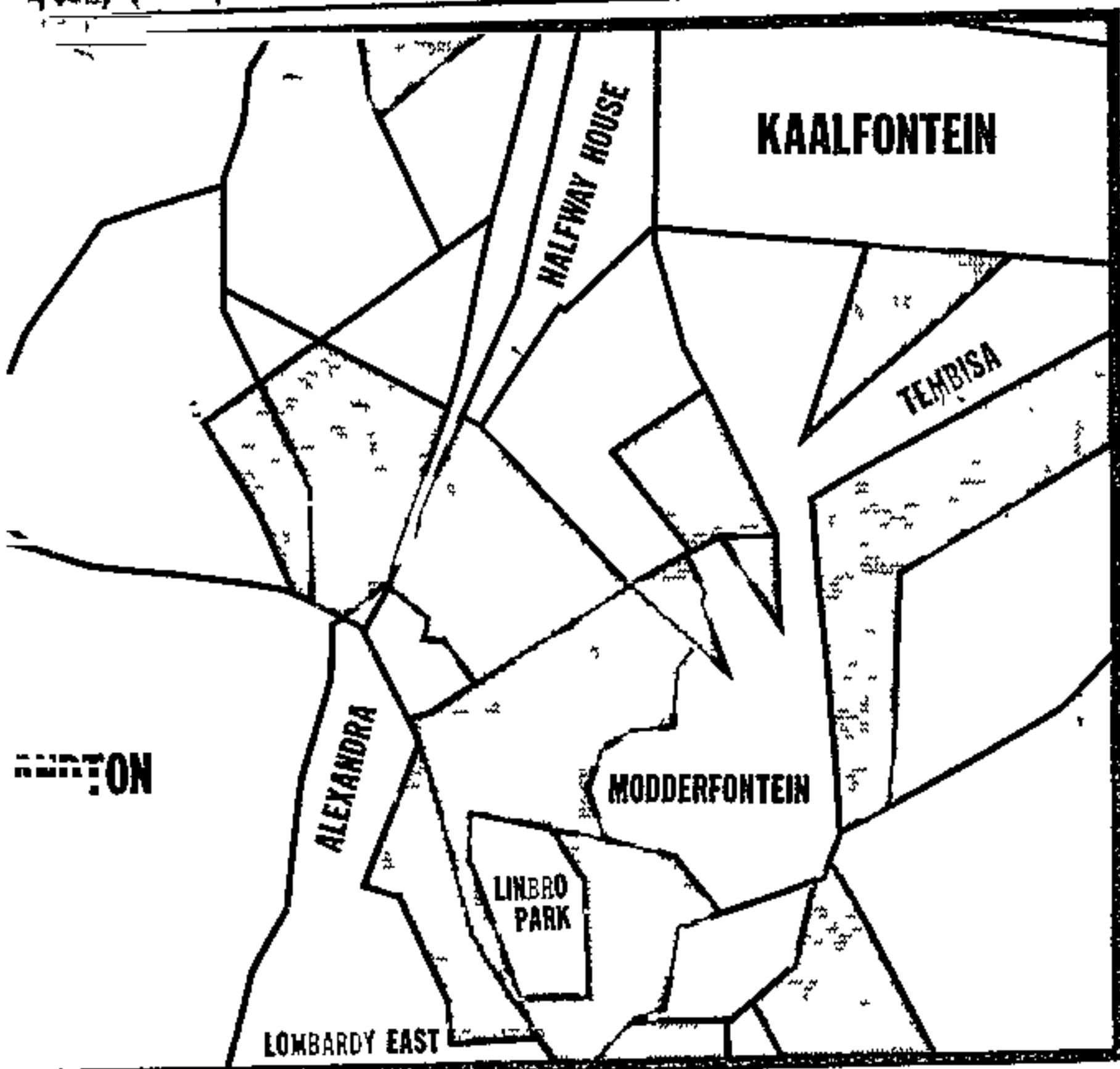
the way of the proposed sewer line will have to be re-housed temporarily.

Government has pledged R12m this year for development in Alexandra, but it has not yet been forthcoming. The money allocated falls far short of the estimated R200m required for the development project. With general decay, living in buses may be the least of some people's problems.

(27) ~~27~~

FM 30/9/83

CC



Another bid to find home for Sandton's coloured people

(27) S. Express
2/10/83

By STEPHANIE VENTER

A SECOND attempt to gain government approval for a site for a township to house Sandton's 6 000 coloured people will be made this month.

Several tracts of undeveloped land between Sandton and Halfway House are among the areas to be suggested for the township — aimed at solving an immense housing problem

The proposals have come after several months of discussion between the Johannesburg, Sandton and Midrand management committees

The proposal for a coloured township near Sandton is the second to be submitted to the Minister of Community Development, Mr Pen Kotzé

The first — a Sandton town council suggestion that the township be established between the eastern bypass, the Modderfontein dynamite factory and the suburbs of Linbro Park, Buccleuch and Modderfontein — was rejected by Mr Kotzé in June

It was then suggested that coloureds living in Alexandra and Sandton be resettled in Johannesburg's townships and others more than 40km from the city

But Mr Carel Venter, deputy chairman of the Johannesburg management committee and leader of the National Party in the Johannesburg city council, said there was no room in Johannesburg's already overcrowded townships

In an effort to find a solution to the problem he joined in the quest for land

Mr Venter said this week that areas under consideration were north of Sandton, but not farther than Halfway House, 28km from Sandton.

The undeveloped land in the area includes Waterval, Allandale, parts of Modderfontein, Kaalfontein (near Tembisa) and an area west of Birchacres

Mr Venter would not name the areas, but said the proposals would be submitted to Mr Kotzé within weeks

Possible sites for the township were narrowed to several areas, Mr Venter said, after discussions with members of the Sandton and Midrand management committees

Several sites in Halfway House area suggested

the land would also have to be considered, he said

"It will definitely be a permanent residential area I do not believe in temporary housing of people. You cannot put people in an area and uproot them again," he said

About 90% of the employed coloured population living in Sandton and Alexandra work in the Wynberg, Kew, Randburg industrial area and, according to Mr Venter, the township would have to be within "striking distance" of their work area

"The township must be within a reasonable travelling distance from work. It would not be beyond Halfway House — then it would become too far," he said

"If it was further away, we would just be repeating the problem"

Mr Venter stressed the urgency of the situation and that because of a lack of available land Johannesburg could not accommodate the people

"I am most keen to help them. We must get results. We must find alternative ground," he said

Mr Venter said the open land under consideration would have to be between 60ha and 70ha. He said it would need to accommodate at least 1 000 families immediately and would have to be large enough to cope with natural growth and expansion

"We will make recommendations to the Minister as to what we see as a solution," Mr Venter said

Planned provincial roads and the availability of services and the ownership of

Coloured township could be located in any of the shaded areas

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3/10/83 (127) RDM

Family must agree about house purchase

By SOPHIE TEMA
Homefront Reporter



TO BUY or not to buy that is the question that worries many families who have shared their problems with HOMEFRONT

For example, Mrs Maggie Ditsie lives in a three-roomed house in Orlando East with her family of six

Her eldest daughter, a nurse, wants to buy the house for her pensioned mother but does not have the blessing of her two younger sisters

One of her sisters is working and has two children liv-

ing with the family

Both sisters fear that if Mrs Ditsie's eldest daughter buys the house difficulties may arise if their mother dies

They have been to their township manager who has told them he cannot decide for them They must discuss the matter in the family and

return to him once they have sorted out their problems

Miss Aletta Malebo, also of Orlando East, is employed and lives in a three roomed-house with her two brothers, a sister and sister-in-law

She has saved a substantial amount of money and is able to buy the house which is registered in the name of her eldest brother

Miss Malebo has discussed the buying of the house with her relatives but they are unemployed and, naturally, fear they will lose the right to be in the house once it has been bought in Miss Malebo's

name

So Miss Malebo has decided she will try to buy another house from Wrab She is particularly interested in the core-houses to be built near the Naledi buffer zone

Miss Malebo now plans going to New Canada to have her name placed on the waiting-list

House-buying is a family matter It is sensible for children to buy their parents' house for their parents, because they can inherit the house If they don't want to live in it themselves, they will be able to sell it at a

profit But the old people want protection from ejection, and the children do not want to lose their money if their parents quarrel with them and sell the house

On the other hand, it won't solve the problem of poor or unemployed tenants if the working member of the family refuses to go on paying the rent and moves out to find another house

So it is necessary to talk out these fears and see what each member of the family has to gain, or stands to lose, by buying their house in the big discount sale

If you buy a house, you must have it insured

4/10/83
127
RDM

By LIN MENGE
Homefront Reporter



PEOPLE who buy their rented houses during the Big Sale must ensure they take out insurance cover as soon as they have title to the property.

In the case of blacks, this will be when they receive the Certificate of Right of Leasehold.

If the house is built with a building society loan, the society will arrange insurance cover because the society must protect its security until the mortgage bond is repaid.

If a house-buyer has a loan from his administration board, either for buying or improving his house, the board will arrange the insurance cover until the loan is repaid.

All rented houses are covered by insurance arranged by the administration board. This usually includes fire, accident and storm damage, as well as special riot insurance, and because it is a bulk scheme, costs the tenant only a few cents a month.

But once you buy your house, insurance is your own affair, like insuring a car, and will cost you a good deal more.

What you need to do is to insure the house not for the discount price at which you bought it in the Big Sale, but for the replacement value — because if it does burn down, you will want to be paid out enough to rebuild the house at today's high building costs.

It will be up to you to say how much you want to insure the house for — which means that you should find out the replacement value of your house when you buy it from the administration board. The board officials should be able to tell you this, because they based the sale price of your house on both the original cost and the replacement value.

Replacement value is calculated by the Department of Community Development on a Building Price Index (BPI) factor for the year in which the house was erected. The BPI factor is multiplied by the original cost of the house. Example: the BPI factor is 7,7 for houses built in 1950, or earlier, so the replacement value of a house built for R1 000 in 1949 would be R1 000 X 7,7 = R7 700.

HOMEFRONT published the index on June 3, but we do so again now that readers need the information for insurance purposes. The table is taken from the Urban Foundation's "Employers' Guide to the Mass Housing Sale".

Once you know what your house is worth, you need to add on the value of any out-buildings, gates or fences. Then you must decide what cover you want, and how you will pay the premiums.

Bowring Barclays Insurance Brokers gave HOME-

FRONT some general pointers

- A basic home combined policy (excluding contents, for which you need a separate policy) should cover damage by fire, explosion, storm, earthquake, accidental impact (by vehicle, tree, animal, perhaps even the collapse of a TV aerial), damage caused by burst or overflowing pipes, and non-political riot cover.

- Political riot cover is essential but requires a separate coupon from the SA Special Risks Association which will cost you 25c for every R1 000 for which you are taking out insurance.

- Which insurance company do you go to? If you have a bank account, consult your bank. Otherwise your employer may put you in touch with his insurers. Your company may be prepared to consider group insurance for all its employees, but this could lead to problems if you changed jobs.

- The premium may be very low — 15c to 20c per R1 000 on your house, but you will still have to pay the insurance company's minimum premium which will be not less than R20 a year. This is because the costs of handling insurance continue to rise, says Bowring Barclays.

- For the same reason, don't expect refunds when you sell your house, even though the buyer will have to take out fresh insurance.

- If you have a small policy, pay the premium in one lump sum annually. Don't try to pay it off monthly, because the minimum premium will be at least R5.

- Details of cover, and the cost of premiums and claim procedures will vary from one company to another.

- In the event of damage to your house, report it to the insurance company immediately. Then obtain two or three quotes for repairing the damage from builders, plumbers etc. You must submit details of your claim within 30 days of the damage. The quicker you set about claiming, the quicker the in-

surers will pay out.
● Depending on the nature of the damage and the size of the claim, the insurers may send out their own experts to assess the position.

- On your death, the house and the insurance cover will automatically be transferred to the trustee of your estate until the estate is wound up and ownership of the house passes to, say, your children.
- Don't under-insure to save a few rands in premium — that way you can lose hundreds or thousands of rands on a claim.
- And don't say: "It will never happen to me!" It may.

YEAR	FACTOR	YEAR	FACTOR
1950	7.7	1967	5.0
1951	6.7	1968	5.0
1952	7.0	1969	4.7
1953	7.7	1970	4.0
1954	7.5	1971	3.5
1955	7.5	1972	3.7
1956	7.5	1973	3.3
1957	7.0	1974	2.8
1958	7.0	1975	2.5
1959	7.3	1976	2.5
1960	7.4	1977	2.0
1961	7.4	1978	2.0
1962	7.0	1979	1.9
1963	7.0	1980	1.5
1964	6.0	1981	1.0
1965	5.8	1982	1.0
1966	5.5	1983	1.0

Use this table to work out how much it would cost to replace your house if disaster struck.

After a 23-year wait, still no home

By Yussuf Nazeer

(127) 8/24/83
A man who claims he has been waiting 23 years for a home from the Department of Community Development said he became so frustrated that he wrote to the Prime Minister and the Minister of Community Development to "offload my grievances"

Mr Nanubhai Desai, who unsuccessfully contested the South African Indian Council elections, complained in his letters about "irregularities" in the allocation of houses.

Mr Desai says he is living in Fordsburg with his son, daughter-in-law, their two children and nine other people in a two-roomed flat.

He called for a high-ranking commission of inquiry into the chronic Indian housing problems. Mr Desai said he was a "staunch supporter of Government policy" but could not get a house.

He said that when he went to the Department of Community Development's regional office in Johannesburg, an official there (whom he named in his letters) "insulted me and chased me out of his office like a dog"

Mr Desai said he had told the Minister of Community Development that there were "agents in Lenasia with connections who are receiving bribes of up to R10 000" from desperate people who wanted homes. But he conceded that he did not have sufficient evidence to prove this.

APPLICATION 'DISAPPEARED'

He said he had initially applied to the department for a house in 1960, but his application "mysteriously disappeared". He reapplied in 1976 and was notified four years later that he would be given a house on the allocation number L148.

He was told the house was among 35 under construction. He said he regularly vi-

sited the department's offices to "keep in touch with number L148's building progress". Three years passed but no house was forthcoming.

He said an official finally promised to give him a home on September 19. But when he went to the department's offices the official lost his temper and chased Mr Desai out of his office.

The regional representative for the Department of Community Development in Johannesburg, Mr Dirk Rossouw, told The Star in a telexed reply to Mr Desai's complaints that Mr Desai had never been allocated a house or any other property in Lenasia by the official allocation committee.

Mr Rossouw added "His further allegations concerning the alleged misconduct of officials of this office are denied."

"Mr Desai's circumstances and past representations are well known to me. Unfortunately I cannot offer him any assistance."

Securing a leasehold

(127) Sowetan 6/10/83
By LEN MASEKO

In a bid to woo more township residents to buy their homes, the West Rand Administration Board (Wrab), in conjunction with the three Greater Soweto councils, are to launch another publicity campaign.

Disappointed with the poor response from the tenants, Wrab is to send thousands of letters to the townships, explaining in detail all the basic steps involved when buying a house under the current mass sale scheme.

So far, according to Wrab, just over 150 houses have been sold under the 99-year leasehold scheme since the campaign to sell State-owned homes was launched four months ago. In Greater Soweto, about 40 000 are on sale.

Discounts of up to 40 percent, depending on certain conditions, are being offered to prospective home buyers. However, these discounts will only be available until July next year.

Meanwhile Wrab has advised tenants who want to buy their homes on leasehold to contact their local township

manager, who has all the information on how much a house in that particular area costs.

Many residents do not know the difference between the 99-year leasehold and home-ownership schemes.

Under the 99-year leasehold scheme you lease the land on which your house stands while under the home-ownership scheme no period is determined for the occupation of the land or the house.

RENEWAL

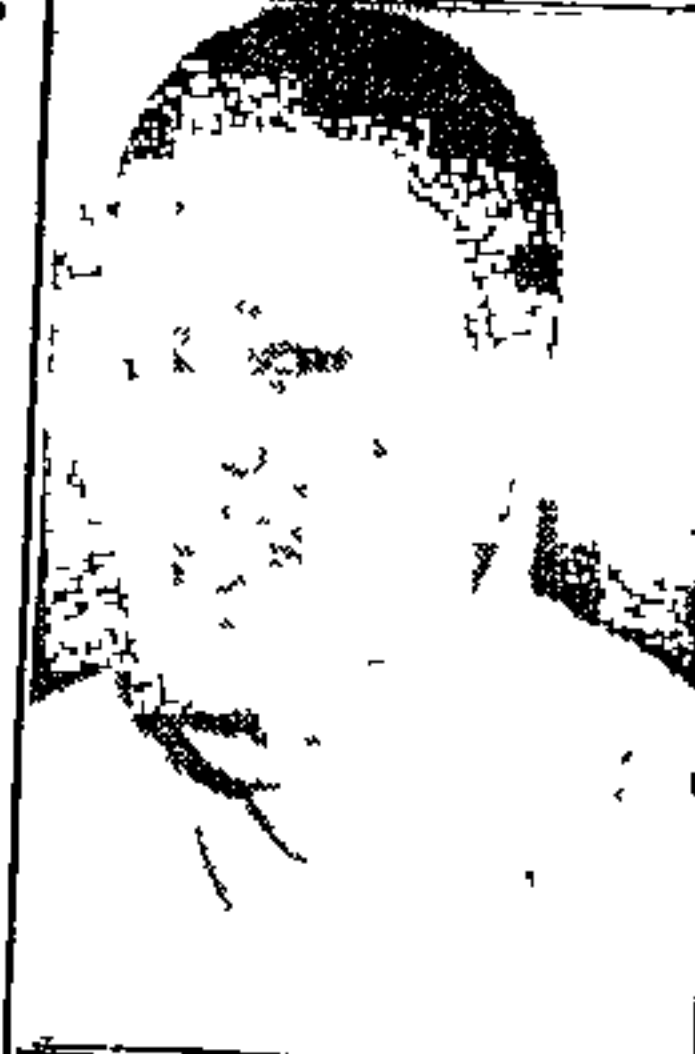
In the case of the 99-year leasehold, you lease the land on which your house stands for 99 years. And, when this period expires, you can renew the lease for the same period.

Once full payments for a house bought under the home-ownership or leasehold have been made, tenants will continue to pay fees for services such as water, electricity, refuse collection and site rental. The house, after being paid off, belongs entirely to the tenant throughout the period stipulated on the contract.

Those residents staying in houses bought under the home-ownership scheme, and want to convert to 99-year leasehold plan, details thereof are available at administration offices.

A Wrab spokesman told CONSUMER COR-

CONSUMER



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NER that in the case of such a transition (that is, leasehold to home-ownership scheme), tenants will be required to pay between 20 to 40 percent in addition to the money paid for the home-ownership scheme. He said however, the extra charge will depend on the type of house being sold.

DISADVANTAGE

The disadvantage of home-ownership is that if a tenant is convicted of a crime and sentenced to a fine of more than R500 or six months imprisonment, he may lose the right to occupy the property. In the case of the leasehold, such a tenant continues staying in the purchased house.

Under the 99-year leasehold people can build, alter or demolish whatever is on the site, subject only to the town planning regulations. Their families, or whoever they wish, can inherit their property in case of their death — that is the holders of the leasehold certificates.

(127) ROOM 6/10/83

1 000 new flats offer homes for the future

By LIN MENGE

MORE than 1 000 flats will be built in Soweto and Alexandra in the next year, offering young couples and single people the option of a new style of living.

It is possible that another 1 000 flats will be erected in Protea North.

The flats, in small three or four-storey blocks, are a first, experimental step, Mr John Knoetze, chairman of the West Rand Administration Board, told **HOME FRONT** yesterday

WRAB wanted to study the reaction of the public to flats, the building of which could help relieve the shortage of land for housing, Mr Knoetze said.

"But we are not in favour of huge, impersonal, high-rise blocks," he said.

These had proved a failure overseas, he said. High-rise was only for the highly sophisticated

For this reason the flats are being built in numerous small blocks. In Chiawelo, where building has already reached the first floor, 15 4-storey blocks will each house 20 two-bedroomed and eight bachelor flats. In Jabulani, 49



MR JOHN KNOETZE
small groups, small blocks

3-storey blocks will start going up early next year, containing 435 family and bachelor flats, and in Alexandra 332 flats will be erected.

"Small groups of people will be able to relate to each other and each block will have its little garden. I have no fear that they will not be accepted — the young, professional people are already responding well to the idea," Mr Knoetze said

The flats should also appeal to teachers and single working women. It was important to have a good mix-



ture of working and middle class people, he said

Although allocation would be based on the waiting lists for housing, it would also depend on income because flats did not come cheap. He hoped that people would buy rather than rent. Sectional Title was expected to become available to blacks in the next year, otherwise purchases might be arranged on deed of sale

Mr Knoetze said he would like to see small flat blocks built in Orlando East, a township which badly needed re-developing

● **HOUSING** is at last beginning to happen! But while you wait for a flat or a house to become available, make sure your savings are earning you the best possible interest. If you have saved a couple of thousand rand, ask your building society or your bank how you can best increase the interest. Don't leave money in an ordinary savings account when you could be earning 12% interest in a home savings scheme

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It was also alleged they knew or should have reasonably known the information they published related to the State's security

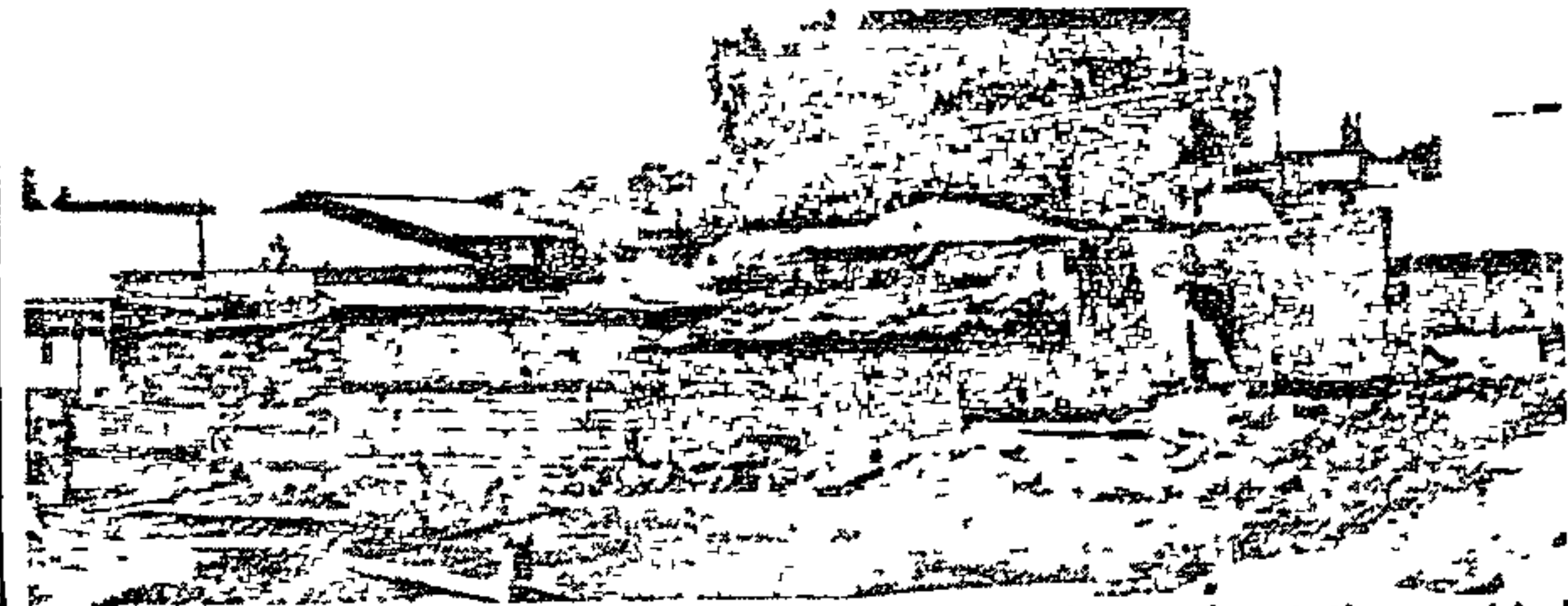
The trial arose from a report about South African mercenaries involved in the abortive Seychelles coup

The trial was held in camera, but the magistrate ruled the Press could identify those appearing but should not give details about the charge

He said it was detrimental to the safety of the State to do so

The publishers were convicted and fined R500 Mr Perold and Mr Botha were cautioned and discharged

A touch of dignity at last for wretched Alexandra



At the back, the ramshackle homes of a dying township. In front, the six-sided shapes on which the temporary houses will be built for Alexandra's homeless



By LIN MENGE

AT LAST Alexandra Township can be rebuilt with dignity. The Schachat Group are providing a temporary "village" which can be quickly erected, moved and re-erected to house people whose old homes have to make way for the massive re-development now under way.

The factory-made, light-weight houses will be used in addition to the bus bodies provided by Putco to ease the plight of the homeless. Although the idea of living in buses has been criticised, the Rev Sam Buti, chairman of the Alexandra Liaison Committee, said yesterday that the buses would still be required to house the numbers of people needing temporary accommodation.

The Schachat offer was made in response to an appeal for help from the liaison committee. The R250 000 village of 21 units will be able to house at least 120 people.



One of the temporary homes being built by Schachat at Alexandra Township. ROM 7/10/83

Residents will share bathroom and electrically-equipped kitchen facilities.

Schachat will erect the village at their own expense, retain ownership of the units and charge the liaison committee a nominal rental for their use. The committee will in turn let the accommodation to families in Alexandra. Mr Buti told a Press conference he expected the rent, including services, to be about R25 a month but this had still to be decided.

Mr Rob Crockett, managing director of Schachat Manufactured Housing, said the village will be complete by the end of the month. The

units are similar to those being used to house migratory workers for major industries in Tembisa (reported in HOMEFRONT on September 5). The structures are an entirely South African invention and development, he said. Iscor provided the outside "skin", which had a life expectancy of 30 years.

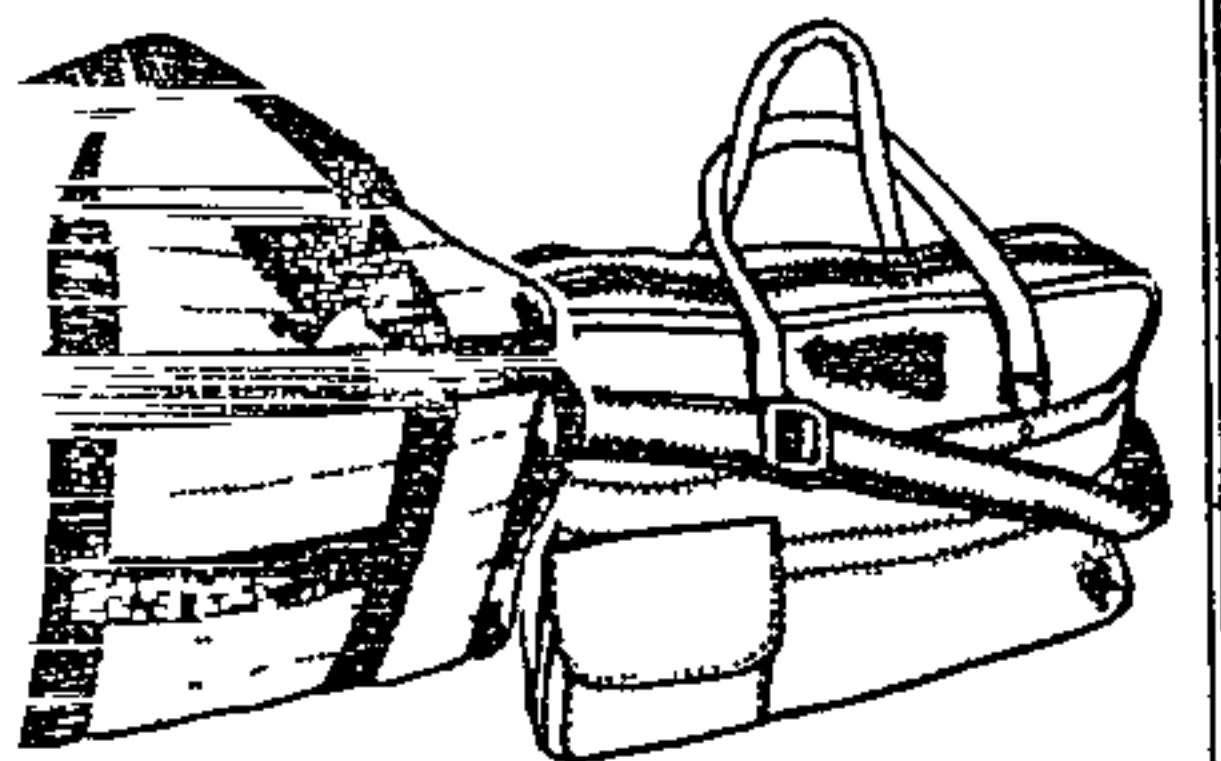
In Alexandra, now looking at its most wretched, re-development has brought much hardship. But dignified temporary housing does not come cheap — these units range from R6 000 to R10 000 each, depending on the number being produced in the factory.

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2488
Dion's Low Price

PERHAPS ready cash is running out, because cash purchases under the Big Sale discount scheme were still down in Soweto in the week September 28 to October 4.

Only 30 houses were sold, bringing the total since July to 262.

On the other hand 166 applications were lodged at the West Rand Administration Board's New Canada office, so maybe would-be buyers are waiting for building society loans to be approved.

A further 53 applications were lodged through employers with Wrab's Albert Street head office.

● Top price of the week was R3 105 for the first house, a not-so-old four-room, to be sold in Pimville Zone 5.

● A four-room on a large stand in Moroka went for R1 596.

● Other prices for four-rooms were Orlando West — R1 496, Mofolo — R1 497, Mapetla — R1 301, Emdeni — R1 340 to R1 349 Houses

SOWETO SALES PROPERTY GUIDE

went for R1 349 in Dlamini, Tladi, Chiawelo, Moletsane, Molapo and Diepkloof. A Zola property fetched R1 253.

● In Orlando East, two rooms fetched R1 081 to R1 442, and three rooms R1 282.

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● The East Rand Administration Board reported that since the sale started on the East Rand last month, 64 sales have been virtually concluded with individuals, while about 525 firm applications have been made by big companies for their employees, especially in Katlehong.

Tembisa, Daveyton and Kwa-Thema. Average total price is R1 600.

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● People renting in Emkan-kala, at Bronkhorstspuit, will be able to buy their houses, but only in a year's time. Some residents are anxious to buy because they pay up to R174 a month rent, based on their income. HOMEFRONT advises them to save all they can. Perhaps their employers can help them get maximum interest on their savings in the meantime.

Bid to smuggle petrol foiled at border

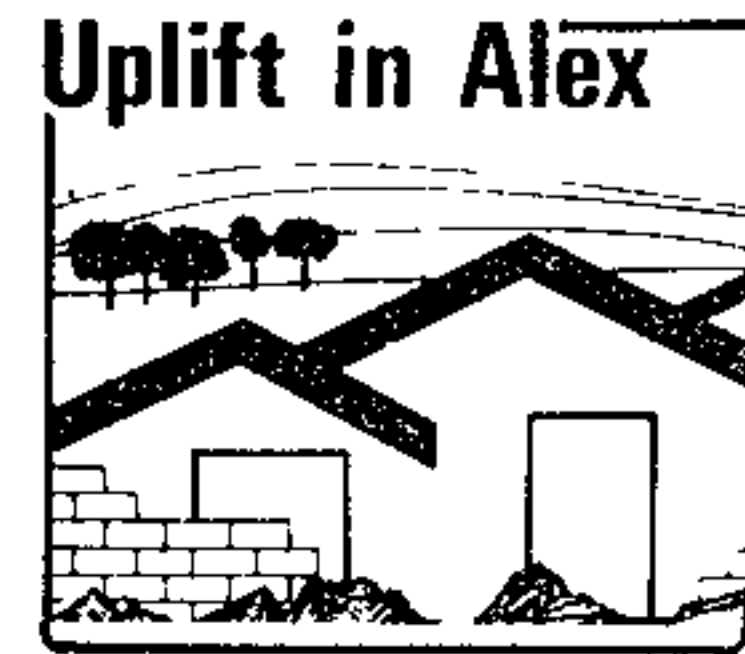
Mail Africa Bureau

customs officers near Ndola, but nobody has been arrest-

matter are living in fear because of threatened repre-

(127) ~~2/3~~ Star 7/10/83

Temporary homes being built in Alex



By Michael Tissong

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A R250 000 resettlement village is being built in Alexandra to house those families removed as a R12 million redevelopment takes place, the Alexandra Liaison Committee chairman said yesterday.

The Rev Sam Buti said the village would provide temporary accommodation while houses were being rebuilt as part of the "Dark City's" redevelopment programme

Work on the village started last week and would be completed by the end of the month.

Mr Buti said "The Schachat Group made the removable buildings available to the ALC at a nominal fee

"The committee will in turn rent the buildings to families who have been temporarily moved. They will be charged about R25 a month for rent which will include service charges.

"The site, which will comprise 21 units capable of accommodating about 120 people, will have electricity.

"There was a time when the sun was setting on Alexandra, but this is the dawning of a new era for us. This village shows what can be done through the initiative of local authorities and private enterprise

"Our people have come to associate development with personal suffering and hardship. This new temporary accommodation compares favourably with that anywhere"

Mr Buti said the ALC had finance available for major developments in the area

"At the moment, we have R12 million for infrastructure and housing. About R3 500 000 of that will be used for infrastructure in about 18 months time

"It will not be enough so we have applied to the Department of Co-operation and Development for more funds

"About 220 stands will be available for development by the end of the year. About 324 flats will be built in 13 four-story blocks

"It's a difficult development," Mr Buti said

The factory-built village units cover about 53 square metres each. The village will also have separate ablution and cooking units

The units had been built at the construction company's cost and would remain its property. They would remain in the township for as long as they were needed and more villages would be built if necessary, company director Mr Rob Crockett said

Similar units were already being used by migrant workers at construction sites in Tembisa. Mr Crockett said the portable units had a life expectancy of 30 years.

The ALC said up to 350 people could be in need of temporary accommodation at various times during redevelopment.

People would still be housed in buses, as all available temporary accommodation was needed

"Despite the negative publicity about the bus accommodation, people accept it," Mr Buti said

Boost for Alex housing plan

(127) Sowetan 7/10/83

By LEN MASEKO

THE Alexandra redevelopment scheme received a major boost yesterday when a large company donated housing structures costing R¼-million to be used as temporary accommodation.

The 21-unit struc-

tures, which may pacify families vehemently opposed to being moved into buses, will accommodate up to 200 people while the face-lifting of the township takes

place. The redevelopment scheme ran into a storm of protest two weeks ago when certain families refused to move into buses and a disused hospital to make way for the building of new houses and flats.

Welcoming the gesture as "the dawning of a new day for the township", the Alexandra Liaison Committee chairman, the Rev Sam Buti, said "The temporary housing structures show what the initiative



MODEL: Rev Buti, Messrs C Khoza of Alexandra, A J Williams from the donors and Alexandra Liaison Committee secretary Mr Arthur Magerman at yesterday's press conference.

of a local authority and the resources of the private sector can do when they are linked in a constructive partnership."

He estimated that during the period of the R12-million redevelopment programme there could be a population of up to 350 people "at any time who are in need of temporary accommodation". The "village", whose residents will be charged a

monthly rental of about R25, is in the process of being constructed and work is expected to be completed by the end of the month.

Mr Rob Crockett, managing director of the Schachat group which donated the structures, said the "village" would have separate ablution and cooking units and would be supplied with reticulated water and electricity.

Development

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(127) Star 11/10/83

Hardship increases after State cutback

By Yussuf Nazeer

Soon after The Star reported in January last year that 14 453 coloured and 20 180 Indian applicants were urgently in need of homes, the Minister of Community Development announced the State's R500 million cutback on all housing projects.

The Minister said no more homes would be built by the Department of Community Development for any race groups. But land would be made available to coloured and Indian applicants on which to build their own homes.

There was an outcry from coloured and Indian housing spokesmen, who warned that the State's termination of homebuilding was only going to aggravate the critical housing shortage for lower and middle income groups who could not raise loans to build their own homes.

The spokesmen pointed out that the lower income groups depended heavily on leasing State-built homes while middle class applicants could only afford to buy Community Development-constructed houses

A Star investigation on the coloured/Indian housing shortage from January last year to date found that overcrowded conditions had worsened for scores of families living in garages and backyard wendy-houses.

The Johannesburg City Council department responsible for coloured housing has a waiting list of more than 6 000 applicants for homes. Spokesmen say there are no homes available.

The State's cash cutback for homebuilding last year put an end to the council's plans for 4 000 new homes

Community leaders concerned with the coloured housing problem in the Johannesburg area estimate the waiting list figure at 8 000 — a rise of 1 500.

On the East Rand, spokesmen said some 7 000 people needed homes in the five main coloured townships of Reiger Park (Boksburg), Geluksdal (Brakpan), Paynville (Springs), Alra Park (Nigel) and Eden Park (Alberton).

The waiting list for this area 22 months ago stood at 5 230.

In the same period, the coloured waiting list for the West Rand has increased to more than 1 000 people needing homes. In Vereeniging it increased from 545 to more than 600, and in Pretoria from 1 578 to more than 2 000.

The overall increase in the PWV complex rose in almost two years from 14 453 coloured applicants to more than 18 000, say community leaders

The official list held by Community Development and municipal local authorities is much lower and does not exceed 16 000.

The PWV waiting list for Indians, which stood at 20 180 at the beginning of last year, has risen, according to Indian housing spokesmen, to more than 22 000 people wanting homes of their own.

The official Lenasia list is a little over 5 000. But community leaders who carried out their own survey place the figure at 8 000.

Neither the Department of Community Development nor the Indian statutory committees and councils know when or how the housing problem will ever be resolved.

Half a million wait in the housing queue

In January last year a Star investigation found that about 500 000 black, coloured and Indian people were urgently in need of proper housing in the Pretoria, Witwatersrand and Vaal complex.

In Katlehong, where East Rand Administration Board (Erab) officials and police demolished squatters' shacks last week, The Star found 21 000 families living in shacks.

Black community leaders and social workers said that, since the probe, the housing shortage situation in Katlehong, far from improving, had deteriorated.

The investigation also found 2 500 people in another East Rand township, Daveyton, living in shacks in appalling conditions.

Community leaders said the housing needs of people in the 14 East Rand black townships were critical.

On the West Rand, in Vereeniging, Pretoria and Johannesburg (Soweto) the number of known applicants for homes was not less than 50 000, black spokesmen said.

Soweto's housing shortage figure of 35 000, given at the beginning of last year, has not been reduced. In fact, it has increased due to natural growth and an influx of city workers.

Township leaders warned that the critical shortage of black housing had reached a dangerous point.

Social workers said there were many black homeless people, including "hundreds" of children, who had been sleeping in the open for years and who were extremely bitter.

This year, the Department of Community Development disclosed that it spent R29 263 651 on black housing in the 1980-81 financial year.

The Department of Co-operation and Development places the black housing shortage at 160 000 in all four provinces, while the Viljoen Committee logs it at 168 000 units. This excludes about 258 000 required in the trust areas.

Senior planner in the Prime Minister's Economic Planning branch, Mr Estian Calitz, said recently that 1 300 000 houses would be needed for blacks in the next eight years to wipe out the backlog and keep up with the projected demand.

At least R30 million would have to be spent for this purpose, he said.

Erab has ⁽²⁾ 620 homes ^{11/10/83} to rent ^(11/10/83)

By Jo-Anne Collinge

The East Rand Administration Board has 620 empty houses for hire at Ekangala — about 100 km from Johannesburg

They are part of the first phase of a plan to draw people away from the PWV area to a new industrial and residential complex near Bronkhorstpruit. When the project was announced, more than two years ago, it was billed as a "second Soweto".

Erab's chief director Mr Frans Marx said three-quarters of the new houses would be reserved for Ndebele, while the rest would be occupied on an "inter-ethnic" basis.

The township's administration will be shared by kwaNdebele and Erab.

"At the moment we are looking for tenants," Mr Marx said. Applicants would have to have urban residence rights, unless they were urgently needed in the Ekangala industrial area.

No direct transport line links Ekangala and the Reef. The railway will only carry goods.

"A passenger service would not be economically viable until about 40 000 people lived at Ekangala," Mr Marx said.

The houses range from one to three bedroom designs. All have electricity and internal water supply. Two schools are also being built.

Building costs for each unit ranged from R5 500 to R12 000. The units will not be available for purchase in the initial phase of development.

● See Page 11.

(127) ROOM 13/10/83
House sales set to zoom

By LIN MENGE

SO FAR, the Big House Sale has been the Slow House Sale, but all that could change dramatically once HOME gets going.

Mr Wessel Pienaar, executive director of HOME (Home Ownership Marketing Enterprises) says the company is aiming at making 77 sales a day at the Soweto office

Since the Big Sale officially started in Soweto in July, only 262 houses had been sold by last week, although there are several thousand applications in the pipeline.

But Mr Pienaar is sure sales will take off when HOME and its force of black estate agents take over the selling programme from the West Rand Administration Board in about March next year.

HOME is the utility (non-

profit making) company recently set up by the Government and the private sector to train estate agents of other races and to handle the selling of houses.

WRAB will make blocks of houses available to HOME for selling, Mr Pienaar said

It is probable that HOME will call a meeting of the residents as each block comes up for sale

"We would discuss the pros and cons of home ownership and explain the financial side," Mr Pienaar said in an interview "After that, people can speak to the agents about signing deeds of sale and arranging bond finance."

HOME has also asked building societies to simplify and hurry up their procedures

● Watch out for more details of HOME and the training of estate agents.



MR WESSEL PIENAAR
Increasing sales



ERAB spends R38-m . . . on homeland 14/10/83

HOMES ROW

THE EAST Rand Administration Board (Erab) has spent about R28 million on a housing project in KwaNdebele — but has a backlog of 30 000 houses in its area of jurisdiction.

The housing backlog in Erab's area includes all 14 townships which fall under its jurisdiction. In the meantime the board has

erected 620 new houses in Ekangala, near Bronkhortspruit since the beginning of 1981. Ekangala falls under the KwaNdebele government which has opted for independence in terms of the South African Government's homeland policy.

Mr F E Marx, Erab's chief director, yesterday confirmed that the board was involved in the building of houses in the homeland but denied that it was also funding the project. He said he wanted to stress

that the money used in the past two years on infrastructure and the actual building of the houses came from the central government and that the board was only "acting as the agent of the government."

Mr Marx said "My board is involved in the Ekangala project but is only doing so as agents to the central government. Even the money used in this project is from them, not that of East Rand residents. This project is also undertaken as a deconcentration point for people in the Pretoria, Witwatersrand and Vaal

(PWV) areas

"The central government has found that the PWV area is overloaded and as far as the infrastructure is concerned, it cannot take it anymore. So people in these areas can get accommodation in Ekangala and still work in either Springs, Benoni or any of the other areas. This does not concern black people only but whites too. Industries have also shown a lot of interest in the area."

When the Ekangala project was announced in 1981 by the board, it was termed the "second Soweto." According to

SOWETAN REPORTERS

Mr Marx, the board is expected to have erected close to 52 000 houses by the turn of the century. Since the 620 houses were erected two years ago, they have been standing empty but the board is expecting tenants to take occupation before the end of the year.

Mr Marx said people can start applying for houses. Out of those completed, 470 have been earmarked for Ndebele occupation and the remaining 150 will be for inter-ethnic occupation. The area will be divided into two sections — one under the control of the KwaNdebele and

To Page 3

Soweta Page 3

Homes row From Page 1

the other under Erab. There are already two factories in Ekangala, one manufacturing cement blocks and the other is a light engineering plant.

This is the second time that Erab has been involved in the building of houses in a homeland. A few years ago, Erab was involved in a controversy when it was accused of building houses in Lebowakgomo. At that time, the board denied that it was using its funds in the project.

INSIDE TODAY	Matlala
Black exploitation	Fight
PAGE 2	PAGE 24



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Homefront Reporter
SEMI-DETACHED houses in West Rand Administration Board townships can now be bought for discount in the Big Sale.

Up to now semis could be bought only under the Home Ownership scheme.

Now, although separate title for semis is still being processed by the Government, the authorities have given Wrab the go-ahead to grant provisional right of leasehold to the registered tenants of semis.

Wrab's head office advised HOMEFRONT readers they should wait for this go-ahead, yet the officials have been selling large numbers of semis under the old Home Ownership scheme since the Big Sale started.

Those buyers now have to go back to New Canada to convert to 99-year-leasehold Crazy

Last week a semi was bought for discount in Zola for R1 253

Only 33 houses were actually sold in the week October 5-11, bringing Soweto's Big Sale total since July to 295

But a further 105 applications to buy were lodged at

ROOM 127
SOWETO SALES



14/10/83
PROPERTY GUIDE

New Canada and 43 applications were made through employers.

Wrab could not give details of the houses this week, so we will list just a few of the prices paid

Phiri (R1 301), Emdem Ext (R1 349 to R1 454), Pimville (R1 823 to R2 098), Chiawelo (R1 301 to R1 562), Naledi (R1 389), Moroka (R1 596), Zondi (R1 499), Mofolo S (R1 654), Kagiso (R1 530)

Klipspruit-Pimville prices are not yet fully available to buyers

□ □ □

A MOLETSANE resident intended buying his house two years ago and paid R100 towards the surveying fee. He could not afford to buy at the time

If he buys now, he asks, will he be refunded some of the surveying fee because the charge now is only R60?

No — no refunds, says New Canada.

We say. Don't pay in bits and pieces. Keep your money in a savings account so that it earns you interest while you save up the full amount

The no refund rule works both ways a woman in Klipspruit who bought her house under Home Ownership years ago paid only R500 for it — less than it costs now in the Big Sale

She does not have to refund Wrab the difference. Now that she wants to convert to 99-year-leasehold, she only has to pay the extras cost of 99-year-leasehold, water meter and water deposit, survey fee, administration fee and the annual R1 levy payable for 99 years

● SEE today's Business Day for more details about HOME and the training of black estate agents

Leaders slate Erab

Journal By MZIKAYISE EDOM

17/10/83
THE EAST Rand Administration Board (Erab) has been condemned by community leaders on the East Rand for spending about R28-million on a housing project in KwaNdebele.

The leaders have called on the board to immediately suspend this project. While there is a backlog of 30 000 houses in all 14 townships in the East Rand which fall under Erab jurisdiction, the board has decided to build 620 new houses in Ekangala near Bronkhorstspunt since the beginning of

127
1981.

Ekangala falls under the KwaNdebele government which has opted for independence in terms of the South African Government's homeland policy. Mr F E Marx, Erab's chief director has confirmed that the board is involved in the building of houses in the homeland,

but has denied that it is directly responsible for funding the project

Mr Marx says the money comes from the central Government and that his board was only acting as an agent of the Government. The area will be divided into two sections — one under the control of KwaNdebele and the other under Erab. The board is expected to have close to 52 000 houses by the turn of the century. Out of the houses already erected, 470 have been earmarked for the Ndebele occupation and the remaining 150 will be for inter-ethnic occupation.

Mr Gilbert Motlhaping, "mayor" of Kwa-Thema said: "This is ridiculous. How can the board use so many mil-

lions of rands to promote homeland policy while thousands of families in the East Rand are stranded without accommodation. Mr Tom Boya, chairman of the Daveyton Community Council, said: "This is surprising and shocking. The Government has been saying in the past that it had no money to build houses in the urban areas but here it is now, building houses in the homeland.

Mr Castle Khanyile, chairman of the Thokoza Residents' Committee and Mr Sam Ntuli also criticised Erab for "wasting the residents' money in trying to promote the Government's created homeland policy, which people are against."

Protest to oppose rent rises

More than 400 residents from Actonville township near Benoni last night decided to hold a peaceful protest tomorrow to demonstrate their opposition to rent increases in the area

The increases, described by residents as "needless" and "exploitative", will affect about 2 000 families in the council-owned flats in Actonville's Extensions 2 and 3.

The township is one of the most overcrowded on the East Rand, and community leaders claim more than 4 000 families need homes. The shortage has forced many families to rent garages for accommodation.

At last night's meeting, called by the Actonville Rents Action Committee (ARAC), the organisation's chairman, Mr Vicky Padotan, said communities throughout the country were finding it difficult — and in some cases impossible — to meet high rentals imposed by city councils and landlords.

Houses poser

THE five-year-old dead-
lock between families in
KwaThema, Springs and
the East Rand Adminis-
tration Board (Erab)
over the contracts signed
by the residents when
they took over their
houses, has not yet been
solved. 19/10/83

The families, about
400 in number, stay in
KwaThema's Thembeli-
sha section

When they took over
their houses in 1979 they
were asked to pay a de-
posit of R450 each and
were also made to file
Deed of Sale contracts-

They were told that
their houses were worth
R4 468

A year after the resi-
dents had occupied the
houses they found that
the contract they signed
stated that they were not
buying the houses but
were merely renting
them from Erab

Mr F.E Marx, Erab's
chief director, was not
available for comment
yesterday.

Some time ago he was
reported to have said
that the families would
sign a new contract stat-
ing that they were buy-
ing the houses

Indians (17) up in arms after rent increases

By Michael Tissong and
Eugene Saldanha

About 1 000 flat dwellers in the Actonville Indian township last night called on the Benoni Town Council to meet 20 delegates of the Actonville Rents Action Committee (ARAC) to hear objections to steep rent increases in council-owned flats in the area.

The town council turned down a request to meet residents yesterday after about 500 of them entered the Actonville Management Committee (AMC) offices in the township and forcibly held a meeting — during which they aired their grievances on high rents and the high demand for housing.

Security policemen watched the building from cars. Earlier, five members of ARAC and a reporter on The Star were briefly detained by security policemen.

Residents are circulating a petition calling on the council to meet them.

The secretary of the council, Mr C Boshoff, visited the township and said the council was prepared to meet 20 delegates at his offices in Benoni next week.

One of several blocks of flats in Azaadville, the Indian area near Krugersdorp.

2004 By LIN MENGE 127 20/10/83

A FREE market in housing means the developer sells to the first buyer who comes along with the money. Free markets are not concerned with waiting lists or whether people belong in that particular area.

But the shortage of housing and stands for coloureds and Indians makes a free market situation impossible for them at this stage.

HOMEFRONT was asked by a woman who could not obtain housing for her family in Johannesburg whether she would be able to buy a house from the United Building Society Development Corporation in Delmore, near Boksburg.

Mr Paul Kruger, national manager of the UBS Development Corporation, said in an interview that because of the housing shortage in the Boksburg area, preference was given to Reiger Park residents.



"Normally we operate in a free-market situation and we like to conclude the purchase with the first buyer who comes along. But we have to recognise that these communities are subject to other pressures, so we try to accommodate them."

Mr Kruger said 77 houses were being erected in the first phase. Prices were mostly in the R50 000 to R60 000 range. The UBS also had land for a further 90 houses, but would have to go through the whole process of establishing a township there before they could begin building.

In Azaadville, the UBS had also given an undertaking to both the Krugersdorp mun-

icipality and the Indian management committee that the 60 houses they were developing in the township would be specifically for Indians from Azaadville and Krugersdorp, Mr Kruger said.

The houses were in the R50 000 to R80 000 range.

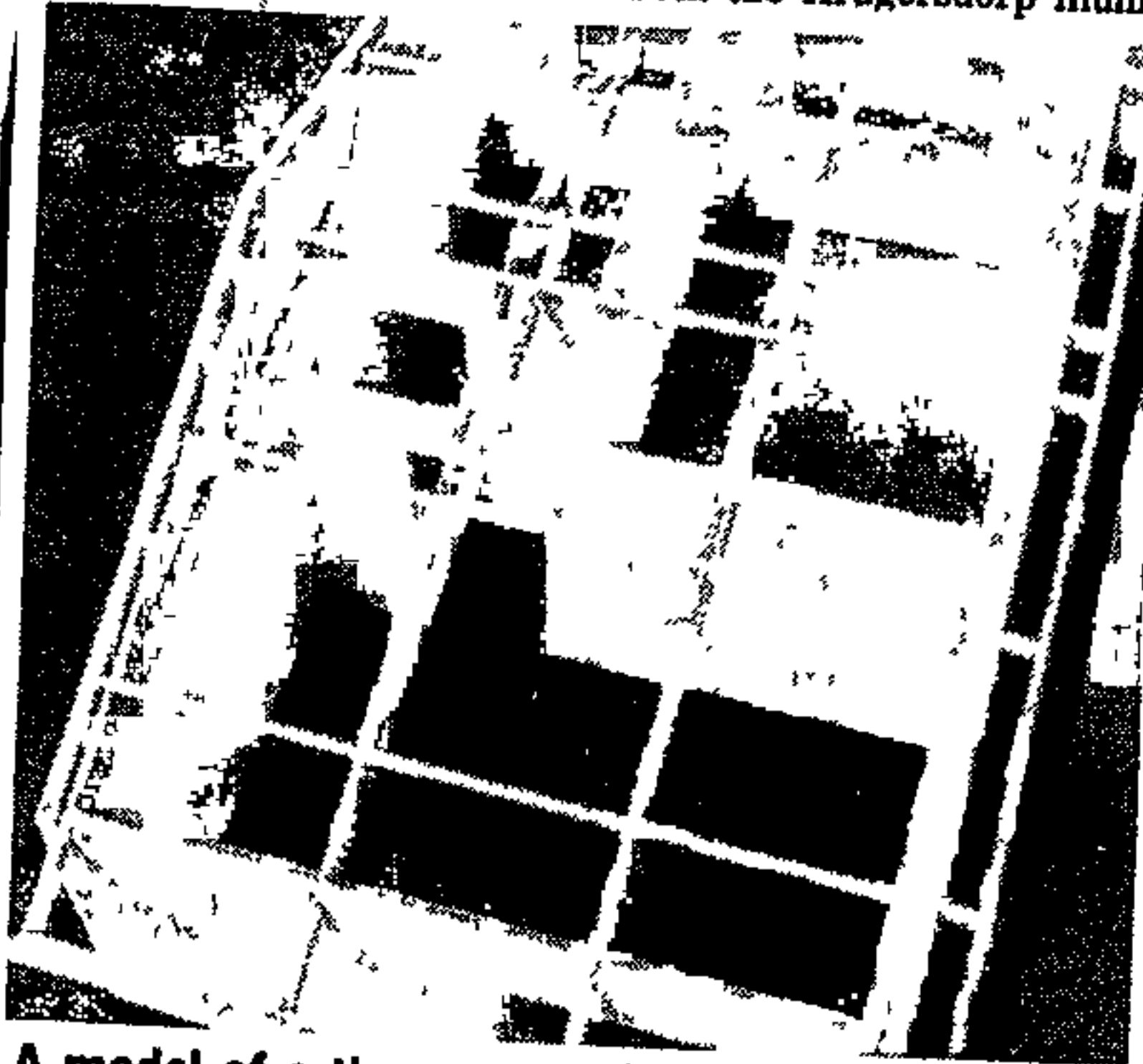
This was at the community's request, he said. "We had been prepared to build smaller houses at a lower price."

The prices were for the total package, including the land.

The UBS was building for coloureds in Klerksdorp and in Pietersburg, and in several Western Cape townships, Mr Kruger said. They were building for Indians in Natal, both inland and at the coast.

"No, we can't keep up with the demand," he said. "Our biggest problem is obtaining land."

Saambou Building Society also has a development in Azaadville.



A model of a three-roomed core house.

Cores attract interest

JOHANNESBURG municipality's core-housing scheme for Eldorado Park Ext 9 is attracting much interest. But why won't the waiting list apply? one man asked us.

"What about people who have been waiting for years for housing? Are people who already have houses going to be able to buy a corehouse as well, and rent it out?" he asked.

HOMEFRONT hopes the city housing department will not allow people to exploit the position. But a free market has to apply when it comes to such a huge core-housing scheme of 600 units.

Sales of such low-cost houses cannot be delayed for people on the waiting list who do not have money saved.

A Lenasia resident wanted to know if their area was likely to get core housing. A spokesman for the Department of Community Development in Pretoria said this was unlikely among Transvaal Indian communities where the general income level was too high to create demand for core housing schemes large enough to keep prices low.

Total cost of completing the core houses planned for Eldorado Park Ext 9 will be R24 000, including land and services. The core, consisting of a livingroom, kitchen and bathroom, with plumbing and electrification, will cost R11 000.

A free market's not on for these homebuyers



New luxury housing goes up for Indians in Azaadville on the West Rand.



Johannesburg housing crisis goes back a long way

By Olga Horowitz

About forty years ago Johannesburg was experiencing one of the most unsavoury episodes in its history

The situation of housing for Africans was chaotic. Eleven illegal and uncontrolled squatter camps, which openly flouted the rule of law, threatened the health and safety of the whole city. Mafia-type bosses rose overnight and held the ignorant and poor to ransom.

In 1948 it was estimated that about 50 000 African families in and around Johannesburg were living under appalling conditions in diseased slums.

A desperate situation called for unorthodox methods to fight it. These were recalled today by Dr Patrick Lewis, former Mayor, and chairman of the Johannesburg City Council's Management Committee.

Dr Lewis was also chairman of the city's Non-European Affairs Committee. Together with other administrators he directed a crash building programme that has not been matched anywhere in its speed or scope and spearheaded the transformation of Soweto from its shanty-town image.

"The solution came in 1953 with the Site and Service scheme which was the concept of the then Minister of Native Affairs, Dr HF Verwoerd," said Dr Lewis.

"Basically the scheme was to allocate sites 40 ft by 70 ft on which essential services such as sanitation were provided. Tenants built temporary shacks at the back of the site leaving the front available for the permanent home. In Johannesburg 35 000 such sites were provided."

But a serious problem was lack of finance for housing. Then came the injection of a R6-m loan from the mining houses, inspired by Sir Ernest Oppenheimer who was aghast at what he had seen in Moroka.

Between 1954 and 1965 the City Council housing division built 45 000 homes, 76 schools and dozens of other public buildings including clinics, hostels, community halls and beer gardens. In one year alone, when building reached its peak, 11 000 houses

were built.

Under the Director of Housing, Mr A J Archibald, the housing programme was accelerated at an unbelievable rate, greatly helped by the training of Africans under the Bantu Building Workers Act of 1951 which allowed them to build houses for their own people.

Assuming that land is available, Dr Lewis feels that the site and service concept should be continued in the 1980's to people legally living here.

"We proved that the Africans were prepared to put up liveable shacks if they knew that this step was the beginning of a permanent home on the site allotted to them," he said. "Building, of course, is far more expensive today than it was in 1953 but, then, incomes are higher."

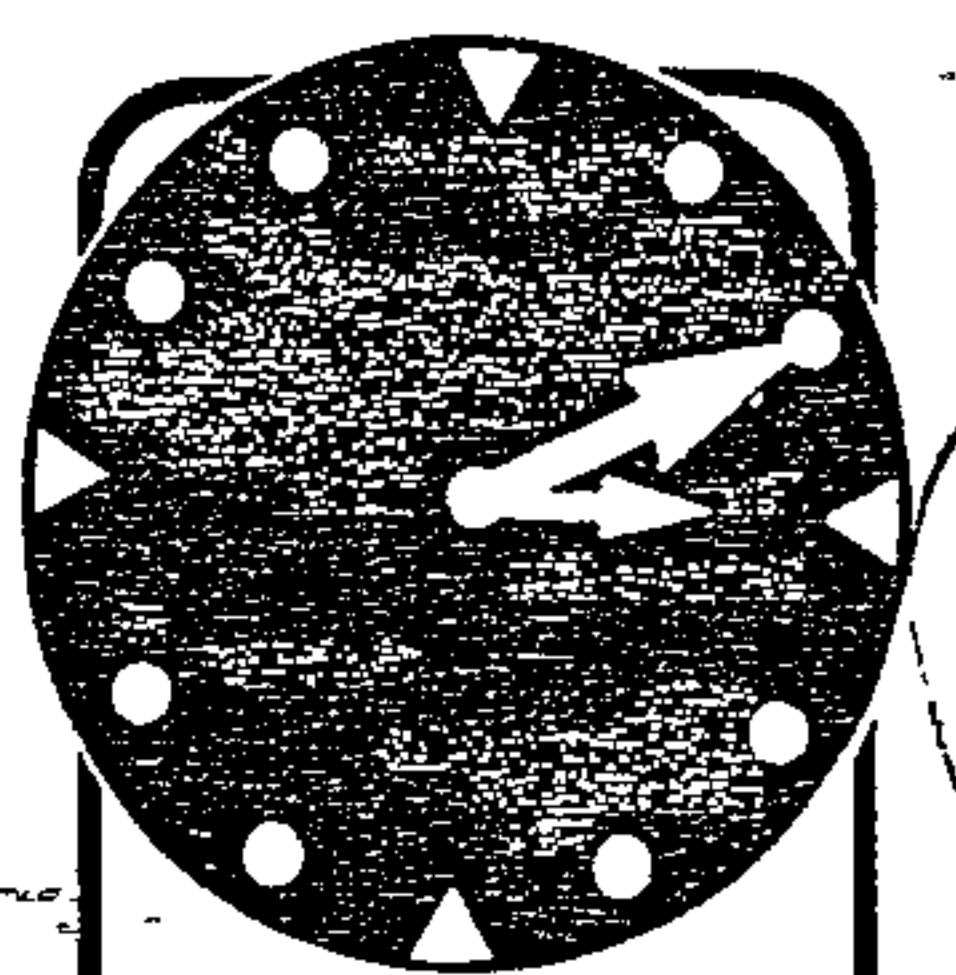
Another way to solve the problem might be by doubling the size of existing houses by simple alteration to be done at a fixed price. This would relieve overcrowding to a large extent without terrific cost because the land and services were already present.

Dr Lewis does not favour the building of multi-storey flats. "They would be very costly and in any case are not suited to the African lifestyle."

Asked for his views on influx control in the current situation, Dr Lewis said:

"It is obvious with people flooding into the cities for work that the elaborate influx control procedures are not working. Equally obvious is the fact that employment must be created in the rural areas from which the people are coming. Not only has influx control failed to keep people out of the cities but, it has created a great deal of hostility."

"The Government's original intention of the homeland catering for its own people is just not working out. A solution must be found to make the homelands viable. If the huge sums spent on defence could be spent on the development of the black rural areas the necessity would be removed for people coming to the cities for work. Why are we building up this massive war machine? Are we not creating a war against ourselves?" said Dr Lewis.



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Katlehong churches providing tent shelter

By Jon Qwelal

Seventeen days ago today the r... of Katlehong in the East F... itself in the headlines of newspaper...

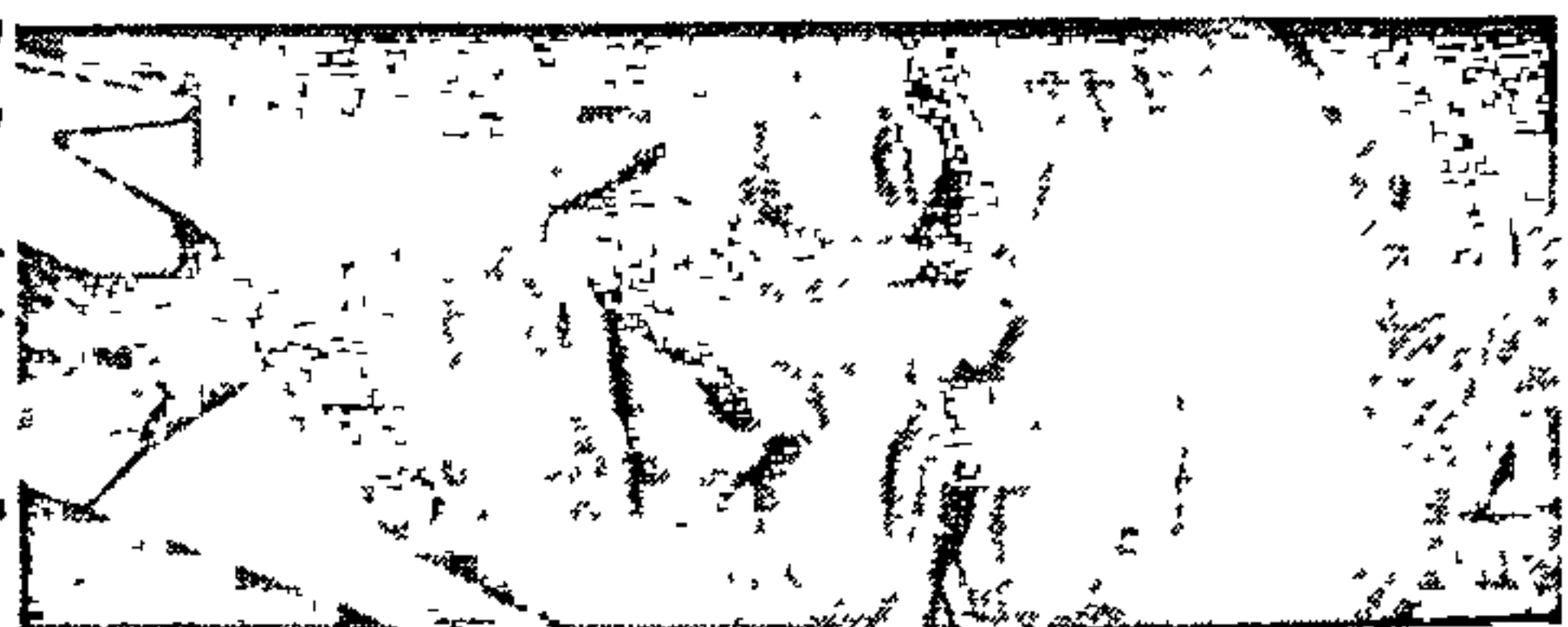
It faced the limelight of notori... of the East Rand Administrati... persed a band of squatters and... boks and kleries.

In the confusion that followed... arrested and some had to be trea... The squatters, who were force... authorities from a small clearin... Katlehong, were but a drop in th... of squatters who daily flock to t... work.

The Katlehong squatters have... in tents supplied by the Witw... Churches under the Right Reve... (president) and Reverend Cecil... dent).

The tents are at three churche... Catholic, Anglican and Luth... church has two large tents, each... ber of families.

Those with beds sleep on the... sleep on the canvas-covered floo... "At least we are now free fro... longer go to bed fearing we v... p... jacks (administration boar...



Dr Patrick Lewis, former Mayor and chairman of the Management Committee, who made a remarkable contribution to black housing in Soweto.

No 'solution' to squatter problem

Own Correspondent

EAST LONDON — The squatter problem facing East London and Ciskei seemed intractable, the South African Institute of Race Relations local

Mrs Roselle Frasca said the city, unlike many other areas, not only had to try to provide employment for thousands but also had to deal with a "culture" problem

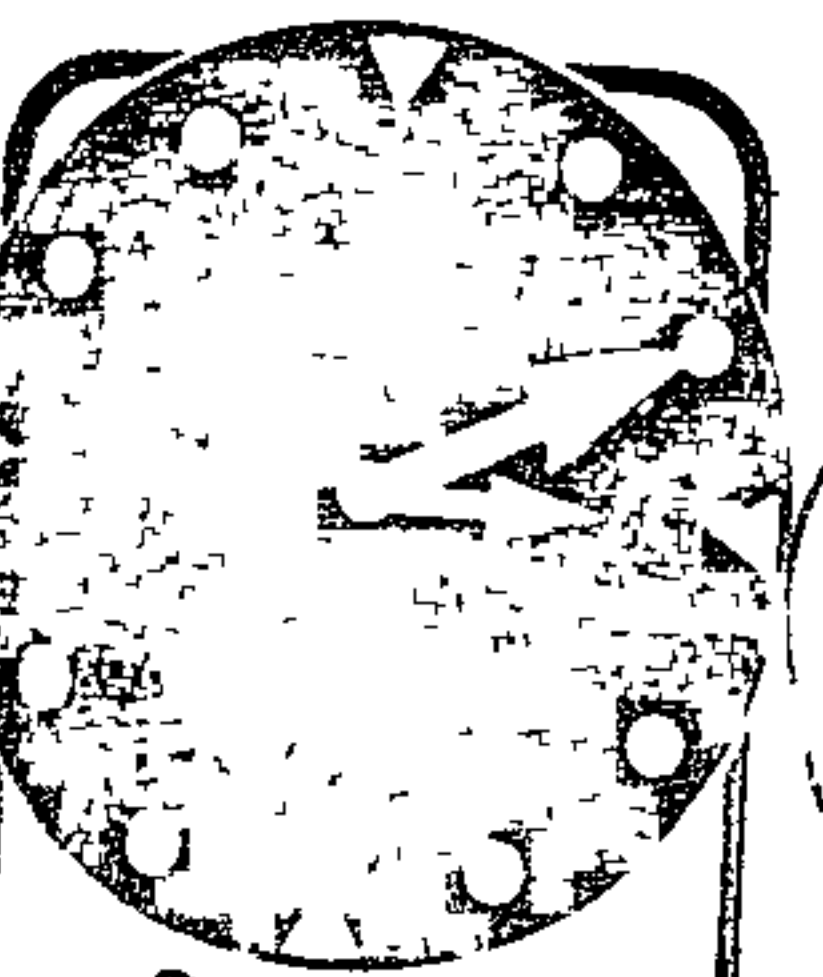
— mainly around Mdantsane and Potsdam — was the "gut-level type"

"These people have no high ideals of getting jobs. They are dying of

Future and Ciskei
Cotton

USING CRISIS

LONG WAY



24

HOURS LOOKS AT

THE CROWDED CITIES

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The Government's original intention of the homeland catering to its own people is just not working out. A solution must be found to make the homelands viable. If the huge sums spent on defence could be spent on the development of the black rural areas the necessity would be removed for people coming to the cities for work. Why are we building up this massive war machine? Are we not creating a war against ourselves?" said Dr Lewis.

No 'solution' to squatter problem

OWN Correspondent

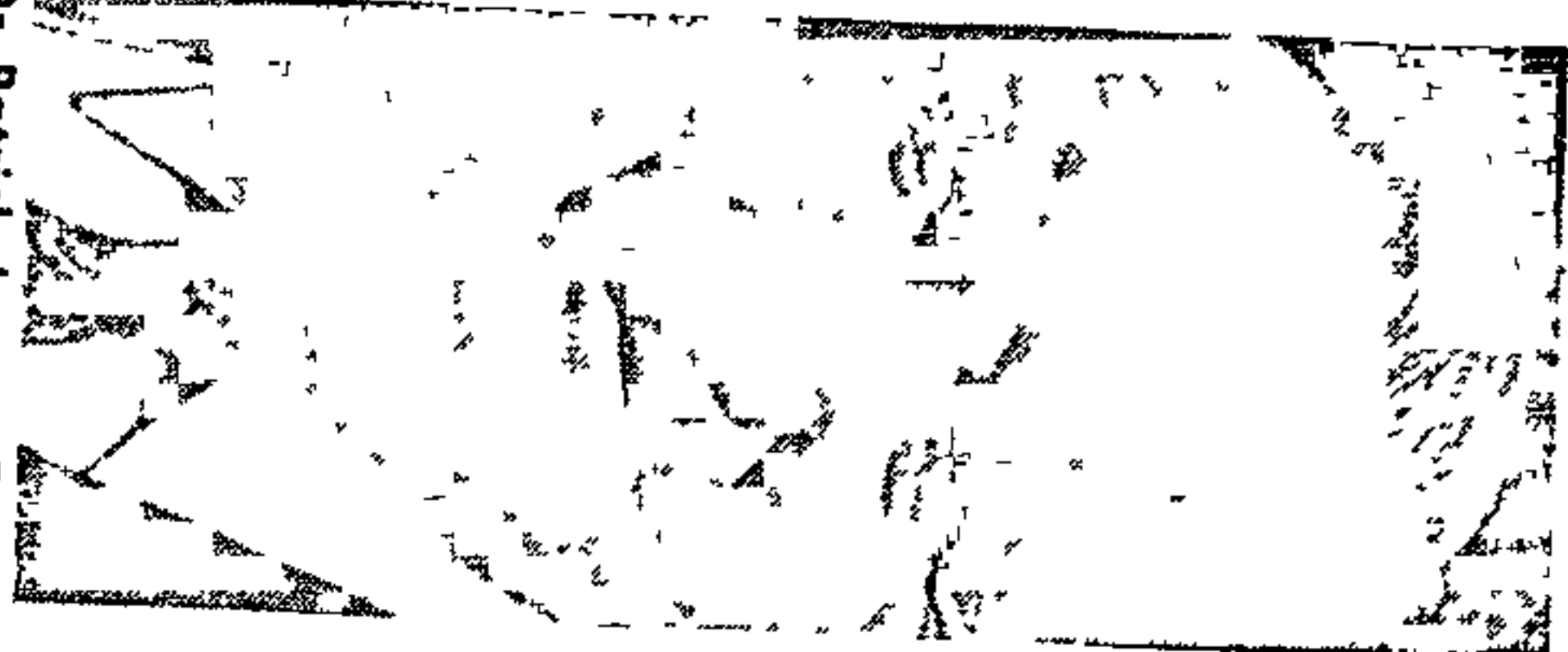
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same and "gut-level" type

"These people have high ideals of getting jobs. They are dying of starvation."



Dr Patrick Lewis, Free-man of Johannesburg, former Mayor and chairman of the Management Committee, who made a remarkable contribution to black housing in Soweto

Katlehong's churches are providing tent shelter

By Jon Qwelane

Seventeen days ago today the relatively quiet township of Katlehong in the East Rand suddenly found itself in the headlines of newspapers across the country.

It faced the limelight of notoriety because officials of the East Rand Administration Board (Erab) dispersed a band of squatters and newsmen with sjamboks and kleries.

In the confusion that followed several people were arrested and some had to be treated for injuries.

The squatters, who were forcefully removed by the authorities from a small clearing on the outskirts of Katlehong, were but a drop in the ocean of thousands of squatters who daily flock to the cities in search of work.

The Katlehong squatters have since been rehoused in tents supplied by the Witwatersrand Council of Churches under the Right Reverend Simeon Nkomo (president) and Reverend Cecil Begbie (vice-president).

The tents are at three churches in the township the Catholic, Anglican and Lutheran parishes. Each church has two large tents, each tent houses a number of families.

Those with beds sleep on them and those without camp on the canvas-covered floors of the tents.

"At least we are now free from harassment. We no longer go to bed fearing we will be awakened by blackjacks (administrators)." said one of the



Mr Sikolokhe Mkingizane has his daily wash in the yard of the Anglican Church in Katlehong

are among the families staying in tents and she says their temporary accommodation at the churches is many times better than the open space from where they were forcefully removed.

Outside some of the tents squatter possessions that cannot be accommodated inside can be seen.

ment Committee, who made a remarkable contribution to black housing in Soweto.

er problem

— mainly around Mdantsane and Potsdam — was the "gut-level type"

"These people have no high ideals of getting jobs. They are dying of starvation"

of squatters who daily flock to the cities in search of work

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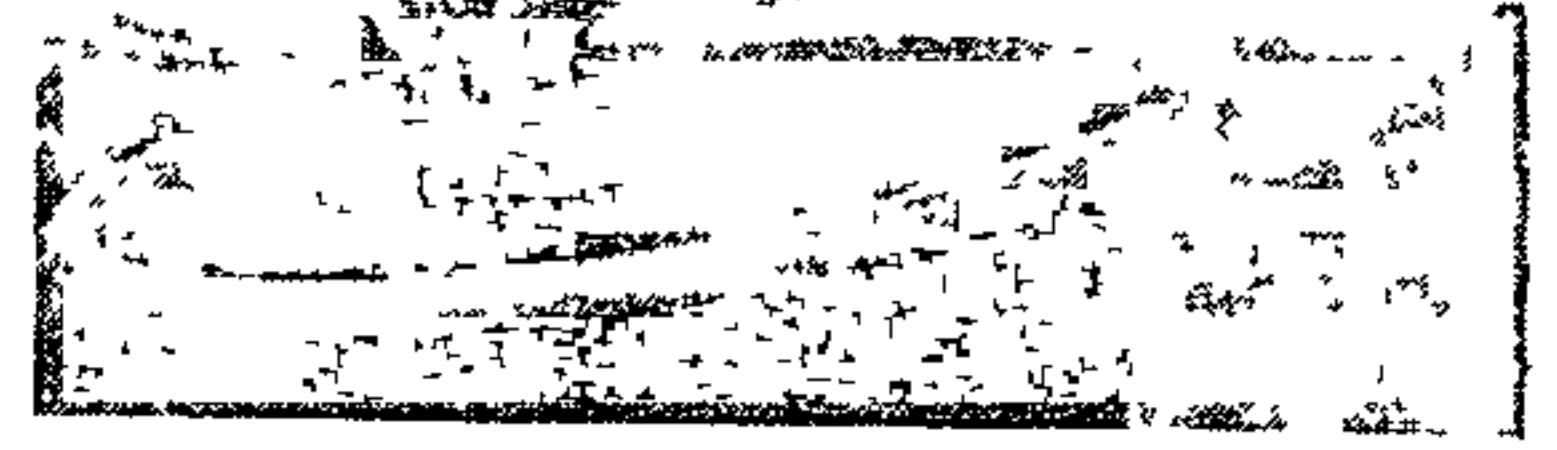
Those with beds sleep on them and those without sleep on the canvas-covered floors of the tents

"At least we are now free from harassment. We no longer go to bed fearing we will be awakened by blackjacks (administration board policemen) in the dead of night. Neither do we move about with the threat of arrest for faulty reference books hanging over us because they have been temporarily stamped properly," said contract worker, Mr Sikolakhe Mkingizane

He stays at the Anglican Church with his wife and their 14-month-old baby. He sent the three older children to Transkei after the Erab raids two weeks ago. "And those children were born and raised in Katlehong, not Transkei," he said

Mrs Maria Resha said her husband worked in Johannesburg and only returned to Katlehong on Fridays to spend the weekends with her

Mrs Nomlilelo Buku, her husband and their baby



Mr Sikolakhe Mkingizane has his daily wash in the yard of the Anglican Church in Katlehong.

are among the families staying in tents and she says their temporary accommodation at the churches is many times better than the open space from where they were forcefully removed

Outside some of the tents, squatters' possessions that cannot be accommodated inside can be seen; coal stoves, tables and chairs, radiogram speakers, a heater and a kitchen unit

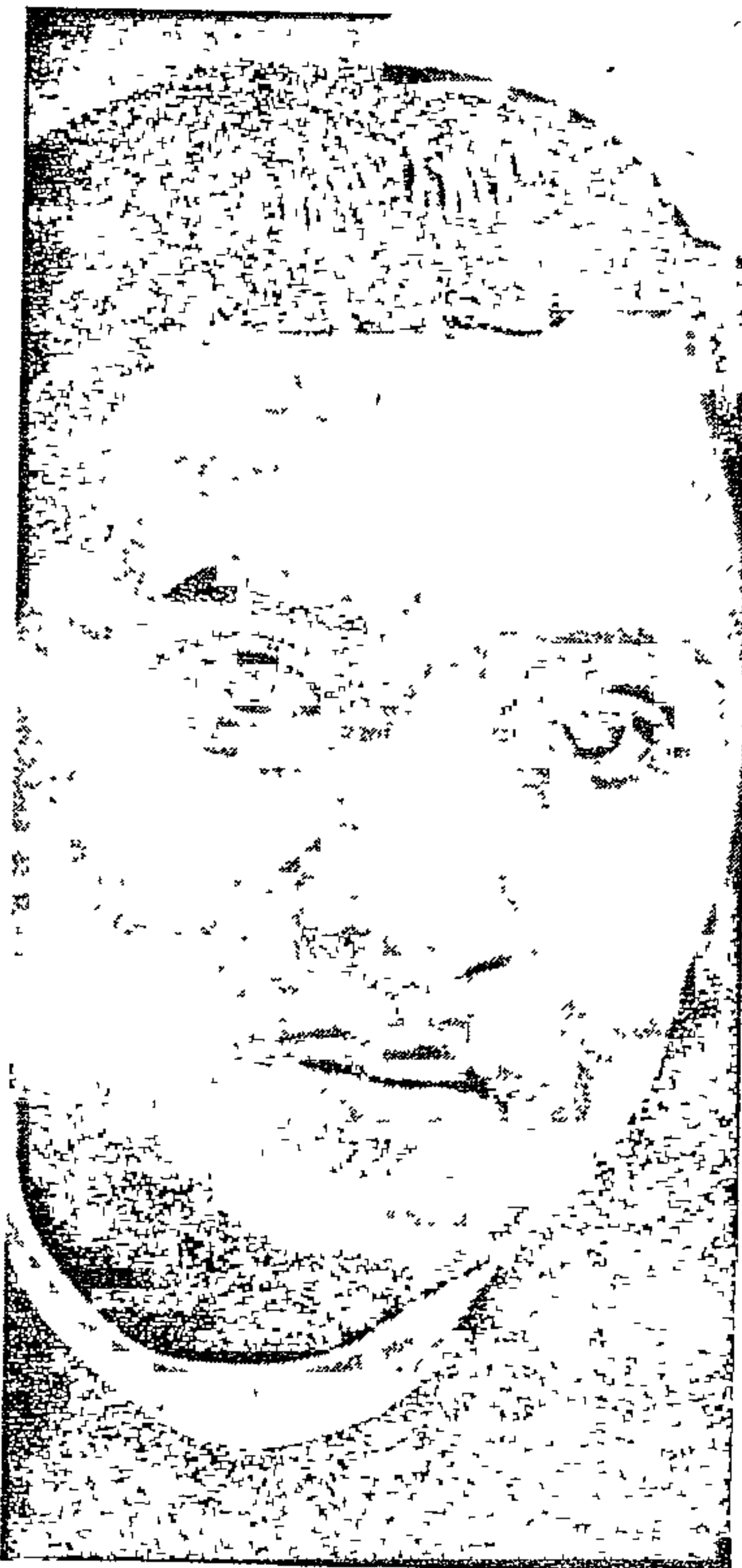
The squatters said they came from different areas. Some came from the Free State, others from Natal and the rest from Transkei

They said the rains of the past few days did not bother them much and any clothing or bedding which was soaked in the rain was taken out in the morning and spread outside to dry

A little problem with sharing a single tent, though, was what to do when one wants to change one's clothes

"Simple. The men simply take their clothes to the toilets and change there. When it is women who want to change, the menfolk normally take a walk and leave the women to themselves," said Mr Mkingizane

Clergyman carries fight for migrant township dwellers



The Rev Cecil Begbie

By Jon Qwelane

He was born and raised in the Transkei and he now spearheads the battle waged by squatters of Transkeian origin to remain with their families in the urban areas

He is an ordained minister of the Methodist Church, yet has a "criminal" record. A suspended sentence ended this year after his conviction in 1980 in terms of the Riotous Assemblies Act

The Reverend Cecil Begbie (37) was found guilty of addressing an illegal gathering of Bosmont students in 1980 and was sentenced to four months' imprisonment, suspended for three years

Rev Begbie has earned himself the tags "Peacemaker of Bosmont" and "Good Samaritan of Klip-town"

He was given the "Peacemaker" label after his untiring efforts to restore peace in Bosmont by bringing together warring gang members in the Johannesburg West township during the height of a reign of terror by both the Spaldings and Fast Guns gangs

Rev Begbie managed to bring the gangs' leaders together at the New-

lands police station, and in the presence of a senior police officer, hostilities were resolved

The "Good Samaritan" label followed soon afterwards when the West Rand Administration Board began removing squatters in Klip-town

Rev Begbie strongly objected to the removals, saying they were part and parcel of the migratory labour system to which the Church was strongly opposed

Earlier this year he was back in action when Wrab again began removing squatters whom he in turn temporarily housed in tents

And now he may find he has been tagged the "Good Samaritan of Katlehong"

More than two weeks ago when squatters in Katlehong faced removal it was Rev Begbie who spent many long hours pleading their cases with the authorities

When the squatters were arrested, Rev Begbie, vice-president of the Witwatersrand Council of Churches, was there with his president, Bishop Simeon Nkoane

The young London-educated clergyman only says he sees the events at Katlehong as part of his calling.

127

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'Human problem' of poor and elderly facing Wrab

RDH 21/10/83

By LIN MENGE

ALTHOUGH a Cabinet committee decided way back in March (see cut-out) that "new applications for the 30-year home ownership scheme should no longer be considered", Wrab is still selling a few single and semi-detached houses every week under home ownership.

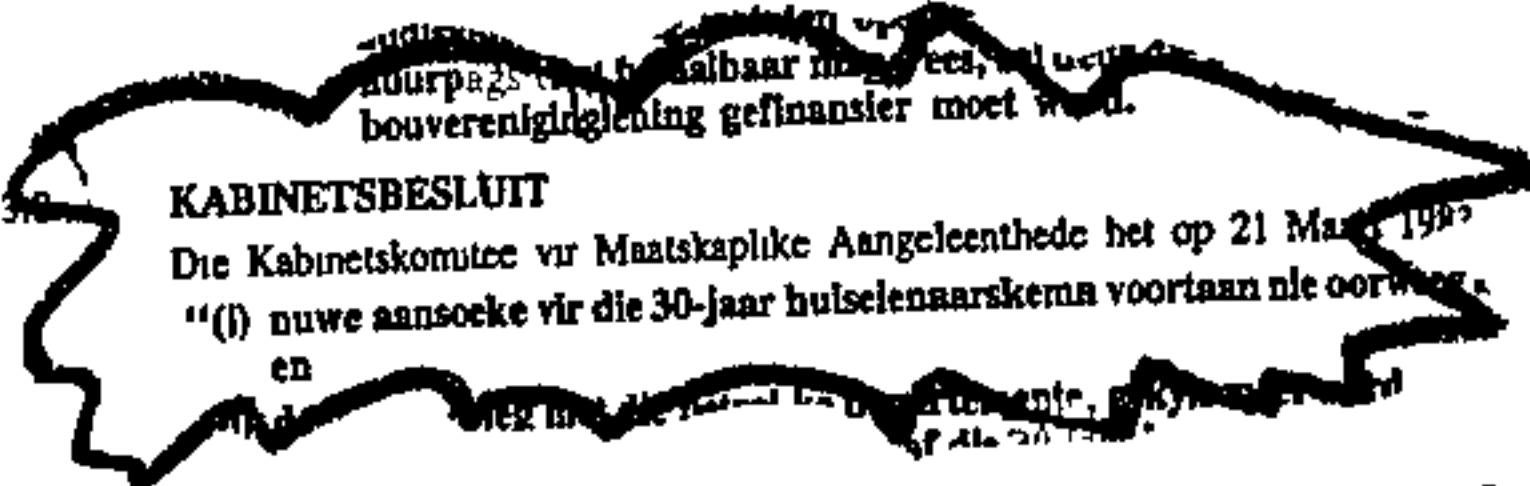
Since July 1, when the 99-year-leasehold Big Sale started, Wrab has sold some 255 properties under home ownership. In most cases these were to tenants of semi-detacheds, who could not immediately buy under the discount, but they are able to do so now. So why are home ownership sales of singles and semis still going on?

Is Wrab being difficult? No, they say, it is a human problem. They are faced with the poor and the elderly who can't afford the cash to buy under the Big Sale discount, who are simply not interested in 99-year-leasehold, but who are fearful of losing their homes if they don't buy, so they get a loan to buy under home ownership.

But won't this block the sale of houses to people who can afford to buy for cash? If the old people cannot afford the discount prices, and cannot afford the rent increases ahead if they continue to rent, shouldn't they be given other accommodation?

Yes. But that is the problem. There isn't any.

That is where the Big Sale sticks fast in Soweto with numbers of elderly tenants who Don't Want to Know and have Nowhere Else To Go.



An extract from the Steyn Committee report on the Cabinet committee decision on home ownership. It didn't take into account the dilemma of the old.



SOWETO SALES PROPERTY GUIDE

Lucky Soweto buyer

Homefront Reporter

THERE is always something new out of Soweto, and this time it is the first re-sale of a house bought in the Big Sale. So what happened? It was sold at a loss.

The house was bought from Wrab in September for R1 596. It was re-sold, privately, this week for R1 500.

Silly? No. There are more important things in life than money, to some people anyway. In this case the person who bought the house had decided to return to the homelands, so he sold the house to a relative. He was not interested in making a profit on the deal.

The buyer is twice lucky: he not only acquired a house, but he got it at the Big Sale



HOME FRONT

discount price

The number of houses bought in the week October 12 to 18 in Soweto in the Big Sale was 29, bringing the total since July 1 to 324.

Highest prices fetched went for houses on larger than average stands. Three-roomed houses in Orlando West ranged from R2 447 to R2 503. Four-rooms in Moroka went for R1 596 to R1 767, in Mofolo South (R1 563), in Kagiso (R1 530) and in Diepkloof (R1 439 to R1 515).

Semi-detacheds in Zola fetched R1 244 to R1 315.

Council helps staff housing

By JEANETTE MINNIE
Municipal Correspondent

TWELVE black Johannesburg city council employees yesterday became the first recipients of the council's new housing gratuity fund.

The gratuity fund is being made available to employees of long standing service who do not belong to the council's Pension Fund.

Employees qualify for the housing gratuity if they have completed either 10 years of unbroken service or if they have 15 years of actual service, even if the service was broken. The gratuity is paid out when the employee reaches the age of 60, or becomes medically unfit for work, or becomes redundant because of re-organisation. If the employee should die after having qualified for the gratuity, it is paid out to a specified member of the family.

But because employees also need to secure their future before they retire, the council is

willing to pay out up to 50% of the gratuity to qualified employees on the condition that the money is used for housing purposes.

Yesterday the mayor of Johannesburg, Mr Alan Gadd, who handed the first gratuity payments to the 12 employees, said the council initiated the scheme to assist its black staff to buy, build or improve their own homes.

The gratuity scheme was drawn up by the council's Staff Board under the direction of its chairman, Mr Japie de Villiers.

Eight of the employees yesterday received gratuity cheques which cover the full purchase price of their homes from WRAB.

Three employees received cheques as advances to build houses on stands which they own in the homelands.

Another employee received a gratuity cheque to purchase his home in Soweto and a further amount to improve his home.

Self-contained village will help housing

By Gavin Engelbrecht,
West Rand Bureau

The shortage of housing on the West Rand for the more wealthy looking for a place to retire will be alleviated with the establishment of a self-contained village in Florida Glen, Roodepoort

The complex, Waterval Village, which will include 162 units, lies between the Western Bypass and Hendrik Potgieter road

The first of the units is nearing completion and the project, costing R11 million, is expected to be finished at the end of next year

The architect, Mr Eugen van Jaarsveld, said a high demand had arisen for housing for people in the upper income brackets who did not want to retire in an old age home.

"Many of them find the upkeep of a large house difficult and I know of some who lock rooms in their house which they never go into," he said

"The building of self-contained villages is the answer and have proved successful elsewhere"

A two bedroom unit will cost R80 000 while a one bedroom unit will be R45 000

Provision for people confined to wheelchairs has been made and steps have been minimised with lifts installed in double-storey units

The whole area will be landscaped, with a circular road for traffic preventing cars from driving between the flats

There will be strict security with alarms in all flats

A permanent nursing staff will be on hand to care for the ill with a 15-bed medical centre

A community hall will be centrally placed and residents will be able to socialise and have

meals there

The garages will be built on either side of the complex to minimise the noise from the two adjacent highways while free transport will be provided to the local shopping centre and town.

The flats will be sold on a block share scheme and the only proviso for aspirant buyers will be that one of the couple be above the age of 50

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'WE CAN'T PAY—AND WE WON'T'

(127) City News 23/10/83

BY MONO
BADELA

ACTOVILLE residents have threatened not to pay their rent after the Benoni City Council rejected a call for more housing and the scrapping of "huge" rent increases.

The residents — who this week besieged the Actonville Rent Office in a five-hour protest — also threatened to approach the Transvaal Provincial Council if they did not get satisfaction.

Scores of young demonstrators joined more than 500 parents at the rent offices on Wednesday morning — only to be told their request to meet Benoni's town clerk has been rejected and then be ordered to leave the building.

Residents had elected a 20-member delegation to meet the council earlier this week to dis-

'AUNTIE MARY' MOURNED

A TOMBSTONE in honour of former SA Congress of Trade Unions (Sactu) leader Mary Moodley will be unveiled at Watville Cemetery near Benoni on Sunday morning.

Scheduled to speak at the unveiling ceremony will be several unionists and United Democratic Front members, including Helen Joseph, Archie Gumede, and Dr Ishmail Cachala.

Mrs Moodley will be remembered for her work in the Women's Federation and the SA Coloured Peoples' Organisation.

She also organised for the Food and Canning Workers' Union on the East Rand during the 1950s.

"Auntie Mary", as she was known, was one of the first persons to be detained in April 1963 under the Sabotage Act.

She was banned and the same year confined to the Benoni magisterial district. She remained banned for the next 16 years, until her death in October 1979.

ARAC chairman Vicky Padotan leads the demonstration

cuss the rent hikes and the lack of housing, as well as to petition for the disbandment of the Actonville Management Committee, which they said had "done nothing for the residents".

Just before Wednesday's protest, officials of the Actonville Rents Action Committee, including Transvaal Indian Congress vice-chairman Dr Ishmail Cachala, were questioned by police.

But the community leaders were released without being charged

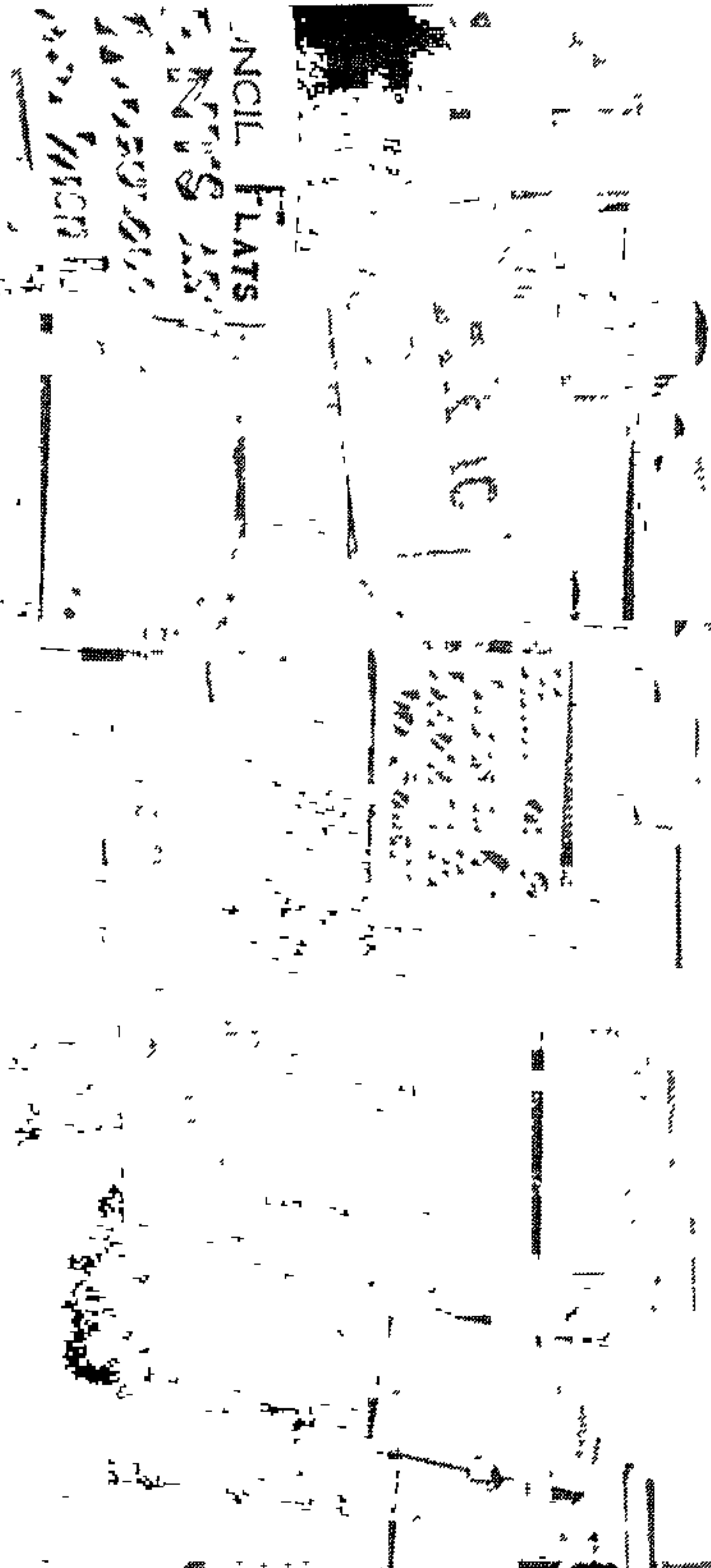
Food Education) or all future Border and Ciskei. s, its staff, s.

ect.

ment project.

PIX EVANS/MBOWENI

● Kids from Actonville creche join their parents in protesting against increased rents



COUNCIL FLATS



(127) RDM 24/10/83

Soweto high-rise housing is considered

By LIN MENGE

THE Department of Community Development is considering re-zoning a part of Soweto for high density housing.

This is revealed in the report of the Steyn Committee of Inquiry into the Financing of Black Housing

The report said that the National Housing Commission had already approved the erection of flats, as an



experiment, in Jabulani and elsewhere

Teachers, particularly, had expressed an interest in living in flats, while residents of Atteridgeville, in Pretoria, and other areas were anxious

to be able to buy their row-houses under a sectional title scheme under 99-year-leasehold

But while the Steyn Committee felt higher density housing should be encouraged in black urban areas, they did not see this as a final answer

The committee recommended that this should only be considered, and then carefully, after the experimental schemes had been evaluated

"Sociological and other aspects should also be considered thoroughly," the report said

As HOMEFRONT reported recently, sales of semi-detached houses — of which there are about 30 000 — are already going ahead in the Wrab townships with the discounts offered under the Big Sale. Although sectional title is not yet available, Wrab is able to grant provisional title to tenants of semis

Samuel Mbongwe to get a R1000 refund

By LIN MENGE

YOU WANT to convert from home ownership to 99-year-leasehold? Good idea — but don't end up like poor Mr Samuel Mbongwe, paying more and more when you should be paying less.



Sotho workers, were aware of the discounts he would be able to get, the very next month, on his R2 949 house in Orlando West.

Thanks to two months of non-stop nagging by HOME-FRONT, Mr Mbongwe is finally going to be refunded more than R1 000 by the West Rand Administration Board.

Mr Mbongwe bought his house in June under the old home ownership scheme although the Government had decided, in March, that no new home ownership applications should be considered.

Although the Big Sale was due to start on July 1, neither Mr Mbongwe, an aged pensioner, or St Patrick's Catholic Church in La Rochelle, Johannesburg, where he serves as a catechist for Zulu and

Canada made Mr Mbongwe pay the balance he owed on the full old price of the house, plus interest he owed Wrab on the loan for the first three months, plus R513 for his right of leasehold, plus the customary R67 for survey, administration fee etc — total R3 170.

Wrab apologised yesterday. It was a communication problem, they said.

Mr Mbongwe is entitled to convert to 99-year-leasehold and get a Big Sale discount — of R1 127. This, minus the R41,14 interest he owes Wrab, means he will be refunded R1 085.

This is how conversion from home ownership to 99-year-leasehold works.

● If you have already paid off the house, you have to pay the leasehold cost and survey and administration fee. You do not get a discount (if you bought a dress last month and it's on a half-price sale

● If you have paid off some of the house, or have not started paying it off, and therefore owe more than the discount you can get on the Big Sale, then you must pay the balance of what you owe, minus the discount, and the cost of leasehold etc.

In all cases the discount is calculated on the initial selling price. For example, if you have paid off R1 000 of a R2 000 house, and get the 40% discount, you then get R800 off the initial price, leaving you with only R200 of the

MR SAMUEL MBONGWE
A refund at last

R1 000 balance to pay off, plus leasehold etc. It pays to convert under the Big Sale — if you know how!

● If you have almost paid off the house, and owe less than the amount of the discount you would have got in the Big Sale, then you still won't get any discount refunds — but the balance you owe will be written off, and you will pay only the leasehold costs etc.

THE death of an immigrant, alleged to have been strangled, had a sequel yesterday when two people appeared in the Johannesburg Magistrates' Court.

Miss Pretty McGowan, 22, of Orcharde, and Mr Wilson Mahotsho, 45, of Houghton Estates, appeared before Mr D J du Plessis van der Walt in connection with an allegation of murder.

The State alleges they committed housebreaking with aggravating circumstances by allegedly breaking into the flat of Mr Nicholas Charles Bonham, 35, in Houghton Drive on September 28.

They are also alleged to have stolen goods belonging to Mr Bonham and then strangled him in the flat. They were remanded in custody and will appear again on November 9.

Mr Bonham emigrated to South Africa from England four months before his death.

Soweto pupils do lessons trek

By HELENE ZAMPETAKIS

HUNDREDS of Soweto pupils give up at least two periods a week to walk to neighbouring schools for lessons in practical subjects because their own workshops are only half built.

At least 14 schools are affected by the shortage of facilities. These include Madihana High School in Diepkloof, Thadi High School, Keloletso High School and Loketse Girls High School in Or addo.

periods walking to classes. It takes them an hour to walk to Anchor High School and half an hour to walk to Mezodo High School. And it is even worse when it rains," he said.

The headmistress of Loketse Girls High School, Mrs C Jacobs, said groups of 25 Std 6 pupils and 14 Std 7 pupils spent 20 minutes walking to Anchor High School for an electronics class once a week.

And Mr J Palm, headmaster of Anchor High School,

'Cape the place to confer'

CAPE TOWN — The mayor of Cape Town, Mr Sol Kremer, said yesterday that the city should take advantage of the projected upswing in the economy — and there was no better way of doing this than by promoting Cape Town as the conference and exhibition centre of South Africa.

In an interview he said the recent World Business Council conference in Cape Town was an important breakthrough and more

in the survival stakes

Inflation still out front

in the survival stakes

CONSUMER MAIL

By PAT SIDLEY
Consumer Mail

FOOD inflation is still running faster than the general rate of inflation measured by the Consumer Price Index (CPI), according to figures released by Central Statistical Services.

Since food takes a bigger

	Sept 1983	Aug 1983	Sept 1983
All items	267,3	265,6	241,0
Lower income group	265,6	263,4	239,4
Middle income group	269,1	267,2	241,6
Higher income group	266,9	265,4	241,2
Commodities	267,9	266,5	245,4
Services	265,9	263,7	231,8
All items excluding housing	270,6	269,1	246,6
All items excluding food	261,6	260,5	236,5
Food	283,5	280,0	252,6
Grain products	300,3	299,0	255,0
Meat	276,2	275,0	260,2
Fish	254,4	253,2	235,3
Milk, milk products and eggs	266,8	265,8	242,6
Fats and oils	290,0	285,9	261,2



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Builder summoned to hearing

By LIN MENGE

SBCA, the Soweto Building Contractors Association, has held its first disciplinary hearing.

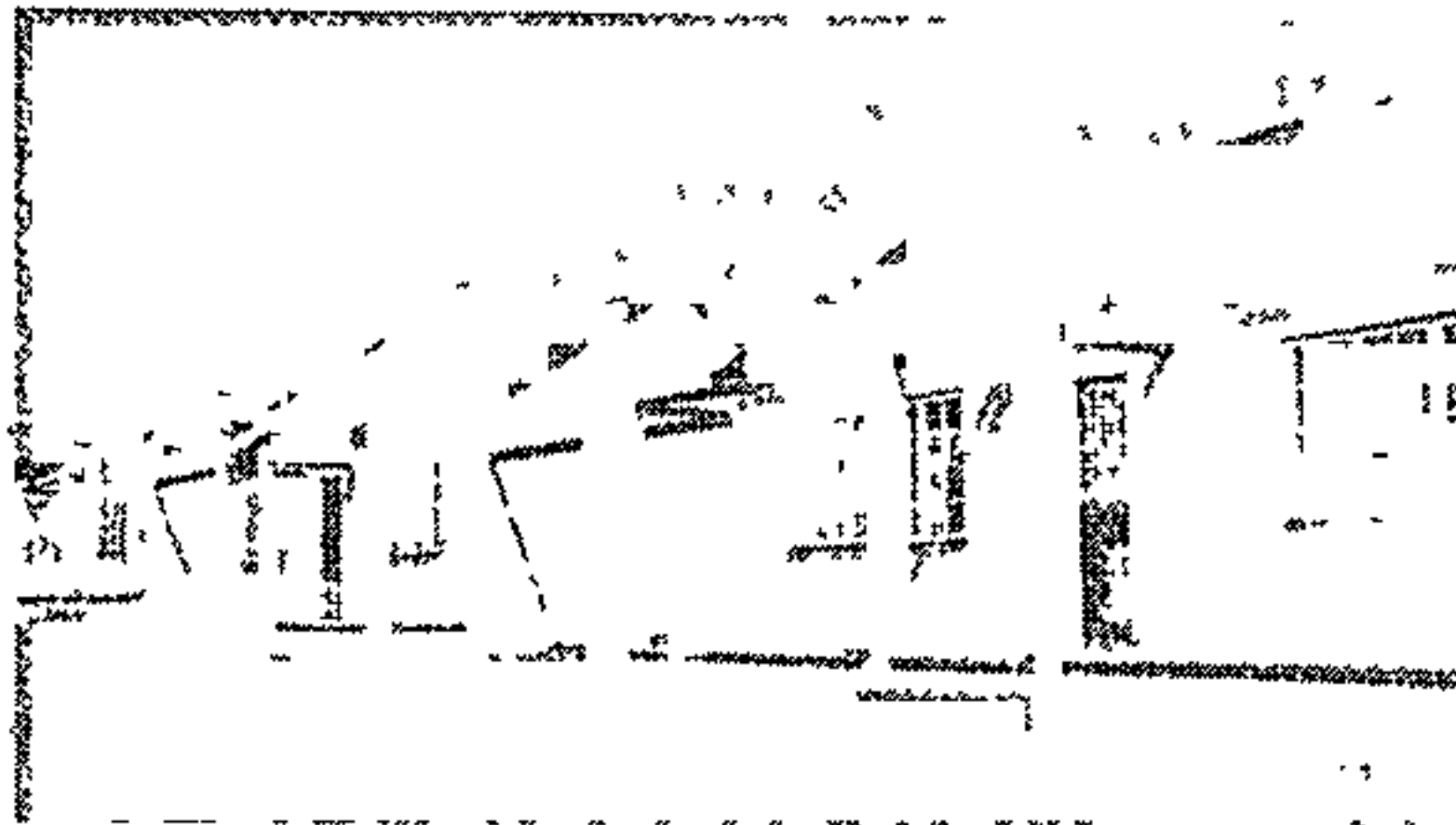
A Soweto resident had paid a building deposit, not to the West Rand Administration Board's New Canada office as she was supposed to, but directly to the builder.

Because the builder was going against the SBCA's rules by accepting the deposit, he was summoned to a

disciplinary committee hearing. His explanation that there was a misunderstanding involved was accepted, and the matter was put right with Wrab under SBCA supervision.



RDH 27/10/83
HOME FRONT



These stylish houses have been erected by Gilbey Distillers and Vintners for the company's farmworkers on the Montagne Wine Estate near Stellenbosch. The 10 houses each have a livingroom-cum-kitchen, two bedrooms, bathroom and flush toilet, and electricity. The architects' design and the finish do justice, says Gilbeys, to the standard and style of architecture on Montagne. As an incentive to maintain high standards, a prize is awarded every month to the two houses kept in the most immaculate condition inside and out.

The association now has 54 fully paid-up members. That means they have paid the R30 registration and R150 subscription. The non-racial SBCA is legally constituted, with a code of conduct which must be observed.

Today, we publish new names of fully paid-up members of the SBCA to add to your list, and a couple of old names who now have telephones. Further inquiries SBCA secretary, Mr Sam

Mahlangu at 949 2126

Early Bird Construction (Elias Thou)
1652a Naledi

Solomon Mohlaba, 10068a Orlando W
Jet Construction (Joseph Mazbuku, Elijah Ndaba, Teddy Zwane, R S Wait) 7539
Maseko St, Orlando W 838 3055

L C Makhene Building Construction
(Lobelo Clifford Makhene) 697 Tladi, P O
KwaXuma B 949-1882 H 949 1685
Alpheus Moleleki and Joseph Mene
Contractors, 689a Thaga St, Zone 7,
Meadowlands 949 2907

P H Interior and Exterior Decorators
and Building Contractor (Paul Hickson
Hlongwane) 1790 Orlando E 944 1938

Benny's Building Contractor (M B G
Mzongwana) P O Box 252 Dobsonville
949 4890

Meadowlands Brickyard and Building
Contractor (Thomas and Eric Mashitoa), P O Box 502 Meadowlands
949 1947

Contemporary Homes (Themba Maida)
309 Dube Village 949 2339

lacking in range between R80 and R200

One resident, Mrs E W Anderson, 75, applied for a flat in Deansgate because the rent for her Randburg flat increased four times in two years

"I had to sell my car because health and inflation caught up I live very frugally," she said.

Mrs E Fison, 83, said "I couldn't think of a more charming way to end my days — it's quiet and different. We lead our own lives as we wish or we have the other residents to visit

"And we retain our individuality by furnishing the flats ourselves"

The residents often meet for tea parties, sundowners

Now city council stands in long housing queue

127 Ekurhuleni S. Express 30/10/83

By LESLEY LAMBERT

THE Johannesburg city council — plagued by a serious shortage of 2 300 white homes — is standing in the long queue awaiting funds from the government's crash R200-million housing scheme

The housing backlog in the Johannesburg municipal area accounts for more than 15% of the government's estimated national shortage of up to 15 000 middle and lower income

group housing
A two-step programme to finance between 12 000 and 15 000 low-cost homes for whites throughout the country — especially for young married couples and pensioners — was announced recently by the Prime Minister, Mr P W Botha

Mr Thys Wilsnack, the council's director of housing, said. "We are optimistic

about getting a cut out of the government's housing allocation to finance housing schemes aimed mainly at breadwinners earning below R900 a month"

The Department of Community Development has transferred property for almost 600 plots, ranging in price from R4 658 for 601m² to R14 605 for 2 613m², to Johannesburg

The fully-serviced plots will be sold in Jeppe, Troyeville, Fairview, Vrededorp, Albertville, Newlands and Suideroord, where prices for 382 have already been approved by the council.

The houses will cost between R18 000 and R35 000. Market prices will include the cost of property, erection and service costs, with the balance of a 10% deposit payable over 30 years

The R200-million government plan includes the purchase of land, the erection of core housing units at the lowest possible costs, the provision of conventional, low-income housing by local authorities and greater financial aid to housing utility companies.

The thrust of the plan is to ensure that young married couples wanting their first home are able to acquire a plot within their means and that the aged are accommodated to some extent by the acquisition of blocks of flats

People buying or building their first homes qualify for a subsidy of 20%. The subsidy is being paid on a maximum R40 000 loan, excluding the value of land

Keyed up

● ALL the lucky Key Game winners — see them in Living

Hitler's art in Florence

FLORENCE — A collection of 20 to 30 drawings by the German dictator Adolf Hitler has been held in Florence since the war

The drawings were handed over to the town's art gallery authorities by Mr Rodolfo Siviero, an art expert and detective who died last Wednesday. Mr Siviero is credited with recovering hundreds of works seized by the Germans during the war — Sapa-Reuter

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7 HART AVENUE, RANDHART, ALBERTON



GOVERNMENT'S Big House Sale has got off to a very slow start — with only one house bought in Dobsonville and none in Mohlakeng.

In townships under the jurisdiction of the West Rand Administration Board, 208 houses have been sold in Soweto, 42 in Diepmeadow, 11 in Kagiso and one in Dobsonville — a total of 262 houses since July 1.

Wrab expects to sell over 48 000 houses under the scheme by next July.

And in the light of these facts, Wrab chairman John Knoetze has appealed to residents to buy their houses. "Don't only high-

UP FOR GRABS — BUT NO-ONE IS BUYING

127 City Plan 30710783

BY LEN KALANE

light the bad things," he told newspapers. "Encourage your readers to buy the houses. Tell them to go to New Canada or see their township managers."

The hitch behind the house sale seems to be that most of the areas earmarked for sales are not being surveyed

under the 99-year scheme. This makes financial institutions reluctant to give loans, due to a lack of security.

So far, only 486 houses have been sold under the discount scheme in the Pretoria-Reef-Vereeniging areas, with only 57 sales in

the massive Pretoria region. The area has 12 163 houses to sell before next year's closing date.

Central Transvaal Administration Board's director of community services, J G van Niekerk, said there was no technicality preventing sales because people

had been granted provisional leasehold rights.

However residents in only two townships, Atteridgeville and Mamelodi, were showing interest in the scheme. His board was also expecting to sell houses in Thabazamb, Warmbaths and Brits. Mr Knoetze, on the

other hand, said surveying of the land had been completed in Soweto while other areas were in various stages of being surveyed. Residents could overcome surveying problems by entering into a contract known as "deed of sale", he said.

In the Orange-Vaal complex, board director D C Ganz, said 20 percent of 6 112 stands in Sharpeville had already been surveyed, as had 20 percent of 1 000 stands in Sebokeng's Zone 13. Surveying has not yet started in Sebokeng's Zone 14 or Boipatong, but will be completed by next March.

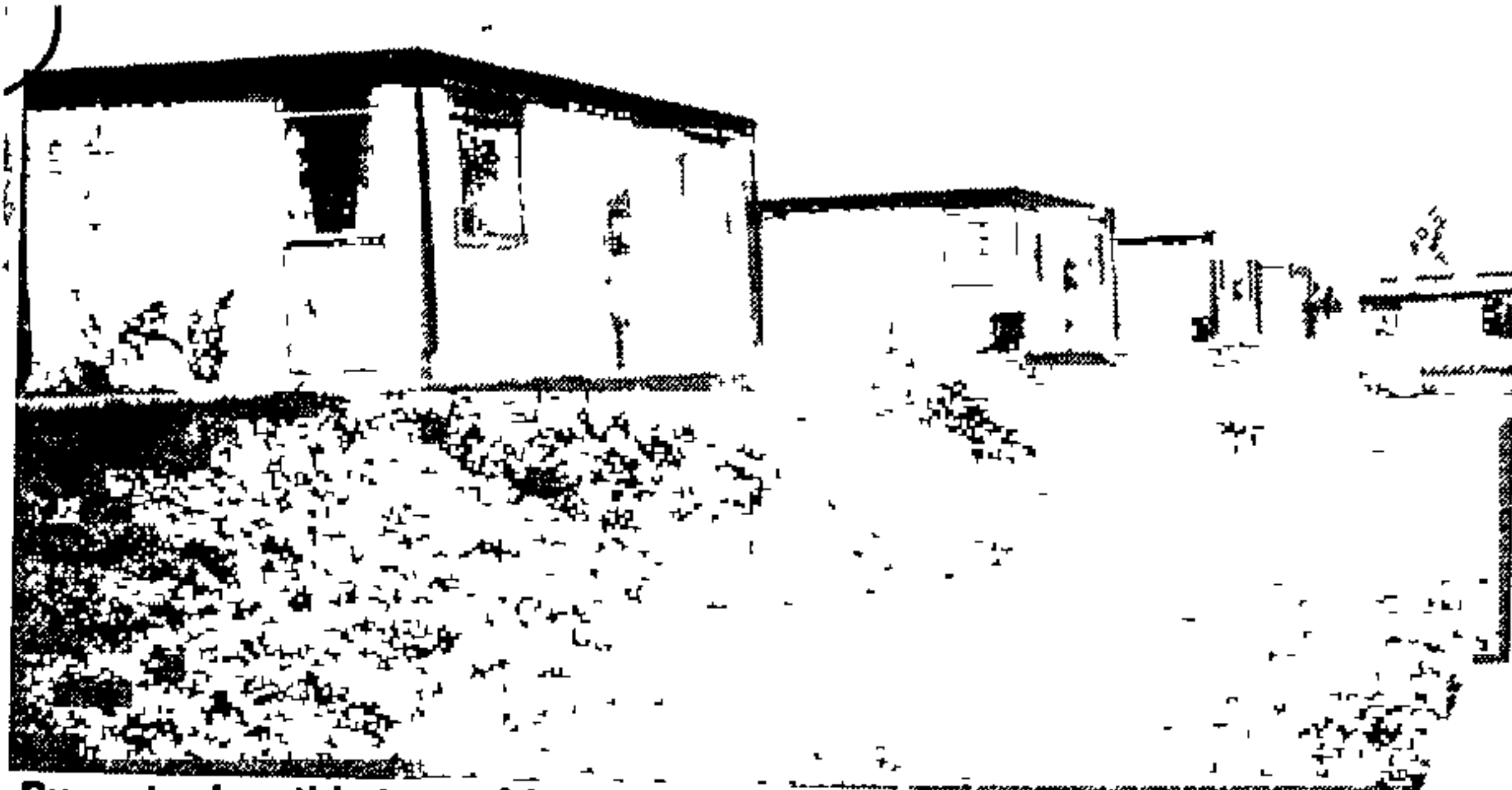
A total 26 872 houses are available for sale in the Orange-Vaal area, but only 103 dwellings have been

Mr Ganz told City Press "The scheme is a viable proposition to all residents who are interested in owning their houses. We think we will sell all the houses".

The houses sold in the area so far are as follows

- OFS Bethlehem 14, Harrismith 2, Viljoens-kroon 4, Villiers 2, Vrede 1
- Vaal Triangle De-nisville 5, Boipatong 5, Sharpeville 8, Sebokeng 63

- The East Rand Administration Board has sold 64 houses since the scheme started on September 1. These are in Tembisa (19), Daveyton (17), Vosloorus (15) and Duduza (30).



By yesterday, this type of housing had appeared in the middle of a block of decaying and partly demolished houses in Alexandria.

Temporary village handed over

Homefront Reporter

THE Schachat Group yesterday handed over a temporary village, which will house 120 or more homeless people, to the Alexandria Liaison Committee.

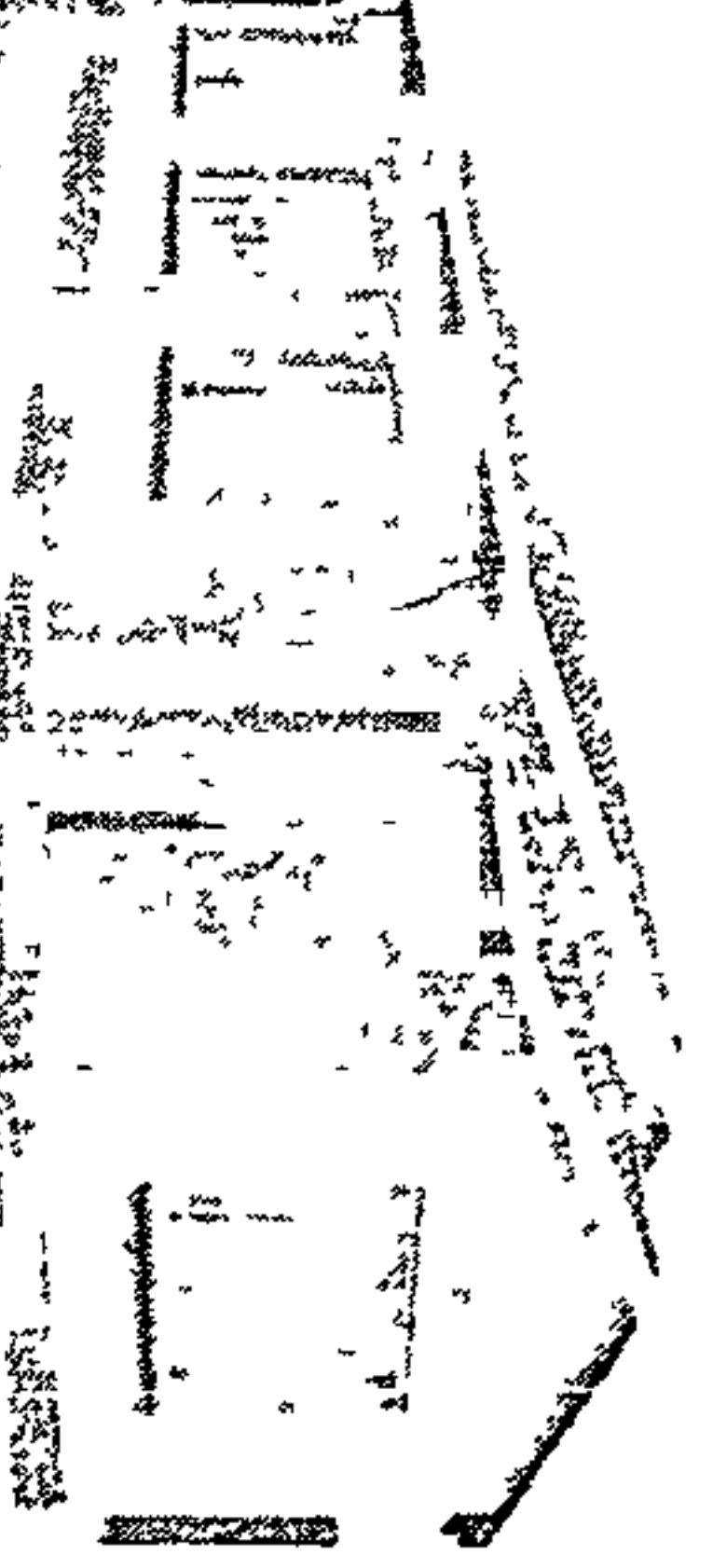
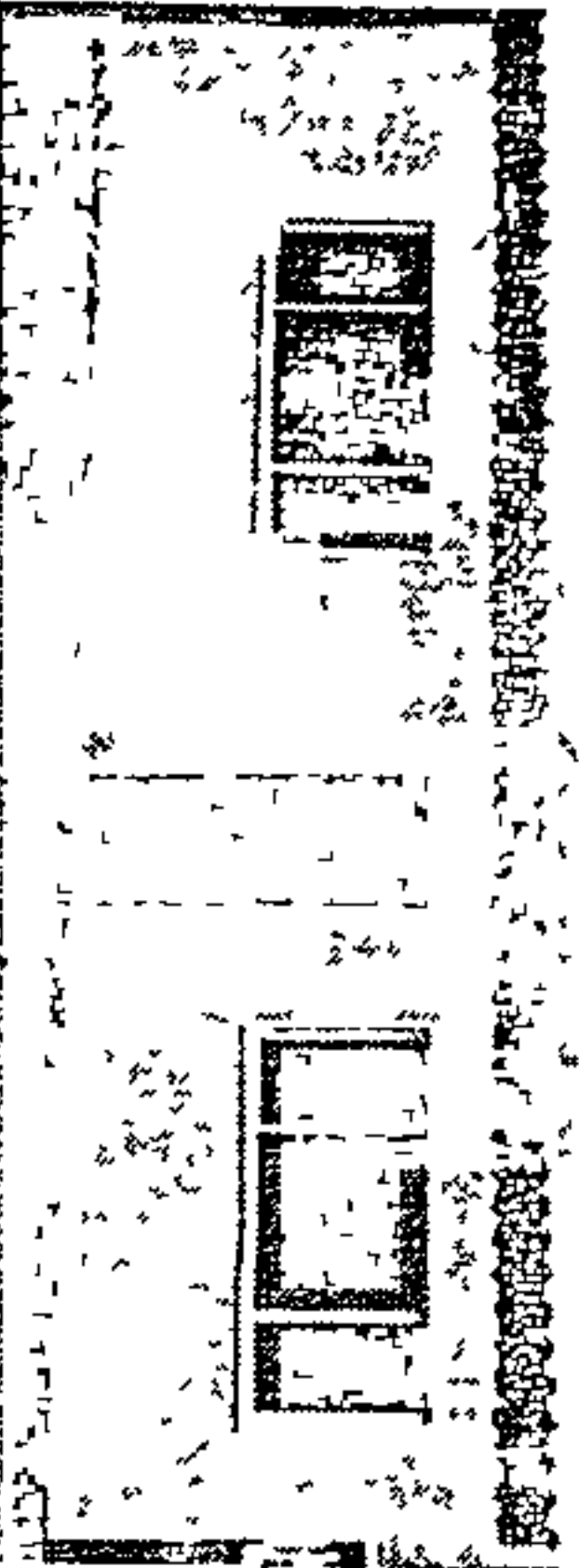
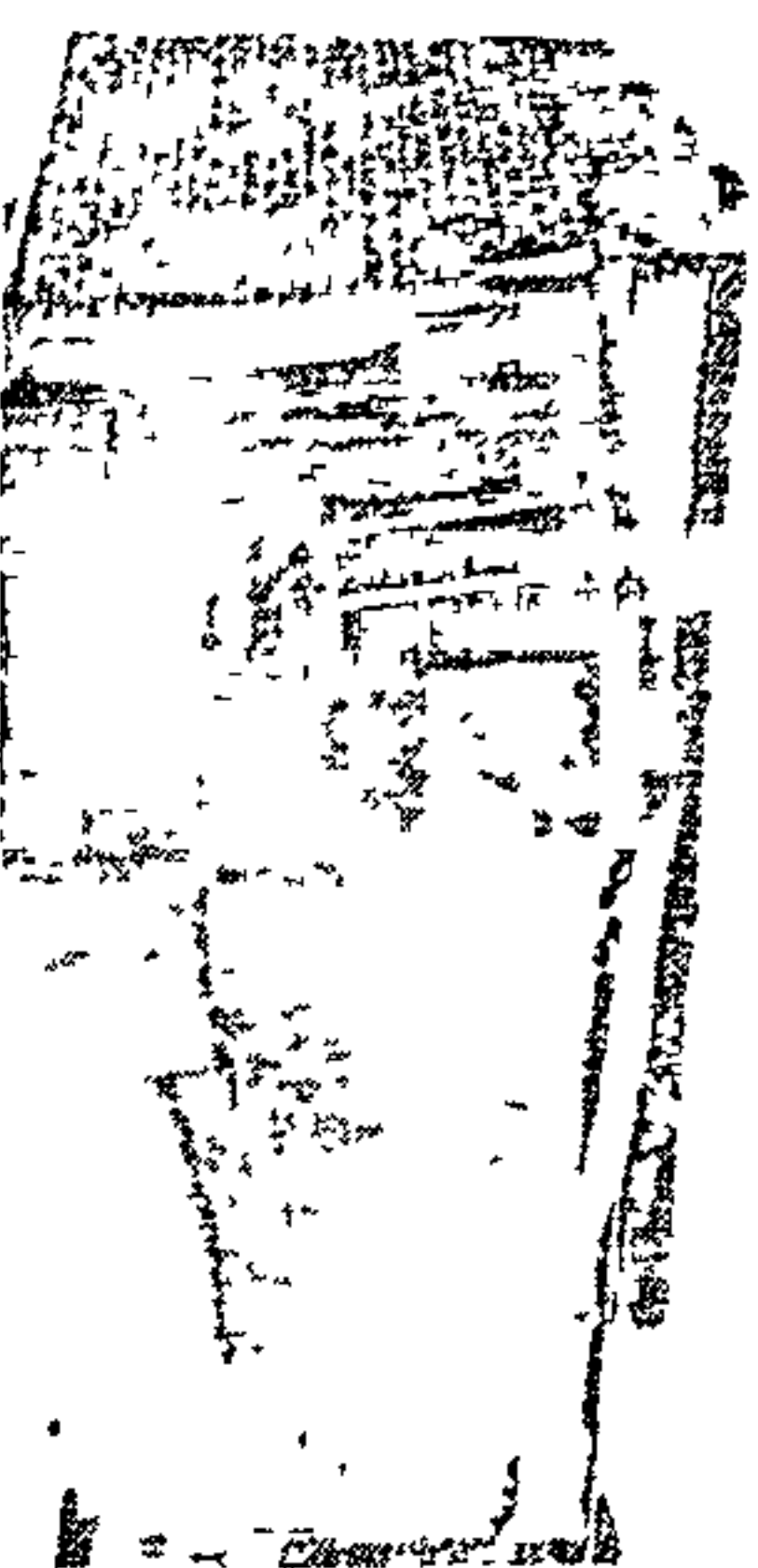
The R250 000 "re-development village", of six-sided prefabricated buildings set in a grassed and landscaped area, was erected in one month. It is being let to the liaison committee at a nominal rental to house groups of people who are rendered homeless as their old homes make way for the rebuilding of the township.

Mr Alan Schlesinger, managing director of the Schachat Group, praised the committee for taking the initiative in the matter and showing a willingness to stand on their own feet — instead of merely asking for money and expertise to be given to them.

The Rev Sam Buti, chairman of the liaison committee, who accepted the village on behalf of the residents, said this was a civilised and humane solution to the problem of temporary accommodation. Up to now homeless residents have been housed in community halls or bus bodies prepared for the purpose by Putco

(127) ROOM 1/11/83

Kagiso houses are designed to suit every pocket



Housing slights in Kagiso, one of the pathetic backyard shacks; one of the 1 000 new low-cost houses, and one of the more elaborate homes in the elite section.

By SOPHIE TEMA
Homefront Reporter

A KAGISO resident recently wrote to the Rand Daily Mail about Kagiso, complaining that the new houses had no electricity, that stands were being given to white contractors instead of black, that soldiers from Lenz were being offered houses before other people were, and that a men's hostel now occupied housing

HOME FRONT

In an interview this week, the chairman of the Kagiso Community Council, Mr. L. E. Moekeetsi, explained that Kagiso is busy with a housing project of a 1 000 four and six-roomed houses. The houses have no electrical fittings because the council realised they would be cheaper that way. The houses were also cheaply built to put

white contractor, Van der Merwe Konstruksies, is putting up houses there. But Mr Moekeetsi said other registered builders including blacks were welcome to submit tenders. Among the present applicants was a man from Kagiso, he said. People who can afford to build their own homes according to their own specifications are welcome to do so and have never been stopped from doing so. Soldiers are accommodated in the new houses built by Van der Merwe Konstruksies. The company acquired the sites from the board and built the houses for the soldiers, who are their clients. Other members of the community in Kagiso may also buy houses from the company if they wish to do so. The Kagiso council has

Mwasa calls meeting on dismissals
Mail Reporter
THE MEDIA Workers' Association of South Africa (Mwasa) is to hold a mass meeting at Khotso House, central Johannesburg, at 1pm tomorrow to discuss what further steps to take over the dismissal of 209 workers by The Star newspaper in March this year.
The president of Mwasa, Mr. Zwelakhe Sisulu, yesterday appealed to all the dismissed workers to attend the meeting, which is being held after the dismissal by the Industrial Court of an application by Mwasa to reinstate the workers.
Mr Sisulu yesterday also said Mwasa would remain neutral towards the United Democratic Front and the National Forum until its constitutional congress in January.

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The Fugitives has landed

Accused admits selling 37 guns

CAPE TOWN — A United States citizen told a Cape Town magistrate yesterday that since his arrival in this country in 1979 he had sold 37 of his personal collection of 43 firearms which he had legally imported.

Mr Joseph Indriere, 41, of Beach Road, Mouille Point, denied, however, that he was dealing in firearms and said that he had sold them because of financial difficulties.

The State alleged that from November 16, 1979, to February 24, 1983, Mr Indriere had dealt in firearms without a permit, had unlawfully supplied firearms to un-

Accused 'has tendency'

By TONI REYNEKE
Court Reporter

A RANDFONTEIN mechanic, Johannes Nicolaas Maartins, 24, has a tendency to rape very young children, a psychiatrist told the Rand Supreme Court yesterday.

Dr Stella Salmund, a psychiatrist from Sterkfontein Hospital, said unless this behaviour was detected, corrected and punished, it would worsen.

Dr Salmund was testifying at a hearing at which Mr Maartins has pleaded not guilty to two charges of raping a seven-year-old girl in a deserted log cabin on January 3 and an eight-year-old girl in a meale field in Elandsfontein on February 28.

He pleaded not guilty on both charges. Dr Salmund and Dr Z Woolf, a private psychiatrist, in a joint report drawn up after observing him after his arrest, found that Mr Maartins has an inadequate personality and is dependent on alcohol.

According to the report he is not certifiable and therefore that his capacity to appreciate wrongfulness of his acts was wrongfully impaired. Dr Salmund said Mr Maartins cope satisfactorily with life such as those at school, at v social and close emotional re As a child, he was shy, quiet at school, insecure and bedwetting, sleepwalking, trums and nail biting. Dr Salmund told Mr Justice and two assessors that Mr M. also subject to "fits" as a No certain diagnoses were the fits were not of an epileptic said. There was no explanation attacks which lasted until school. Mr Maartins started drinking at age of 15, but Dr Salmund said damage had resulted because of dependence.

Make the most of your home with Wrab's R3m

Wrab once again has money to lend for home improvement.

Picture A MINISI

By LIN MENGE

GOOD NEWS for people waiting for loans for home improvement is that the West Rand Administration Board has managed to raise a R3-million loan for the purpose

The loan, from the private sector, was arranged through Volkskas Merchant Bank

Mr Steve Burger, Wrab's Director of Community Services, told HOMEFRONT yesterday that R2-million of the amount was immediately available

Wrab had exhausted its funds for lending. The news that the board once again has money to lend for home improvement will come as a great relief to both township residents and builders

However, Wrab will still limit the size of loans to R10 000 or R12 000, except in special circumstances, so that it can lend to as many people as possible

Wrab's New Canada office told HOMEFRONT

● The most they will lend for building improvement is R12 000



- The deposit is 10%
- Repayment is over 20 years
- Interest is 13,5% now but it may go up
- Only in special circumstances will Wrab consider bigger loans. For example, if the applicant is elderly or a divorced woman, or is waiting to be declared a "qualified person" for 99-year-leasehold, building societies might not be prepared to help them. Then Wrab will try to

Mr Burger said that a "very good" range of tenders had been received from big and small builders to erect houses on the 788 stands recently offered to them for "spec" housing in Naledi (312 stands), Dobsonville Ext (350) and Kagiso (126)

The community councils were now considering the tenders, he said. He hoped the final choice would be made

this month, and that building would start early next year. The houses will be in all price ranges. Main qualification, besides the usual legal one, will be having the money ready to buy

Big news for poorer people on the waiting lists is that a scheme to build 950 core houses in Naledi has been approved in principle by the Departments of Community Development and Co-operation and Development

Wrab has voted the money for the scheme, but further financial approval is still needed from the Department of Community Development. Mr Burger said the cores would consist of full bathrooms, and either one large room, or two rooms. Buyers then build on to complete the house. Tenders would still have to be called for from contractors to erect the cores, but he hoped building would start next year

(So does HOMEFRONT. It's a whole year since we first heard about core houses for Naledi!)

By LIN MENGE and SOPHIE TEMA

LOVELY fat cheques from employers are starting to reach Wrab's Big House Sale offices

Chemico, a Krugersdorp company, has paid for the purchase of 20 houses, and Rand Mines and the Johannesburg municipality have each sent cheques for the purchase of seven houses. Both have more purchases in the pipeline

There were 184 applications to buy lodged at New Canada in the week October 26 to November 1, and a whopping 891 were lodged through employers at the Albert Street office (tel 331-4911 ext 210, or 21-4911 ext 118, Mr Piet Genis or Mr Sam Mokethi)

Actual sales (which do not include the bulk purchases by Chemico and others) were also up 48, bringing the Big Sale total in the Wrab townships to 408

Semi-detached (4 rooms) went for R1 775 in Pimville, R1 593 in Emdeni and Zola, R1 377 in Klipspruit and from R1 245 to R1 290 in Naledi

A house on a large 484m² stand was sold for R1 833 in



Molapo, and a 4-roomed house went for R1 813 in Pimville.

Highest prices fetched elsewhere were Mofolo S (R1 681), Moroka (R1 581 to R1 662) and Diepkloof (R1 439 to R1 515)

One of the lower prices was R1 305 for four rooms in Dube

CHIAWELO Ext 3 The good news is that the price of those R13 800 houses will be reduced to R11 218,04, subject to Department of Community Development approval

The bad news, as we told you last week, is that they cannot be bought on the Big Sale because they are less than two years old

Should tenants go on renting, or buy on 99-year-leasehold?

SOWETO SALES PROPERTY GUIDE

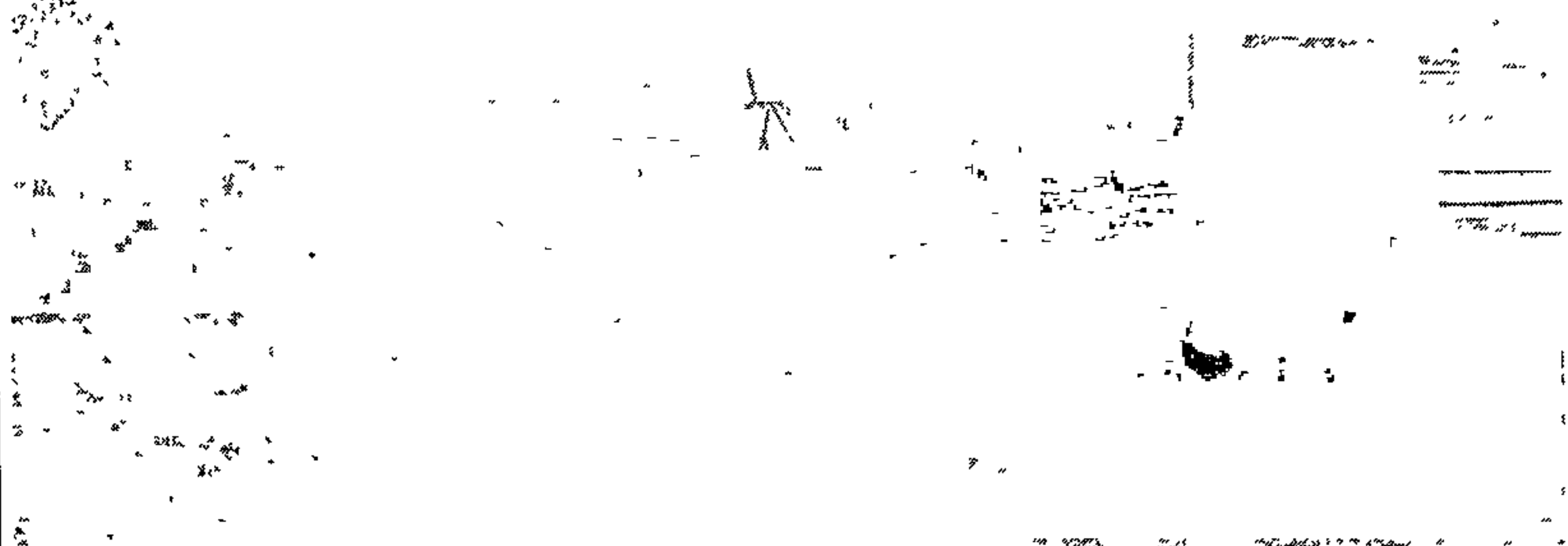
If they can get building society bonds, they should buy, because in terms of the Government's new housing policy, all rented houses must be revalued every two years, and the price or rent adjusted accordingly. That means the price or rent is liable to go up

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MAKWASSIE A reader wants to know if people may buy their houses on discount in this Western Transvaal Administration Board township

Yes — of the 312 houses available on the Big Sale, 164 have been sold, leaving 148 still for sale. Total price of the 2-roomed houses is R940, the 3-roomed R1 090 and the 4-roomed R1 400. Tenants must apply at their township office

Progress slow at Heidelberg



This is how Ratanda's site and service scheme looked in May — shacks, a few foundations and bare veld.

HOME FRONT

(27)

By LIN MENGE 8/11/83

ON MAY 3 HOMEFRONT published a report and pictures of the site and service scheme at Heidelberg's Ratanda township

At that stage 32 families had moved on to the sites, after paying approximately R700 for infrastructure

Since then 128 stands have been allocated, and a further 44 will be ready for allocation early next year

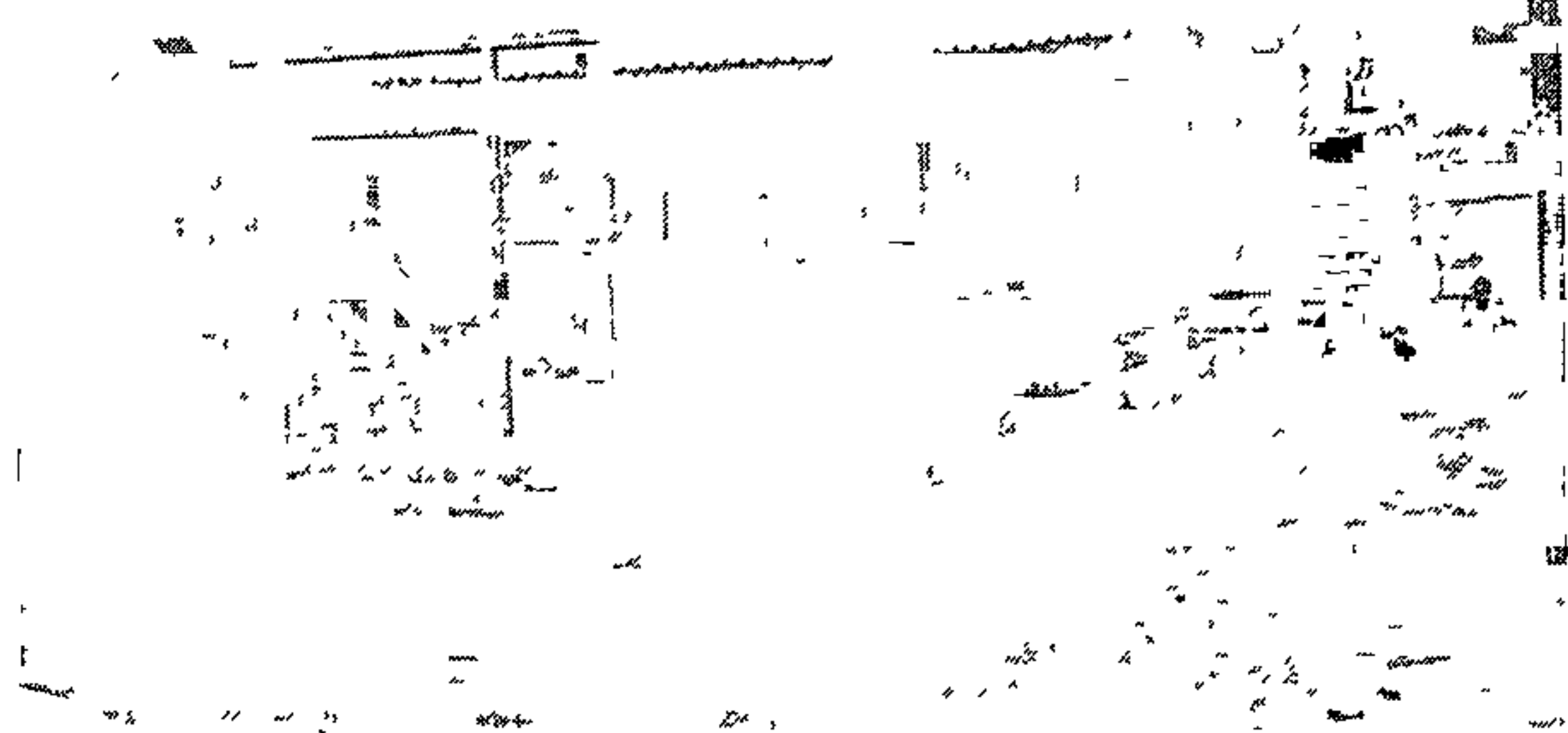
Families occupy a shack on the stand until they have completed at least two rooms of a proper house. This they must do within 18 months

The people arrange for their own plans and the technical department of the East Rand Administration Board works out the estimated cost of the house from the plan so that the standholder won't be exploited by an unscrupulous contractor. But the standholders find their own contractors, and their own finance. Employers, sad to say, have shown little interest

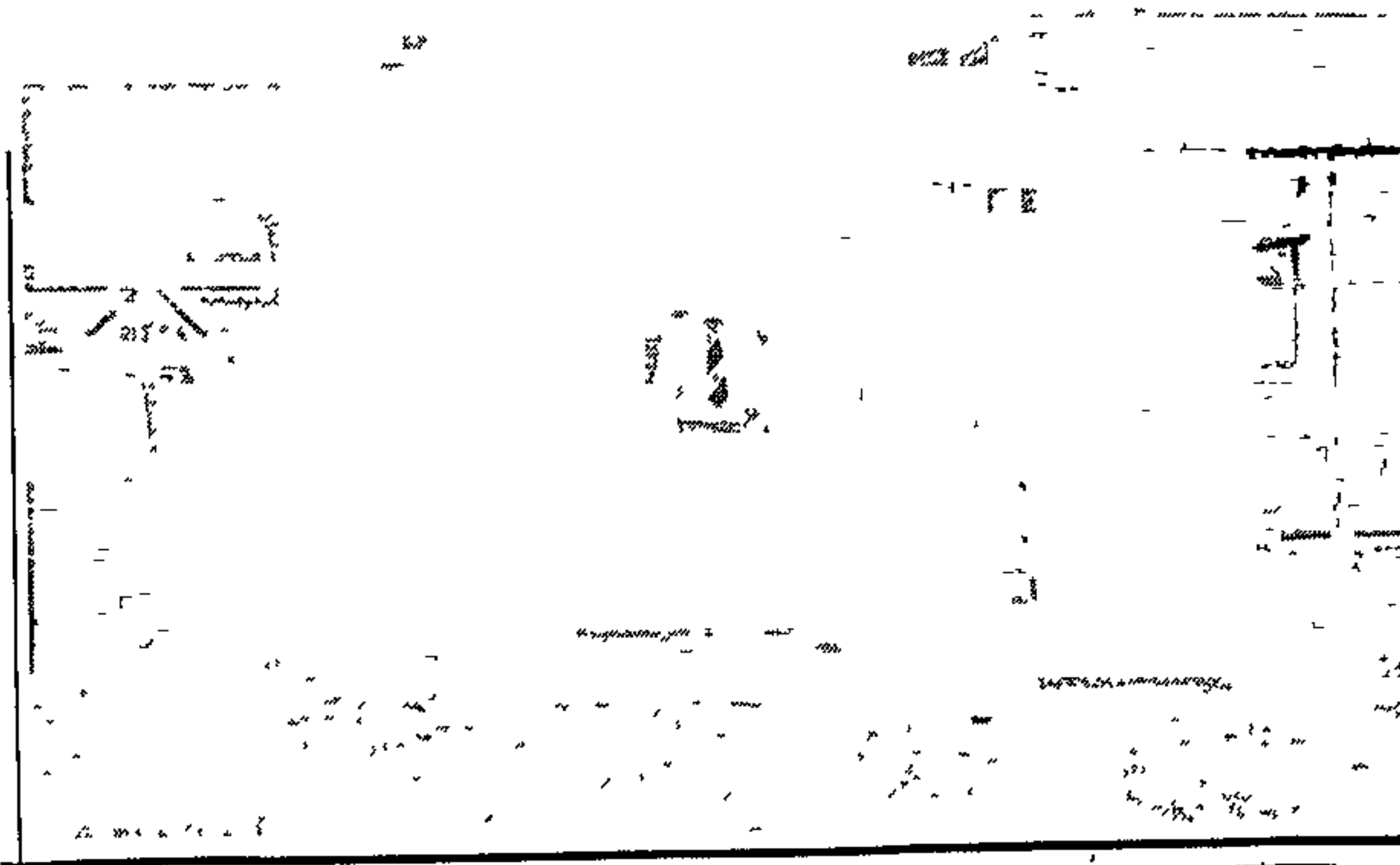
Last week we took a look at how the scheme was progressing. Building is slow, with nothing at all happening on many of the stands. But on others there are signs of what a fine town there will one day be in that attractive mountain-ringed valley



This standholder has completed two rooms, garage and toilet, and moved in. His shack has been demolished. He can extend the house at his own pace.



This standholder moved into his two finished rooms in May, but his main house has not progressed much since then, beyond higher walls and a window.



Thursday, November 10, 1983

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Saunders Roe, were named So were two major land-owners, the then Lord Tolle-mache and the Earl of Glas-gow, Lord Lloyd, British High Commissioner in Egypt in the 1920s, and Sir Charles Petrie, historian

A report to the Home Office under the Secretary of the time, Sir Russell Scott, suggested that "fear of so-cialism on the part of certain sections of 'big industry' prompted their support for Moseley

The documents suggested British intelligence might have been wrong in naming Lord Lloyd and Sir Charles Petrie, because they were "unlikely to support Mose-ley"

Gathering information had proved difficult because Moseley only gave facts to a few trusted assistants

Moseley always suspected his movement had been pene-trated by a "mole" and the documents suggest this could have been the famous jour-nalist and publisher E D "Bill" Allen, who posed as Moseley's right-hand man

Even in his heyday, Mose-ley never managed to sign more than 6 000 members to the "cause"

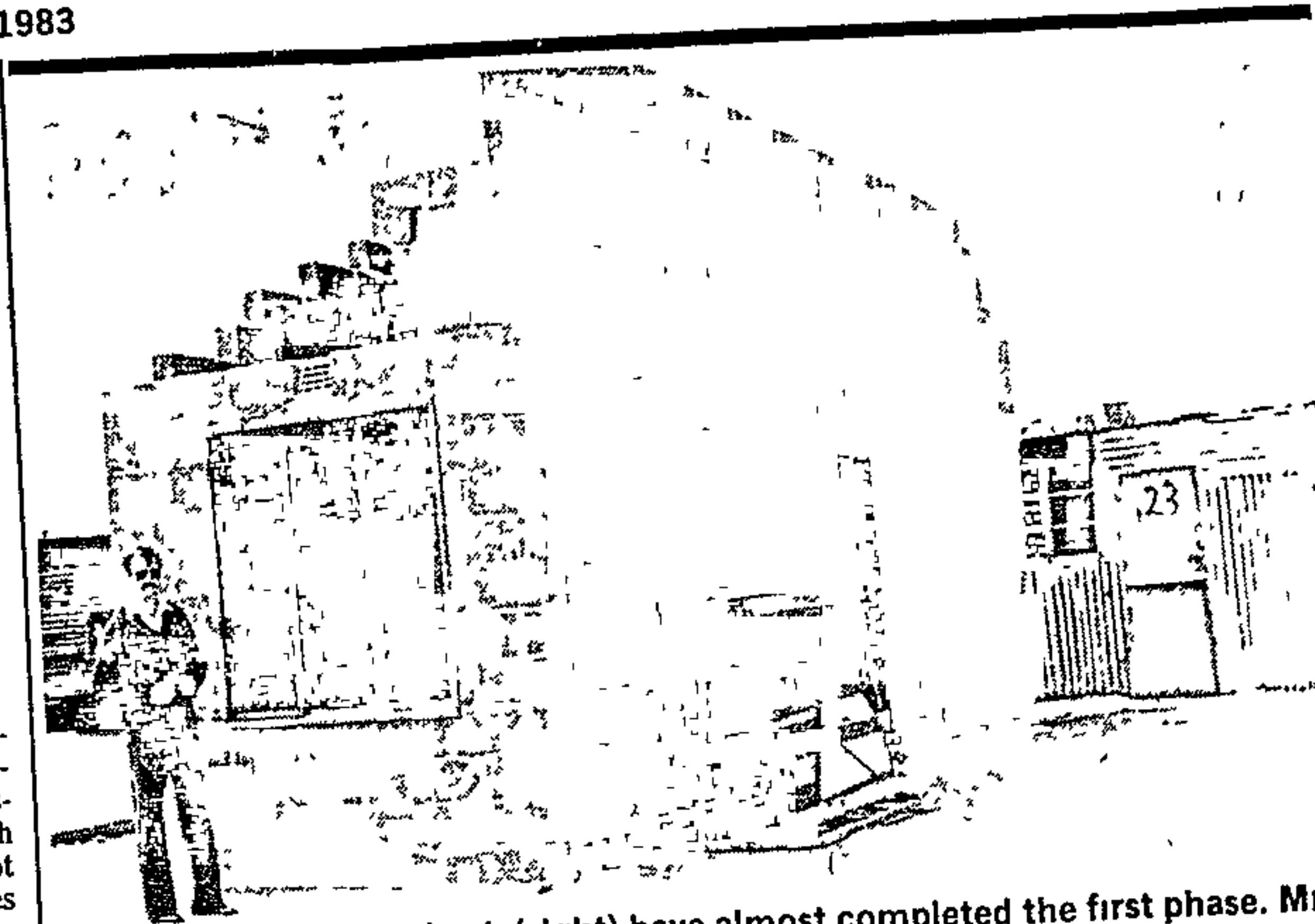
Counting?

momentum until, in signs, it has become the normal thing to do," it said

Even after a noun, the magazine said, the apostro-phe is being dropped as "fussy and unmodern".

Language Monthly cited examples of this in Lloyds Bank and Barclays Bank, which no longer use the apos-trophe in their names

It said it was particularly disturbing to see cinemas ad-vertising the film Gandhi as "Richard Attenboroughs Gandhi".



The occupants of the shack (right) have almost completed the first phase. Mr Blokland (left) says it includes bathroom, kitchen and bedroom.

Tsakane self-help project moving step by step



By LIN MENGE

STEP by step that is the sto-ry at Tsakane, where the self-help project first visited by HOMEFRONT in mid-August is getting under way

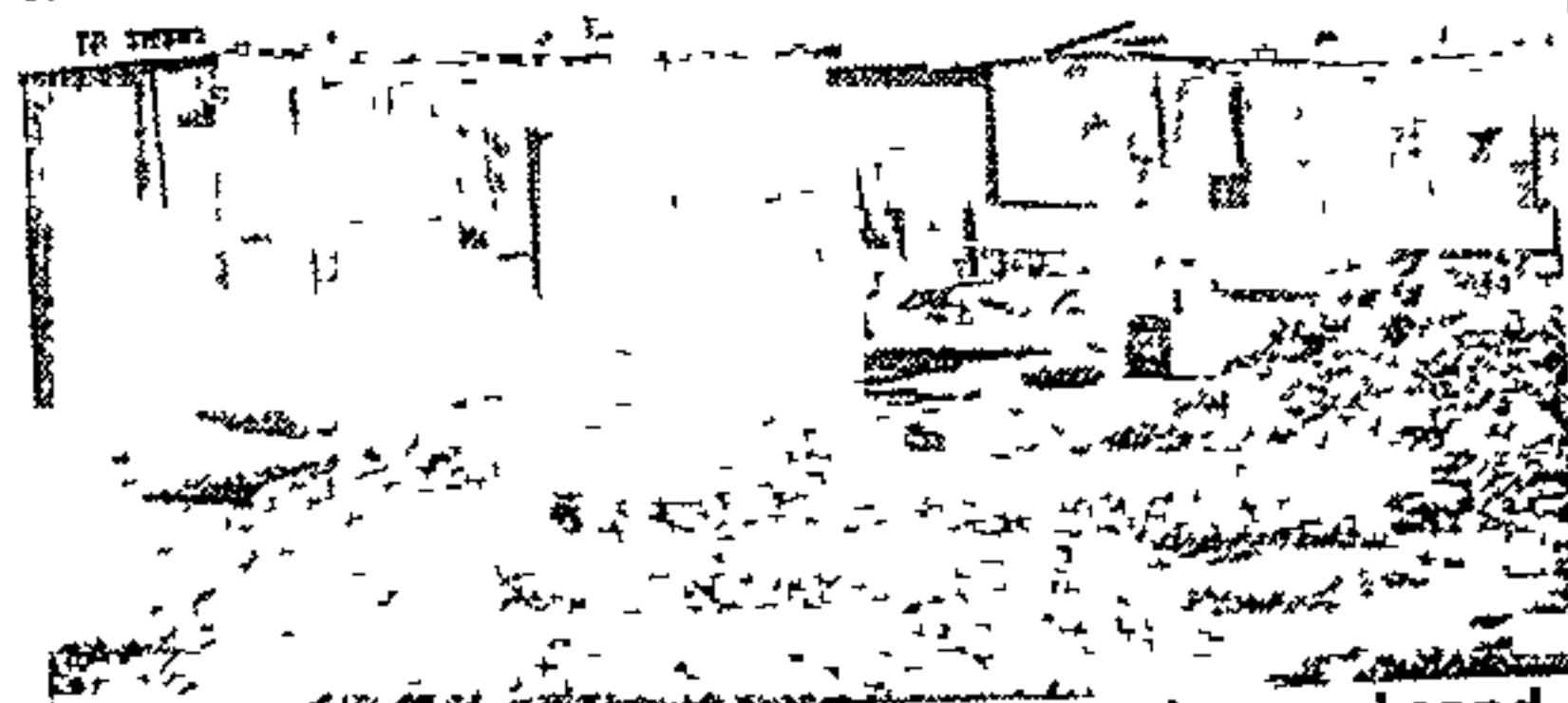
At that time, 175 families had moved on to their ser-vised stands, complete with toilet and tap Now 400 fam-ilies are on site, moved there from Silvertown, the tempo-rary shantytown home where squatter families from the old Brakpan location have been living since 1981 They are people who have never had houses

At the project site, one of two showhouses is nearing completion, and East Rand Administration Board la-bourers are digging and cast-ing foundations Plans and loans in the form of building materials and technical ad-vice, are available to stand-holders

Building is likely to get go-ing after end-of-year bonuses have been paid and people are on leave, says the project manager, Mr B F Blokland



This was Silvertown in August Since then many more families have been moved to Tsakane.



August self-help sites: shanties, trenches and sand.



Last week activity and enclosed toilets.

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Big profit from Big Sale

You can live in a matchbox, and keep it as it is, or you can turn it into a spacious, comfortable home, and make a profit when you sell. These contrasts were seen in Ratanda, at Heidelberg.



By LIN MENGE

A PROFIT of R15 000! That is what a Molapo resident made when he bought his house on the Big Sale discount from WRAB for R1 833 — and resold it a few days ago for R17 000.

The house had been considerably altered and improved, but this of course did not make any difference to the Big Sale price asked by the Government.

Only the original cost of erection, and the cost of replacing the original, unimproved house, is considered for the Big Sale price.

What the home improver can do, as this Soweto resident has shown so dramatically, is to sell for a really good price, then he has enough money to buy or build in a smart, new area, or real-



SOWETO SALES PROPERTY GUIDE

ise some other big private dream.

Sales of semi-detacheds are really taking off now in Soweto, although not all the prices have been finalised.

Actual sales for the week November 2 to November 9 numbered 46, bringing the Big Sale total in Soweto since July 1, to 454.

Applications lodged at New Canada amount to 171, and 35 through employers at WRAB's Albert St office.

Semi-detacheds, with four

rooms, went for R1 472 to R1 766 in Pimville, R1 460 in Mapetla, R1 259 in Phiri, and R1 253 in Zola and Emdeni.

Highest prices for four-roomed singles were paid in Pimville (R1 852) and Mofolo Central (R1 681) while five-roomed houses in Diepkloof fetched R2 039 to R2 072.

Two-roomed houses are still selling in Orlando East (R1 081), while prices for four-rooms elsewhere range from R1 301 to R1 497.

Tenants call for new system

By MAURITZ MOOLMAN

RATEPAYERS of the coloured township Reiger Park, Boksburg, have unanimously passed a vote of no confidence in the local coloured management committee.

This decision was made at a meeting on Thursday attended by more than 400 members of the Reiger Park Tenants and Ratepayers Association.

The Reiger Park management committee is chaired by the Transvaal leader of the Labour Party and president of the Coloured Management Association, Mr Jac Rabie.

A call was made at the meeting for either the coloured management committee to resign immediately or for the Boksburg Town Council to take steps to have it dissolved.

The meeting was chaired by Mrs Ellen Lambert.

This is the fifth action committee or residents' association to reject the coloured management committee system within a short period.

In earlier meetings action committees in Alra Park, Nigel, in Actonville, Benoni, in Geluksdal, Brakpan, and Rusterval near Vereeniging rejected the coloured management committee system.

Mr George du Plessis, secretary of the Tenants and Ratepayer's Association in Reiger Park and national vice-president of the United Democratic Front (UDF), yesterday said the rejection stemmed from a belief among coloureds that the present system did not offer coloured people any relief from high and increasing rentals and high electricity and water tariffs.

(127) 20M 15/11/83

High prices unavoidable

By SOPHIE TEMA

THE latest problem brought to HOMEFRONT is the high cost of new, serviced stands in Tembisa but it appears the high price is unavoidable

A Tembisa professional man wanted to know why people who wish to have houses built in the Phase 2 section of the prestige area of Hospital View have to pay between R6 000 and R10 000 for infrastructure services, when people who had houses built in the Phase 1 section did not pay more than R1 600 for their infrastructure services.

HOMEFRONT made inquiries and found that the developers who have been allocated stands in the area are Bildhard Development Company, who also built several houses in Phase 1 of Hospital View

The company confirmed that home-seekers have to pay between R6 000 and R10 000 for the serviced stands. They said that when they built in Phase 1, stands were sold at R1 000 and infra-



structure services were subsidised by the East Rand Administration Board

But when Phase 2 was allocated to Bildhard, the company was required to provide the infrastructure services itself

Mr Charles Harding, manager of the company, told HOMEFRONT that 70% of the sites in the area had already been sold

"The housing area will consist of 261 homes and to date contracts have been signed for houses ranging in value from R35 000 to a staggering R200 000," he said

Mr Harding gave a breakdown of the costs facing the company

● They have to pay ERAB for the ground 93 689m² at R1/m²

● The company must also pay for the leasehold title of R6 a site and annual lease-

hold fee of R1 a year

● They have to make roads which have to be maintained and kept in good condition at a cost of R15 000

● Water and sewerage reticulation will cost R343 000

● The company was at present putting up a main line sewer 1km long. Professional fees for sewerage reticulation by the consultants came to R10 000

● When they started work in the area they found the electricity cable which served Tembisa Hospital and existing houses in the township was inadequate

Hospital View has neither street nor area lighting and an electric cable, more than 1,5km long, was supplied by the company to provide electricity for residents. This included high mast lighting which Mr Harding said was essential

Engineers responsible for the electrification of Tembisa have given the company an estimate of what the electricity network in the area would cost. It came to R796 000

First homes handed over



One of the 34 three-bedroom houses recently completed in Lenasia by Amalgamated Construction for the Department of Community Development.

Reports by LIN MENGE

THE first 34 houses of a R5 300 000 scheme for 177 new homes in Lenasia have been completed and handed over

Amalgamated Construction (formerly Ilco Homes), a company in the Murray and Roberts group, is building the houses in four phases for the Department of Community Development. They are using an industrialised building (ie factory made) system

Because of poor sub-soil conditions, 48 000m³ of infill



earth had to be laid before construction could commence

Work on phase 1 began in May 1982, and was for 34 three-bedroom single-storey homes, in three designs, each averaging 86m². All have tiled roofs, a combined lounge/dining room, kitchen,

bathroom and separate toilet and a garage. Interior and exterior walls have a plaster finish

Phase 2 of the project involves construction of 69 single-storey houses on two sites. To date, 12 units have been handed over. Work on phase 3, involving 19 single-storey units, started in July

The fourth phase, on which work started in May, covers construction of 55 duplex homes, each with an average floor area of 109m² and with covered carports

Department brings big sale home

IN AN example to other big employers, the Department of Community Development is to bring details of the Big House Sale to the 3 000 blacks working in its Pretoria region this week

The workers involved include cleaners working for other Government depart-

ments, but who fall under Community Development. They also include 1 000 labourers who work in the Department's nurseries. Gardening is a big part of Community Development — the department is responsible for the gardens at the Union Buildings and the State President's residence

The workers are being brought together in groups at six different points tomorrow and Friday. They will be given details of the Big Sale programme by a spokesman for the Transvaal Central Administration Board and an interpreter will be on hand to help with their questions.

(127) RDM 16/11/83

Legal row brews over flats

By PAT SIDLEY
Consumer Mail

A LEGAL row is brewing between flat dwellers facing eviction when their flats are sold — and the developers trying to sell the flats.

Some developers are hoping to avoid giving existing tenants new protection granted by an amendment to the Sectional Titles Act.

The amendment became law on October 1.

The developers say they do not have to give tenants the 90 days to make up their minds guaranteed by the amendment if they applied for the sectional title register to be opened before the law



was enacted.

And tenants are faced with early evictions — some over Christmas — because developers do not want to extend new rights to them.

Developers would also like to avoid giving the 365 days which the new law gives to "protected tenants" — those subject to Rent Control.

They back their claim by saying when they applied for those sectional title registers

to be opened they could not have known about the new amendment, and that 90 days is too long for any business with money out "on risk".

One property developer and estate agent, Mr Basil Elk, told Consumer Mail it was "just tough luck on the people caught this year. It's tampering with the free market system".

But Hillbrow's MP, Mr Alf Widman, who represents a constituency consisting almost entirely of flatdwellers and who sat on the Select Committee on Rent Control which devised the new legislation, believes these tenants are protected by the law.

He told Consumer Mail yesterday that his view and the intention of those involved in the drawing up of the law was that the protection was to be given to all tenants.

He believed it would be an offence for a developer not to give the tenant the 90-day leeway.

The new regulations compel the developer (or owner) to give 14 days' notice of a meeting of the tenants of the building at which they will be told of the developer's intentions and of the condition of the building with architects' certificates to back them up.

The developer then has to give first option to buy to those tenants living in the flats — and those tenants then have 90 days to decide. Rent-controlled tenants have 365 days to decide.

But many tenants in Hillbrow have been faced with developers who believe this protection period is too long and they wish to get out of it.

Developers who applied early this year for sectional titles registers to be open — and who will only begin selling the flats from now on — believe they are not covered by the regulation and have told tenants as much.

Mr Philip Gershater, chairman of Sapo's (South African Property Owners' Association) sectional title committee, said yesterday there was some legal dispute over the issue.

But he believed that developers whose applications were in the pipeline at the time the amendment was enacted did not have to comply with the new regulations. The law was seldom applied retrospectively.

Legally the matter is unlikely to be settled until a test case comes to court and informed sources have told Consumer Mail this is quite likely.

R80-m

Soweto

housing

scheme

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By Carolyn Dempster

A historic agreement which will enable the Urban Foundation to coordinate an R80 million housing development scheme in Soweto by the private business sector was signed in Johannesburg yesterday.

Signatories to the agreement, which provides for the development of 2 500 houses and 800 flats in Soweto, were the chairman of the West Rand Administration Board, Mr John Knoetze, the chairman of the Transvaal region of the Urban Foundation, Mr Clive Menell, and the current chairman of the Soweto Council, Mr David Thebehali.

It is the first time the private sector, a local community council and the Government have joined forces to tackle the housing problem in a black urban area.

It is also the first time that private enterprise will be able to consider a range of housing options for investment with the assurance that it is not simply handing the finance over to the Government. At the same time residents' interests are safeguarded.

CHEQUE

In a separate event Anglo American Life Assurance chairman Dr Zac de Beer presented a cheque for R12,25 million to Mr Thebehali for the development of housing in Soweto.

The agreement is the culmination of four years of hard negotiations. As early as 1979 Wrab began working on the supply of essential services and the agreement now grants the Urban Foundation the option to develop Protea North together with the Soweto Council and Wrab as a residential area. Sowetans qualified to purchase under the 99-year leasehold scheme will be eligible as potential buyers.

At present the housing backlog in Soweto is enormous, with 20 000 to 22 000 families on the waiting list for accommodation. "With the Rikhoto judgment this figure is likely to double if not treble and we are also faced with a natural increase in housing demand of about 2,8 percent," said Mr Thebehali.

It is expected that the Urban Foundation will exercise the option at the beginning of next year. The first serviced stands will be available in March 1985.

KwaThema to get more houses

THE African Development and Construction Company (ADCC) has started with the building of 50 houses in KwaThema township near Springs, estimated to cost about R1-million when completed some time next month:

The company was allocated 150 stands by the East Rand Administration Board (Erab) for development in KwaThema

The company has also erected about 50 houses in Tembisa near Kempton Park and is still negotiating with Erab for the building of more houses in Vosloorus and Katlehong townships

A spokesman for ADCC said yesterday

"We are working against time to have the 50 units completed before the end of next month so that early next year we can start with the building of the remaining 100 houses

The project comprises eight individual house designs built to three different specifications. The units are with the exception of 13, all three-bedroomed houses with combined living — dining room, bathroom, kitchen and in some cases a garage. The 13 houses are two-bedroom units. The exterior facade of the houses will vary from plastered concrete blocks to a face-brick finish

HOUSING BOOST

By LEN MASEKO

THE Soweto Council and the private sector this week signed an agreement paving the way for the development of about 2 500 houses and 800 flats in the township at a cost of almost R80-million.

Accepting a cheque of R12,5-million, which will be used to finance the housing project's infrastructure, council chairman Mr David Thebehali said the money would help alleviate the serious housing shortage in the township. About R370-million would be needed to house the 22 000 families on the area's waiting list, he said.

The agreement, signed by both parties granted the Urban Foundation, which negotiated the loan last year, permission to coordinate the development of Protea North jointly with the government and the local authority as a residential township.

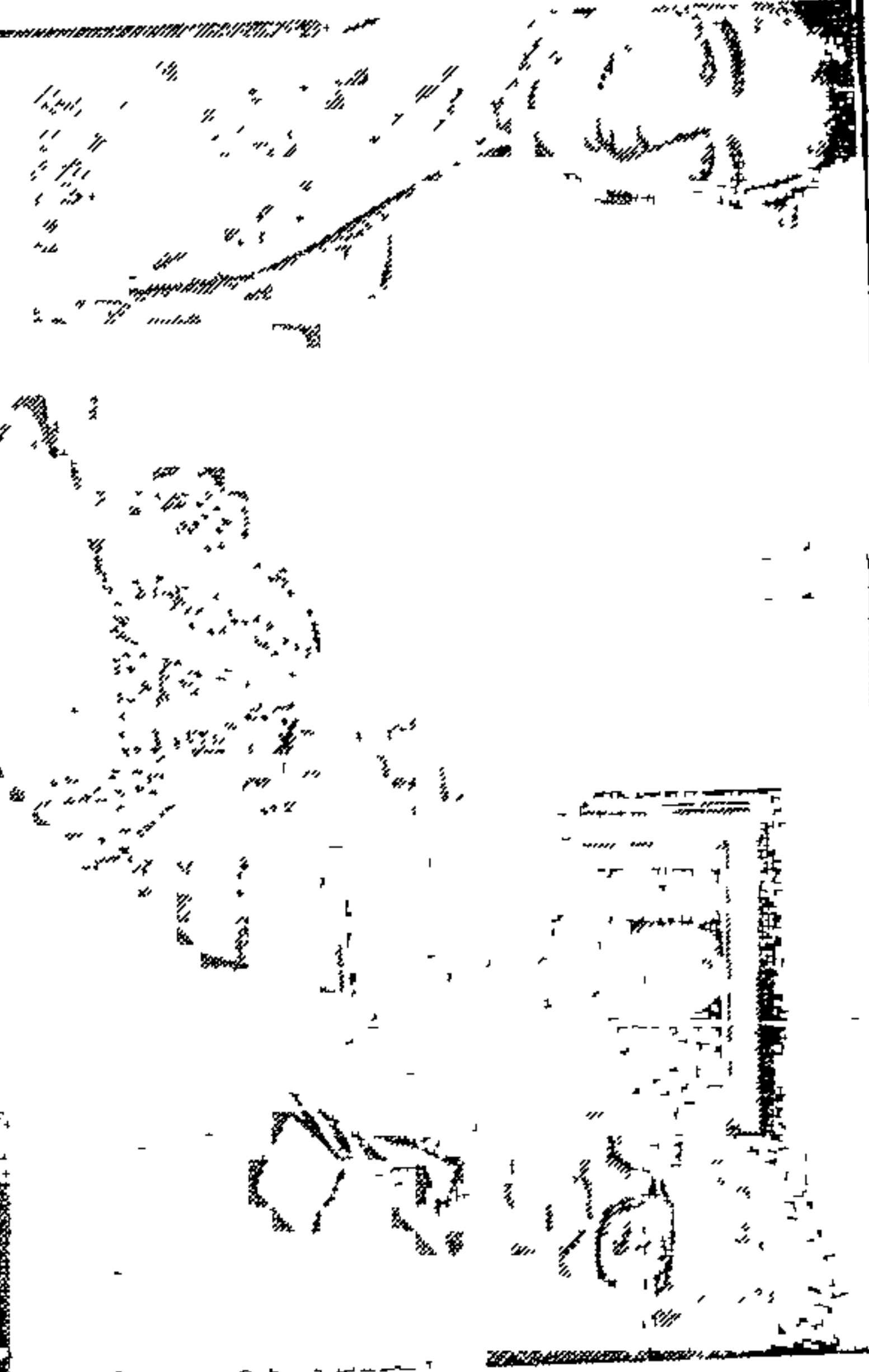
Mr Thebehali said more private sector involvement was needed in housing projects. He said the landmark Rikhoto ruling, had doubled the present waiting list for houses in Soweto. More funds were required for the building of houses and flats in Tshawelo, Jabulani, Dlamini and Naledi Extension 2.

The Transvaal chairman of the Foundation, Mr Clive Menell, said his organisation had acted as a "catalyst" to bring about change in South Africa.

"One of our main objectives is to mobilise the resources of the private sector to change our society to a more just and equitable one," he added.

The R12,5-million became a centre of a controversy last year when the Soweto Council rejected it. However, the council later accepted it after the conditions attached to it were fully explained.

Mr Thebehali accepts the R12,5-million cheque from Dr Zac de Beer, chairman of Anglo American Life, which made the loan available. Looking on is councillor Violet Pheyaulema.



BIG CITY MOVERS

Don't take second best says chief

IF INDIANS and coloureds did not strive for freedom with Africans now, they would find it more difficult to do so in the future when they might be forced to realise that their siding with "white oppressors" had been a tragedy.

This was said in the KwaZulu Legislative Assembly this week by Chief Gatsha Buthelezi, Chief Minister of KwaZulu. He was responding to a speech made to about 3 000 Indians in the Durban City hall on Tuesday by the Prime Minister, Mr P. W. Botha.

Chief Buthelezi said Indians and coloureds who had not joined new constitution were "like



HOME FRONT

Core houses at Eldorado Park

By LIN MENGE

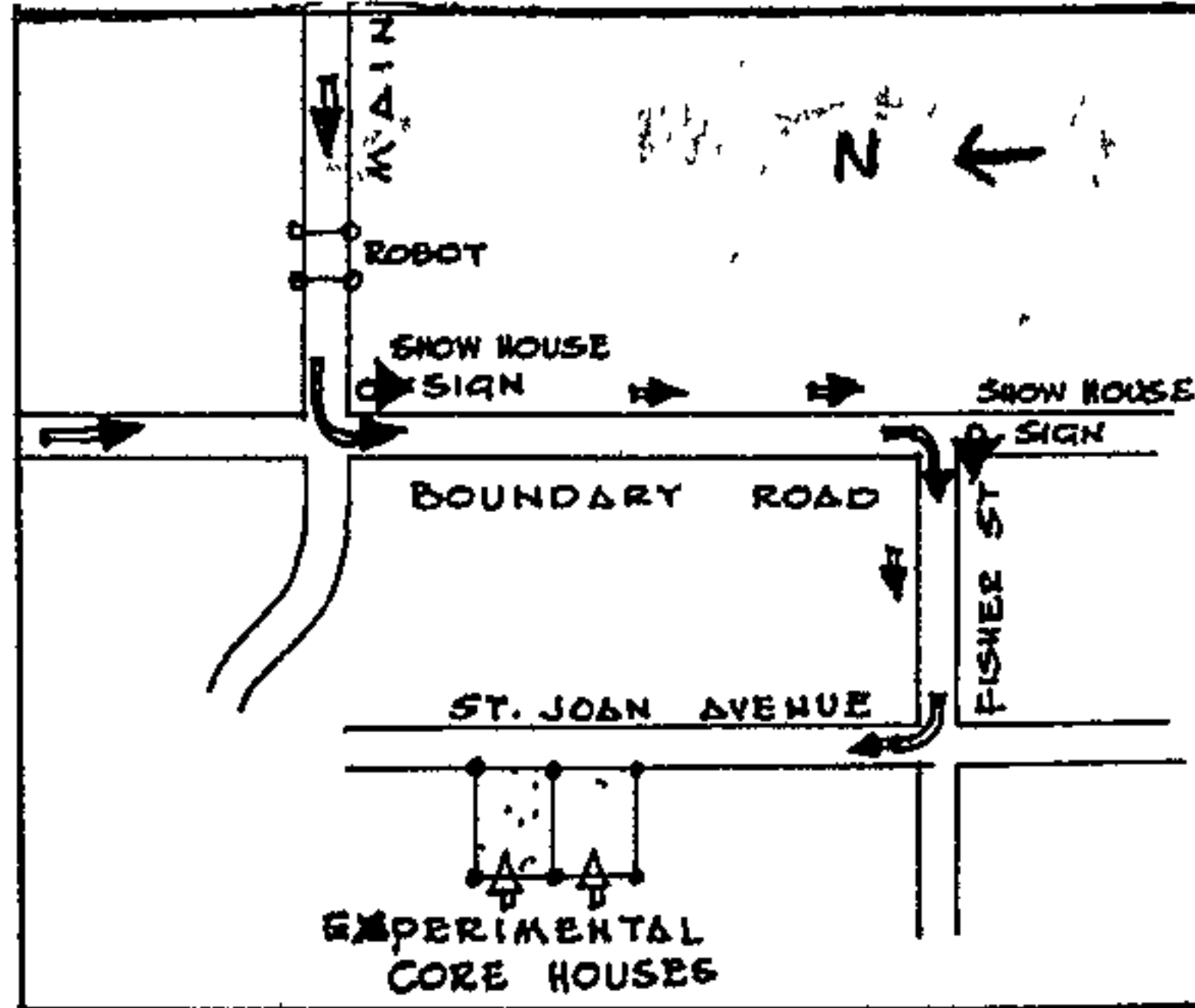
BIG event of the week is the opening by the mayor of Johannesburg, Mr Alan Gadd, MPC, of the Eldorado Park Ext 9 core houses on Saturday at 9am

There is already great interest among members of the coloured community, who will be able to buy the R11 000 core-houses with R1 000 deposits and council loans, and then complete them in a variety of ways

The experimental show houses can be visited between 10am and 6pm right through to January by people interested in participating in the scheme and giving their opinions of the houses

Brochures with full details of how the scheme works will be available to the public from Saturday

Among those present at the official opening will be Mr Carel Venter, chairman of the Housing and Utilities Committee, top municipal housing officials such as Mr Thys Wilsnach, and of course members of the Coloured Management Committee who helped in the planning of the scheme.



How to get to the core showhouses: Take the Golden Highway towards Vanderbijl Park/Potchefstroom, turn right at Eldorado Park into either Union Ave or Main Road, then left into Boundary Road. Then follow this map.

Council leaves us out, say residents

By NKOPANE MAKOBANE

WHEN Zamdela township outside Sasolburg fell under the jurisdiction of the Vaal Triangle Administration Board in 1973, its residents welcomed the move with great jubilation.

The residents of this township lying in the northern Orange Free State had all the reason to celebrate because this meant there was now going to be free movement for them between their area and the two towns across the Vaal River — Vereeniging and Vanderbijlpark.

However, residents who spoke to **Spotlight** during a visit to the township this week said it now appeared to them that people who were benefiting more from that influx control relaxation were those in the Transvaal.

They cited the example that it had come to their notice that it was easy for residents of townships like Sebokeng, Sharpeville, Bopalong and Bophelong to get employment in their town than for them to get jobs in the Transvaal.



their staff when vacancies became available in their branches. This he said, had happened when a manager of a department store was transferred to Sasolburg.

"In as much as we welcome the free movement between towns, we cannot allow that to be at our expense because we are the people who keep the local branch alive. Admittedly we have large industries but the Transvaal towns too have better facilities," he said.

Another resident said he was unhappy that local businessmen seemed to be getting a raw deal when coming to the allocation of business sites. He said businessmen in the Trans-

vaal seemed to be enjoying preference and this could be attributed to the fact that not a single councillor in the area was sitting on the council's trading committee.

Another resident said his contention that their township was shabbily treated or ignored was strengthened by an article he read in **The SOWETAN** last week where the chairman of the Vaal Council, Mr Esau Mahlatsi, was reported to have invited top industrialists in the area to discuss how to raise the standard of life in Vaal townships.

The report said he would meet businessmen at a meeting arranged for the Orange-Vaal Administration

New houses in Zamdela which are being built by companies for their employees.

Board (Ovab) offices at Houkrop on December 8, and mayors invited to attend were those of Vereeniging and Vanderbijlpark.

"Our suspicions are aroused here by the fact that the mayor of Sasolburg has not been mentioned as invited. We view his commission as another point that we are not accorded the respect we deserve. It is a fact that our town has many prosperous indus-

tries valuable to the country, and for that reason we are not going to allow ourselves to be used as a minefield," he said.

One other area of dissatisfaction amongst the residents was that there are plans to build a technical school in Sharpeville. They feel that it should be built in Zamdela because there is already one in Sebokeng which is not very far from Sharpeville.

They also grumble that people in Zamdela were forced to demolish their carports made of corrugated iron whereas those in Sharpeville and Sebokeng were left standing. They see this as a punitive measure against them.

"It is for these reasons that at some meetings held in the township this year, a number of residents mooted that we should break away from the Vaal Council and have our own separate council.

"At a public meeting on October 16 other people's feeling was that we should boycott the coming elections this month. However, we resolved that we will take part in the elections under protest because we feared that if the present councillors do not stand, opportunists may come in and we would be left much worse than we are presently," he said.

Big Sale total is now ¹²⁷570

2004 18/11/83

By LIN MENGE

THE number of houses sold in the Big House Sale in Soweto is suddenly up to 570 — from 454 last week.

This is because in addition to the 44 latest sales for the week 10-16 November, Wrab has discovered 72 sales that were missed out in the weekly list.

There were 132 applications in the past week lodged at New Canada, including four from Kagiso and one from Moklakheng, while 54 were made through employer contact with Wrab.

Top prices were R2 610 for a house built in 1975 in Senoane, and R1 930 for another relatively new house in Pimville. A 3-room in Orlando E cost R1 632, 4-rooms went for R1 608 (Naledi Ext) and from R1 581 to R1 596 (Moroka).

A 4-room went for R1 575 in Zondi because the owner had occupied it for less than 5 years, so he qualified for a 35%, not 40%, discount.

Other prices for 4 rooms



SOWETO SALES PROPERTY GUIDE

Diepkloof (R1 400 to R1 487), Meadowlands (R1 349 to R1 448), Molapo (R1 452) and Orlando W and Pimville (R1 496). In Klipspruit, Dlamini, Emdeni Ext, Jabulani and Senoane the price was R1 349.

Lowest prices paid were R1 305 (Dube), R1 301 (Mapetla Ext), R1 286 to R1 301 in Chiawelo and R1 125 for a 2-room in Orlando E.

Semi-detacheds went for R1 253 in Emdeni, Naledi and Zola

□ □ □

ABOUT half the prices of the

500 000 houses on sale to people of all races have not yet been calculated.

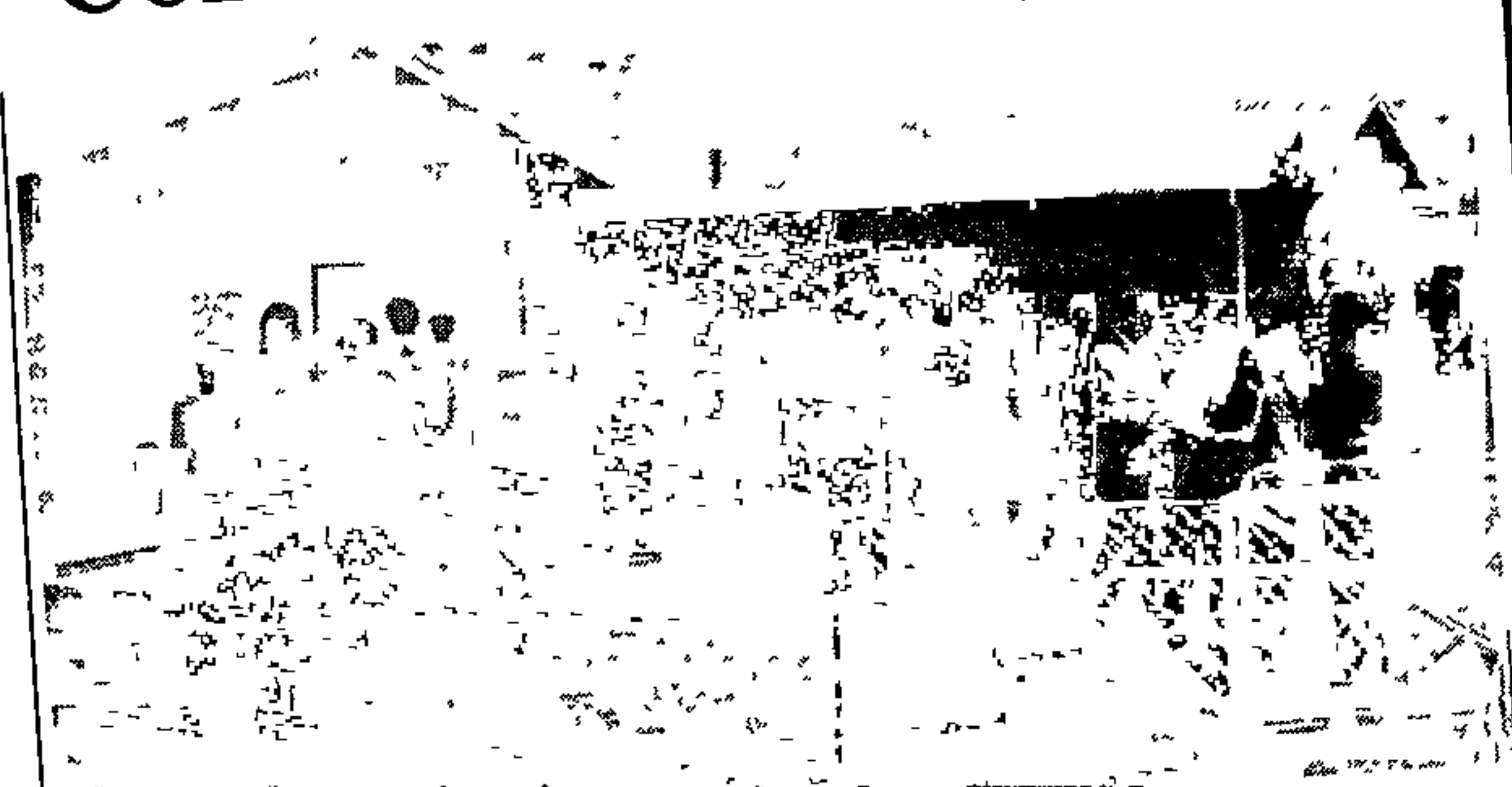
Eldorado Park Ext 1 is one such area. A resident wrote to us. "Most of us who are willing to purchase our homes are completely in the dark as to where we stand."

A Community Development official said it was hoped to finalise the prices before the end of the year and tenants would then be informed by letter.

"These houses were never meant to be sold, you know," he said.

Ja, well But they are now!

'Core' of the homes crisis



Could this house be the solution to the problem of providing homes for large numbers of people who cannot afford today's high building prices? On the left is the R11 000 core house which the purchaser extends over the concrete foundation shown here — turning it into the R26 500 three-bedroomed house. In the background. The stand costs an additional R7 000. Hundreds of people attended the exhibition of the two core showhouses, in Eldorado Park Ext 9, opened by the Mayor of Johannesburg, Mr Alan Gadd, MPC, at the weekend. The aim is to build 600 core houses. The coloured community have until the end of January to inspect the showhouses and give their opinions.

Picture: LIN MENGE

127 ROM 22/11/83

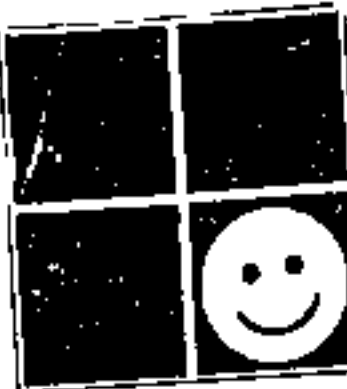
A hostel can be a home!

Homefront Reporter

HAGGIE RAND have totally renovated the Jupiter hostel for their male employees

The restoration involved gutting the shell of the existing hostel and providing totally new facilities

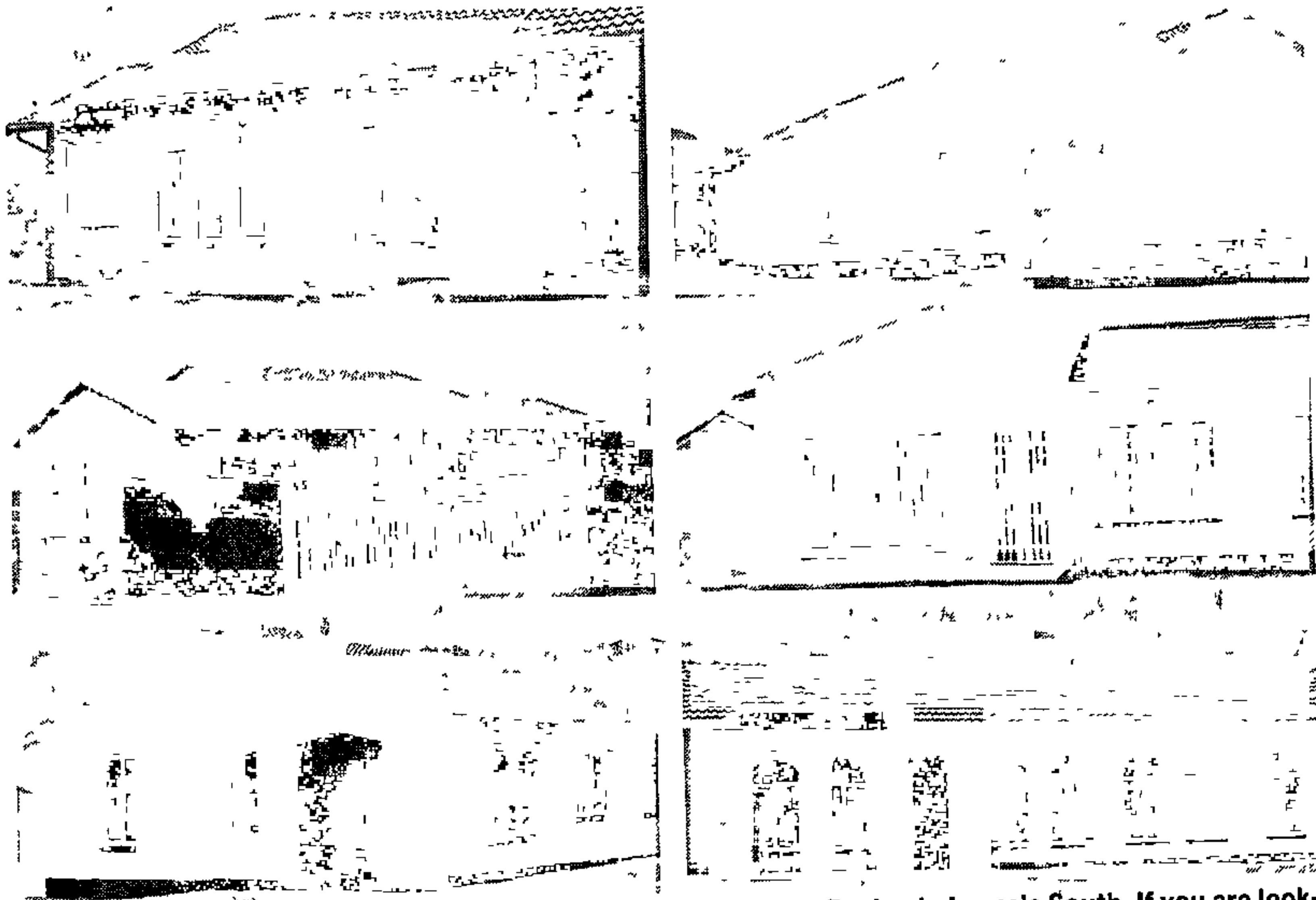
Building restoration was done by Tri-Star Building



**HOME
FRONT**

Maintenance It required enlarging the windows, installing door frames, wooden doors and pelmets, laying floor tiles and providing each occupant (mostly shift workers) with individual lights and cupboard space

Houses are up for sale in Daxina



New houses are going up fast in a variety of attractive designs at Daxina in Lenasia South. If you are looking for ideas, or a modest, moderately priced home in this Indian area, Daxina is well worth a visit.

Report and pictures
by LIN MENGE

INDIANS who earn good money and can afford the houses now being built in Daxina in Lenasia South do not have to wait for the Department of Community Development to allocate them stands according to the official waiting list.

Provided they have ready money, or can afford to repay a building society loan, they can talk to representatives of J H Isaacs, Besbou, Wimpey Construction, Gough-Cooper Homes, Schachat-Cullum, Park President Construction



or MG Construction Bonds of 90% are available from the Natal Building Society. Firms building individual houses include Exquisite Construction, M A Builders, Motala's Builders and Hassen's Construction

Home-buyers can either arrange for the purchase of a ready-built house as these become available — or obtain a stand and have a house built

to their specifications on a package deal basis

A three-bedroomed house of 124m² can be bought for about R68 000. This includes the cost of the 650m² plot

There is still hope that 1 000 stands will be made available by the department in Lenasia South before the end of the year

As soon as the stands are proclaimed, the department will sort the applications and let the people concerned know. Buyers will be given a limited time in which to pay off the stand, and to build there

Many of HOMEFRONT's callers who have had their names on waiting lists for years seem reluctant to escape from those lists now. In spite of all the allegations about corruption and fiddling with the lists, it seems they would rather wait for what the Government offers than cut loose and buy houses as these become available

This seems to be a pity, because the same people often complain that new houses are being snapped up by people who are already homeowners, but who want to rent or sell the properties at a profit

'Indian flats will help to end rent monopoly'

127 82 24/1/83

The Government's move to build flats for Indians in Fordsburg, Johannesburg, would help prevent some Indian landlords from charging exorbitant rents for city flats, the South African Indian Council (SAIC) executive chairman said today

It would also help house people working in the city, said Mr Amichand Rajbansi, who yesterday announced that the Minister of Community Development, Mr Pen Kotze, had agreed at a meeting with the SAIC to build 2 000 flats in Fordsburg.

He said some unscrupulous Indian landlords were charging up to R600 a month for city flats

"People have complained to me about this Three girls who were shar-

ing a flat in the city owned by an Indian consortium under the name of a white nominee were collectively paying more than R1 000 a month in rent," Mr Rajbansi revealed.

He said the Government was the only agency with the power to break the flat monopoly of landlords exploiting people desperately in need of accommodation

A SAIC member who is also a member of the Lenasia management committee, Mr Faiz Khan, called on the Minister to increase the number of new flats — significantly being planned for people living in the city's 'white' areas — to 5 000 to help accommodate desperate house hunters in Lenasia

Govt is to build 2 000 flats for Indians in Jo'burg

By Yussuf Nazeer

The Government is to build 2 000 flats for Indians in Fordsburg, Johannesburg.

This was announced today by the South African Indian Council (SAIC) executive chairman, Mr Amichand Rajbansi

He said the Minister of Community Development, Mr Pen Kotze, had agreed to launch the building programme.

Speaking from Port Elizabeth, where the SAIC executive met the Minister and officials from his department to discuss the problems of Indian housing country-wide, Mr Rajbansi told The Star: "The breakthrough has come, at last, for Indian housing in the city."

He also revealed that the Minister would consider any area pointed out to him within the city precincts which might be suitable for Indian housing.

"We also asked the Minister to declare Mayfair East, adjoining Fordsburg, an Indian area. We told him that it was unfair to kick out all Indian people working in the city to distant Lenasia after taking away their Pageview homes."

The Department of Community Development, according to Mr Rajbansi, will also embark on a crash programme of servicing 5 000 stands a year in Lenasia South for people to build homes on.

"The Minister has agreed to this. He assured us that more than 1,000 stands will be released next month to people on the waiting list."

He said the SAIC executive had been under pressure from the Lenasia management committee "for a long time now" to get the Government to resolve the shortage.

(27)

See 24/11/83

areas of their own choice

over the next five years

Big profit for Big Sale buyer

By LIN MENGE

A HOUSE bought for R1 518 in Mofolo Central in the Big Sale has been re-sold for R7 000, making a welcome profit of almost R5 500 for the owner, who is building a new and better home for himself in Diepkloof Extension

The number of houses sold in the week November 16 to 22 was 69, bringing the total sold so far to 639. There were 105 applications to buy made through New Canada, and another 20 through employer contact.

The most significant prices paid were

● R5 459 for a 5-rmd house built in Kagiso in 1979. Also in Kagiso 4-rmd houses



went for R1 530 to R1 590, and 3-rms for R1 307

● R3 316 for a 5-rmd house on a big 668m² stand in Orlando West. In the same area, 3-rmd houses went for R1 702 to R2 503 (for a relatively new house)

● R1 935 to R2 061 for 5-rmd houses in Meadowlands.

● R2 370 for a 5-rmd house in Diepkloof, where 4rms

SOWETO SALES PROPERTY GUIDE



went for R1 439 to R1 511

● Semi-detacheds went for R1 231 in Meadowlands, R1 253 to R1 315 in Naledi, R1 253 in Chiawelo and Zola and R1 286 in Nhlapo.

● R1 376 was the price for 4rms in C W Jabavu

25/11/83
20M
127

Helping homes get bigger and better

Homefront Reporter

HOMEFRONT, the Rand Daily Mail's housing-help column, was thanked by Mr John Knoetze, chairman of the West Rand Administration Board, for encouraging the upgrading of homes in Soweto

Speaking at a Press conference in Johannesburg yesterday, Mr Knoetze said more than R35-million, obtained from the private sector, had been spent on the upgrading of 6 000 dwellings in the past four years

Extensions to existing houses helped relieve overcrowding. If just one bedroom were added to each of the 100 000 four-roomed houses, it would provide accommodation for another 200 000 people

Plans, technical advice, and small loans were available from WRAB for minor ex-



tensions, Mr Knoetze said. The community councils had been instrumental in raising much of the funds for upgrading, he said

The following amounts were still available for home improvement loans, repayable over 20 years, at a present rate of interest of 13,5%

- Diepmeadow council R2 600 000
- Dobsonville council R607 000
- Bekkersdal council R71 000
- Kagiso council R297 000
- Mohlakeng council R320 000
- Soweto council R214 000

18 000 ¹²⁷
houses ^{room}
in next ^{26/11/83}
4 years

By LIN MENGE

MORE than 18 000 houses and 6 000 flats will be developed in Soweto over the next three to four years at a cost of more than R500-million, Mr John Knoetze, chairman of the West Rand Administration Board, said yesterday.

Other major developments include the erection of a R5-million administrative headquarters for the Soweto Council, the erection of three community centres at a cost of R600 000 each, and the acquisition of a 4 000ha Bushveld holiday farm for black youth beyond Rustenburg.

Mr Knoetze told a Press conference he was confident that with the massive upgrading of services taking place, and proper planning, Greater Soweto would be able to accommodate 1 500 000 people.

Responding to criticism of the housing position expressed during the current council election campaign, Mr Knoetze said that in the past four years, more than R54-million had been spent on the erection of 3 596 houses and the accompanying infrastructure. More than R500-million would be needed for the housing and services planned for the next four years.

Mr Knoetze said it was expected this money could be raised from both the Government and the private sector, but the people would be expected to contribute their own savings and "sweat equity" (ie effort such as labour).

● See Page 4

18 000 (127)
houses
in next 26/11/83
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● See Page 4

Woman pays R100 for 'free' plan

By LIN MENGE
and SOPHIE TEMA

AN EMPLOYER has told HOMEFRONT that his elderly woman employee in Soweto was visited by a man who told her he was from Wrab and that she "had to" erect two rooms in her yard for sub-letting.

The man told her he would provide her with a plan. He did so — charging her R100 for a mere copy of a standard plan which she could have obtained free from Wrab's Home Improvement Centre at New Canada.

Needless to say, this black man does not work for Wrab. He is just cashing in on the ignorance and insecurity of poor people.

He is not the only one. Several pensioners have reported being told by people claiming to work for Wrab that they must add two rooms and a garage to their properties and that loans are

Homefront Reporter

RESIDENTS of Soweto are being asked to pay R30 before their electricity is switched on.

Some fear they will have to pay this every month. They have also asked HOMEFRONT if the R30 is refundable.

Electricity charges are as follows.

● A R12 a month compulsory levy once electricity becomes available in your area. You must pay this, whether you want electricity or not, because everyone's house is being wired and connected.

If you have already had your house privately wired,

available for the purpose

Wrab officials tell us they do not send agents into the streets to offer loans to people who want to extend their houses.

HOMEFRONT can only advise people



or you have to get it done now and pay the contractor yourself, you need pay only R8 of the levy.

If you have had both the wiring and the connection done privately, you need pay only R4 of the levy.

● A refundable deposit of R30 against consumption — in case the bill isn't paid. This is paid only ONCE, before electricity is switched on.

If you leave or sell the house, you are entitled to a

● Do not listen to strangers or pay money to them.

● Wrab's Home Improvement Centre doesn't come to you, you have to go to them, at New Canada, if you want to arrange for a building loan

refund of the R30, says Mr J J Oosthuizen, director of Housing for the Soweto Council, BUT it will be up to you to come forward and claim it.

The next occupant of the house will have to pay the R30 deposit — they can't take over your deposit. That is your money.

● The monthly bill for the actual amount of electricity used. Users must watch their consumption.

For example, a man was upset to receive a bill for several hundred rand, but on investigation it was found the stove and other appliances were being left on all day

or for plans to be drawn

● Although Wrab would like to see more people build on extra rooms to help relieve the housing shortage, it is entirely up to the home-owner to decide whether to build or not.

Handwritten initials

18 000 new dwellings to be built

Wrab plans to spend R500-m on black housing

127

By Sol Makgabutlane

More than R54 million had been spent on housing in the last four years by the West Rand Administration Board (Wrab), its chairman said late last week

Mr John Knoetze was responding to criticism of the lack of progress in building and the development of services in Greater Soweto and other West Rand areas

Mr Knoetze said that during that period 48 houses had been built in Molapo, 800 in Chiawelo Extension Three, 132 in Alexandra, 159 in Dobsonville Extension, 664 in Diepkloof Extension, 531 in Pimville Zone Seven, 800 in Kagiso, 300 in Mohlakeng and 162 in Bekkersdal

"At an average expenditure of R10 000 a house — and many houses cost

much more — and R5 000 on infrastructure, that represents an expenditure of more than R54 million

"During the same period more than R35 million was spent on the upgrading of 6 000 dwellings. That money came from the private sector"

He said Wrab planned to build more than 18 000 residential units and 6 298 flats. The dwellings are to be built at Protea South (1 240 houses, 4 230 flats), Jabulani (440 flats, 53 houses), Chiawelo Ext Three (400 flats), Alexandra (6 500 houses), Protea North (800 flats, 2 500 houses), Dlamini Ext (226 houses), Chiawelo Ext (111 houses), Naledi Ext (1 312 houses), Mohlakeng (360 houses), Dobsonville Ext (1 200 houses), Kagiso (500 houses), Kagiso Elite Scheme (176 houses) and

Diepkloof (617 houses)

"That housing and services development will cost more than R500 million during the next four years. The finance will be raised from the Government and privately.

"The new housing policy is that in future State funds will be used primarily for the acquisition of land and for the provision of essential services as well as for providing housing for the underprivileged.

"It has already resulted in the upgrading of 6 000 dwellings in Greater Soweto at a cost of R35 million. Increasing numbers of homeowners are extending and upgrading their homes with aid from Wrab, which provides plans and free technical advice. Wrab also provides small loans for minor extensions, while financial institutions provide larger loans for more extensive alterations.

ALTERATIONS

"The upgrading and extensions of the existing housing stock in the townships is contributing materially to relieving the overcrowding. The explanation is simple: the addition of only one bedroom to each of the 100 000 four-roomed houses in Soweto will provide accommodation for another 200 000 people. In most cases where alterations are done, more than one bedroom as well as other rooms are added."

He said the community councils were to be credited for the upgrading schemes as they were "enthusiastically supporting the various schemes and have been instrumental in raising much of the finance from which the alterations and improvements are financed"

R500-m for new houses

(27)

IN THE next four years over R500-million will be spent on housing and services in townships falling under the West Rand Administration Board (Wrab), Mr John Knoetze, chairman of Wrab, said last Friday.

He was speaking at a Press Conference to clarify criticism levelled at the community councils and Wrab about the lack of progress in the development of services and building of houses in Greater Soweto and other residential areas.

Mr Knoetze said projects in progress or in advanced stages of planning by the councils, Wrab and the private sector were 18 790 residential units, 6 298 flats and 9 576 hostel beds.

Finance for the pro-

28/11/13 By NKOPANE MAKOBANE *Soweto*

jects, he said, would be raised from the Government and the private sector.

Funding of other housing, he said, would be left to the individuals, their employers and financial institutions. Some of the developments planned in the townships are as follows:

- Tshiwelo Extension 3 400 flats, Protea South 4 230 flats and 1 240 houses, Jabulani 440 flats and 53 houses, Alexandra 6 500 houses, Protea North 800 flats and 2 500 houses, Dlamini Extension 226 houses, Tshiwelo Extension 111 houses, Naledi Extension 1 312 houses, Ma-

petla Hostel 3 336 hostel beds, Mohlakeng 360 houses, Dobsonville Extension 1 200 houses, Kagiso 500 houses (almost completed), Kagiso Hostel 6 240 beds, Kagiso elite scheme 176 houses, Diepkloof Extension 617 houses and Alexandra 428 flats and 399 houses.

Mr Knoetze also said in the past four years 3 596 houses have been erected at a cost of more than R54-million. An average R10 000 was spent per house but many houses cost more and R5 000 or more was spent on infrastructure per residential unit.

In the same period, over R35-million was spent on the upgrading of 6 000 dwellings in Greater Soweto. This was because increasing numbers of home-owners were undertaking

the extension and upgrading of their homes themselves.

In this upgrading scheme, Wrab was providing aid in the form of plans and technical advice free of charge, as well as small loans for minor extensions, while financial institutions are increasingly providing larger loans for more extensive alterations.

According to Mr Knoetze, the upgrading and extensions to the existing housing stock in the townships is helping to reduce overcrowding. An addition of only one bedroom to 100 000 4-roomed houses in Soweto will provide accommodation for another 200 000 people. Furthermore, in most cases where alterations are undertaken more than one bedroom as well as other rooms are added.

With the upgrading of essential services in

Greater Soweto, he said, an amount in excess of R160-million will have been spent when the first phase of the scheme is completed in 1984.

The work is continuing and plans are already in hand by the Greater Soweto Planning Council to complete it over the next few years at an estimated expenditure of some R250-million.

On house wiring, he said, a cumulative total of 87 941 houses have been wired by the contractors, of which 87 303 have been inspected and tested by the resident engineer's staff.

The wiring programme was running within the contractual completion time and is more than 90 percent complete. It will be made live as soon as the reticulation system is completed and handed over by the contractor.

Of the total 955 sub-station areas, 917 are in an advanced stage of completion by the contractor. Of these 429 have been accepted and made live. Fourteen contracts of the 19 awarded have now been completed. Presently the total number of premises receiving power in Greater Soweto from both the old and the new systems, exceeds 30 000.

Four slum families face eviction today

By Yussuf Nazeer

(127)

Four families in Newclare coloured township are to be evicted from their homes today because the property has been declared a slum.

About twenty people, including small children, are affected.

The families are beside themselves with worry as they are now homeless.

They said yesterday that the City Council could not provide them with homes, although they were on the waiting list.

The Lang, Alexander, Abrahams and Molele families were issued with a 30 day notice to vacate the cottages at Pollack Avenue, Newclare, Johannesburg which they have occupied for several years.

The families said the property was

owned by Newclare Juma Masjid Trust. They said their landlord stopped accepting their rent two months ago.

At the beginning of last month they received a summons to appear in court.

The families said last night that they had been notified to be out by today or be ejected under a court order.

They said they had been scared at the prospect of going to court.

No spokesman from the Juma Masjid Trust or the Johannesburg City Council's coloured housing division could be reached yesterday for comment about the families' future.

In previous statements, the Council has said that it would house "priority cases on compassionate grounds", and that families evicted under the Slums Act qualified for priority housing.

(127) 2009 30/11/83

Deposit — then wait for light

Homefront Reporter

THERE is likely to be a two or three month delay in Soweto between the time people pay their R30 deposit for electricity and the time it is actually switched on.

Following our report on electricity deposits on Monday, we received complaints from people who had paid the R30 deposit but still had no electricity.

When we followed up these, we were told by a senior Soweto Council official that the electricity department couldn't keep up with its work, it had a manpower shortage.

One of the things the electricians have to do before switching on the current for a particular house is to recheck that the house has been safely wired. All this takes time.



So don't expect results for weeks, or even months after paying your R30. Unfortunately some people are being told they will get electricity the day after they have paid their deposits. This is simply not possible.

So be patient and keep your receipt so you can't be asked to pay the R30 again.

The R12 monthly levy has to be paid from the time electricity becomes "available" (which is not the same as switched on) in your area, whether you intend using the electricity or not.

At least one township

office has a staggeringly clumsy and slow procedure for dealing with the R30 deposits.

They expect people to first pay their R30 to the cashier, and then to take their receipt to the administration section and apply for electricity to be switched on.

Apparently no-one tells them about the silly second half of the procedure, so they pay their R30 and go home, expecting the lights to come on.

Crazy. Why must people still apply for electricity after they have paid R30 as a deposit against consumption?

And why can't the cashier's record of these R30 payments go straight through to the electricity department as evidence of who wants what switched-on?

Families await eviction from slum houses

By Yussuf Nazeer

The four coloured families who were waiting to be evicted yesterday from a property in Pollock Street, Newclare, Johannesburg, waited in van — with all their goods packed.

Mr J Cooper, a spokesman for the attorneys acting for Newclare Jumrah Masjid Trust, said the occupants of the property, the Alexander, Abrahams, Lang and Molele families, were first issued with notices more than three years ago to vacate the dilapidated cottages.

He said the property owners were receiving a total of R24 a month for the rooms, and were paying rates and taxes in excess of this

The Johannesburg City Council has condemned

the property under the Slums Act and ordered the families to leave.

They were issued with a summons at the beginning of last month to appear in court, failing which judgment would be made against them

The families said last night that they believed "God came to our rescue" yesterday. They were hoping "the Lord will save us today and also tomorrow".

Mr Cooper was sure this would not be the case for long. "The Slums Act gave them 30 days in which to be out. They've exceeded this period."

He said the council condemned properties as slums "but then comes to us and tells us not to throw people out because there are no houses available for them

"What are we supposed

to do when our clients are on the receiving end?"

The families said they were on the long waiting list for housing, but the council had been unable to provide them with homes

If evicted, they would not know where to find alternative accommodation.

The Johannesburg Coloured Management Committee said it was the council's duty to rescue these families

The council had repeatedly stated in the past that it would house "priority cases on compassionate grounds". This included families evicted under the Slums Act.

But it had no homes to lease and the State stopped its home building for coloured and Indian people last year.

HOSTELS WITH A FAMILY TOUCH



Painters get busy as the townhouse hostels reach roof height. The first five were completed in five days.



Eddle Thuynsma (left) and John van der Spuy on the site of the new townhouse complex.

THE latest concept in worker-hostels is a townhouse or simplex scheme which can be quickly and easily turned into family housing.

HOMEFRONT had a preview of this remarkable new scheme yesterday. Ten townhouses, in two groups of five, are being erected at Vosloorus for employees of the civil engineering firm of Peter Faber.

The builders are Econo Houses, who erected the new Putco hostel in Vosloorus first described in HOMEFRONT in February.

Mr Eddie Thuynsma, managing director, said the company would erect a similar scheme for the construction firm, Park President, in Vosloorus.

Each of the townhouses consists of four bedrooms, a livingroom with a verandah, a kitchen, and a bathroom with two showers.

To convert it to a family home one inside wall is removed creating a three-bedroomed house with a large livingroom. A bath can replace the two showers.

Peter Faber will be using the townhouse scheme as a "hostel" for 130 workers who will live 13 to a house.

"You offer a man so much more when he can live in a place like this," Mr John van der Spuy, group financial manager of Peter Faber, said yesterday.

His company had started off thinking in terms of a normal hostel complex, but they changed their minds when they were offered this attractive alternative.

One advantage is the better control and maintenance



Report and Pictures by LIN MENGE

of small units. In addition to an overall complex manager, each house will have one person to supervise the cleaning.

There will probably be a competition for the best-kept house, Mr Van der Spuy said.

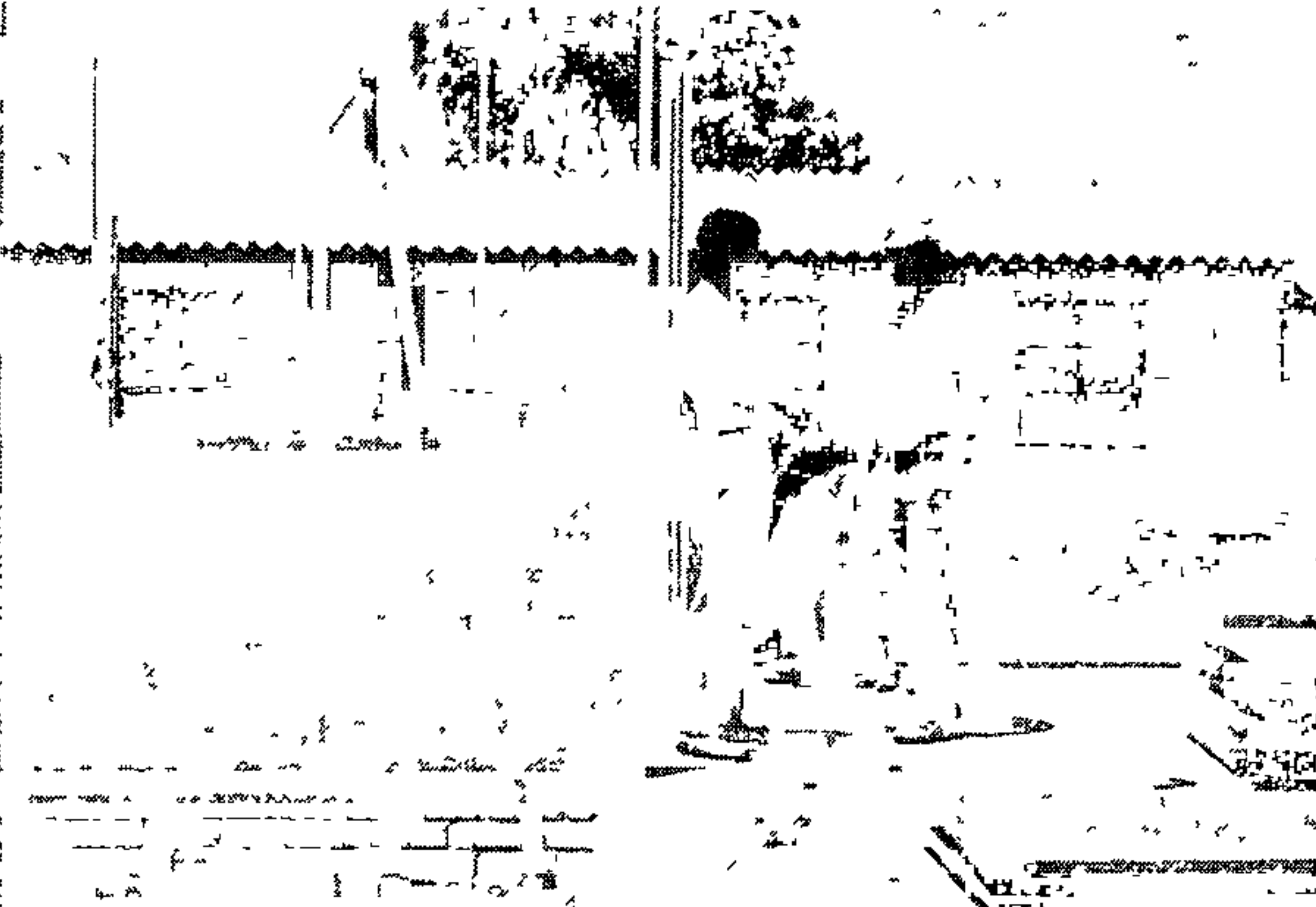
Surprisingly, the townhouse scheme is no more costly than conventional hostel building with expensive mass-ablution facilities. This 10-house scheme, including landscaping, will cost R230 000.

Total building time of the first five houses was only five weeks — from foundation to roof height.

There are insulated ceilings, tiled floors, varying colour schemes for the inside of each house (the outside will be a pink-brown), and wooden doors.

Peter Faber's workers will rent the townhouses, the rent being on a par with that of other new, privately built hostels.

At present many of these workers occupy the old-style State-built hostels which are notorious for their lack of space, privacy, dignity and security. But those old hostels are giving way to fine new schemes such as this one, designed for the day when single accommodation will be largely replaced by normal family living.



Another new townhouse goes up. Behind it is an old-style worker hostel. The new style anticipates a time when workers may have their families with them.

127 ROOM 1/12/83

create a "green lung" with extensive landscaping and a water feature, and a limited retail component of about 1 000 m². In keeping with the design emphasis on light and space, these arbour-like shops will be enclosed only by glass walls at the sides, for security, and will be open at the top.

Another important aspect is the upgrading of lighting, air conditioning, existing shopfronts and signage. Not surprisingly, the response from tenants has been enthusiastic, says Zwicker, as in many cases the standard of shopfronts does not do justice to the quality of merchandise.

BLACK OWNERSHIP

More doors open

FM 2/12/83 (127)

As predicted, the great national homes sale launched in July by the National Housing Commission has got off to a slow start. Thus far only 8 000 of the 500 000 homes put up for tenant purchase have been officially bought.

But Johan Kruger, national sales coordinator for the Housing Commission (HC), says the actual number of sales is probably closer to about 12 000-14 000 because of report-back delays. Nevertheless, he concedes this is still a tiny percentage of total properties on offer.

Better news is that in the last four

months ground rules have been changed to allow many black tenants, previously not eligible for building society bonds, to buy their homes.

For a start, the bottleneck created by the need to survey thousands of properties had appeared to be an insurmountable obstacle to getting the sale programme going. Properties not surveyed do not have title deeds and cannot be transferred. So far, 90 000 houses have been surveyed and another 276 000 have been commissioned. Yet another 120 000 briefs are outstanding.

As a result of negotiations between the Housing Commission, government and the building societies, tenants are now able to buy unsurveyed properties. The agreement hinges on an undertaking by the commission to have the surveys completed by July 1986.

Although a complicated arrangement, Kruger rightly believes it is essential if the bulk of homes are to be sold. It works thus: Local authorities cede deeds of sale agreements over unsurveyed properties to building societies for a cash settlement, once loan applications have been approved.

Legislation, however, compels societies to grant only bonds which can be registered against existing title deeds on surveyed properties. To get around this problem, government has undertaken to underwrite the societies' additional risk by issuing promissory notes against the value of the

DAVID GOLEMBO

Property:



David Golembo has been appointed head of the new Rapp & Maister (R & M) Property Acquisition Division. Although a new boy to the job, he holds strong

views about the increasingly competitive conditions in the SA property market resulting largely from the enormous institutional cash flows.

FM: What is R & M's reason for establishing a special acquisitions division?

Golembo: In the past R & M, the property wing of Liberty Life, has concentrated most of its energies on the Witwatersrand. We are having to scour the rest of SA to achieve an improved geographical spread for the Liberty Life property portfolio.

The marketplace is becoming increasingly competitive, partly due to the scarcity of new property investment opportunities and of land in prime loca-

THE 9th PROPER

8-21 July 1984

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Since 1969, eight PDP's have been held at the University of Cape Town — with past students and property leaders working to improve the content and value of the course each time. In my own organisation there is always fierce competition to be one of the five delegates we send to every PDP — and we know that the money we have invested in their property education is money well spent. The 1984 SAPOA/GSB Property Development Programme will be the best training that you or your colleagues can get in high-level property management — and, at the end of the course, you will have found tried and trusted new friends.

MARTIN BUSS
PROPERTY MANAGER — OLD MUTUAL

The Property Development Programme will be offered again in 1984 by the Graduate School of Business of the University of Cape Town in association with the South African Property Owners Association (SAPOA).

Objectives

- The objectives of this highly developed and prestigious course are:
- to extend the basic knowledge of participants in the principles and practice of property investment, development, marketing and management
 - to promote the profitability of sponsoring companies through management development at a high level



more competitive

tions Furthermore, life companies and pension funds, generally speaking, have the same criteria when it comes to investment and hence often negotiate for the same properties.

The acquisitions division will specifically be able to take decisions and move with the necessary speed to get deals approved by the R & M board.

Is it true to say that risk assessment is becoming a more critical factor?

Yes, because the institutions are having to identify new property investment opportunities and they are also having to pay unheard of prices for land. Mistakes are likely to be made either in the timing of projects or in location.

Where will R & M's property development and investment focus shift to now?

In the past, it was a relatively simple question of servicing shoppers and re-locating shopping to suburban areas. The selection of the right area is now critical because decentralised shoppers are now more adequately catered for. Increasingly, we have to rely on organic suburban population growth to justify the

construction of new shops in SA.

What is the present value of the Liberty Life property investment portfolio and how much will you be channelling into new investments this year?

The Liberty Life portfolio's open market value stands at R750m, which works out at roughly 25% of its total R3 billion assets. R & M's responsibility is ultimately to Liberty Life policyholders. Investments must show returns which, over the long-term, are at least better than the rate of inflation.

Unlike some other institutions, Liberty Life gives no fixed annual allocation to property, partly because the property sector is capricious and changeable. While in one year R & M might be more aggressive in its acquisitions policy, in the next it might cut back significantly if the conditions are not right.

There are a limited number of investment opportunities open to life companies and pension funds in SA. Do you anticipate that, as a result, commercial and industrial property prices will be forced up to unrealistic levels in the

next few years?

It is worth asking whether the present property yield parameters will not, in fact, have to rise in response to the emergence of real interest rates (nominal interest rates adjusted for inflation) in the fixed interest market. The SA authorities have a stated commitment to controlling inflation via their monetarist approach which involves keeping the interest rate structure market-related.

In addition, the prevailing real interest rate structure of our main trading partners has been apparent for some time. So it is not implausible that we may be witnessing a structural change resulting in a period of real interest rates.

With this in mind, it is arguable that property investment could become increasingly high risk, especially if the scramble for sound investments pushes property prices up further and depresses yields. Property investment must be researched and investigated with greater care than in the past.

Y DEVELOPMENT PROGRAMMI

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Pre-selected topics may be requested and areas of interest may be suggested by writing to the Executive Director, SAPOA, 503 Carlton Centre, Johannesburg, 2001.

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The participants are drawn from the many disciplines that integrate in the property investment, development, marketing and management process. The course has relevance to executives involved in office, retail, industrial,

housing and CBD developers, architectural, quantity surveyors, legal, financial, planning and broking professions.

The Graduate School of Business is a registered training institute in terms of the Manpower Training Act.

Applications

As numbers will be limited, early application is recommended. Further details from:

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or
The PDP Director
Graduate School of Business
University of Cape Town
Private Bag
RONDEBOSCH 7700
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BLACK HOUSING 127 ~~245~~

Getting joint action

The announcement that a long-standing multi-million rand development plan for Soweto has finally been wrapped up highlights a problem which has bedevilled many attempts at innovation in black affairs. This is an almost complete dearth of formalised procedures and mechanisms for private sector involvement. But the groundwork has hopefully now been laid for improvements in the critical sphere of housing.

The plan, involving the Urban Foundation, Anglo American Life Assurance and the Soweto Community Council, has two elements

□ An Anglo American Life loan of R12,25m to the Soweto Community Council (shortly due to become the Soweto Town Council) for housing, and

□ An option agreement granted by the local authority to the Urban Foundation to develop virgin land at Protea North for about 2 500 houses and 800 flats. The plan also includes shop, school and park developments. Estimated cost is R80m

The plan hit the headlines a year ago when the Soweto Council took what looked, from the outside, like a foolish decision to reject it. At the time council chairman David Thebehali told the *FM* that the council objected to the way the foundation had handled the proposal. Before the year was out the council was persuaded to change its stance. However, it has taken almost a year to bring the plan to the point where a start can be made.

"The main reason for the delay is that there was no formalised basis to enter into this kind of relationship with a black local authority," the foundation's Transvaal regional director, Brian Whittaker, told the *FM*. "We are moving from the situation which prevailed in the past in which the State was the sole provider of housing to one where the opportunity is provided for the private sector to become involved

Agreement

"It was not possible to move straight from one to the other. This agreement provides the basis for joint action by black local authorities and the private sector. As such it is a substantial development."

The option agreement provides for the establishment of a steering committee consisting of two representatives each from the foundation, the West Rand Administration Board and the council (the latter two having dual responsibility for administering Soweto). The committee will be empowered to guide and take decisions about the Protea North development.

The agreement also sets out the terms for the development. The initial phase provides for infrastructure — roads, sewers, stormwater drains and water reticulation — to be built. The private sector, co-

ordinated by the foundation, will be the primary provider for an estimated bill of R14m. Whittaker says a number of companies have expressed interest in the scheme and predicts it will get underway within six months.

In terms of the agreement the steering committee will also have a say on the range of the houses and flats which will be constructed in the next phase. Construction will be undertaken by employers, individual Soweto residents and development

D & H CLEANS UP 127

FM 2/12/83
In April 1982 the *FM* published an exposé of appalling conditions at a hostel in Alexandra which housed employees of Darling and Hodgson (D & H). At the time the company said it was planning to improve their living conditions. It has done so within the context of the migrant labour system.

The improvement has been substantial. A R9m hostel complex in Benrose, Johannesburg, which will ultimately house nearly 2 000 migrant workers, was recently opened by Co-operation and Development Minister Piet Koornhof. He said it was the best hostel he had seen.

The hostel is intended to give black employees more comfortable and surroundings. To ensure that it functions well, the company has introduced a system of worker representatives.

Minutes of their meetings are taken in English, Zulu and Sotho.



companies. Prices will be decided between them and the buyers. This differs from the situation which has prevailed up to now.

Whittaker says formulas in the option agreement outlining the local authority's and the private sector's responsibility for the provision of services are similar to those applied by white local authorities where private township development is the norm.

The Protea North plan is the first large-scale development to be concluded involving a formalised agreement of this nature between a black local authority and the private sector. It could provide a model for the future.

"We wanted to establish a situation which would make it possible for the private sector to have a normal relationship for private township development with black local authorities," says Whittaker. "We have tried to establish a set of circumstances that is sufficient to encourage private developers as well as protecting the local authority and promoting the general welfare of the community. In the long term we hope that a precedent has been set which will enable such private development to take place as a matter of course."

ZIMBABWE 302 *FM* 2/12/83 Row over schools

At last week's industrial symposium organised by the Confederation of Zimbabwe Industries, the loudest applause of the day was reserved for the speaker who urged the Robert Mugabe government to rethink its policy on private schools. Business leaders say that no previous single act of government policy has upset the white community as much as Education Minister Dzingai Mutumbuka's threat to close the privately-owned schools if they fail to comply with State policy by January next year.

The demands made on the schools are obviously totally unrealistic and it was no surprise when, at the weekend, the Minister announced a compromise which gives the schools time to meet certain quota demands. But business leaders fear that the damage has been done. The writing is on the wall for the private schools and many whites with young children are likely to conclude that it is time to move on.

The row erupted at the end of October when Mugabe sharply criticised the private schools for seeking to maintain white elitism in a socialist society. Mutumbuka followed this up with three unattainable demands. He said the private schools must, when they re-open in 1984, have a majority of black pupils — 60% of total enrolments must be black. He called, too, for a similar majority of black staff in the schools and added that the fees in the private schools must be reduced to a maximum of Z\$500 a term, inclusive of boarding fees.

The schools, which cater for some 10 000

You've helped Jullia to help herself into a home

By LIN MENGE
Homefront Reporter

"HELP Jullia help herself" was HOMEFRONT's appeal on April 26. And, together, we've done it!

Mrs Jullia Nyembe is now in sight of a home of her own. Just a two-roomed home, but it will be the first home she and her children have known.

Her story inspired many other employers to set about helping their domestics house themselves, and it found a valuable friend for HOMEFRONT — a professional man who has helped readers with their building plans.

Generous readers helped HOMEFRONT staffers in raising the R1 000 which this northern suburbs domestic needed before she could be allocated a stand in Madadeni Township, near Newcastle.

Another R350 has been raised so far by the four employers to whom she trudges over great distances on different days of the week to do household chores. Proceeds from a dance workshop, the sale of a painting and from a competition for a bottle of perfume helped considerably, and the interest on her Allied special savings account amounted to almost R40.

Mrs Nyembe, who sends all her small earnings away to the people who mind her four children for her in the rural areas, has also been



given a pay increase by each of her employers.

Now, with her stand and her cash contribution secured, she has qualified for a loan from the KwaZulu Development Corporation (KDC).

A letter from the regional manager of the KDC, Mr P L Strumpher, to her caring Parkmore employer, states that Mrs Nyembe qualifies for a loan of approximately R4 900, repayable over 30 years at 10,5% interest in monthly instalments of R45,06. This excludes insurance, which will be a further R2 a month.

This, with her own contribution, will enable her to build at least a two-roomed, 36m² house with shower and an outdoor toilet (Mrs Nyembe wants an outside toilet), and possibly a garage, an inexpensive but very useful addition.

On the present trend in building costs, the KDC estimates such a house could be

erected for R180/m². This figure depends of course on the type of roof, wall and floor finishes etc. The KDC will recommend a builder, and oversee the construction.

So Jullia is on her way to a house — her plans, and her deposit, will be sent in to the KDC in the next few weeks.

□ □ □

SINCE HOMEFRONT was started a year ago to show what can and is being done about solving the housing crisis, we have partly funded several projects simply to get them off the ground and inspire others to follow.

Besides helping Mrs Nyembe, and having a bathroom built on to bone cancer sufferer Mrs Edith Shongwe's "matchbox" house in Klipspruit, we have also bought Mr Phineas Hlope's Emdeni house for him on the Big Sale on condition he extends it. His plans have been approved, he has a builder waiting, and all he needs is to get his loan application approved.

We have also been helping Mrs Theresa Johnie with her plans to extend her home in Riverlea. She still has to get her plans and her loan application approved. We will pick up her story again next year.

Housing shortage is the top priority of new Soweto Council

127

~~3/83~~

7/12/83 S. Tew

By Phil Mtimkulu
and Anthony Duigan

The critical housing shortage in Soweto will receive the attention of the Sofasonke Party as soon as the Soweto Council settles down to business, says Mr E L Manyosi, the party's chairman

"The party manifesto was not only intended to attract the voters, but also to serve as the guideline of our rule," he said

The manifesto promised to try to reduce rents drastically, retain all the liquor outlets due to be sold to private individuals and to build houses for everyone

"We are not going to go back on what we promised the people," Mr Manyosi said.

"It is unfair to expect a young couple to afford a house worth R30 000

"It is only after they have settled and accumulated money that these young people can decide on their own whether they want to move to an expensive house in a prestige area," he said

Mr Manyosi also said a big party would be held to thank all those who had contributed towards the victory

Mr Joseph Mahuhushi, former chairman of the Diepmeadow Council and the man likely to head the new council, said he was very optimistic about the new local authorities but expected teething problems in the area of qualified staff.

"We are training blacks as fast as we can to take over as many of the jobs as possible but we will still face manpower problems," he said

The new council's priority would be to build a stable community and to fight for better financial resources for black local authorities

"I believe there should be ways in which we can share in the general sales tax," he said.

PRIORITIES

Mr Isaac Mashao, former chairman of the Dobsonville Council who is in line to retain his position in the new council, said the priorities for the new authority would be to get new housing under way and to implement upgrading schemes for the area

"I have been in civic life since 1957 and I see these new councils as a real challenge," he said.

The Roodepoort Council had indicated that it would be prepared to assist the Dobsonville Council and Mr Mashao believed this relationship could be very fruitful

"In the days before the West Rand Administration Board took over the running of our area, when we fell under the Roodepoort Municipality, we were viable and I believe we will get back on that sound footing," he said

HUGE FLOP

LESS than 1 000 houses out of 238 000 announced for sale in the massive government-approved home-ownership scheme for blacks have so far been bought.

This was said yesterday by spokesmen for the East Rand, West Rand, Orange-Vaal and Central Administration Boards, which have initiated the scheme in their areas

Figures for the rest of the country could not be obtained, but they are not expected to be much better than the PWV area, where less than 1 000 of the 238 000 houses offered for sale have been bought

- The East Rand Administration Board (Erab) has only managed to sell 500 houses out of the 53 000 homes for sale in the 14 townships under its jurisdiction

- The West Rand Administration Board (Wrab) has only sold 69 houses out of the 105 000 for sale in townships under its adminis-

(127) By MZIKAYISE EDOM SoweTan

Only 1 000⁸¹¹²¹⁸³ houses have been sold

tration

- A Central Administration Board spokesman said only 207 out of 20 000 houses in Pretoria's Atteridgeville and Mamelodi townships had been sold

- And the Orange-Vaal

Administration Board has sold 215 houses out of an estimated 60 000

Mr D Ganz, the chairman of the Orange-Vaal Administration Board said another 1 000 families had applied to buy houses

"At the moment we are still processing these applications and if all goes according to plan the 1 000 families will be able to buy their houses early next year," said

Mr Ganz

The chief director of Erab, Mr F E Marx, felt that a high unemployment rate could have resulted in families being unable to afford houses

He added "Another reason could be that a number of residents in the townships do not know the procedure involved in buying houses"

But residents interviewed by The SOWETAN said the houses the government was selling to them were very old and the selling price was very high

Under the new home ownership scheme, residents can only buy their houses under the 99-year leasehold scheme. Those residents who have bought their houses under the 30-year leasehold can convert this to 99-year leasehold for R600

Twenty percent discount will be given to people who pay for their houses in full before August 1984

The Department of Community Development is offering financial assistance for people earning less than R150 a month to buy houses

Spokesmen for the administration boards said they hoped the scheme would improve after the festive season

Benoni by-election

East Rand Bureau

A former Benoni Regional Court prosecutor, Mr Gerrie Wolmarans (43) of Perseus Road, Impala Park, is the new town councillor for the Atlasville and Impala Park areas

He was elected to the Ward 13 seat after yesterday's by-election

The seat became vacant after Mr Casper Pieters resigned for health reasons

In 21,42 percent poll, Mr Wolmarans got 378 votes, Mr Gideon Fourie 206 votes and Mr Francis Bacon 58 votes

Lenasia to get 1000 Govt-built houses

By Yussuf Nazeer

A week after announcing it is to build 2000 flats for Indians in Fordsburg, the Department of Community Development today disclosed it will also build 1000 houses in Lenasia

The Minister of Community Development, Mr Pen Kotze, told Indian councillors and Lenasia advisory bodies at a meeting in Pretoria last week that the private sector would be involved in the home-building projects

Negotiations are un-

der way to have the homes built on the 1000 empty stands in Lenasia South Extension 1, which the department was initially going to sell to applicants who were expected to do the building themselves

Last month the department called on the Lenasia South Consultative Committee and the Lenasia Management Committee, to recommend a list of applicants' names for the 1000 stands

There are about 6000 applicants

The management com-

mittee agreed to this while the consultative committee refused on the grounds that it feared an outcry from unsuccessful applicants

Many applicants on the waiting list for houses also complained that the escalating building costs and the difficulty of ordinary working class people to raise high loans, would make it virtually impossible for them to put up their own houses

They appealed to the department to erect the houses which they would find easier to buy

A bank, building society and construction company are jointly involved in the project

Chairman of the Lenasia South Consultative Committee Mr Dinky Pillay, said his committee was responsible for this new development in Lenasia South

"We called for it We also asked the Department to give 300 stands for home-development to an Indian consortium

"The management committee and SAIC have got nothing to do with it," Mr Pillay said

Two dogs savage 74 sheep

HERTZOGVILLE — Two bull terriers have been put down after killing 27 sheep and savaging 47 others on three farms in the Free State

The worst damage was caused on Mr Giep Botha's farm Albertsrus in the Hertzogville area The terriers attacked 71 sheep there which either died or had to be put down

Two sheep were attacked on the farm of Piet Strauss, while a stud ram belonging to Mr Kerneels Markel of the farm Boskop was also savaged

Local farmers spent five days tracking down the dogs, which were handed to another local farmer, Mr Koos Sapa

Strike posters seized

Labour Reporter

A mid-city protest picket by 20 sales representatives fired last week from SA Cultural Investments was dispersed by police at lunchtime yesterday when all posters were confiscated

The picketers gathered outside the Eloff Street office of Cultural Investments for 45 minutes before police arrived on the scene They did not arrest or charge any of the picketers but merely confiscated posters

The fired sales representatives are members of the Commercial, Catering and Allied Workers Union and claim their dismissal was directly related to their union activities at the firm, which markets a well-known encyclopaedia

A spokesman for the company claimed this was not the case, and said the reps had been fired for not bringing in orders The 20 reps constituted the entire black wing of the firm

Union firm, sign agreement

Labour Reporter

After five months of negotiations, the Foschini Group yesterday signed a recognition and procedural agreement with the Commercial, Catering and Allied Workers' Union, in Johannesburg

It is the first such agreement to be signed in the commercial distributive trade

Foschini is the fifth chainstore to recognise the union

Preliminary discussions between the two parties took place early this year

The agreement gives Ccawusa bargaining rights for workers in all Foschini stores and its subsidiaries — American Swiss, Markhams and Pages

Latin Mass celebrated by defian

Religion Re

Controversial visiting priest Brady is celebrating Mass according to the old Latin rite

Father Brady, who has been celebrating private houses and other vestments for the past months, is from the Catholic Church since service in vernacular

But the conflict between the Roman Catholic Church and the use of Latin as around the former's wish to have a Latin church

The Catholic Church of today with the society within in which it has been accused of having become

A recent pastoral letter from the South African Catholic Bishop Denis Hurley, warned that Father Brady would be guilty of "disobedience" in celebrating Mass in vernacular

"A rebellion against the union of the church is a very serious matter knowingly and wilfully participated in by Father Brady or his assistants is guilty of gravely sinful conduct," Father Brady, who will celebrate Mass in the Moth Memorial Church at 7 pm, has claimed to be part of a movement against secularising the church

Members have also been warned that confessions and other sacraments celebrated by Father Brady are not valid in the eyes of the church

Medunsa names rector

Medical Reporter

Professor L T Taljaard, Dean of the Faculty of Dentistry at the Medical University of Southern Africa (Medunsa), has been appointed rector of the university from January He succeeds Professor T H J Dunstone

He qualified as a dentist at Pretoria University in 1953 The next year he went into private practice until 1971 when he became a senior lecturer in community dentistry From 1973 until 1982 he served as the chief director of Dental Services in the Department of Health

While practicing in Vryburg he also served a five-year term as mayor

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(127) Somerset 9/12/83
589 houses sold

A SPOKESMAN for the West Rand Administration Board yesterday pointed out that 589 houses had been sold under the home ownership scheme and not 69 as reported in our paper yes-

terday. The board also pointed out that there are 1 426 applications for 99-year-leaseholds while another 4 938 applications for houses were still in the pipeline.

Firm ordered to hand over house keys

Court Reporter

A PIMVILLE schoolteacher told the Rand Supreme Court yesterday he and his family were forced to live in a garage because the company which built their house had refused to hand over the keys

Mr Justice B O'Donovan ordered Davis Project Management Services to hand

over the keys of the Soweto house to Mr Jacob Maseko upon being paid R9 074,34

Mr Maseko said in papers in an urgent application that he entered into a building agreement with Davis Management, represented by a Mr Davis, during September 1981

Mr Davis undertook to arrange financing and to

build a house costing R49 850 on the site Mr Maseko said he made a cash payment of R1 341 and the balance was secured by a mortgage bond

Mr Maseko said Mr Davis alleged during March 1983 that the agreement had been cancelled Mr Maseko demed this

Mr Davis then told him he had to pay more

Mr Maseko said Davis Management wanted to increase the price of the house by alleging there was a cancellation of agreement

He said the house had been completed but was standing empty as Davis Management refused to give him the keys despite the fact he had tendered to pay the outstanding balance of R8 201

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MSM
10/12/83

Keenan S.R.

City's R37-m plan to ease housing crisis

By Colleen Ryan, Municipal Reporter

Home building schemes involving R37 million are planned for Johannesburg next year.

The Government has been asked to help finance the schemes, aimed at slashing the waiting list for white and coloured families which at present stands at 8 000.

The Minister of Community Development, Mr Pen Kotze, recently discussed Johannesburg's housing needs with the city council's management committee

"It was an extremely fruitful meeting and Mr Kotze promised he would do everything possible to meet the council's needs," said Johannesburg's housing director, Mr Thys Wilsnach

When completed, the schemes will house at least 1 800 families

Coloured and white housing projects in the pipeline include

- Moffat View — 230 houses for white families.
- Dewetshof extension 1 — 101 units for pensioners.
- Crown Gardens — 120 homes for pensioners
- Eldorado Park extension 9 — 630 core houses and 374 sub-economic units
- Elandspark Township — 210 homes and 436 sub-economic units.
- Vrededorp — 60 flats for pensioners.

Mr Wilsnach said the council had made great

Govt will help, says Pen Kotze

progress in 1983 and had built 2 160 homes for coloured families

A solution to the housing crisis appeared to lie in the building of sub-economic core housing, he said

The first core house was completed in November this year and since then the council had received more than 3 000 inquiries from coloured families

The city council had also established a housing fund of R14 million to help fund housing projects

The council had contributed R5 million to the fund and the balance had been raised overseas, Mr Wilsnach said

R37-m plan to aid homeless on Rand

Argus Correspondent

JOHANNESBURG — Home building schemes involving R37-million are planned for Johannesburg next year.

The Government has been asked to help finance the schemes, aimed at slashing the 8 000-strong waiting list for white and coloured families

The Minister of Community Development, Mr Pen Kotze, recently met the council's Management Committee to discuss Johannesburg's housing needs

"It was an extremely fruitful meeting, and Mr Kotze has promised the council he will do everything possible to meet the council's needs," said Johannesburg's housing director, Mr Thys Wilsnach

When completed, the schemes will house at least 1 800 families

Coloured and white housing projects in the pipeline include

● Moffat View — 230 houses for white families

● Dewetshof extension 1 — 101 units for pensioners.

● Crown Gardens — 120 homes for pensioners

● Eldorado Park extension 9 — 630 core houses and 374 sub-economic units.

● Elandspark Township — 210 homes and 436 sub-economic units

● Vrededorp — 60 flats for pensioners.

● Mr Wilsnach said the council had made great progress this year and had built 2 160 homes for coloured families

● One solution to the housing crisis appeared to be building sub-economic core housing, he said

OVERWHELMING

The first core house was completed last month, and the response was overwhelming. The council had received more than 3 000 inquiries from coloured families, he said

The city council has also established a housing fund of R14-million to help fund housing projects

The council had contributed R5-million to the fund and the balance of the money had been raised overseas, Mr Wilsnach said

"We hope to build up this fund to eventually become self-sufficient in housing," he added.

Hostel women without water for 3 weeks

About 1000 Alexandra women's hostel residents have been without water for three weeks.

And in Meadowlands Zone One a similar problem is facing hundreds of residents who have been without water for a week.

The Alexandra water cuts have resulted in the communal toilets being blocked, forcing some of the women to use the open veld.

The women, most of whom are domestic workers in the surrounding suburbs, have not had a bath for three weeks.

The only water available has been that from the taps outside the hostel rooms on the ground floor of the five-storey building.

The township's manager, Mr JP Badenhorst, said the water shortage was a result of a technical fault caused by an excavation contractor working on the new sewerage and storm water drainage in the area.

Mr Badenhorst said West Rand Administra-

tion Board technicians had begun repair work on the damaged supply pipes.

A woman resident, who did not want to be identified because she feared being evicted from the hostel, said some of them were using toilets of people living near the hostel — the nearest house being 500 m away.

The problem was far worse at night when, it was too dangerous for a woman to leave the hostel, she said.

In Meadowlands, Mr Sakkie Monaheng (28) said the area has been without water since last Thursday. Residents had to cross a busy road to fetch water from another zone — a dangerous pursuit for both children and adults.

A Diepmeadow Town Council spokesman said he had heard about water cuts in the area only yesterday.

The shortage had been caused by a defective pressure valve from the main supply reservoir.

Township approved

127
By Yusuf Nazler

Star 15/12/83

The Government has given an Indian family the go-ahead to develop a new township in Vereeniging

The Dadabhay family from Roshnee, Vereeniging, will develop Dadaville Gardens in a five-phase plan over 18 months

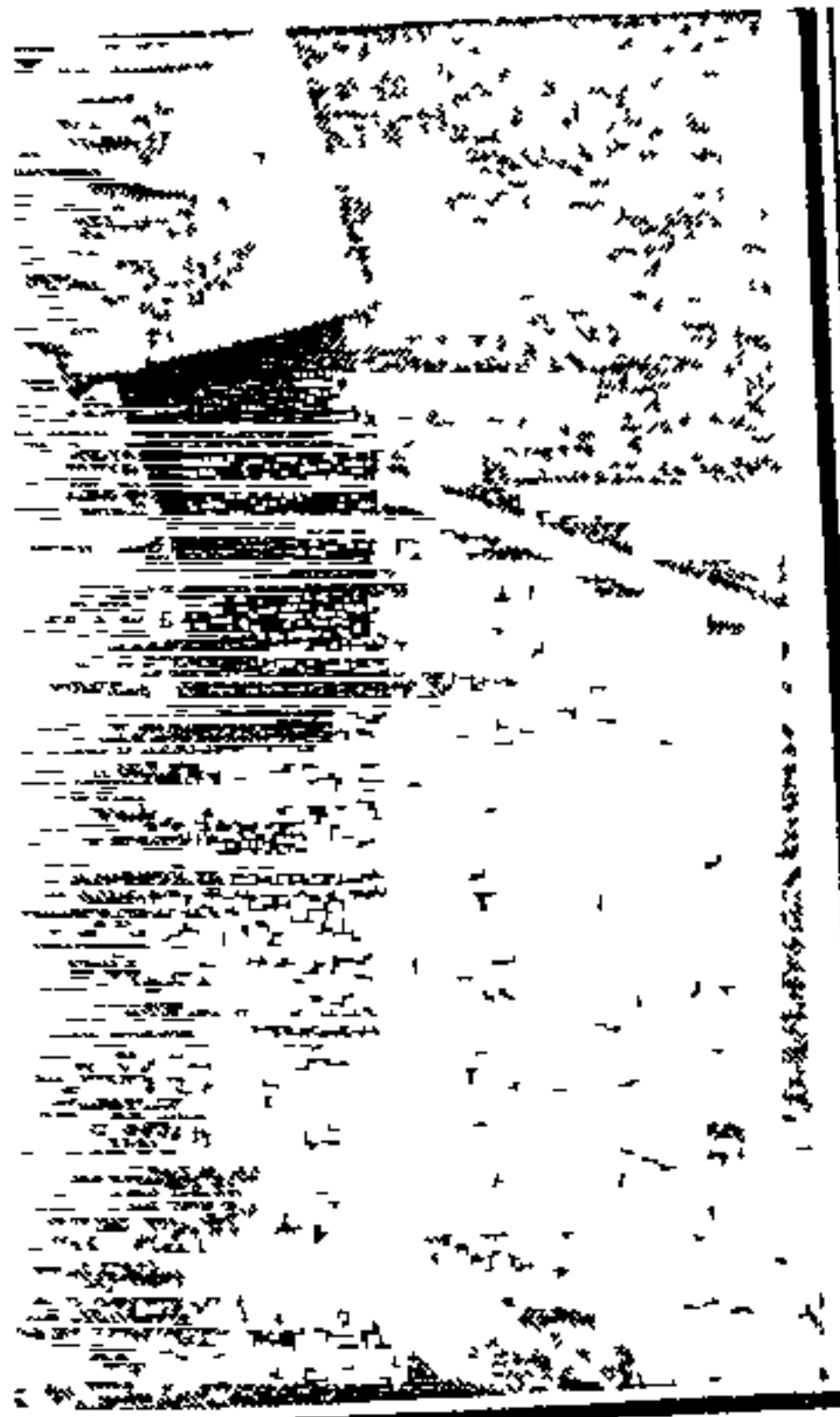
Although the proclamation is expected within the next two to three months, the Provincial Administration has approved the sale of stands to people wanting to go ahead with the building

of their own homes, one of the directors of Dadaville Estates, Mr Ahmed Dadabhay, said

Phase one will involve the release of 450 stands for private development. A group of package-deal homes, for people who cannot afford to build their own, will be erected in the second phase

Dadaville Gardens is next to the Indian township of Roshnee on the outskirts of Vereeniging.

It will be officially opened on Saturday and Sunday for viewing from 2.30 pm to 5 pm



At present the park is controlled by the Johannesburg city council although it is within the Bedfordview boundaries Mr Midlane said he was "very disappointed" with the lack of control exercised by the Johannesburg council over the park

The Johannesburg city council has been negotiating to sell the area to the Bedfordview council for a number of years

The conditions of the sale of the park would also be discussed at the meeting, Mr Midlane said

Hostel water problem solved after 4 weeks

(127) Stav 20/12/83

The West Rand Administration Board has now repaired the damaged water pipes at the Alexandra women's hostel which has been without water for four weeks

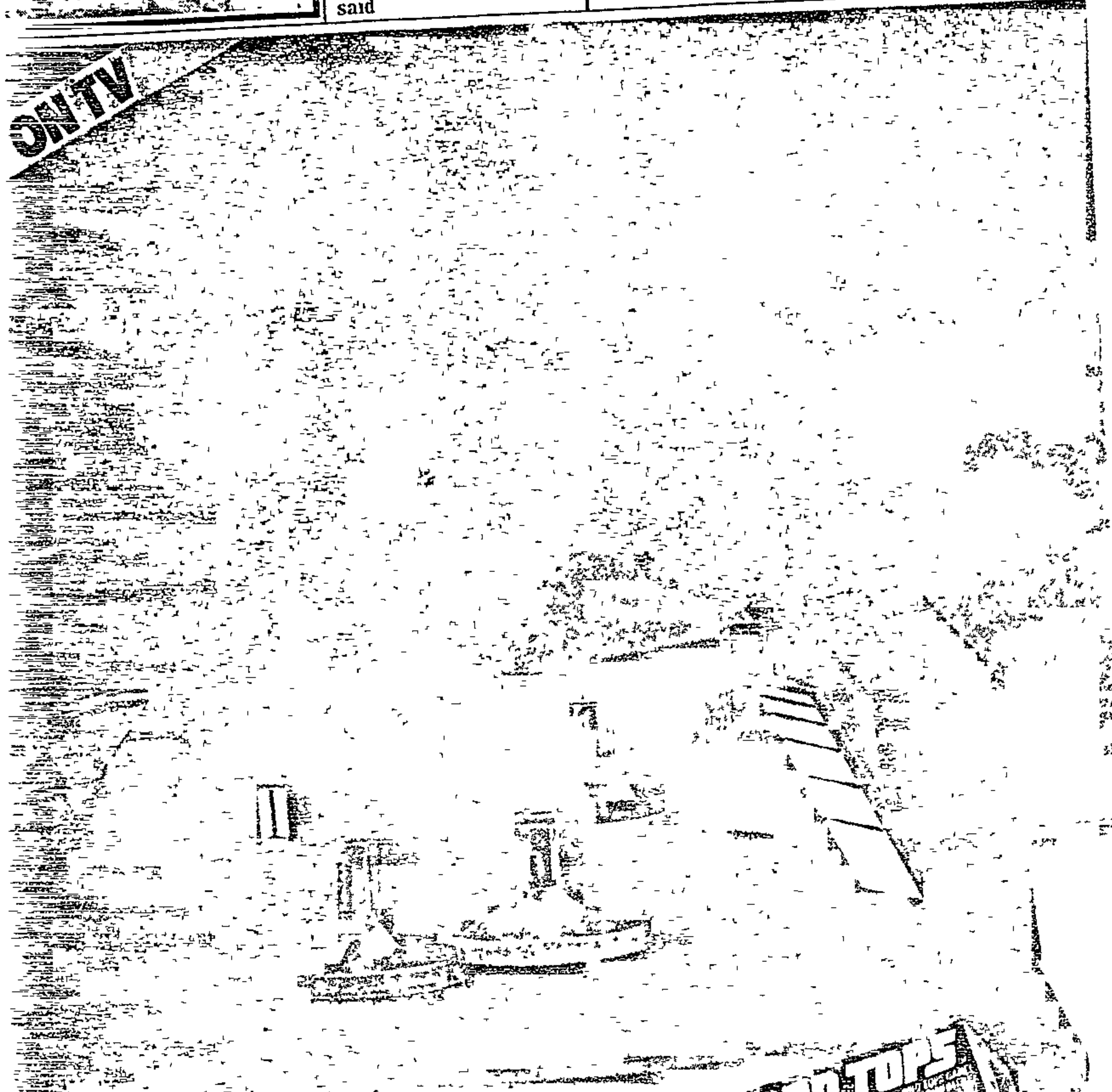
A spokesman for Wrab, which is responsible for the maintenance of the water system in the township, said today the water problem had now been solved

He said workmen had

to put in overtime last night to clear the sand out of the pipes and the water supply "is now in perfect working order"

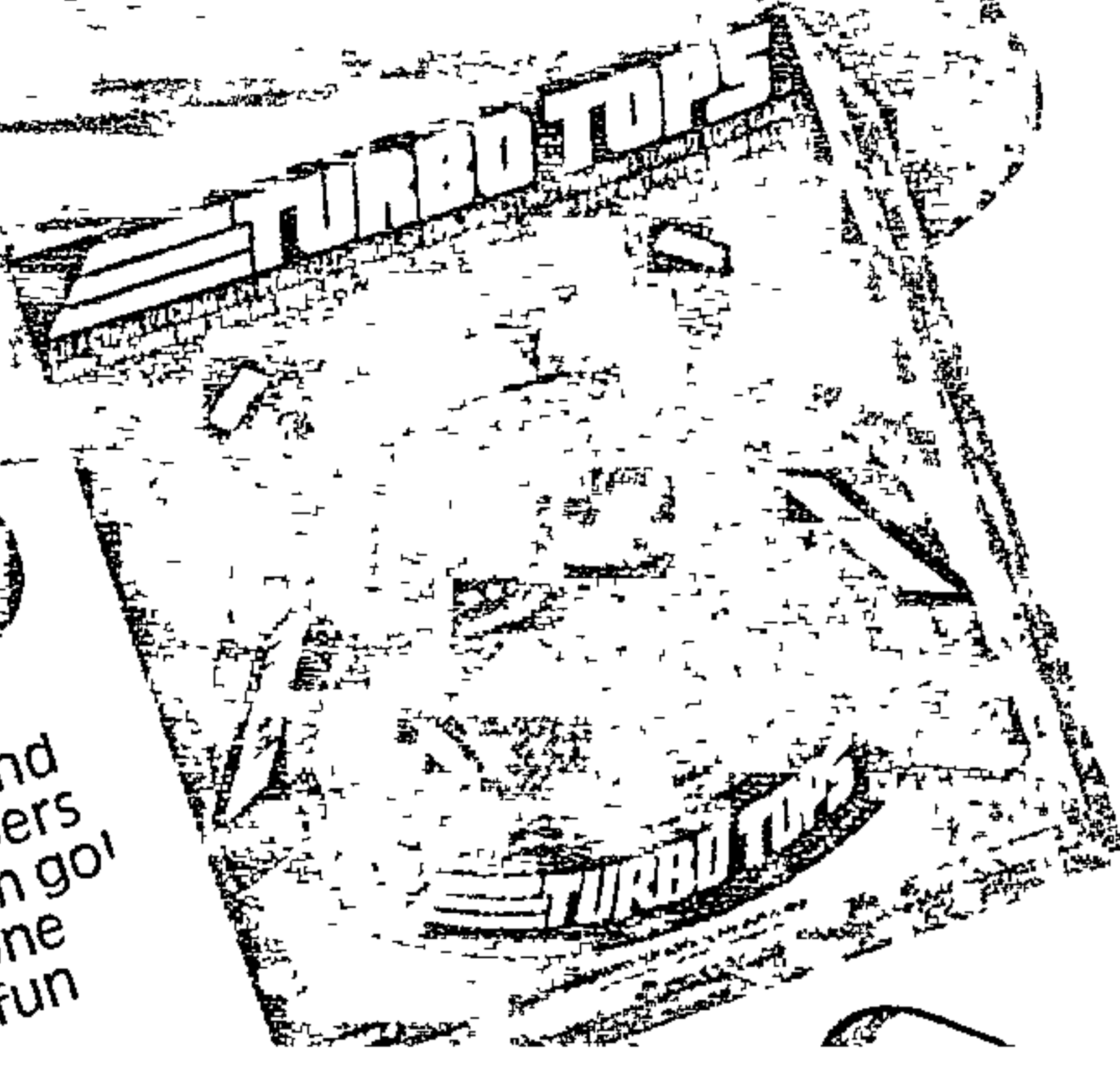
The five-storey hostel which houses 1 000 women had been hit by a water cut The toilets were blocked and the women had to ask people staying in the vicinity of the hostel for toilet facilities

CITY



Smiles

tops — the head-spinning fast and for up to four Turbo Toppers spin and watch them go — only one family fun



Hostel water row leaks over

By Revelation Ntola

The Alexandra township women's hostel water row has developed into a verbal tussle between the West Rand Administration Board and the residents.

Wrab says the water cuts problem has been solved while the residents say they are still without water after almost four weeks.

At least five different opinions have been given about what is really happening at the five-storey hostel complex including those of the hostel's superintendent, a Wrab policewoman and the Alexandra Town Council.

A Star reporter found no water in any of the rooms yesterday. The only water available was from taps on the ground floor.

A Wrab spokesman said yesterday the water problem had been solved "completely", and the situation was back to normal.

However today, the same spokesman said workmen had completed restoring the water supply to the hostel only last night and finishing touches were being done today.

The superintendent, Mrs MM Breedt, said there had been some water at the hostel on Monday morning, but there had been "not a drop" when she reported for duty yesterday morning despite promises it would be on then.

A woman resident said: "We only had a few drops of water the previous day and even that had disappeared by midday."

She said she had not had a bath for about three weeks and another resident said the hostel toilets were still blocked and causing a smell.

A number of residents had decided to move out because of the unpleasant living conditions.

HOUSING & HOSTELS — TRANSVAAL
1984

JANUARY — DEC.

EKANGALA — intended to be one of the biggest townships in South Africa within 17 years — is rising rapidly out of the dusty veld near Bronkhorst-spruit, 100km north-east of Johannesburg

The East Rand Administration Board (Erab) has already built the first 620 houses of a scheme intended to create a township of 300 000 people in 52 000 houses by the year 2000

The importance of the scheme is immense, for it signals crucial new patterns in the way the region is to be developed and in the implementation of influx control

The scheme was described in Growth magazine, the publication of the Corporation for Economic Development, as the "first and most dramatic manifestation of the Government's new policy of decentralisation"

Its importance is underlined by the fact that finance for the project is coming directly from the central Government, which spent R14-million on it this year and is planning to spend the same next year

It is accompanied by Ekindustria, an industrial growth area intended to attract a huge amount of manufacturing business

Already, according to Erab officials, 200ha of land has been set aside and all of it has already been earmarked for specific firms

The plan is that by the year 2000, at least 675ha of land will be developed for industrial use

If you drive to Bronkhorst-spruit, you will see a small sign saying "Ekangala" shortly before you reach this small town

If you turn off the main road and follow the sign down a small dirt road, you will find a new cluster of houses rising out of a barren and empty field

This is Ekangala. It is immediately striking because it is not being built in the patterns of the townships we have become accustomed to

Gone are the straight rows of dowdy, identical matchbox houses. The houses are varied in size, design and even colour. All are electrified. Although this hardly denotes luxury, it does denote a change from the style of Transvaal townships in the past

"Nowadays we apply modern town planning when we build these townships," the head of Erab Mr Charles Marx, said in an inter-

Far East Rand gets a huge black city

By ANTON HARBER Political Reporter

view. The streets are not straight, but follow the natural contours of the land. Some of the houses are set back from the road, some sit closer to the road. Their size ranges between two and four bedrooms.

In some ways, the design has not changed. There are still only one or two access roads, probably for security reasons.

The official purpose of building such a township, according to Mr Marx, is to relieve the pressure on the PWV area.

"The PWV population has already outgrown the infrastructure of the area. Decentralisation is absolutely necessary.

"It would be better to move now to areas where land is not so expensive and labour is cheaper.

"Ekangala is just outside the PWV area, so it is still within its sphere of influence. It is not so far for people to commute to the East Rand, for example," he said.

It seems therefore that a key part of the plan is to facilitate the implementation of influx control.

Faced with a swiftly growing population in the PWV area, which is becoming increasingly difficult to control and service, the Government is trying to attract industry and people already in urban areas to new points a little further away from the urban areas.

Black people, they are hoping, will be attracted by houses and jobs. Over 58 000 people are in need of homes in the area of Erab administration and there are 13 000 names on the waiting list for homes in Katlehong alone.

Need is thus likely to drive many people to Ekangala.

This could represent a new carrot and stick style of population removal, with the carrot of housing and jobs being matched with the

slow building of houses and unemployment in areas like the East Rand.

As Erab responds to housing shortages by destroying over 11 000 "illegal structures" in recent months, so they simultaneously offer housing in Ekangala.

But the carrot is being held out to very specific people.

Ekangala and Ekindustria will be placed right on the edge of KwaNdebele, the small "homeland" destined to take Pretoria-style independence at the end of next year.

According to the latest plan for the consolidation of KwaNdebele, the border will run right through the middle of both the township and the industrial area.

The plan, according to Mr Marx, is to house Ndebele-speaking people on the "homeland" side of the border, and others on the South African side. Half will be administered by KwaNdebele, and half by Erab.

Apart from the obvious problems the township administration will have with passport control, it is also possible that entirely different rules, facilities and rents might apply in the two different parts of the township.

It is possible that such things as wage controls, safety rules and legal attitudes to trade unions may differ entirely between the two sections of the industrial area.

The South African side will be a prescribed area and the houses will be strictly for people with Section 10(1)a and 10(1)b rights to live in urban areas.

The prices of the houses — between R5 500 and R12 000 in the first scheme — will limit the range of people even further. According to Mr Marx, there was a lot of response to an initial advertisement for the houses "but it would appear that they are slightly on the expensive side and not everyone can afford it."

The houses will be rented at first but sold in the near future when the position of the area is finalised. The first scheme being built at the moment will include 1 500 houses. The second will begin once demand has been gauged.

According to Mr Marx, Ekindustria is hoping to employ 37 000 workers by the turn of the century. It is clear that many others will have to commute to work elsewhere.

It has been reported in several places that the second half of the development plan includes a high-speed railway line to carry commuters to the workplaces on the East Rand, about an hour's drive away.

Asked about this, Mr Marx said there was no such plan at the moment, "but nothing is impossible." Such a distance is "internationally accepted" as a reasonable distance for people to commute to work, he said.

So, this part of the plan implies that they would now prefer people to commute such distances than build houses for them near their places of work.

It is possible to speculate on political motivations for such a move. It is no coincidence that it comes at a time when the Government is considering the controversial Orderly Movement and Settlement of Black Person Bill and appears to be tightening up on influx control in general.

A community out in the Eastern Transvaal veld would be much easier to control in the event of unrest or a guerrilla threat. It will be close enough for people to commute, although only at great costs in time and money, and far enough for white cities to remain "white by night."

But the long term implications for those who move there could be more serious.

There has already been speculation that the entire area could be incorporated into KwaNdebele at a later stage. This would mean that workers who have taken the carrot and moved there will also lose what citizenship rights they have.

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Rent reduction a long time coming

City Press 8/1/84

127

THE defunct Soweto Council's decision four months ago to reduce rent in Soweto's Chiawelo Extension 3 has still not been carried out.

The council recommended in October that the provisional rental of R145,20 be reduced to R128,01.

The recommendations were, however, subject to the Department of Community Development's

By KHULU SIBIYA

approval.

And now confused residents are repeatedly being turned back by local superintendents when they try to pay the new rent.

Soweto Council director of housing Mr J J Oosthuizen confirmed that the council passed the resolution, but added that the council could do

nothing until they received a reply from Community Development

City Press then spoke to 15 Community Development officials who said they knew nothing about the recommendation

Mr Jan Joubert finally referred City Press to West Rand Administration Board chairman Mr John Knoetze, who said the onus was on the council to put their decision into effect - not Community Development

He said the council had discovered there was no excess expenditure after the houses were built

They also recommended that the selling price of the houses be reduced from R13 800 to R11 218

But residents who go to the township office are being told to pay the old price, which has increased confusion.

Soweto's new "mayor", Mr Ephraim Tshabalala, said he could not comment until the first council meeting on January 9.



EPHRAIM TSHABALALA: Can't comment on decision by previous council.

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By Colleen Ryan
Municipal Reporter

Big block of flats sought for aged in Johannesburg

(127) ~~300~~ Stan
9/1/84

The Johannesburg City Council hopes to ease the housing crisis among old-age pensioners by buying a block of flats

Johannesburg's housing chief, Mr Thys Wilsnach, said his department had been given approval to buy a building

"The Department of Community Development has agreed to provide a loan and we are looking for a building with about 400 flats," he said

Mr Wilsnach would not say how much money could be spent on the

project — it would depend on the condition and suitability of the building

"It is not easy to find the right building. To be suitable for old people it must be close to a bus route and near the hospital," he said

The project is part of

the council's R37 million scheme to provide homes for white and coloured families in 1984. The Government has agreed to provide loans

The waiting list for white and coloured families stands at about 8 000

When the projects are

completed, senior citizens will be charged a small rent in accordance with their incomes

Other projects proposed for the aged include

- Reuven — construction of a service centre for R600 000.

- Vrededorop — 60 flats for R900 000

- Crown Gardens — the building of 120 units for R2 300 000

- Claremont — 42 homes for R775 000

- Elandspark — 210 units for R4 million

- Moffat View — 120 flats for R2 million

- Dewetshof — 99 units for R1,8 million

End aged coloured housing crisis

Municipal Correspondent
 TWO members of the Johannesburg Coloured Management Committee yesterday called on the city council to launch housing projects for aged coloureds.

At present there are no such council housing schemes.

Mr Ralph Peffer, of the Riverlea ward, and Mr Phillip Bendes, of the Westbury ward — both made the call — said yesterday although statistics were not available, it was well-known the need for such housing was great.

Figures are not available because, unlike whites, the city council does not have a separate housing waiting list for the coloured aged.

The general coloured housing waiting list stands at approximately 6 000.

The Johannesburg Director of Housing, Mr Thys Wilsnach, said yesterday, however, that plans for 42 housing units for aged coloureds were being planned for Westbury.

It was likely a waiting list for coloureds would be compiled, he said.

Mr Peffer said the council had approved, in principle, that a tract of land in Riverlea be used to build homes for aged coloureds.

In the past, the pattern had been for parents and children to share homes once the children had married. This, however, was leading to increased social problems, Mr

Peffer said.

Although coloured pensioners live in the same kind of houses as working adults, they pay lower rents — determined by a separate formula.

Mr Wilsnach said yesterday 651 white housing units for the aged were planned for this year, at a cost of R11 775 000.

This will eliminate the present white waiting list for the aged, which stands at 643.

Tenders for white housing units will be called for within a fortnight, and, depending on the individual contracts, the units could be finished late in the year, Mr Wilsnach said.

The units, flats and separate houses, will be built in various suburbs, including Vrededorp, Crown Gardens, Claremont, Elandsparck, Mofal View and Dewetshof.

[Handwritten notes in the left margin, partially illegible]

127 RVM
13/1/84

1 191 Soweto homes sold

Homefront Reporter

TOTAL sales of houses offered under the Big Sale discount in Soweto since July last year have risen to 1 191

That means 535 houses have been sold since November 29, when the total number of cash sales stood at 656

There were also several re-sales — bringing to nine the total number of re-sales.

There are now almost 9 000 more sales in the pipeline, because a total of 3 200 applications have been made to buy through New Canada and are waiting for loans to come through, and a total of 5 416 applications have been made through employers at Albert Street.

This is the first Property Guide to be published since December 2, and this feature will once again appear every Friday as a special service to our readers. Price details will again be given from next week

Residents of Soweto are reminded that the Big Sale houses are all owned by the West Rand Administration Board and can only be bought from them. Wrab has NOT appointed any agents to act on their behalf.

People who buy their rented houses in the Big Sale



SOWETO SALES PROPERTY GUIDE

year, which ends on July 1, get a 5% discount. There is a 25% discount for buying with money not borrowed from the Government, 5% discount if the registered tenant has occupied the house for more than five years, and 5% discount if the house costs less than R2 500.

People who do not buy their houses can expect the house rent (as opposed to site and service charges) to go up from July 1. A Cabinet committee decided last year that rent increases, for all races, must be phased in from July 1, 1984.

The increases will be based on combined family income — up to R5 a month increase for families with a combined income of up to R300 a month, up to R7 a month where the family income is between R300 and R450 a month, and up to R10 a month where the family income exceeds R450 a month

“Combined income” means that 50% of the income of family members living permanently in the house will be included when the rent of State-owned houses is calculated.

Sale prices of the houses will also go up, because the Cabinet committee decided that State-financed houses more than two years old must be revalued every two years.

● Training of the first black estate agents by the non-profit company, Home Ownership Marketing Enterprises (H O M E), starts next month. This will be a trial run.

So far 250 applications have been received, but H O M E would welcome many more, says Mr Wessel Pienaar, the executive director. Application forms — for men or women — are available from H O M E, P O Box 10314, Johannesburg 2000 or telephone 29-9141.

PEOPLE WHO LIVE IN FEAR OF RAIN

By SELLO RABOTHATA (6/1/84)

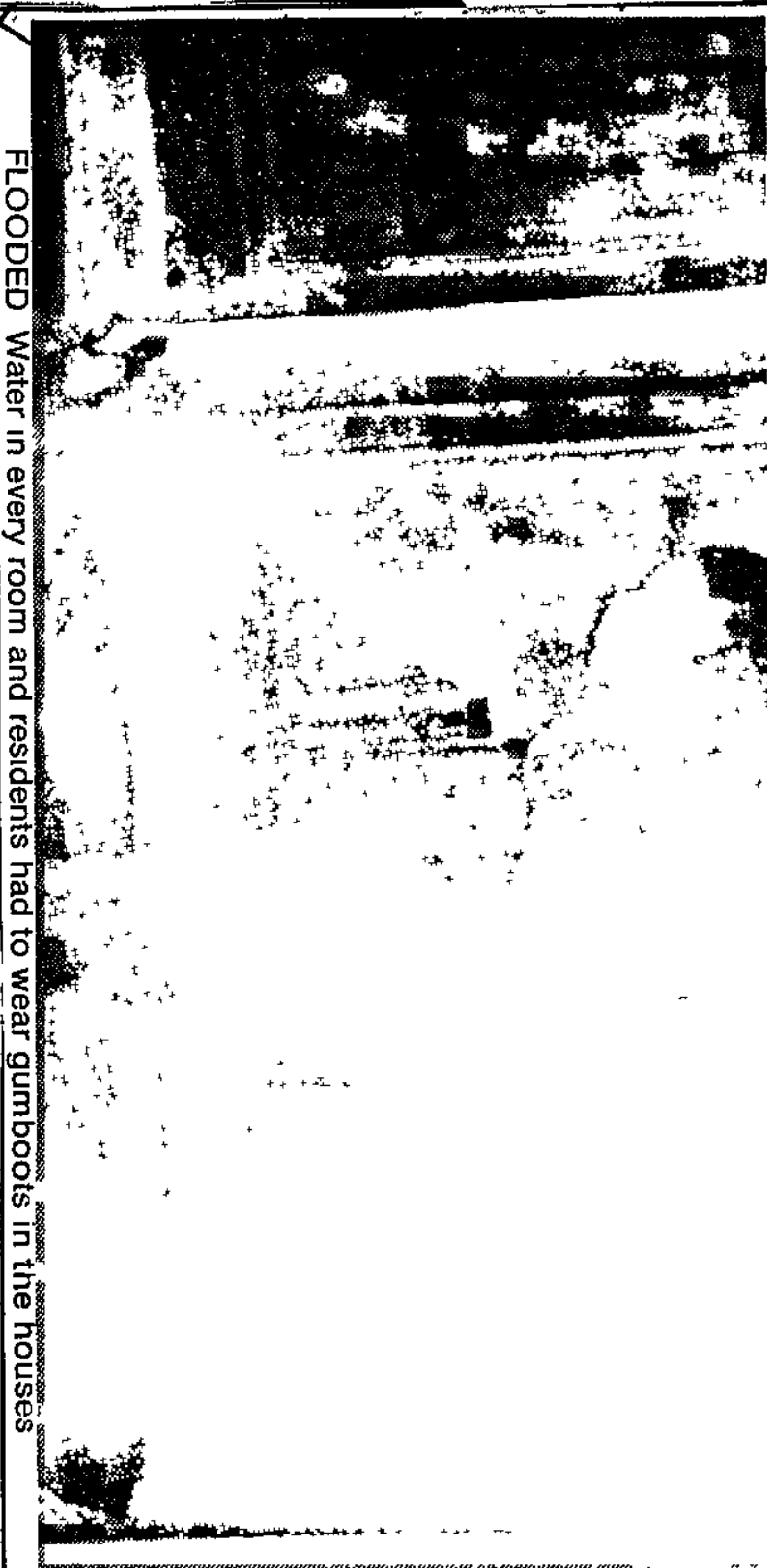
RESIDENTS in Mthembu village in Kwa-Thema, Springs, have called on the East Rand Administration Board (Erab) to demolish their houses which have been built on a swamp and to be housed in a better area.

The call follows the flooding of their houses by rain water on Friday night which left about six houses virtually floating on a "dam" for the whole day on Saturday.

Some of the families whose houses were affected also had to ask for sleeping accommodation from neighbours as their furniture and houses were submerged in nearly a metre of water.

East Rand Administration Board workmen spent the whole afternoon trying to dig trenches which would let the water flow but by late on Saturday night no progress had been made. The local men also tried with picks and shovels in vain.

Neighbours came in to help those whose houses were affected. All the furniture in the houses was lifted and placed on bricks to keep it above the water. In some houses damage had already been done to radios, wardrobes and other items. A car in one yard could not move and was in tyre high water with more water inside.



FLOODED Water in every room and residents had to wear gumboots in the houses

Mrs Rose Boikhutso's house was the worst affected. She stood between the kitchen and dining-room with her hands in her face obviously at her wits' end. There was nothing she could do to get rid of the ankle deep "river" that was in her house. People in the area wore gumboots when they wished to enter their houses. Frogs were also seen leaping in and out of the houses.

Some of the house-holders said when they once complained to an Erab official that the houses were built in a swampy area, where they experienced problems over rainy seasons, they were ignored.

They claim that an official once asked "w! jy 'n hus hé, of w! jy nie 'n hus hé ne?" and with the present housing shortage, they had no alternative but to accept the houses.

By RICH MKHONDO

RESIDENTS of Soweto and Alexandra will be able to rent flats at between R113 and R221 a month in the next two years, once a major housing scheme is completed

The chairman of the West Rand Administration Board, Mr John Knoetze, yesterday disclosed that 1 178 flats would soon be under construction

Wrab planned to erect more than 18 000 houses and 6 000 flats, at a cost of more than R500-million, in its townships during the next

Wrab to build 6 000 flats

few years

The estimated rentals, excluding electricity, would be

● Jabulani in Soweto 434 flats, including 292 three-bedroom, 114 two-bedroom, and 28 three-bedroom duplex units, at between R178 and R221 a month,

● Chiawelo Ext 3 in Soweto 420 flats, including 120 bachelor and 300 two-bedroom units, at R115 and R187 a month respectively, and



● Alexandra Township Phase I 324 flats, including bachelor and two-bedroom units, at R113 and R183 a month respectively

There was no provision for purchase of these flats under 99-year-leasehold at this

stage, but Mr Knoetze expected this would be possible "in the not too distant future"

All inquiries should be made to the black local authorities, who would let the flats, he said

The black local authorities had co-operated closely with Wrab in planning the flats, and they would consult with the Government to decide on future developments, Mr Knoetze said

The flats will be in numer-

ous small buildings, not more than four storeys high

"Because of the scarcity of land and the high cost of infrastructural services, it has become essential to give increasing attention to high density housing projects

"It has often been argued that flats will not be popular with black residents, but the indications are that there will be a strong demand," Mr Knoetze said

Young black couples and single people had become urbanised and there was little difference between their housing tastes and those of whites

NO MERCY FOR RENT DEFAULT

127
Some form
18/1/84

By MONK NKOMO

Mr Sonnyboy Ndabezisa and his daughter, Jane, lived on bread and cold drinks at the backyard of No 1, Madisha Street, Saulsville, which was one of the four houses which were locked by police last Thursday because of rent arrears.

Mr Ndabezisa told The SOWETAN that his daughter, who accompanied him from Louis Trichardt to spend the holidays at his cousin's house was left alone last Thursday morning.

"She left the house unlocked to go and buy bread at a nearby shop. When she came back she found the house

locked and with nowhere to go," said her father.

Together they slept in the scrap car until his cousin arrived on Monday and paid R100 at the local superintendent's office to have the house opened. The family was informed that it owed R393.

Mrs Wendy Mokoena of 215 Ramokgopa Street, Saulsville, who is suffering from a heart disease was at the Kalafong Hospital — where she had been admitted since October 2 last year — when her daughter came last Tuesday to inform her that her house had been locked because of rent arrears totalling about R300.

Mrs Mokoena, a widow with four children, works at a white hospital in the city and earns R190 per month. She told The SOWETAN that she was discharged last Thursday and immediately went to the superintendent and promised to pay R60 a month. Although she wanted to go back to work this week her employers had advised her to stay at home for another two weeks.

"I informed the superintendent when I was admitted to hospital but I was surprised to learn that my children had been locked out," Mrs Mokoena said.

The chairman of the local town council, Mr Z.Z. Mashao yesterday said the houses were locked because of rent arrears. Most of the residents, he added, ignored notices from the township superintendent that warned them of the arrears.

A MIDDLE-AGED man and his 12-year-old daughter from Louis Trichardt spent four days sleeping in a scrap car without changing clothes after the house they visited was locked by the administration board's policemen in Atteridgeville, The SOWETAN was told this week.

(27) Star
18/11/84

Big housing drive in two townships

By Michael Tissong
and Mojalefa Moseki

More than 1 100 flats will be built in the Alexandra and Soweto townships of Jabulani and Chiawelo, the chairman of the West Rand Administration Board, Mr John Knoetze, announced in Johannesburg yesterday.

This is the largest single drive in recent years to meet some of the fast-growing demand for black housing on the Reef. There are about 25 000 families without proper housing in Greater Soweto on a waiting list that grows substantially each year.

Estimated monthly rentals of the three-bedroomed flats in Jabulani — building starts this month — range up to R221.

Mr Knoetze said that amount was being

charged to "cover the costs of investment".

People who live there will fall into a category which earns higher salaries — for example, members of the teaching profession.

"The flats will be offered to people on the waiting list. However if there are deserving people on the list who cannot afford the rent, they will be provided for in some way. Cheaper flats will be built later."

Mr Knoetze announced that there would be 292 three-bedroomed flats, 114 two-bedroomed flats and 28 duplex flats built in Jabulani. Rentals would range from R178 to R221.

The R6-million project of two and three-floor buildings is due for completion within two years.

In Chiawelo Extension Three, 120 bachelor and 300 two-bedroomed flats will be built at a cost of more than R6-million. Estimated rentals range from R115 to R187. The contract for the 15 four-storeyed buildings are due for completion this year.

Construction is in progress for 324 flats to be built in Alexandra. The R4-million contract is due to be completed early next year. It will consist of 13 buildings of four floors each. Estimated rentals range from R113 to R183.

Mr Knoetze said that it had often been argued that flats would not be popular among blacks, but indications were that there would be a strong demand for all the units.

"An important consideration is that because of the scarcity of land and the high cost of infrastructural services, it has become essential to give increasing attention to high-density housing projects.

"These flats cannot be bought under the 99-year leasehold scheme at this stage, but this might be possible in the not-too-distant future.

"The letting of all housing will be done by the black town councils concerned and all inquiries in this connection should be directed to their offices," he said.

Soweto homes get a facelift

MORE than 6 000 Greater Soweto householders upgraded their homes in the past two years, spending a hefty R35-million on the improvements.

These figures are contained in a housing report compiled by the West Rand Administration Board (Wrab), which believes that the extension and upgrading of the existing housing stock could help relieve overcrowding in the townships.

Says the report: "The explanation is simple — as the addition of only one bedroom each to approximately 100 000 four room houses will provide accommodation for another 200 000 people. In most cases where alterations are undertaken more than one bedroom as well as the other rooms are added."

Scores of home owners were now improving

their homes, mostly with the aid of financial institutions and Wrab. Finance was available for those who want to improve their homes, and more information on this can be acquired at your township manager's office.

Loans

Finance available at various councils for this purpose is as follows: Diepmeadow Council (R2,6-million), Dobsonville (R607 000), Bekkersdal (R71 000), Kagiso (R297 000), Mohlakeng (R320 000) and Soweto (R214 000). The loans are repayable over 20 years, at 13 per-

cent interest per annum. About R2-million more has been allocated to the councils recently.

In the 16 months to December 1983, a total of 1 466 loans were granted to householders. Of this total, 1 351 was for alterations and additions to existing houses while the rest was used on either the purchase or construction of new dwellings. About R14-million was spent for the above purpose.

In Pretoria's townships, 3 940 sites will be available to individuals for development this year. These sites are in Mamelodi, Atteridgeville and a new area, which is still to be surveyed.

(127) Soweto 19/1/84

Landlord loses house to tenants

By Jennifer Tennant

A landlord of Meadowlands house has lost his home to his former tenants

Mr John Mokhobo left his house in Zone 9 to look after his aunt when her husband died three years ago "She was all alone and had no children to look after her, so I went to stay with her," he said

He was away for several months and when he returned home, the woman living there told him he did not live there any more So he returned to his aunt's home

"But it's my house — it belonged to me for a long time," Mr Mokhobo told Star Line.

"I waited for more than five years for it and when I went away, I told my lodger he must stay there "

He was then told his former lodger had a residential permit to live in the house and he could not take up residence there

"I waited so long for my house so this man can't get it so easily," he said.

Mr Mokhobo said he had spoken to several West Rand Administration Board officials but was told they could not help him

Star Line then referred the problem to Wrab. The Diepmeadow Council investigated Mr Mokhobo's claim and told Star Line the lodger had said Mr Mokhobo had vacated the house in 1979 and he was paying the rent It had then tried unsuccessfully to trace Mr Mokhobo

Mr Mokhobo's residential permit was cancelled after a notice to vacate the premises had been issued on January 30 1981

A year later, Mr Mokhobo's former lodger was allowed to take occupation of the house.

Although he had lost his house, Star Line was told Mr Mokhobo could report to the council where he would be given priority for alternative accommodation

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127

ecoli workers to live on top of one another in...

TOWNSHIP FLATS

ABOUT 1 200 flats are presently under construction at a cost of R17,4-million in Soweto and Alexandra.

Addressing a Press conference in Johannesburg this week, West Rand Administration Board (Wrab) chairman Mr John Knoetze said these structures would be ready for occupation

from next year.

In Soweto, a total of 854 flats are being erected and construction thereof is expected to be completed towards the end of next year. A contract paving the way for the development of the project — in Jabulani and Tshiwelo — was signed at the Soweto Council offices yesterday.

More than R4-million has been set aside for the development of 324 flats in Alexandra. These structures are expected to be available for letting early next year.

Mr Knoetze said rental for the Soweto flats would range between R115 and R221, while the Alexandra residents would be re-

quired to pay a minimum of R113 rental. The flats will be designed for families as well as bachelors.

FUTURE

Said Mr Knoetze: "The planning of these flat developments has been done in close cooperation and with the approval of the black local authorities. These authorities will,

in consultation with the Government, decide whether and to what extent similar projects should be undertaken in future.

"A very important consideration is that because of the scarcity of land and the high cost of infrastructural services, it has become essential to give increasing attention to high density housing projects," he added.

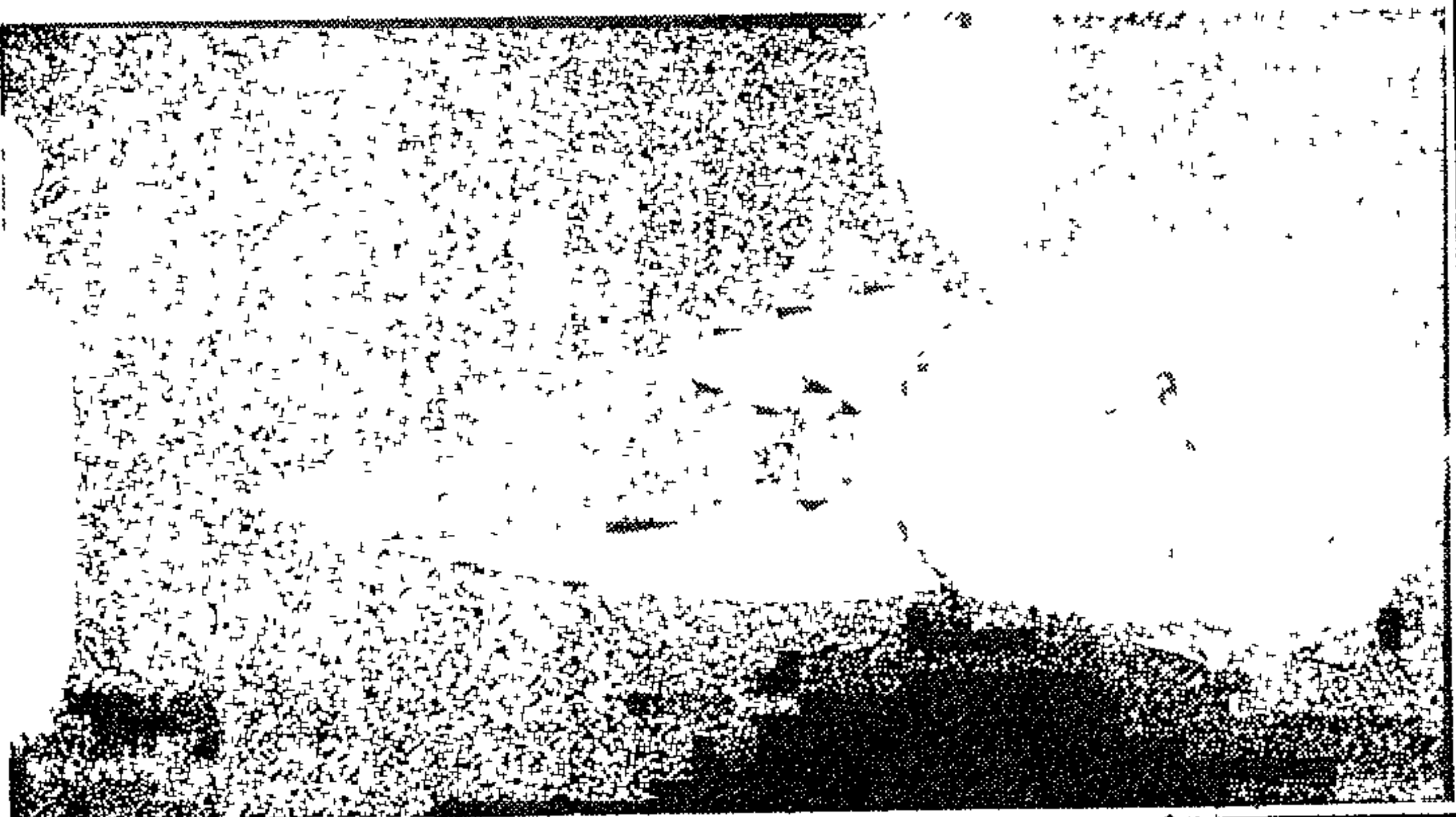
The Wrab chairman said, however, these flats would not be available for purchase under the 99-year leasehold "at this stage." But this type of transaction would be possible in the near future, he added.

Also in the pipeline is the construction of 4 320 flats in Protea South and 800 in Protea North.



CONSUMER

CORNER



WRAB CHAIRMAN... John Knoetze.

20/1/84 127
Soweto
re-sales
fetch big
profits

By LIN MENGE

BUY your house — and sell it for 10 times as much as you paid for it! That is the incredible experience of a Meadowlands resident.

He bought his house from the West Rand Administration Board under the Government's Big Sale discount scheme for R1 934, and sold it last week for R21 000.

Now he's building himself a new house.

In Central Western Jabavu, a resident who had improved his house bought it in the Big Sale for R1 400. He died, and last month his heirs sold the house for R15 000.

Other re-sales include:

- An improved house in Diepkloof Zone 1 was bought for R1 482 and resold for R13 000. Now the seller is building a new house for himself.

- In Meadowlands Zone 8 an improved house was bought for R1 349 and resold for R12 000. The seller is building a new home.

- In Diepkloof Zone 6 an improved house was bought for R1 243 and resold for R8 000.

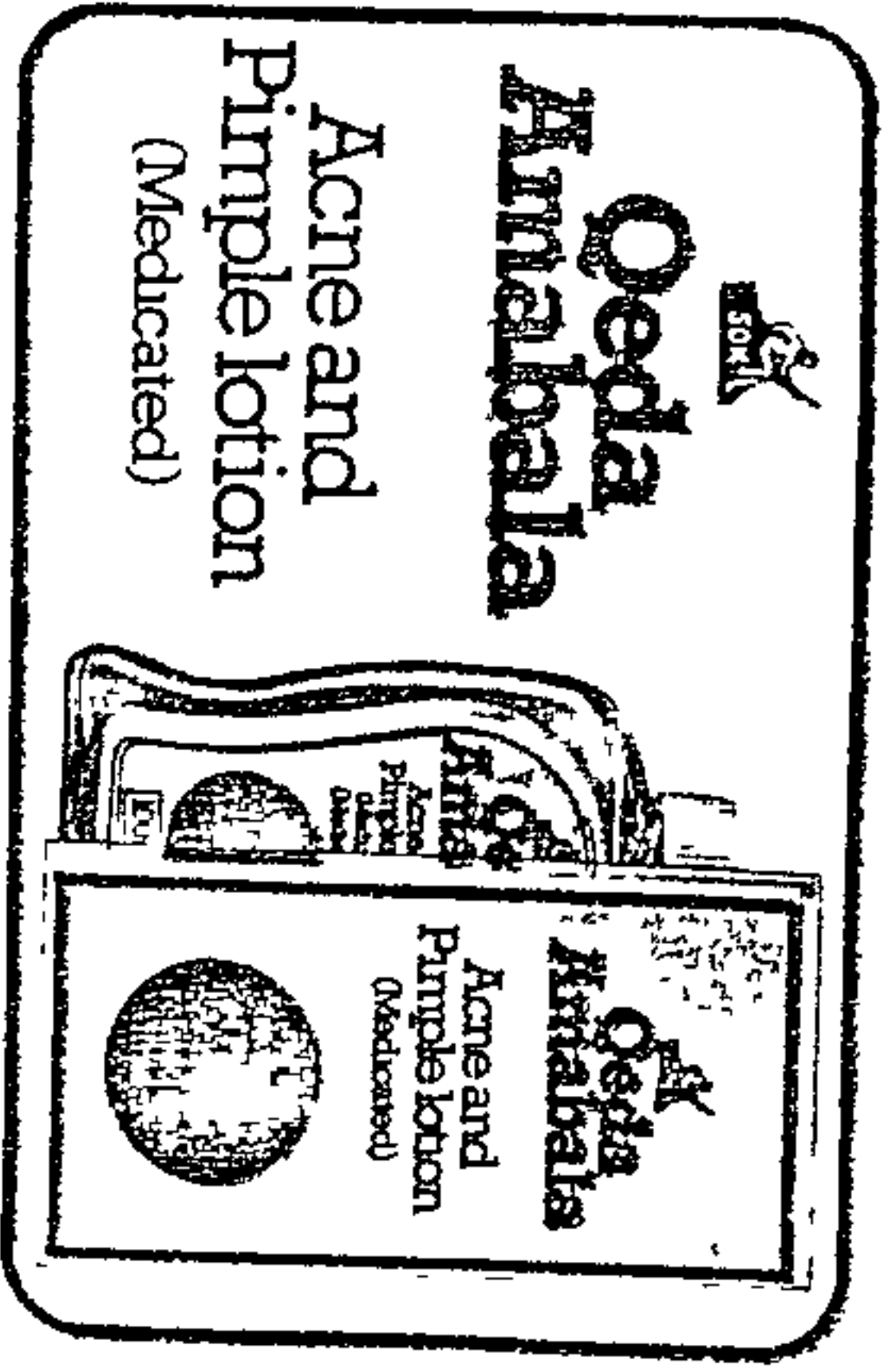
- In Meadowlands Zone 2 an unimproved house was bought for R1 286 and resold for R2 800.

There have been nine re-sales of Soweto properties since the Big Sale started.

The total number of houses sold in Soweto under the Big Sale now stands at 1 334.

There were 98 new sales in the week ending January 17 — and Wrab found a further 45 sales they had overlooked.

There are now in all 6 935 applications to purchase lodged with Wrab at the Albert Street offices through employers.



PITV PRESS

SUNDA 300

January 22, 1984

C.A

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Saawu Banned in Bop

... and all SA trade unions face the same fate

CP Reports

THE powerful South African Allied Workers' Union (Saawu) has been ordered to stop operating in Bophuthatswana — and all unions not based in Bop face the same ban

I he warning to stay out of the homeland was contained in a letter sent to Saawu secretary general Sam Kikine on Friday Signed by the secretary of Manpower PGM Maleke it warned Saawu that it "would face the consequences" if the union continued to operate in the homeland.

This is the second homeland to outlaw Saawu. The union is currently fighting a court battle in Ciskei, where Saawu was banned last year.

The letter to Mr Kikine told him the Bop government was aware that Saawu organisers were operating in the homeland, and warned that it would soon be illegal for any union not based inside Bop to operate.

It said the Bop Government would introduce legis-

lation to this effect by the end of the month.

The legislation will be included in a new Industrial Conciliation Act which will regulate the relationship between bosses and workers.

City Press understands similar letters are being sent to other unions operating inside Bop.

unions from holding meetings with workers who live in Bop but work in SA. An angry Kikine lashed out at the ban yesterday saying the union would investigate the possibility of taking legal action.

He said Saawu had successfully fought many battles on behalf of workers in Bop and this had obviously angered both the Mangope government and employers.



Pres Mangope getting rid of SA unions

Petrool Bombs: She'll Shocked

C.A 22/1/84

COUNCILLORS ASK...

Ekangala shocker

By MZIKAYISE
EDOM

257/1/82
Sowetan
(127)

MORE than 200 families staying in the new houses at Ekangala township near Bronkhorstspuit in the Eastern Transvaal are paying exorbitant monthly rents of between R100 and R200.

The families started occupying the houses, which are jointly owned by the East Rand Administration Board (Erab) and the KwaNdebele Government, since the beginning of December last year.

Of the 620 houses now available in the township, only 206 have been occupied. 150 houses are occupied by Ndebele people and the remaining 56 are occupied by families from East Rand townships. According to Erab, 470 of the 620 houses have been earmarked for Ndebele occupation and the remaining 150 will be for inter-ethnic occupation.

HOUSES

None of the houses in the township are for sale and the families are renting them on a monthly basis from Erab or the KwaNdebele Government. A top official of Erab, who asked that his name should not be published, told The SOWETAN that families staying in the township are paying between R100 and R200 per month.

A check by The SO-

WETAN revealed that families staying in 4-roomed houses are paying R120 per month, those occupying 5-roomed houses are paying a monthly rent of R174 a month and those staying in 6-roomed houses pay R200 a month. This money, according to the Erab official, excludes water and electricity tariffs.

The official said: "If we had put these houses on sale the families staying in Ekangala could be paying double what they are presently paying. We decided to make the families rent these houses from Erab or the KwaNdebele Government and we feel that the rent they are presently paying is not that bad."

RENT

One resident from KwaThema, Mrs Busisiwe "Tops" Ditshego, told The SOWETAN yesterday that she had applied for a house in Ekangala but when she was told of the rent she was supposed to pay per month she decided to drop her plans of staying in Ekangala. She said: "Being a single parent and having a son to look after, I found that it was going to be difficult for me to stay in Ekangala."

The central government, acting through Erab, has spent about R28 million in the last two years on infra-structural development of Ekangala, including erecting the 620 houses.

Kekana appeals for real change

THE chairman of the new Mamelodi town council, Mr Alex Kekana, yesterday called on the government to make it easier for black people to buy houses under the 99-year-leasehold scheme.

Speaking at the inauguration ceremony of the council held at the local YMCA, Mr Kekana said there were about 4 000 people on the waiting list and that the procedure of getting qualifications for the leasehold created difficulties for those who wanted to buy houses.

He appealed to the government to make the local authorities a viable vehicle in which people could ride towards real change.

PEOPLE

Mr Kekana said the councils had a duty to serve the people. He appealed to those with the necessary experience to contribute towards running the township.

The deputy Minister of Co-operation and Development, Dr George de V Morrison, said black people had to make it their duty to provide housing for themselves because the government did not have money to do so.

127

1 thousand Q 6' 14
Soweto: 99-year leases 1/2/84

*9 Mrs H SUZMAN asked the Minister of Co-operation and Development

(a) How many persons in Soweto applied for 99-year leases in 1983 and (b) how many such applications have been granted?



†The DEPUTY MINISTER OF CO-OPERATION

(a) 3 970

(b) 3 945

These are the figures for Soweto proper, and do not include figures in respect of Dobsonville or Deep Meadow

Eldorado families find their homes locked up

By Eugene Saldanha

Several Eldorado Park Extension 9 families who were locked out of their homes this week for failing to make their monthly loan repayments, claim their houses were "overpriced" because of a blunder by Johannesburg's housing department

About 20 other families have also been threatened with eviction by February 7. Among five families evicted on Tuesday were two mothers who recently gave birth.

Yesterday the chairman of the Extension 9 Ratepayers' Association, Dr Trevor Smith, and the vice-chairman, Mr D van der Westhuizen, were summoned to the Protea Police Station by a member of the Security Police.

The association has sent a memorandum to the Department of Community Development.

Dr Smith said that the houses were priced on the joint incomes of husband and wife, even though many wives were pregnant and not working. Many other wives were employed in factories and earned considerably less than their husbands.

"The housing department blundered. Only after the houses were built did the department discover the soil was defective. The department then had to get a contractor to reinforce the founda-

tions. This led to an escalation of almost R2 million in the total cost of building the 225 homes in Extension 9," said Dr Smith.

He said the association had commissioned an independent firm of contractors to estimate the prices of the homes. "They advised us that the homes should cost in the region of R17 000 to R22 000. But the department has sold the homes at prices ranging from R28 000 to R35 000," said Dr Smith.

The chairman of the housing department, Mr Thys Wilsnäch, said it was obvious that "residents are being intimidated by certain people not to pay their loans."

He said the department had contracted to have the foundations of 80 homes repaired after it was found that the soil in the area was defective. The increase in price had been determined by a formula which had previously been agreed to with the contractors, and which had been approved by the Coloured Management Committee.

"But reinforcing the foundations can hardly cost R2 million, as the tenants claim. The conditions of sale were explained to the buyers. The entire project was previously approved by the Coloured Management Committee, so the only course the council had was to send people 42 days' notice in terms of the Housing Act," said Mr Wilsnäch.



Wrab's Knoetze ... housing for the poor

Diepkloof for "the average family"

West Rand Administration Board (Wrab) chairman John Knoetze says not all funds come from government sources. Although it might appear that "we are assisting those who can afford to help themselves, it is actually not so. They are assisted by the private sector — their employers and building societies. The government's declared policy is that its big funds are to be used to provide services and housing for the underprivileged."

However, over the last four years most family housing projects, at least in Soweto, were geared towards those who could afford infrastructural costs and interest rates.

Some R54m was spent to build 3 596 housing units in the Wrab area, including Alexandra. Most were in the (in Soweto terms) — "prestige" category, with rent or bond repayments ranging from R100 a month upwards.

Wrab has plans for 18 000 houses and 6 000 flats, at a cost of more than R500m, to be built in the next few years. Proposed monthly rentals are from R113 to R221.

The result of the seeming reluctance to build low-cost housing is that, in Soweto alone, the waiting list remains fairly constant at about 25 000. There has also been a noticeable increase in the number of backyard shacks as the poor battle to provide shelter for themselves.

The administration boards also provide, or channel, funds to those who wish to improve existing houses. Diepmeadow has R2,6m available for this purpose, Dobsonville R601 000 and Soweto R214 000.

The FM's view is that it is desirable that a proper housing market should develop in the urban black areas — and it is gratifying that this seems to be happening to some extent. There have been reports of excellent capital growth when new or improved houses have been sold in black areas (under

the 99-year leasehold scheme). And there has been a slow but steady growth in bonds granted to black homebuilders and improvers.

Whether administration boards or other official sources should be actively involved in the market, either in providing funds or in channelling them from private sources, is another question.

Once the "great sell-off" of much of the official housing stock is completed, government, through its various boards and authorities, should consider whether its role in the black housing scene should be more than that of a provider of houses for the poorest section of the community.

HOUSING

Time to rethink?

There is room for new thinking on the financing of housing for urban blacks. Opinion is growing that official funds should be devoted mainly to providing low-cost housing for the poor — leaving the private sector, through normal market mechanisms, to provide more expensive houses for those who can afford them.

The poor are not being totally neglected. Jan Oosthuizen, Soweto's director of housing, points out that 1 226 low-cost units are planned for Naledi Extension and the Dlamini buffer strip.

According to David Grinker, director of the Diepmeadow Council, another 2 200 units are to be erected in Meadowlands and

127 ROM 3/2/87

More flock to buy own homes

Homefront Reporter

SOWETO'S Buy Your Home campaign resulted in another 88 "cash" sales under the Big Sale discount in the week ending January 31

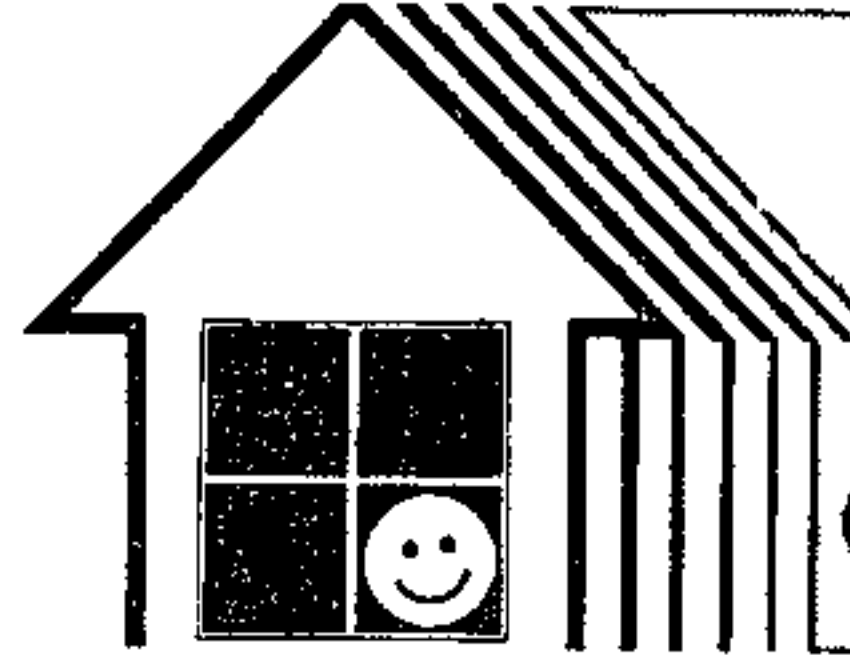
The number of houses sold since last July is now 1 488

There were 86 new applications to buy through New Canada, including 13 to convert from Home Ownership

There are now 3 493 applications in the New Canada pipeline.

House sale officials from Wrab's head office in Albert Street (tel 331-4911 ext 210, or 21-4911 ext 118) are being kept busy visiting large companies to explain the Big Sale and help with applications

Their efforts resulted in a further 141 confirmed applications to buy, bringing the total of confirmed applica-



**SOWETO
SALES
PROPERTY
GUIDE**

tions made through employers to 7 238

● NO MORE Home Ownership purchases will be allowed where 99-year-leasehold is available This instruction has been issued to administration boards by the Department of Co-operation and Development

HOMEFRONT reported last October that a Cabinet committee had decided that no new applications for

Home Ownership should be considered Wrab has persisted with Home Ownership sales to assist the old and poor, who fear losing their homes but cannot afford the "cash" needed for the discount and are not interested in 99-year-leasehold

It is a problem that will only be solved when there is other accommodation available for people who cannot afford to buy their houses

Soweto rents will not go up!

127
city press
5/2/84

COURT RUL

MAE BIG

By KHULU SIBIYA

SOWETO rents will not go up this year — and that's final.

This was announced this week by Soweto deputy mayor Isaac Buthelezi, the only full-time councillor in the chambers.

Mr Buthelezi said his Sefasonke Party had decided to stick to the commitment it made before last year's elections not to increase rent — and over-ruled the previous community council's resolution to implement a rent hike.

"We are fully aware of the previous councillors' decision, but we are not going to go by them," Mr Buthelezi said.

"We have made promises and we will stick to them," he said.

"We are also still waiting for our balance sheet."

Mr Buthelezi said the council would tell Co-operation and Development Minister Piet Koornhof of its decision when he officially hands over Soweto to the new local authority on March 2.

The rent move would come as a big relief to most people in Soweto, who in the past have protested vehemently against rent hikes.



Victory for the Interim Committee: IC congratulated by Pirates co-founder "Bat" (dark glasses) and two IC supporters.

Love ends in murder

A 22-YEAR-OLD Kwa-Zakhele man who disfigured his girlfriend's face with a knife and stabbed her to death after finding her embracing another man.



Another hit

Vaal area rent shock

HUNDREDS of homeowners in the Vaal Complex are in for a shock — the Oranje-Vaal Administration Board has announced an increase in their house rentals from March 1.

According to letters sent to residents and signed by the board's chief director, Mr D Z Ganz, the increases range between 1,5 percent and 5 percent and are caused by an increase in the "applicable interest rate."

The letters say that as a result of rates increasing the board has found it necessary to increase the monthly instalment in order to redeem the loan amount within the original loan period

"It is recommended that you advise your employer accordingly if he deducts the payments from your salary on a monthly basis, so that the necessary adjustment to your payment can be made," the letters say

The announcement has already triggered-off anger and resentment from residents who maintain that they were not properly informed by their newly inaugurated town council

The council had assured them during the recent election campaign that rents will not go up without consultation with the residents of the fast-growing complex

Fear is also mounting that thousands of other residents who have not bought their houses under the 20 or 99-year leasehold will soon be affected by the rent increases

(Handwritten scribble)

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127

8/2/84

Saukhan

127 Hausand Q. 61. 91
99-year leases 8/2/84

19 Mr D J DALLING asked the Minister of Co-operation and Development

(a) How many persons in Alexandra applied for 99-year leases from the inception of the leasehold scheme to 31 December 1983 and (b) how many of these applications had been granted as at the latest specified date for which figures are available?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

- (a) 47
- (b) 47

Patrol vehicles

42 Mr D J DALLING asked the Minister of Law and Order:

How many serviceable patrol vehicles (a) with and (b) without radio equipment installed are stationed on a daily basis at the (i) Sandton, (ii) Bramley, (iii) Wynberg/Alexandra and (iv) Lombardy East police station?

The MINISTER OF LAW AND ORDER

	(a)	(b)
(i)	2	1
(ii)	2	—

Tembisa ups permit fees for lodgers

TEMBISA lodgers' fees will go up nearly 200 percent from the end of the month

According to a circular from the Tembisa Town Council, the lodgers' permit fees will go up from R3 to R8 on March 1

Acting town clerk A Relihan refused to comment on the circular, which said the increase was being introduced in terms of a council resolution passed last March

By GOBA
NDHLOVU

Tembisa mayor Lucas Mothuba confirmed the increase, but would not give reasons for the increase

"But we will always warn residents in advance of any increases," he told City Press.

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Household Q. 601-248

Soweto: housing

17/2/84

52 Mrs H SUZMAN asked the Minister of Co-operation and Development

- (1) How many family housing units were built in Soweto by (a) the West Rand Administration Board and (b) private owners in 1983,
- (2) how many such units are being built at present by (a) the West Rand Administration Board and (b) private owners?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

- (1) (a) 837
- (b) 300
- (2) (a) 936
- (b) 390

~~27A~~ (127) Sowetan

R1,3-m for women's hostel

THE Vosloorus Town Council will soon start with the building of the first phase of a women's hostel in the township estimated to cost about R1,3-million when completed next year.

Mr Fanyana Mahlangu, the mayor of Vosloorus, told The SO-WETAN yesterday that the council has already raised part of the money to start the first phase which will accommodate 200 women when completed in June this year.

When completed, the hostel will be the first in Vosloorus and the second women's hostel on the East Rand will accommodate 300 women.

The council has come under fire from residents who say that money could have been used for building flats for families instead of being used to build the women's hostel.

Meanwhile Mr Mahlangu announced the construction of about 500 new houses in the townships by the private sector.

Trouble as 99-year home survey plan stays in air



Homefront Reporter

SOMETHING has gone badly wrong with the survey and registration of properties for 99-year leasehold in Soweto.

Soweto's controversial bulk aerial survey was supposed to have been almost complete a year ago.

In March last year, a Wrab spokesman told HOMEFRONT most properties eligible for 99-year leasehold would be ready for registration by July 1, 1983, when the Big House Sale was due to start

At the time, the nationwide bulk survey of black urban residential stands had not yet started, though it had been announced six months previously.

Now the position appears to be have been reversed the five-year programme to survey stands right round the country is being compressed into less than two years

According to the SA Institute of Land Surveyors, 56 000 stands have already been surveyed on the East Rand alone, and by the end of this year it will have completed 90 000.

This in spite of the fact that the institute started 16 months after the survey began in Soweto

In Greater Soweto, according to Wrab, leasehold is available on only 22 500 stands.

The situation is causing acute problems for residents who need loans to extend their homes

Although limited loans are available in Diepmeadow and Dobsonville, there is no money for loans in Soweto — Wrab's Home Improvement office has loan applications totalling R1 300 000 on its waiting list

This means people must apply to the building societies for finance, but they cannot get mortgage bonds because leasehold cannot be registered.

● Mr Richard Mthombeni, of 4715 Orlando East, paid R425 in surveying fees in May 1982 because he wanted to convert from Home Ownership to 99-year leasehold. He has a receipt, but nobody can tell him whether or not his stand has been surveyed, and he is no nearer to obtaining 99-year leasehold

● Mr Joseph Komane, of 1309 Moroka, bought and paid off



The survey hold-up is enough to make Abanga, Homefront's adopted rhino, thundering mad.

RAM 2112184 (127)
his house under Home Ownership. In January 1983, he paid R432 for surveying — also with no results. He wants to do considerable improvements to his matchbox, and his building society loan application has been approved — but the bond cannot be registered because his stand has, apparently, not been surveyed

Both men have also lost a tidy sum in interest

● Mr Phineas Hlope of 447 Emdeni was helped by HOMEFRONT to be among the first Big Sale buyers. He paid the R60 reduced survey fee in cash for his house last August. But he cannot get a building society loan for his planned improvements until his leasehold is registered, and no stands in Emdeni have been verified

Fears were expressed at last week's meeting of the Soweto Building Contractors' Association that many builders would go under because of the lack of funds for building

A building society official who attended the meeting said the delay in the issue of verification certificates appeared to be caused by the office of the Surveyor-General (SG) in Pretoria

But Mr S Kavanagh, president of the Institute of Land Surveyors, said Soweto's lack of planning and insistence on following an experimental path were to blame

There was a solid stream of approved general plans flowing from the SG's office, he said

It was expected that plans would take about a month to pass through the offices of the Department of Co-operation and Development, and a further month or two in the SG's office

Mr N C O'Shaugnessy, Deputy Surveyor-General, said that perhaps the flow of plans coming into the SG offices was slow.

"Our main concern is to ensure the survey is in order

"When we are satisfied, we file the plans and they are available for inspection

"Right of leasehold can be registered on a particular property simply by referring to the approved general plan

"I don't know where the hold-up is," he said

Mr Steve Burger, Wrab's Director of Community Services, said the survey should have been completed by now but there had been delays and technical difficulties

About 6 500 stands had become ready for registration in the past month and there were many more in the pipeline, he said

A New Canada official said "The aerial survey wasn't so bright in some parts, and then they have to put it right with a survey on the ground"

Once the plans had been verified, the Surveyor-General's office sent Wrab a list of stand numbers. But the lists for the various townships had numerous gaps.

Only about 18% of the more than 110 000 stands in Greater Soweto had been verified

"Something's wrong somewhere," said the official

The hold-up does not affect the Big Sale much, because three large building societies are prepared to grant mortgage bonds under Deed of Sale until 99-year leasehold is registered

In return, the Department of Community Development issues them with securities.

HOMEFRONT suggests this arrangement be extended to cover building loans.

Because of the shortage of land around the cities, it is obvious that better use must be made of existing properties

Home improvement upgrades the quality of life, and promotes township industry and employment

● Watch out for the results of the "I love Abanga" competition later this week!

(127) *Star*
21/2/84

Two extremes of township housing

The housing situation in the townships, especially in Soweto, is dominated by extremes

At the one end are those who, on the surface at least, seem to be able to afford such niceties of good living as spacious houses, cars, television sets, expensive furniture and a good education for their offspring

At the other end the picture is one of utter desolation and dejection the people in this category are those whose tiny, twilight worlds are mostly unknown because they rarely attract the public spotlight

If they do it is when their makeshift shacks are being threatened with demolition by the authorities because, in most cases, they are seen as health hazards

LONG WAITING LISTS

Shack people come in two categories, those who "qualify" to be in the urban areas in terms of Section 10 of the Urban (Black) Areas Act and those who do not

Qualifying in terms of the law does not necessarily imply automatic tenancy of a house — waiting lists at township superintendents' offices are long and often people have been listed for years

Mr Nkinkiza Mabaso of Orlando East is a typical example. He has applied and waited for a house for nearly 10 years, and does not know how much longer he will have to wait

For the time being he lives with his wife Maud in a backyard garage they rent in the township, while their two minor children stay with his parents at their house in Dube Village several kilometres away

Mrs Elsie Mtwebane lives with five minor children in a tent at a scrapyard in Moroka. Before the tent she lived in a crude hovel she fashioned out of several empty oil barrels arranged in a semicircle and covered with black plastic sheeting

TENT FROM BENEFACTORS

Before the hovel she lived in something "superior" — a derelict car which was taken away from her shortly before Christmas and destroyed. It was then she constructed her hovel. She was later offered the tent by benefactors

The Moroka scrapyard is a haven for shack dwellers and their structures come in many shapes and sizes. They do not even begin to compare with the conventional "matchbox" house of the townships, but nonetheless are home to scores of families

In Orlando East, the oldest township in Soweto, hundreds of backyard shacks abound because the two-roomed houses are too small for entire families and also because there is an acute shortage of houses in the black community

Many residents of Orlando have extended their two-roomed houses by adding an extra tin room to the front portion. These are in addition to the shacks immediately behind the houses which, in many cases, accommodate elder children and the wives

Shacks are also numerous in the Krugersdorp townships of Kagiso One and Kagiso Two, and also in the Randfontein township of Mokoleng. Some East Rand townships also have shacks

What must surely rank as the ultimate in poor living conditions is the settlement of Winterveldt a few kilometres north of Pretoria. The settlement is separated by a street from another place of squalor called Boekenhoutfontein, and the two have sprung up on the verge of opulence

A short distance away from the two areas is Mabopane township, whose houses are bigger and more beautiful than the average "matchbox" of other black urban areas

At Winterveldt and Boekenhoutfontein houses are built of mud bricks which regularly crumble during the rainy highveld summer months, and sanitation leaves a lot to be desired

Pits dug into the ground, with usually a few planks or cardboard pieces around them for privacy, form the toilets

WATER SCARCE

Water is scarce and bought from well-to-do standowners who lease their plots to people stranded for housing. They in turn erect their shacks on the plots

Those who cannot buy water from the landowners obtain their supply for drinking, washing and cooking from holes that dot the settlements at irregular intervals

Often the holes are not covered and are shallow. At the bottom plastic bags, tins and other litter can be seen

The same cannot be said of the new suburbs where affluence seems to be the codename. Here there are cold and hot running water, electricity, waterborne sewerage, regularly collected refuse and streetlighting turning night into day



The tent erected in a Moroka scrapyard has to make do as home for Mrs Elsie Mtwebane and her five children. Her previous home was fashioned out of disused oil drums and plastic sheeting



Michael Chester



Jan Murlane



Russell Kraft



Stephen MacQuillan



Soweto businesswomen Miss Petunia Mhaka takes pride in the home she has bought in the relatively plush suburb of Diepkloof Extension

the 1984/85 financial year, the question cannot be replied to now

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

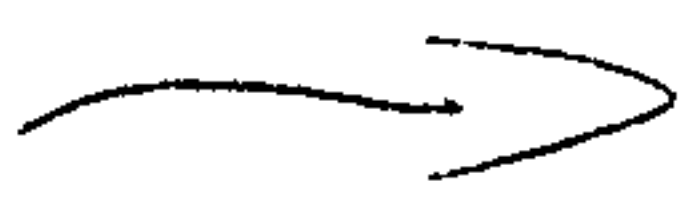
(b) Falls away.

For written reply
 127 Hansard 23/2/84
 Johannesburg area: housing
 Q. 61.312
 2 Mr A B WIDMAN asked the Minister of Community Development

- (1) (a) How many housing units for (i) Coloured, (ii) Indian and (iii) White occupation were built in the Johannesburg area in 1983 and (b) what is the number to be built for members of each of these population groups in this area in 1984,
- (2) (a) what was the estimated shortage of housing for (i) Coloured, (ii) Indian and (iii) White families in the Johannesburg area at the end of 1983 and (b) when is it expected that the shortage of housing for members of each of these population groups in this area will be eliminated?

The MINISTER OF COMMUNITY DEVELOPMENT

(1)	(a)	(i) Coloured	(ii) Indian	(iii) White
		335	110	100

- (b) In view of the fact that funds have not yet been allocated for
- 



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**Bay a
lad with
gift of
the gab**

PHAFOGANG High School of Rockville were in excellent form when winning the speech contest organised by the African Feeding Scheme this week.

Orlando High, Alexandra High and Kagiso High failed to provide competitors — which left Phafogang and Moletane battling for honours. Raymond Davids's eloquence won him a round of applause when he won the contest for Phafogang.

The subject on which Davids outwitted Dikonelo Mosala of Moletane was "An environment conducive to health."

Davids collected the R60 first prize. The adjudicators were Mr I M Moshodi of Wits University, Mr I S Wallace and Mrs B Hollingworth both of Wits.

The organiser of the contest was Sis-

Putco leads the way

By NKOPANE MAKOBANE

A CHALLENGE has been made to the public by a company and an individual to assist the Transvaal Cripples' Care Association to purchase a ten-seater bus costing R12 500

A spokesperson of the association told The SOWETAN yesterday that the Putco Foundation has already donated R5 000 towards the 10-seater bus

According to her, the donation is in a way a challenge to all other transport operators and the public throughout the Southern Transvaal to match the gift

The vehicle will be used to transport some 5 000 physically handicapped passengers of all races a month, of which approximately 3 000 are black

The first donor to meet the challenge this week is Mr Tony Johnstone, the winner of the PGA Charity Classic last Saturday. He has given the association R500 and he also challenges others to donate to help buy the bus

Donations may be sent to The Transvaal Cripple Care Association, Private Bag XI, Parkview 2122. Alternatively people may phone 646-8331 to make arrangements

STRIKE AT SHOE FIRM

POLICE used dogs to disperse workers after three people were injured and motor cars stoned by an angry mob during a strike at the Bata shoe factory in Pinetown near Durban on Wednesday night.

By late last night the strike over wage de-

Council to build houses

THE Randfontein Community Council has received approval for a new lay-out plan of the eastern buffer area of Mohlakeng, which has resulted in 360 residential sites becoming available for development.

This was announced by the council's chairman Mr A M Sepanya, who said "The council is at present busy with the installation of a water and sewerage service for these sites which is expected to be completed by the end of March, this year

"The construction of roads will then start

"Plans are well advanced for the erection of the 360 houses

"Provision for flat sites has also been made in the eastern buffer area and the council is at present busy with a feasibility study to establish the advisability of erecting small flat complexes"

He said in terms of the new town planning principles, the council undertook an open space study in Mohlakeng with a view to the better utilisation of available land in the township

The council's recommendations have received Ministerial approval with the result

By JOSHUA RABOROKO

that an additional 102 residential and special residential sites have become available. Plans are now in progress to service and develop these sites

The council with the assistance of the private sector, is busy with a scheme to upgrade the hostel bungalows to improve the quality of life and administration of the hostel complexes

The position of the PWV 16 road in the northern buffer of the township, has also been decided on and this will now enable the council to commence with the planning of the lay-out of this area

Mr Sepanya said the council has also undertaken to electrify the township. An overhead economic system has been approved and the council is at present negotiating to obtain the most reasonable terms for a loan to fund this project.

Sof 'n Easy
Ethnic Hair Care Products
now in all
JA Supermarket
S 7104

Private sector to boost Soweto housing scene

A housing scheme for Soweto, to be financed entirely by private enterprise, had been approved in principle, the Minister of Co-operation and Development, Dr Piet Koornhof, said in the township today.

He was inaugurating the first town council of Soweto, which has full municipal status in terms of the Black Local Authorities Act.

The Minister said approval in principle had been granted for the Protea North scheme, which would provide about 2-500 houses for "better-off" residents of Soweto. (127) Stan 2/3/84

"The concept of developing a black residential area exclusively by private enterprise is a new facet in your administration, and I am pleased that your council has taken the initiative in this matter," he said.

Another housing scheme, for less well-off residents, was underway at Naledi. The scheme allowed for the erection of a "basic house" to which further rooms could be added as the owner's financial position improved, Dr Koornhof said. — Sapa.

THOKOZA HIT

Saweta 6/3/84 244 127
THE Thokoza Town Council is to increase rents by R11 this year — the first increase of R9 coming into effect within four months unless alternative sources of raising revenue for the area can be found.

BY RISE

IN RENT

Mr E C Matsoso, the deputy mayor of Thokoza, yesterday announced that house rent in the township will be increased by a minimum R9 within the next four months

At the latest the hike will be introduced at the beginning of July. He also said towards the end of the year rent will again be increased by another R2 making it R11 for this year.

Mr Matsoso said members of the council met residents at a meeting on Sunday and informed them of the coming increase.

The residents were told that if they were against the increase they should come with suggestions on how to raise money needed for capital projects in the township. The council has

Town council has no money

taken loans to finance services in the township.

Mr Matsoso said: "The town council is about to introduce an electricity master plan in the township which will cost about R23 million when completed in 1988.

"Recently we erected a water reservoir costing R4,8 million and we will also be upgrading the sewerage system in the township at a cost of R2,8 million before the end of this year

To repay these monies we have no alternative but to increase house rent in the township."

Residents pay R25 a month rent. Mr Matsoso said the increase in rentals would coincide with the development phases in the township. Development has been divided into five phases

The first involves the reservoir and upgrading of the sewerage services and for this the residents have been charged an

increase of R9 per month

For subsequent phases the increases will be R11, R15, R18 and R21. The increase to R21 will come into effect in 1988, when the present envisaged projects are completed

The rent hike comes at a time when many residents in Thokoza and other black townships are facing a number of hardships such as being out of work because of the recession which is affecting the whole country and the ever-increasing prices of basic items such as food and transport.

Meanwhile a number of residents in the township said it was not necessary for the town council to increase rent because presently they were paying exorbitant rent. They said the council should ask the East Rand Administration Board (Erab) and the Government to provide funds to finance these projects."

Wrab offers home owners weekend help

THE Home Ownership offices at New Canada are to be opened every Saturday and Sunday starting this weekend from 9 am to 3 pm on an experimental basis.

A West Rand Administration Board (Wrab) spokesman at New Canada told The SOWETAN that the offices will open strictly to help people who want to buy their houses under the 99-year leasehold.

"The reason for taking this move is the result of complaints we received of residents who cannot get time off from

their employers to visit our offices. We think this move will be of benefit to them because we would like to cater for all," he said.

The spokesman also said virtually all houses in Soweto were now available for sale except those that have been set up for sub-economic rentals.

According to him, there has been a fantastic demand from the people wanting to buy their houses. From July last year up to now, about 3 400 houses have been sold at a rate of approximately 400 a month.

127

Soweto 7/3/84



BEKKERSDAL'S HAD A BUCKETFUL

Leave ¹²⁷
our ^{city press}
rent ^{11/3/84}
alone!

By MARTIN
NTSOELENGOE

BEKKERSDAL residents can breathe a sigh of relief — their rent won't be going up this month.

But the reprieve is short-lived — rent will be increased on April 1.

The rent increase was postponed after angry residents and a community councillor protested that rents were already too high, and that the notices informing them of the increase were unsigned.

Councillor Dodo Molefe said Wrab had not discussed the increases with the council, and the increases first have to be approved by Co-operation and Development Minister Piet Koornhof.

However, Wrab official Deon Cordier said the increases were given the nod by the council on July 27 last year. He said the increase had been postponed to next month because it had not been gazetted.

The pending increase has angered residents, who say their rent is already too high, and that the R5,30 they pay for sewerage is unfair because they use bucket toilets.

High school teacher Sello Radebe said the whole affair was a joke.

"Wrab should first tell employers to pay their workers more so they can afford the cost of living," he said.

★ Answering nature's call is little Thabo Mokhele in Bekkersdal, where buckets are still used as toilets.

HOUSE RENT UP R4 IN TEMBISA

Swetson
13/3/84
127

HOUSE rent in Tembisa near Kempton Park goes up by R4 from April 1. This was announced yesterday by a spokesman of the Tembisa Town Council.

He said rent on trading stands, which include liquor stores and beerhalls, will also be increased by R20 as from the beginning of next month.

The spokesman said that the increases were agreed upon at a meeting of the now defunct

By
**MZIKAYISE
EDOM**

Tembisa Community Council last July

He said the council was still considering whether to increase creche fees and rent at the hostels but there was a strong possibility that rent at the hostel and creche fees would also be increased next month.

Last month the council increased lodgers fees from R3 to R8.

The rent hikes, the spokesman said, were necessary for the council to continue with the second phase of the electricity master plan in the township, and the installation of a water-borne sewerage system to replace the old bucket system.

Germany, water pumps by Britain and transformers by Italy

up 12 cars

So far Dawie has raised R8 000

Mrs Victor said yesterday "Wayne's eyesight remains stable, but it will worsen as he grows older, or he could lose it overnight

"If the American doctors cannot help him, we still want to take him to see Disneyland before his vision goes totally"

who did not have to doctors to prescribe that they were needed. In many cases, their work could mean that a doctor need not be consulted

Opening the meeting yesterday, the president of Sana, Professor Retha van Huysteen, said many people held a low image of nursing, despite the fact that it was an independent profession with a proud history and well-defined ethical code

The self-image of nurses was low and parts of the community also failed to see the nurse as an independent practitioner

er jailed for five years

could take it and show it to her professor. She took the baby and did not return. On May 13, the baby was found by police at Gounder's home

Gounder admitted three convictions for shoplifting

Passing sentence Mr van der Walt said that child stealing was a very serious crime

He sentenced Gounder to eight years' imprisonment, three years of which were suspended for five years for child stealing and to six months' imprisonment for impersonating a doctor

He ordered that the second sentence run concurrently with the five-year jail term she will now serve

RAM 17/3/84 (127)

Bid to speed up sale of homes in Lenasia

By JEANETTE MINNIE
THE LENASIA South/East Consultative Committee (LCC) is to attempt to persuade about 900 tenants of sub-economic houses to purchase their homes under the Government selling scheme

The Government's Big House Sale in Lenasia South has turned out to be disappointing, with only 230 applications received from the 1 130 tenants of the sub-economic homes

The scheme, which came into operation in July last year, will only be effective until June 30 this year. But the Minister of Community Development, Mr Pen Kotze, has agreed tenants of the state-owned sub-economic homes in Lenasia South, who still wish to purchase their homes, need only write to the department stating their intention to buy before July 1

At a meeting in Johannesburg this week, Mr Kotze agreed to a request from the LCC to allow tenants to buy their homes under the State selling scheme — even if they could not raise bonds or secure finance before the July 1 deadline

Yesterday, the chairman of the LCC, Mr Dunkie Pillay, said tenants should route their letters (stating their intention to buy) through him and that he would be setting up clerks to assist tenants to buy their homes.

The letters should be addressed to Mr Pillay at P O Box 282, Lenasia. Mr Pillay's phone number is 852-9740

APARES MARKET

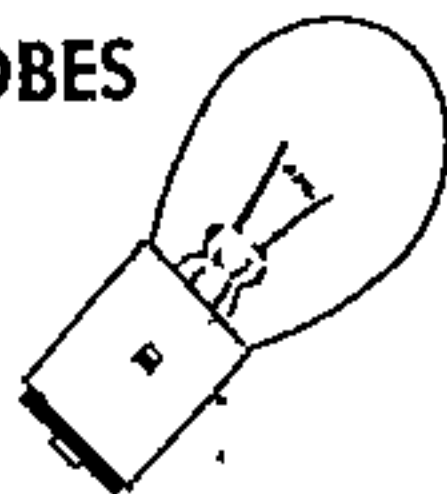
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MON 12 - SAT 17 MARCH

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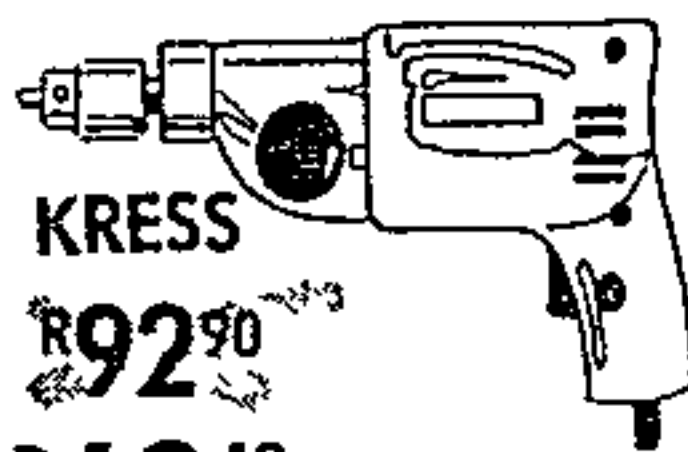
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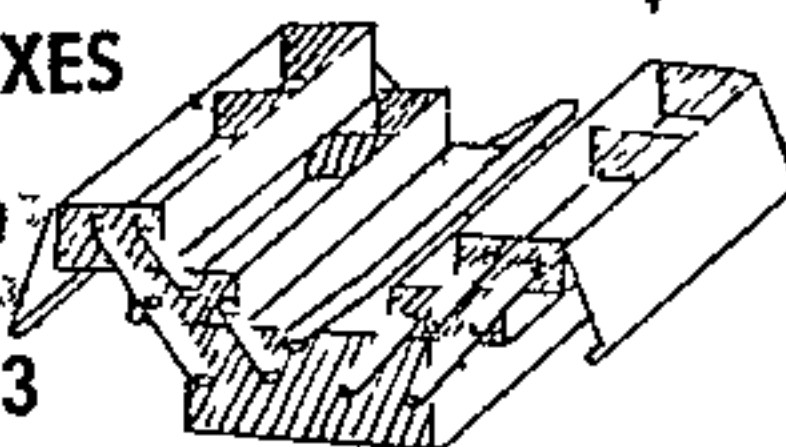
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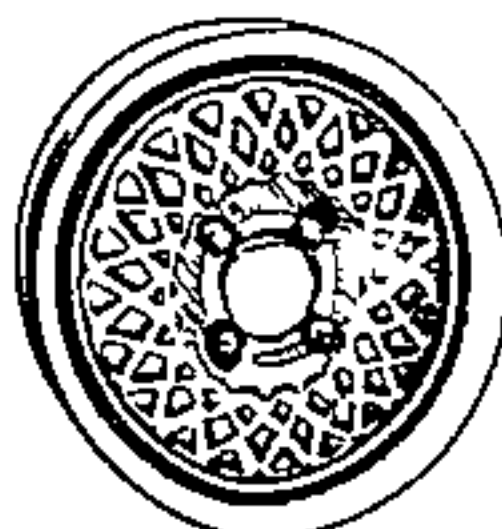
TOOL BOXES

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R1953



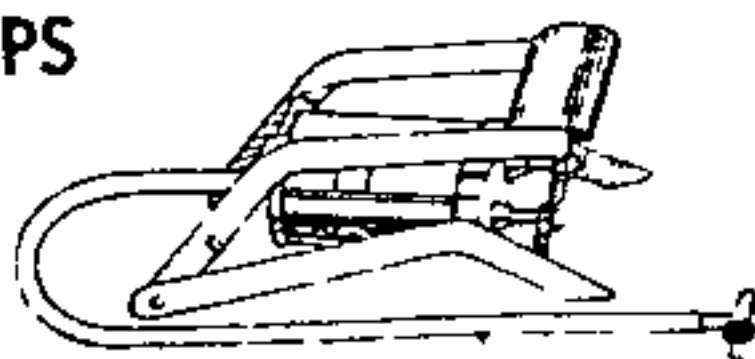
COSMOS MAG WHEELS

R39900
R27825



FOOT PUMPS

R2207
R686



Students in need of books

Mail Reporter

THE Soweto campus of Vista University is in desperate need of books to equip its library

Donors are asked for books such as references, literary and critical work suitable for university use

The university was also asking for donations or provision of funds for a series of books of the donor's choice

"We have three blocks which can be used as a library, but only one block is in operation at the moment. Instead, we use the other two blocks as study rooms," the chairman of the library, Ms S Dlamini, said yesterday

Ms Dlamini said in the African languages, series such as "Ukucathula", "Igoda" and "Matema-len yora" and others, would be most welcome

Ms Dlamini said the University of the Witwatersrand, the Wits Council of Education and Van Schaick's book shop in Pretoria had donated books last year

The Soweto campus presently boasts 670 full-time and part-time students

Donors should contact the librarian at 985-1005

Long-servin guilty of th

MARITZBURG — A South African Police warrant officer with more than 25 years service was found guilty of theft and fraud in the Pietermaritzburg Magistrate Court this week.

Johannes Jacobus Langveldt stole more than R7 000 from the SAP Sports and S

Sfav

127

Indian firm to build new township

19/3/84

By Yussuf Nazier

A newly formed company, the first Indian utility company in South Africa, is to develop a self-contained township of 100 homes, a school, civic centre and other community amenities in Lenasia South, on land costing R1,3 million.

This has been disclosed by Mr Sayed Mia (36), chairman of Golden City Housing (Pty) Ltd.

Mr Mia and his seven directors initially applied to the Department of Community Development for a tract of land to develop 300 homes.

The department at first agreed but later modified its terms after two other Indian consortiums — one from Durban and the other from the West Rand — also applied for stands on which to develop

housing in Lenasia South

Golden City Housing was given 100 stands for its project

Mr Mia said last week: "The Urban Foundation, Anglo American, the South African Permanent Building Society and other backers agreed in principle to help us develop this self-contained township

"The services have already been laid out and we should have the first 50 homes ready by next summer

"We are going to build low-cost homes for people within the R800 to R1 000 income bracket. The homes will cost between R30 000 and R40 000 and buyers will have a free hand in choosing the site and home design they want," Mr Mia said

TOWNSHIP BUILDING Out of site

(127)

Prospects for accelerating private-sector involvement in black home building could be boosted by a pilot, two-stage, development scheme in Soweto, undertaken by the Urban Foundation (UF), Wrab and the Soweto City Council

In simple terms, the UF is raising R20m to develop fully-serviced sites which are then made available for private sector house building. The land remains the property of the local authority until it is transferred to the 99-year leaseholder.

The first of 2 500 290 m² sites in Soweto's Protea North will become available for building next year, the balance to be completed by the end of 1985. The UF expects all houses to be completed by September 1986.

Property developers, employers of black labour and individual black home-builders have already "shown positive interest" in the sites, says UF's Matthew Nell and buyers can start coming forward in May.

Space has also been allocated for 800 flat units.

While the local authority holds the sites, the UF is responsible for the provision of sewerage, electricity, street lighting, tarred

roads and stormwater drainage to make them available for 99-year leasehold.

"We will then make the sites available to the private sector for actual house-building," says Nell.

The fully-serviced sites, at the UF's projected estimates for June 1985, will cost between R5 500 and R8 200 and once built on will present a total home cost of R20 000 and upwards.

Although they are only within the reach

of upper-income groups, (*Business*, March 16) Nell says this is "more a result of high land servicing and housing standards, rather than private sector involvement per se."

Nell says the UF is continually trying to win approval for what it terms "affordable building standards."

"You've got to remember building societies are reluctant to lend on a stand only



UF's Protea North sites ... standards too high?

Residents upset at another water cut

By RICH MKHONDO

WHILE thundershowers fell over most parts of the Transvaal at the weekend residents of Katlehong near Germiston, desperately needed water as taps ran dry for the second time in three weeks.

And residents say they were again not warned by the authorities that water would be cut off at the weekend.

Katlehong seems to be plagued by water supply crises. Last month residents went without normal water supplies for almost four weeks because of burst pipes.

Then the asbestos pipes were replaced with steel ones and things returned to normal — until the weekend.

Residents are angry because they say they are hardly ever informed in advance of water cuts.

Last week Mail Extra asked the township manager, Mr P Bouer why residents were not told in advance when supplies were to be cut.

Mr Bouer said they only informed residents if they knew in advance that engineers would be working on the supply system.

But the weekend cuts were done deliberately so the authorities were supposed to know, said a resident yesterday.

they were ferried to the hospitals by ambulance electricity department bakkies and other vehicles.

"Where is my brother? Is he still alive?" asked little Lucas Ngwenya, whose address was unknown, as he clutched a hospital bed.

At the scene of the accident, a traffic inspector, Mr C Bickerton, was helping to carry children out of the bus.

A child died — his body a mass of wounds — as ambulancemen rushed to him.

At the Natalspruit Hospital a woman collapsed at the entrance of the casualty section when she saw her child.

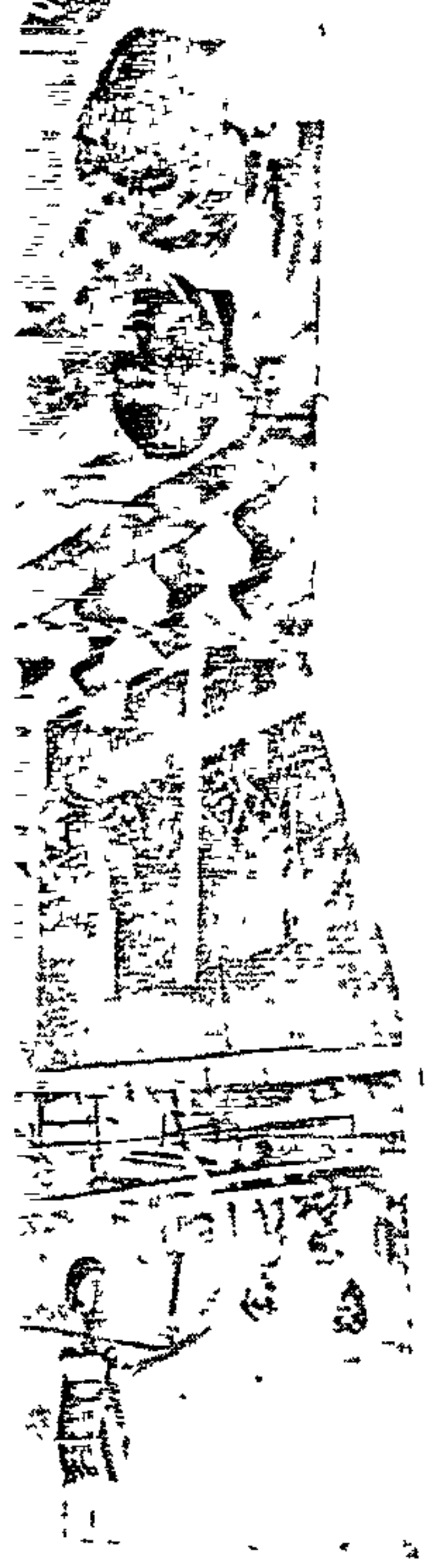
The bus driver, whose name has not been released, was shivering in a wheelchair as he was treated for severe head injuries.

Last night the names of the dead and injured were not available as their next of kin were still being notified.

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DION

APOLOGY

(Sunday Times Supplement)

We apologise for the following items advertised in the Sunday Times Supplement being out of stock:

- Casio Watch Model 321 G
- Olympia Typewriter XL-12

R/ tal So Gr an sa the ye we ra 500 tic de su fr It we m ab di an po le nu wa bl pic wi ev du wa sta sec me ish 250 the Th ies & cor ser I wo thu the pre dit stu tha goc wh livi TO rot or bu Ed bel we l pla Ma wit Jar or PO Gbs M of An s

(127) ~~STO~~
Nowhere
to live, so
baby died
Staw
2.8/3/84

A young Soweto woman charged with murdering her baby told a Johannesburg magistrate yesterday that she threw the girl into a river because they had nowhere to live.

Miss Rosaline Mathapelo Motaung (21) of Orlando East pleaded guilty to a charge of murdering her child, Pontso, on March 19.

She said she threw the girl (who was a year and eight months old) into a river near Nancefield because her mother had thrown her out of home and she and the child had nowhere to stay.

Bail was set at R300 but said she did not have the money to pay it.

She will appear in court again on April 18.

Mr P.E.S. Bester was on the Bench.

A wonderful way to say 'Thank You'

By LIN MENGE

A WONDERFUL way of saying "Thank You" that's how a Linksfield housewife sees the purchase of an employee's home on the Big Sale

The woman, who does not wish to be named, told Homefront that her employee had been with her for 25 years

She felt the bargain prices offered under the Big Sale were a small price for any employer to pay for dedicated service from an employee, now in her old age

In this case the house, in Dudaza Township in Nigel, was in the name of the husband, the registered tenant.

"But this gave our employee no security at all. We discussed the matter with the township manager, and explained our point of view to the husband. He agreed to sign the house over into her name

"This resulted in the loss of 5% of the discount, because although he had occupied the house for more than five years, she had not."

● Of the 3 000 or so houses sold to date under the Big Sale in Wrab and Erab townships, Homefront knows of a good many which, like the above, have been bought by grateful employers



SA Associated Newspapers staff collected money in these SAAN beer mugs to help the families of two colleagues, Mr Josiah Gumede, above, and Mr Percy Sithabe, who lost their homes and possessions in the Natal and Kwazulu floods.

A tough Budget will hit Disaster Relief Fund

Homefront Reporter

MR HORWOOD'S Budget Speech will be listened to with dread in the offices of the Government's Disaster Relief Fund in Pretoria today

If the Minister of Finance comes down too hard, it will hit support for the Disaster Relief Fund among both companies and individuals very badly, the chairman of the board of the fund, Mr Arthur Barnard, said yesterday

Only R168 000 had been collected so far, he said

At least R2 500 000 is needed in just the black areas of Natal and Kwazulu to replace houses and stock. More than 80 000 people — families of workers on the Reef — have lost their homes.

Never mind, the Rand Daily Mail Homefront's Abanga is there to help stretch the pennies

Homefront first became aware of the effect of the floods on city workers when two SAAN employees, Mr Percy Sithabe and Mr Josiah Gumede, lost their homes. We organised a collec-

tion, and then went into a full-scale campaign with the Natal Building Society

You can drop your contribution to the Abanga Fund-Flood Relief Campaign in at any one of 18 branches of the NBS. These are Market Street, Braamfontein, Hillbrow, Harrison St, Carlton Centre, In-town Centre, Jeppe St, Rosettenville, Southdale, Lenasia, Diepkloof, Dube, Sandringham, Rosebank (The Firs, The Mall), Edgardale, Randburg and Sandton City

Two-thirds of the proceeds will go to the Government's Disaster Relief Fund, and one-third to the Abanga Fund, which in turn gives a third to starting homes for people of all races in the Johannesburg area

Cheques may be made out to the Endangered Wildlife Trust (Abanga Fund (Flood Relief 12-RMF-D)), Private Bag X11, Parkview 2122

The Trust is a registered fundraising organisation, No 03 3000 320001

'Housing' — it is hard to believe



Homefront Reporter

DOES anyone actually read the Department of Community Development's 12-page, bilingual, blue and white newsletter "Housing"?

If they did, they would have discovered that the newsletter, for the second time, has given a wrong telephone number for Wrab's Big Sale office. The 29-number given is that of a private company. The right number is 21-4911

For the East Rand, they give a Mr Pieterse

He left months ago

An obscure sales and survey progress chart gives readers a vague graphic presentation of what the situation was back in January

There is also an alarming story that the liaison committee set up to provide practical solutions to private sector problems with the sales campaign and with new housing, has been enlarged. Having put forward some problems to this committee, Homefront would rather have read about just one of their solutions

The front page reports are on the tabling of the Steyn committee report (last September) as "vivid proof" of the Government's good intentions and a Ministerial speech (last October) about a private sector consortium which would build 40 000 to 50 000 houses

Homefront thought that was big news and wanted to give it full treatment with the names of the members of the consortium. No — only the Minister could disclose their identity. That was five months ago

... have been not that he said... of South African... said... get... in... a set... for... must... held... hose... ed... their... dents... under... letters... t... re au... are... South... VISIT... old... small... a toy... been... an-in... he re... lucing... its in... had... 127

Rents too high - residents

A R4-MILLION housing scheme involving the building of 100 units in Springs has struck a discord with some residents who complain that the R250 monthly rent they are paying is too high.

The houses in the centre of the controversy are those built by the African Development Construction Company (ADCC). Thirty families have already moved into some of the houses.

Ventures

And what has angered the residents even further is the fact that this "exorbitant amount" does not include the bond repayment — that is, they are only paying occupational rent. Their applications for loans to buy the houses are still being processed by a building society

One resident, who refused to be named for fear of victimisation, accused the ADCC of "exploiting desperate home-seeking families."

"We are for the idea of supporting black ventures, but this is an ideal case where a black man

is exploiting his fellow man. What's even worse is the fact that we have not yet started paying towards the sale of the houses," the resident said.

Mr Matodza Liphosa, an ADCC manager, disputed the allegations that his company was "exploiting" desperate home-seekers, saying the monthly rent had been calculated according to the annual interest rate of the houses.

rate of the houses has been divided so that residents, instead of paying one lump sum, pay the money in the form of monthly rent," Mr Liphosa said.

Interest

He said the residents were paying the R250 monthly rent temporarily. "This will last for at least four months, while their bond applications are being processed." After that period, bonds of these houses would

be registered and residents will start paying the building society processing the applications in monthly instalments, he said.

The prices of the houses range between R20 000 and R32 000

Another problem is that the houses have no electricity, but Mr Liphosa blames the East Rand Administration Board for delaying in installing power in the area.

"We wanted to assign our own contractors to

install electricity but the board insisted that they will do the work. We are at present waiting for the board to do the job," Mr Liphosa said.

Scheme

According to Mr Liphosa, this electricity holdup does not affect the Springs housing scheme only. Another ADCC project in Tembisa is also experiencing the same problem.

"Electricity could not be installed in our Tembisa houses because the



CONSUMER

CORNER

local council said we should wait for a master-plan, which involves the installation of electricity in the whole township to be completed," the ADCC manager said.

Alex rent hikes hit hard

Sweet
2/11/84
127

THE Alexandra Town Council has raised rents and introduced water charges in a bid to cut a massive R875 840 deficit, the Rev Sam Buti announced on Friday.

Some of the increases will be spread over a 10-month period with the last increases coming into effect at the beginning of January next year.

"Hardest hit in the rent hike are residents in Phase One who will now pay R124,55 a month for a four-roomed house and R139,55 for a six-roomed house. The increases in Phase One come only weeks after the Phase One Neighbourhood Committee had called on the Alexandra Town Council to lower the rents which were described as exorbitant.

The committee had urged that rents should be R40 a month for four-roomed houses and R50 for six-roomed houses.

"We believe that the new rents are within reasonable reach of the people. The other op-

tion is that those who cannot afford can exchange with people who can afford to pay the rates," Mr Buti said.

He said his council was hard pressed to find ways of generating revenue. "The council is in a unique position in that it has to make provision to rebuild the whole of Alexandra.

"For this expenditure and all other expenditures, means by which it is financed must be found," he said.

From this month rates of rooms will go up to R12 for the first

room, R4 for every additional room and R1,50 for water for each permit holder.

The second increase will come into effect at the beginning of January next year when the first room will cost R13,50, R5,50 for every additional room and R2 for water for each permit holder.

For people who have been given temporary accommodation the rates will be R10 for people living in buses, huts and in the old TB clinic and R25 per unit for the diamond huts.

MONDAY, 2 APRIL 1984

MONDAY, 2 APRIL 1984

†Indicates translated version

For written reply
Howard
Q. Co 1, 829
Soweto: housing schemes

233 Mrs H SUZMAN asked the Minister of Co-operation and Development

(1) How many housing schemes are at present being developed in Soweto by the (a) West Rand Administration Board and (b) private sector,

(2) (a)(i) when were such schemes initiated and (ii) when is it envisaged that they will be completed and (b) how many housing units are involved in each case,

(3) whether any housing schemes for lower-income groups are under construction in Soweto, if so, (a) how many and (b) how many units are involved in each case?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

(1) (a) West Rand Administration Board —Three.

(b) Private Sector—Four

(2) (a) (i) *West Rand Administration Board*
Naledi 1982,
Chawelo flats 1981,
Jabulani flats 1981

Private Sector
Naledi 1982;
Dobsonville extension 1980,
Diepkloof extension 1980,
Jabulani 1981

(ii) *West Rand Administration Board*
Naledi June 1985,
Chawelo flats December 1984,

Jabulani flats December 1984

Private Sector
Naledi June 1985,
Dobsonville extension June 1985,
Diepkloof extension June 1985,
Jabulani December 1984

(b) *West Rand Administration Board*
Naledi 1 000 units,
Chawelo flats 420,
Jabulani flats 434

Private Sector
Naledi 312 units,
Dobsonville extension 1 184 units
Diepkloof extension 1 281 units
Jabulani 53 units

(3) Yes

(a) 1 Scheme,

(b) 1 000 units
Stationery for schools
Howard Q. Co 1 P 30

439 Mr K M ANDREW asked the Minister of Education and Training

(1) Whether any schools administered by his Department are provided with (a) stationery, (b) exercise books, (c) text books, (d) set books and (e) class readers for pupils, if not, why not, if so, (i) which schools or categories of schools are (aa) provided and (bb) not provided with each such item and (ii) how many (aa) schools and (bb) pupils are there in each such category,

(2) whether any changes in this regard are to be effected in (a) 1984 and (b) 1985, if so, what changes?

The MINISTER OF EDUCATION AND TRAINING.

(1) and (2) Stationery and books are provided to schools on the following base
Stationery
Stationery is provided only to schools

Soweto to get housing boost

Sniefer 3/4/80 *(127)*
IN AN attempt to reduce the housing backlog in Soweto, two companies are to build about 250 homes in Diepkloof Extension soon.

jects will take about a year to complete.

Prospective buyers must contact the council's housing office (Room 6, New Canada) for further details

This was announced yesterday by the Diepmeadow Town Council's director of Housing, Mr D Grinker, who said approximately 155 2-bedroom flats and 100 3-bedroom duplexes will be erected in the area.

He said that the prices of these housing units would be approximately R36 000 for the flats and R40 000 for the duplexes

Details

"Covered parking or garages will be provided with all units. These units will not be available for rental, but only for sale," he said.

Mr Grinker said that the two companies — United Financial Trust and Gough Cooper — have been given the green light by the local town council to build the units.

"Plans are also afoot for the building of about 2 200 houses in the area in future."

He said details of the companies which will be handling these developments will be made known soon. The pro-

Rasm 4/11/84 (127)

No stands, but firm sells houses

By LIN MENGE
and SOPHIE TEMA

A COMPANY which claims to specialise in the development of mass housing says it has negotiated a contract to build 300 houses for the Dobsonville Town Council and that it has already sold 100 of the houses in advance.

Dobsonville council spokesmen say they have provisionally set aside 300 sites for the company, and only after the company has built 10 show houses will the council decide whether to allocate the balance.

The company operates from the garage of a house in Aston Manor, a residential suburb of Kempton Park. Spokesmen for the company said they would open an office on site once building started.

They told Homefront they had been allocated 300 stands. The duration of the contract was expected to be 15 months and work on the 10 show houses was due to start in May.

They had already sold 100 houses, they said.

Asked about the "small securing deposit" required, they said the deposit would be discussed with the client. The money would be paid to a building society because they, as builders, could not accept money.

Asked which building society, they said it was actually a "banking consortium" which was involved. They said they had nothing to do with the financial side.

Their Press release describes them as "a company specialising in the development of mass housing". Asked for details, they referred vaguely to public

works contracts in places such as Kimberley and some spec housing for whites in Boksburg and Pretoria.

They have a company which sells a "100l solar heater storage type panel" which will be fitted to each house and can be bought for existing houses from R550. They did not say whether these had SA Bureau of Standards approval.

The price of the houses, including infrastructure, ranged from R18 000 to R45 000, and ranged from two bedrooms to five bedrooms with two bathrooms and garage.

Asked about the company's claims, Mr Alex Conn, chief executive of Dobsonville Council, and Mr Don Mmesı, mayor of Dobsonville, both said the company had not been allocated the 300 stands for which it had applied. It would have to build 10 show houses first before the council would decide whether to allocate the balance.

Mr Conn said he would talk to the company about its claims.

Mr Mmesı said the council had not seen any houses built by the company, nor did it know who was financing the firm.

He said the houses were among the cheapest.

● Homefront will not name the company because we are not prepared to give it any publicity whatsoever. Readers are warned to check on companies before dealing with them, and before paying them money.

● Homefront has asked Wrab to look into the matter. A Wrab spokesman said it was usual to advertise stands and to scrutinise carefully the tenders that came in.

A company specialising in the development of mass housing, has negotiated a contract to build 300 houses for the Dobsonville

work is due to start in early May, initially with 10 show houses, of various designs. The prices including infrastructure ranging from R 8,000 - R45,000, a small securing deposit will be required.

Each home will be fitted with a 100 litre solar heater storage type panel, which will provide hot water for the bathroom.

Part of the Press release issued by the Kempton Park company to attract prospective home-buyers from Dobsonville.

Housing is getting top priority out in the bush



Above: a matron and her staff discuss duties in one of the township's clinics that offers medical facilities free to employees



Left: two mineworkers chatting outside the single men's quarters.

127 Star
260 4/4/84

By Sol Makgabutlane

PHALABORWA — The hefty man clutching a huge chunk of raw meat, with his other hand flapping frantically for emphasis, blurted "It's hard to believe."

The scene was a mining kitchen here and the man was employed by the Phosphate Development Corporation (Foskor) on an opencast mining site

He was talking about

the living accommodation, restaurant, medical and recreation facilities provided by the mine

"Before I came here I was living in the bush. Our houses were in a thicket and wild animals roamed freely around. When I came here we were given modern quarters"

He is one of the 600 unmarried men who stay in the quarters in Namakgale township. They pay

R20 a month and get free meals which include meat and sandwiches every day.

They also get their medicine, transport to and from work, sports kit and transport to neighbouring villages for games, and work clothes

Those who are married get spacious homes in the township where they live with their families. They pay R6 a month but are not entitled to free meals

"Houses were built to alleviate the housing shortage in this area when hundreds of people were living in the bush under pitiful conditions," says Foskor's external relations manager Mr Jan van der V Scholtemeyer

"About 160 married people with long service with the mine were allocated houses in the township, while those who are unmarried stay in the single quarters

"We are planning to build about 50 more houses before the project of supplying houses to staff members is temporarily shelved because of a lack of money."

He said serviced sites with complete infrastructure were provided by the Government. Each house cost about R10 000 to build

"It is a good example of what private sector and Government co-operation can achieve."

ernment houses, but by 1975 the backlog was so big the State could not provide any more

"PMC decided to do something about that," says the mine's industrial relations manager, Mr John Clements

"That year, with South African Development Trust help, we built 80 homes. Another 39 houses were built in 1980 and today at least 2 976 houses, including those we initially rented, are controlled by PMC in Namakgale

"Married people pay R6 a month rent and the unmarried R40"

PMC also gave R750 000 to help build the badly needed R1,5 million Sir Val Duncan Technical College in Namakgale.

"Recently we were approached by residents wishing to buy their houses because they said they did not regard their township as temporary."

cont ↓

Mr Scholtemeyer said the mine spent about R72 000 a month on food and transport for its workers. Other free services covered electricity, water, a tailor, a barber and a clinic.

Fedmis is another company that is involved in Namakgale housing.

Manpower manager Mr D L Bezuidenhout said "Since 1976 we've built 160 middle-income houses in the area and we are planning to build 30 more

"The main reason we are doing this is to meet the needs of our people, give them more security and in this way stabilise our workforce. The company will soon sell houses to occupants"

The homes cost between R8 000 and R21 000 to build

The third largest employer here is the Phalaborwa Mining Company (PMC)

It initially housed its employees in rented Gov-

We're looking at ways of letting them buy their own homes," Mr Clements said.

PMC's engineering projects superintendent Mr Jim Pearce said those who wanted to build their own homes were also getting their share of the cake

A housing committee consisting PMC, Foskor, Fedmis and Department of Co-operation and Development representatives was formed recently to take care of that

"The challenge facing the housing committee is to provide housing that can satisfy families as their aspirations and needs grow," Mr Pearce said

The committee focused on two self-help schemes for those wanting to provide for themselves: core and shell houses

"We looked at some shell houses in Nelspruit and although they were low-cost we weren't pleased with them as their walls were cracking.

"Another disadvantage was they would be difficult to extend. On the other hand core houses, which initially comprise a toilet, kitchen and bedroom, are small but they can be extended."

PMC has built five core houses at a cost of R150 a sq m and 10 shell houses at R90 a sq m

Mr Pearce said it was still not clear what houses were preferred and the housing committee would shortly send out questionnaires to residents asking them what kind of housing they liked.

"Another plus factor is that the department has agreed to lend the committee R300 000 to use in providing low-income housing in Namakgale."

Many people on the Witwatersrand still imagine places like Phalaborwa as areas where people walk around wearing skins and wild animals roam free

Times have changed

Increases to be fought in court

By JOSHUA
RABOROKO

THE Tembisa Civic Association is to seek a court order restraining the local town council from implementing increased site rentals in the township.

The association's secretary Mr Charles Maloko told The SOWETAN yesterday that they have already briefed lawyers on the issue and notices of intention have been sent to the parties concerned.

According to the Government Gazette site rents in the township are to go up by R4 as from April 1.

Residents have lodged their protest to the various town councillors at several meetings recently. They asked the councillors to request the board, to postpone the increases, but this has been to no avail.

Meanwhile freelance reporter Felix Mthombi reports that more than 500 placard-carrying residents staged a demonstration against the increased rentals at the weekend.

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Fm 6/4/84

BLACK HOUSING Extending the sale

The great sale of 500 000 State-owned houses, which was due to end in July, has been be extended. The Minister of Community Development, Pen Kotze, announced the extension last week. Simply put, the authorities have so far failed to persuade sufficient blacks to buy housing stock under the 99-year leasehold scheme.

Only about 8 000 houses have been sold 'countrywide — including 2 317 out of 40 000 on sale in greater Soweto. There are also 4 554 applications to buy lodged with the West Rand Administration Board (Wrab).

A spokesman for Piet Genis, chief estates officer of Wrab's home-ownership division, says that although sales began last July they really didn't "take off" until January this year.

According to the Department of Community Development the minister decided to extend the house sales after receiving representations from community leaders.

Despite the low level of sales, where existing houses are concerned, black local authorities are initiating new housing schemes for sale under the 99-year scheme. Dave Grinker, director of the Diepmeadow Council, says his council is to erect 155 two-bedroomed flats and 100 three-bedroomed duplexes in Diepkloof Extension.

The flats and duplexes, which will be provided with covered parking or garages, will be available only for sale, and not rental, says Grinker. The flats will be sold for R36 000 and the duplexes for R40 000.

The project will take about a year to complete and prospective buyers are asked to register with the council's housing office

Town council can lend out cash for housing

Sowetan
9/4/89
123

TOWN COUNCILS in the various townships have now been given powers by the Government to lend out money to individuals who intend building their own houses.

The monthly meeting of the Daveyton council was told that they can now utilise their reserve funds for the loss of rentals and maintenance to assist individuals by investing certain amounts as collateral security with building societies and financial institutions on condition that not more than 80 percent of any of the funds maybe applied for this purpose.

A notice tabled before the council from the Department of Co-operation and Development says that "during the current house sales campaign it has become clear that there are prospective buyers who are anxious to purchase properties, but are not in the position to do so because they are unable to afford the full deposit required by the building society's and financial institutions concerned.

Funds

It has consequently been approved that local authorities may, in respect of deserving cases, utilise their reserve funds to assist such buyers," the notice said.

In an interview after the meeting, Mr Tom Boya the mayor of Daveyton said: "It is a great step by the Government to allow us to have powers to lend out money to individuals who intend buying their present houses which they are renting from the council or those individuals who intend building their own houses.

By MZIKAYISE EDOM

"But, the problem, as the Government has stated, is that we will have to raise our own funds in order to assist the individuals."

Mr Boya added that his council aimed to raise close to a million rand to help the families without houses so that they will be able to build their own houses but the council would have to meet first to discuss how to raise this money.

masses T. Papa.
R. D. T. 9/14/84
**'Garage
builders
spark
anger'**

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Homefront Reporter

ESTABLISHED construction companies have reacted with shock and anger to a Homefront report that 300 sites in Dobsonville have been provisionally set aside for a company which operates out of a garage in a Kempton Park residential suburb

The Kempton Park company which claims to specialise in "mass housing" gave Homefront a Press release which stated they had "negotiated a contract to build 300 houses for the Dobsonville council". They told Homefront they had already sold the 10 show houses they would build initially and that they had in fact sold 100 of the houses.

Their release referred to the need for a "small securing deposit". They first said this would be paid to a building society but, when asked which building society, referred to a "banking consortium" and said they had nothing to do with the financial side.

They did not react when Homefront mentioned to them there had been problems with companies which accepted deposits before they had been allocated sites.

Spokesmen for the Dobsonville Town Council said the company would have to build the 10 showhouses before the council would decide whether to allocate them the 300 stands for which they had applied

Mr Don Mmesi, mayor of Dobsonville, admitted that the council had not seen any houses built by the company, nor did it know who was financing the firm.

A Mr Smit has since complained to the Mail News Editor about "inaccuracies" in the Homefront report, but said he would not speak to the reporter

Homefront stands by its report, and has sent a copy of the Press release to both the head office of the West Rand Administration Board and Mr Alex Conn of the Dobsonville Council

Spokesmen for two major construction companies complained to Homefront that they had been trying for months past to secure stands in Dobsonville, but without success

Builders plan work like army operation

Homefront Reporter

THERE are mass housing specialists and mass housing specialists, and perhaps black town councils and administration boards should learn the difference before allocating large building contracts

There is the company operating out of the garage of a Kempton Park house which claims it has a contract to build 300 houses for the Dobsonville Town Council — a claim which the council denies.

The company, which says it specialises in the "development of mass housing", says the duration of the contract will be 15 months. It says it uses and trains local manpower.

Then there is CMGM Building, part of Group Five construction, who are busy on a R3 500 000 contract for the construction of 712 low-cost houses for the Highveld Administration Board at Leandra in the Eastern Transvaal.

They have built 2 266 houses for Indian families at Northdale near Maritzburg, and are completing a contract for 966 homes for coloureds at Upington.

At Leandra the blockwork houses have had to be erected on raft-type foundations because of the clay soil. The blocks have been made on site with special equipment.

CMGM appears to set about their contracts with military precision, what Mr Peter Kay, manager of their housing division, calls "care-

ful preplanning and materials handling".

Their target is to hand over five houses a day and to do this they have a series of teams, each of which has one particular task, such as foundations, first lift blockwork, second lift blockwork, roofing and finishing.

To ensure teams move with maximum efficiency from one completed house to the next, "all requirements for each day's work are delivered to each team before the start of the work", says Mr Kay. "Nothing is left until later."

Those requirements include 700 000 blocks, 150km of brickforce, 66km of roof sheeting, 250 000 roof screws, 50km of purlins and 100km of holding down wires

Hold-ups, Mr Kay says, are especially unwelcome on low-cost housing contracts because the margins are so tight.

Building started last November, after some of the site preparation had been done. The contract is due to be completed at the end of 1984



10/4/84 RSM (127)

All is set for core houses

By Lin Menge

NO FEWER than 23 tenders have been received by Johannesburg Municipality for the building of 600 core houses at Eldorado Park Ext 9.

"It certainly says something about the state of the building industry," Mr Thys Wilsnach, Johannesburg Director of Housing, said yesterday.

He was very encouraged by the response, he said, but as every contract had to be checked, item for item, the result would not be known before next month.

The core house scheme is being eagerly awaited by the coloured community of Johannesburg, who have responded favourably to the two show houses erected by the housing department.

Other news for coloured home-buyers is that the selling prices of the 312 units in Westbury Ext 2 should be available within a fortnight or so. The older row houses will definitely not be sold because it would be too expensive to subdivide them, and some housing must be kept for rent to low-income earners, Mr Wilsnach said.

As for those vacant stands in Newclare, so desperately needed by people who are only too willing to house themselves if they can only find a place to do so, they are still waiting for the State Attorney's Office in Pretoria to transfer them from the Department of Community Development to the Johannesburg City Council.

● Good news for white home-

hunters in the lower income groups is that the city housing department has received funds from the Department of Community Development to go ahead with the erection of 238 economic units at Mofat View, west of South Hills.

These will be available to people earning not more than R850 a month, Mr Wilsnach said.

The management committee was due to decide yesterday on the purchase of Casa Mia, in Berea, for the aged. Because funds have now become available for a number of housing projects for elderly whites, Mr Wilsnach foresees a big dent being made in the desperate shortage of accommodation for the city's aged.

RAM 11/4/84 (127)

Workers' housing scheme takes off

PARTNERS in the provision of housing for workers: that is the proposed new relationship between the State and the private sector.

To see a working example of such a partnership, the Department of Co-operation and Development invited Homefront to Phalaborwa, the mining town on the borders of the Kruger National Park

It is a place of contrasts a steamy hot town set in what seems to be endless parkland with magnificent wild trees and colourful shrubs — surrounded by the massive scarring of open cast mining, ore stockpiles and giant crushing and chemical processing equipment.

When mining started in earnest in the 1950s, the thousands of blacks who found jobs there lived in appalling conditions in the bush. In the following decade the COD established Namakgale, in Lebowa 20 km outside Phalaborwa, and the worst of the shanty problem was gradually eased

Today the big employers in the town — Palabora Mining Company, Foskor and Fedmis, are proud to show off the housing, health, sports and recreational facilities they have created in this fully-serviced town. The three companies, who together employ more than 7 000 blacks, serve on a joint controlling committee

The companies have provided housing with their own funds for their employees on land acquired from the S A Development Trust

Report and pictures by LIN MENGE

The State provides serviced land, the private sector the housing. The system is expected to take off now that 99-year-leasehold is available to private people and financial institutions in the national states

Namakgale, built for 20 000 people, already houses some 35 000 people. It is astonishingly free of litter, the houses are roomy and the gardens have huge maroela shade trees. The companies encourage gardening — Fedmis brings in topsoil for lawns, Foskor has a nursery from which workers may help themselves to free plants

Palabora Mining Co (PMC) is the second largest mining operation in the world, and aggressively proud of the purity of their copper, their profitability, and the efficient and enlightened management which, says their general manager Colin Crosson, has enabled them to turn locally recruited black labour from a primitive, pastoral background into an "extremely efficient and stable workforce."

Family housing has been a crucial element in this process, and PMC started by renting the 51/6 and 51/9 houses built earlier by the SA Development Trust. In time PMC came to be responsible for more than half the 4 000 houses in the township as well as being involved in Namakgale as a

total community and helping provide schools, roads, a hospital and a pre-apprentice training school.

"Back in 1964-5 we adopted a policy unique in South Africa at the time of housing all our black employees with their families," said Mr Crosson. "Today more than 90% of our black employees have always lived with their families."

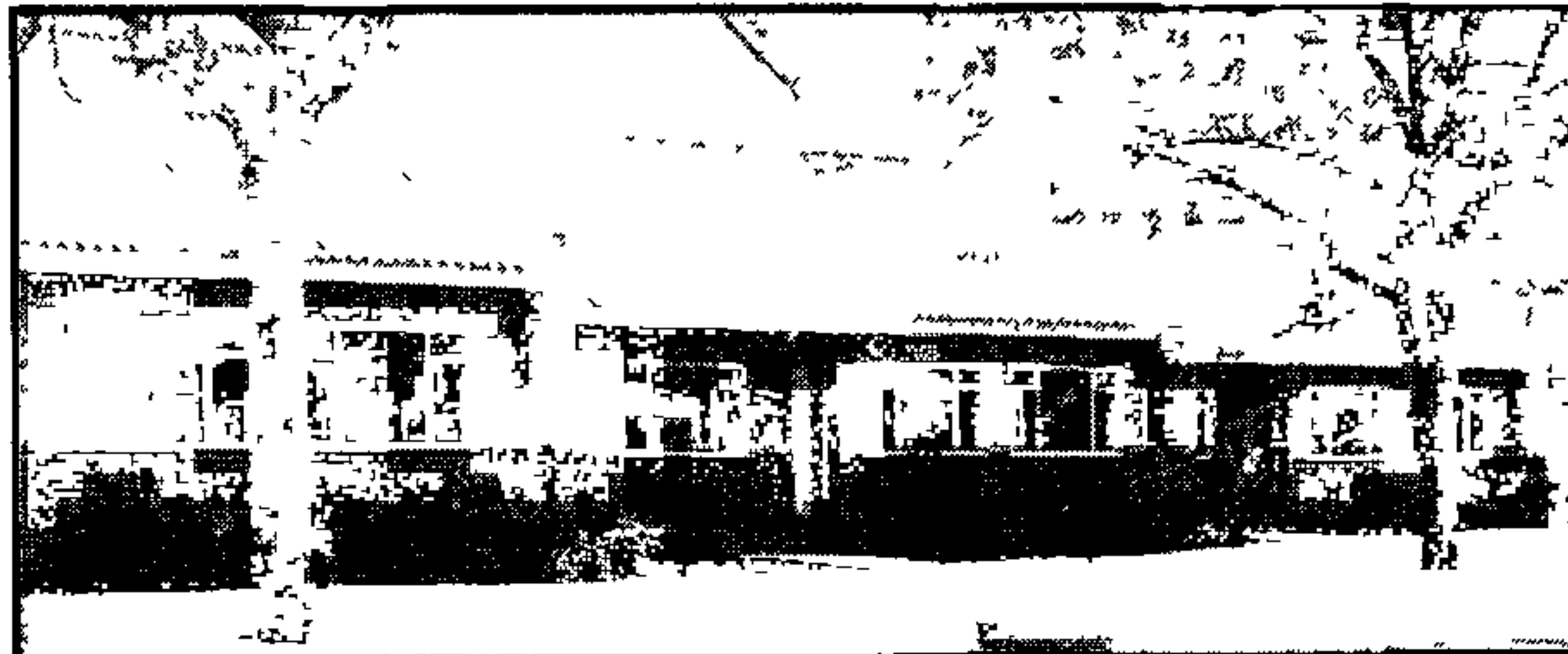
One result has been a "fantastically low" turnover rate among black employees, he said. Last year it was only 5,7% and had exceeded 7% only twice in the past 18 years.

Fedmis Phalaborwa, smallest employer among the big three, have built 144 houses with money set aside annually and have another 13 planned for the coming year.

Mr Leon Bezuidenhout, Fedmis manager of manpower, said their houses were currently rented at R7 or R10 a month. It had been decided, in agreement with the COD, that the pro rata share of the houses built with Fedmis capital would be sold to their employees at cost. The capital obtained in this way will be revolved to provide further housing.

Foskor is working on a home ownership scheme now but expects to have to subsidise the cost of the houses.

As caring employers, Phalaborwa's big three set a hard act to follow.



FOSKOR's single-quarters are built townhouse style in a park-like setting.

Workers get hostel after 32 years

127

RAM

13/4/84

Homefront Reporter

"I've been pushing for this hostel since 1952," a proud Mr J N S du Preez said this week

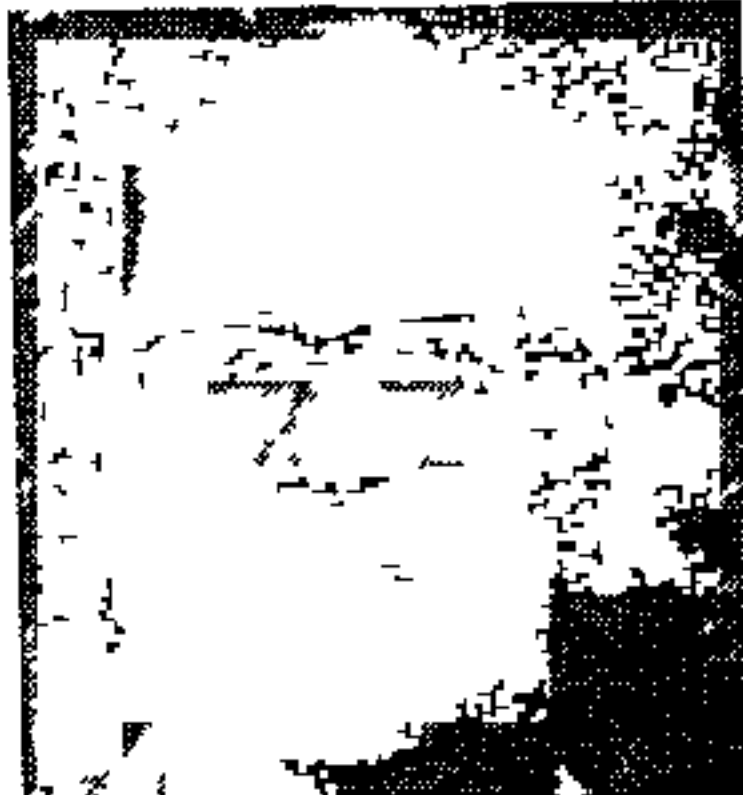
He was referring to the first permanent home for the 150 black migrant labourers who maintain the 96km Olifants River canal system from Loskop Dam

A retired senior foreman, Mr Du Preez, 67, helped build the magnificent dam on which work started exactly 50 years ago.

In all these years, the migrant labourers have had to live in tents or other temporary on-site accommodation

This week, on the same day that many of them received long-service awards for working 30 or even 40 years, they celebrated the opening of the R600 000 single-quarters hostel at Aquaville, near Groblersdal

It was opened by the Deputy Director-General of Environmental Affairs, Mr J G du Plessis, who said it was a pity the hostel had been built 25



MR J N S DU PREEZ Fought for hostel

years after the first white worker housing had been erected

The workers, from a variety of homelands, will share the five-bed bedrooms in five blocks, each with its own ablution and laundry area. Adjoining the kitchen is a large hall for dining and recreation

Mr Du Preez, who retired last year, still lives at Aquaville.

"They say the place wouldn't be the same without me," he said.

Bekkersdal reprieved

Sowetan

16/4/84

127

By NKOPANE
MAKOPANE

THE Minister of Co-operation and Development Dr Piet Koornhof, has approved that Bekkersdal be upgraded.

Mr Steve Burger, director of community services of the West Rand Administration Board (Wrab), told THE SOWETAN that the approval was given by the Minister last month.

He said until all uncertainties regarding the dolomitic formations (sinkholes) in the area are clarified, the Department has decided that the township will not be allowed to expand geographically.

However, the Minister has approved that development in the interim period can take place within the available space in the township. The development will be in the form of—

- the provision of essential community services like creches, schools, recreational facilities and community halls,
- the construction of houses on vacant sites,
- the maintenance and

improvement of existing houses and

- the introduction of sound stabilisation measures to secure existing and future development

Precautions

"This reprieve by the Minister will have far-reaching implications for Bekkersdal. It will now be possible, provided special precautions are taken, for

houses in the township to be upgraded and for many of its social amenities to receive attention.

"The board, in close co-operation with the local council, will leave no stone unturned to catch up on the backlog and help the residents to improve their area," he said.

He further said there were presently 594 people on the housing waiting-list.

16/4/84

123

Study paints grim picture of hardship

'Millions' living in poverty' on Reef

Mail Correspondent
CAPE TOWN — Millions of people are living in a "universe of poverty", surrounded by the wealth of South Africa's economic heartland, an in-depth study presented at the Carnegie conference has found

According to the study, between 20% and 40% of the population of Soweto lives below the poverty datum line (PDL)

The PDL used is a "highly conservative index" and if other important items are considered it is likely that as many as 80% of Soweto households receive less than this adjusted income level

The study, prepared by Mr Pundy Pillay of the University of Cape Town, paints a grim picture of poverty among blacks in the core Pretoria-Witwatersrand-Vereniging area, stretching from the huge Winterveld squatter complex north of Pretoria through Soweto and other Witwatersrand townships to Sebokeng and Sharpeville

The population in the area is estimated at 5 200 000, with 1 800 000 whites and more

than three-million blacks This is expected to reach more than 13-million by the year 2020 when there will be almost nine-million blacks and 3 600 000 whites

It says the "official" population of Soweto is more than 800 000, but 30% of its inhabitants are "illegals" and the population is well over a million

The housing situation is characterised by "chronic shortages and overcrowding", with informal shack settlements another indication of the housing crisis

Estimates indicate a shortage of approximately 90 000 houses in the PWV area, excluding the homeland areas to the north of Pretoria

The housing problem is worst in Soweto, where the backlog has been estimated at 35 000 units and is increasing by 4 000 units a year

To catch up, 45 houses a day would have to be built until the end of the century

The official shortage on the East Rand is more than 23 000 units and there are an estimated 50 000 backyard shacks

Houses are badly overcrowded, with three to four people per bedroom, it says In Soweto, the average number of occupants per dwelling may be as high as 10

General health is poor, which in turn acts to "perpetuate a state of poverty", the study says

In Soweto the infant mortality rate, although dropping, is still high compared to that of other races Diseases such as malnutrition and TB are common

Hypertension has become increasingly responsible for deaths and the high death rate from accidents and homicides is associated with the poor living conditions

Increasing numbers of blacks, too, are being treated for mental illnesses resulting from stress, social disorganisation and unemployment, the study says

Unemployment is high with estimates of up to 29% Up to 25% of workseekers have never been employed Relocations in terms of

Government policy have caused "untold hardship" in the area, the study says

It describes how the State has tried to manage a surplus population in the Pretoria area by enforcing stringent influx control regulations and relocating sections of the urban population in Garankua and Mabopane

Poverty resulting from relocation and the resettlement of the "reserve army of labour" is exemplified by conditions in Winterveld, where anything up to 800 000 people live in shacks

There is a "massive problem of unemployment, under-employment and great poverty" in the area, the study concludes . . .

Life in ashes before bond finally re-zoned

RDM 17/4/84 (127)

By LIN MENGE
Homefront Reporter

ON MAY 4, 1983, Mr Silas J Seiphemo's uninsured house burnt down in Meadowlands, Zone 9

It was actually in Meadowlands West, Zone 9, though there is no Zone 9 in Meadowlands East, only Zones 1 to 5

It took him until last week to discover the important difference between Meadowlands West, Zone 9, and Meadowlands Zone 9

But by the end of last week the difference had been sorted out, and this week, it seems, the necessary papers are at last in order for his bond application to go ahead, so he can get his loan to rebuild the house

In the meantime, his family have to dodge the rain and dust descending through the burn-out roof

When Mr Seiphemo told his story to HOMEFRONT last week, he had reached desperation point

His first problem was that he had bought his house under 99-year leasehold from the West Rand Administration Board (as it was then called) in 1982, but did not insure the property

As Wrab's blanket insurance cover only applies to the houses it owns and rents, he had to find the money to rebuild

●MAY. When he reported the fire to his township manager, he was given a note to Wrab's New Canada office which said "This man's house has been destroyed by fire — how can we help?"

The then head of the Home Improvement Centre said he would arrange for an application for a loan from Wrab for Mr Seiphemo, who was to get two builders' quotations

On May 17, Mr Seiphemo submitted his provisional grant of right of leasehold, which was then extended to January 31, 1984, and his building plans

During the next few



Mr Seiphemo's wrecked house ... almost a year after it burnt down.

Picture ROBERT TSHABALALA

months, the family lived in their garage and did what they could to make a couple of rooms in the burnt-out house habitable. When he asked about his loan, he was told Wrab's head office was still processing it.

●SEPTEMBER A new man had taken over at New Canada, who said Mr Seiphemo was not eligible for a loan — he must go to a building society

"I was most disappointed that it took them four months to tell me, especially as they knew the story of my traged-

dy," Mr Seiphemo said "I pounced on the first building society I came across — it was the United Building Society in Sandton"

●DECEMBER Everything went smoothly from then on, and the UBS approved a loan of R13 760 for stand 2298, Meadowlands Zone 9, subject to their usual conditions

●JANUARY He signed the necessary documents before the attorneys at the building society's bond centre

And then nothing more happened. He says he was told by the building society

they were waiting for Wrab to send them the "meetstuk" — the survey verification

He went to see a Wrab official who produced a file to show him that all the relevant documents had been sent to the building society

●APRIL And so the matter continued backwards and forwards until last week, when the building society said the problem lay in the description by Wrab (now the West Rand Development Board) of his address as Meadowlands, instead of Meadowlands West



A society official said the provisional right of leasehold (Annexure C) and the three clearance letters from Wrab referred only to Meadowlands (In fact the copy of Annexure C which Mr Seiphemo showed Homefront referred to "Meadowlands West, Zone 9" But he paid the R308 he owed for right of leasehold in December, and never saw the right of leasehold document which was then issued by Wrab. His building society letter of advice referred only to Meadowlands, Zone 9)

When it appeared the error had not yet been rectified, HOMEFRONT spoke (last Friday) to an official at New Canada who said he supposed they would now have to refer to "West" if that was what was wanted. He said if Mr Seiphemo came in, he would give him the amended forms

Before preparing to rush Mr Seiphemo out to New Canada yesterday, HOMEFRONT spoke to another WRBD official, who said amended forms had been sent to the society last Monday

He said the Surveyor-General's office wanted Zone 9 to be described as Meadowlands West

A call to the bond centre yesterday established that everything was now in order and the bond would soon be registered

Sowetan 18/4/84 (127)

Tembisa rents will rise



THE Tembisa Town Council will not postpone or scrap a R4 rent increase recently introduced in the township, Mr Lucas Mothiba, the townships' mayor announced yesterday.

Mr Mothiba's announcement follows a claim by the Tembisa Civic Association last week that the council had agreed to postpone the increase to a later date. Mr Mothiba said that rent in Tembisa was officially increased at the beginning of this month and has been gazetted.

He said: "There is no way that the increase will be postponed or entirely scrapped as the association claims. The defunct community council took a decision last year in July that rent in Tembisa will be increased in April this year."

The chief director of the East Rand Administration Board, Mr F E Marx, also confirmed yesterday that there was no way rent rises in Tembisa would be postponed or scrapped. The association had claimed last week that the acting town clerk of Tembisa, Mr M P Harmse, had informed them in a letter that the increase would be implemented after "promulgation of relevant by-laws."

Mr Mothiba said "My council is not aware of such a letter sent to the civic association." He further called on the association to stop "confusing" residents and asked them to come forward if they felt they could run the townships better than the present councillors

~~27~~ (27)

Outcry over bucket system

BEKKERSDAL residents are up in arms over a decision by the local council that it is to purchase 1 200 new toilet buckets costing a total of R10 000.

The residents are angered by the fact that it is still the only township under the jurisdiction of the West Rand Administration Board (Wrab) using the bucket system.

They say they found it ridiculous that it has been decided to spend such a lot of money on the buckets when what is needed was a proper sewerage system

Improve

According to the West Rand News, a local newsletter, the purchasing of the buckets as well as three big trucks worth R55 000 and a big tanker, also costing R55 000, was to improve the present nightsoil removal system and cleansing service in the township.

Mr Richard Mzimela, chairman of the newly-formed Bekkersdal Residents' Committee, said it was unbelievable that the council can claim to be improving the township by still using an outdated system.

He said what the residents wanted was a flushing type system of toilets and he did not believe that people would be unwilling to pay a little extra for an undertaking of such a project

He said because there has been no word from the local authorities that a proper sewerage system will be introduced, this only strengthens the uncertainty that hangs over the township about its future

Exorbitant

"The bucket system is an embarrassment not only to us but also our visitors, despite that we pay exorbitant house rent. The township is the most backward in the West Rand because there has been no development for a long time," he said

Mr Vic Milne, acting chairman of Wrab, yesterday said the new buckets were to be bought to replace the old ones. He said they were presently busy investigating the implication of providing a proper sewerage system

"However, the council and the community will have to decide if they want the waterborne system. The community will have to be prepared to also contribute to the costs because it will need a lot of money," he said.

Spencer 18/4/84

Rent increase to upgrade system

Swellton 27/4/84 (127) (605)
RENT in Katlehong may be increased by R1,50 as from July 1 to enable the Katlehong Town Council to upgrade the present sewerage network at a cost of about R1,2 million.

But should the council secure a loan from the Department of Community Development, rent will be increased by about 60 cents a month. The decision to increase the site rent in the town-

ship was taken by the council at its monthly meeting held this week.

It was explained at the meeting that should the loan be raised from private sources, this would result in the council increasing rent by R1,50 because it would be paying a higher interest rate.

The council is expected to start the project as soon as funds are available.

27/4/84 Workers dispute

for improvements in pay and call-out allowances, production bonuses, and the special pay and the special paid to artisans substitute for others.

Yesterday the Chamber offering an 8,5% pay increase with no improvement in fringe benefits. This was upped to a total increase of 10% at today's talks.

CMU dropped yesterday from a 15% pay demand with the fringe benefit package added up to a total package of 20%, to a 10,5% package increase.

Johan Liebenberg, industrial relations director for Chamber, declined to "at this stage" the Chamber and the unions settled on an 8% increase last year plus a 1% in employer contribution to the Mine Employees Fund.

Dumped baby boy 'doing fine'

Mail Reporter

AN ALBERTON schoolgirl who will appear in court soon in connection with a newborn baby found abandoned on Monday, was discharged from hospital yesterday and is at home with her parents.

The baby boy, currently at Germiston's Willem Cruywagen Hospital was reported to be "still very badly bruised, but otherwise fine".

He was found head down and naked in a plastic bag in the back yard of a service station by garage owner, Mr Peter Kandrakidis, who said he was "ice-cold and crying weakly". The umbilical cord was still attached.

Police said yesterday the girl would probably appear in court next week.

She received blood transfusions earlier this week.

RAM 27/4/84 (152) (110) (183)

400 workers at Reef factory in pay strike

Labour Correspondent

ABOUT 400 workers at the Dunlop Industrial Products plant in Benoni went on strike yesterday after the company and the Chemical Workers' Industrial Union — affiliated to the Federation of SA Trade Unions — deadlocked over wages, a union representative said.

She said the number of strikers could grow as it was possible that night shift workers would join the stoppage.

The strike comes as Dunlop and another Fosatu union, the Metal and Allied Workers' Union are locked in a continuing dispute over wages and other issues in Natal.

Mawu and Dunlop remain deadlocked over wages at the company's Durban tyre plant and, at one point, the union declared a dispute with the

company over union recognition at its Ladysmith plant as well.

The union has declared a dispute with the company at the Durban plant and, in a secret ballot last year, workers voted to strike.

Workers at the Durban plant have held talks with Dunlop workers at Benoni and Ladysmith in an attempt to launch joint action in support of their wage demands.

The strike at the Benoni plant began yesterday afternoon after CWIU officials reported back to workers that wage talks had deadlocked.

The union's representative said the CWIU was demanding a rise in minimum wages of 35c an hour from May 1, but that the company was offering an 18c rise to come into effect on June 1.

Comment from the company could not be obtained yesterday.

RAM 27/4/84 (127)

R3m spent on housing workers

Mail Reporter

THE BMW motor company yesterday opened a R3-million section of a major housing project for their employees at Mabopane, Pretoria.

Mr D P Kirby, the company's industrial relations executive, said the project had been BMW's number one priority. The company intended to complete it by the end of September.

"We realised that the need of workers should be fulfilled for they are the people who are doing the work and who need to rest after the heavy, all day labour," he said.

MATTER OF FACT

TO CORRECT specific errors of fact, write to the Editor at P O Box 1138, Johannesburg, or telephone the Editor's secretary at 710-9111 between 9am and 5pm on weekdays.

If you have broader complaints about the Rand Daily Mail these can be taken up with the Mail Ombudsman, James McClurg, c/o the Editor's secretary.

POLITICAL comment in this issue by David Hazellhurst and Peter Bunkell newswriters by Pat Cartax, headlines and sub-editing by Paul Holroyd cartoons by David Anderson all of 171 Main Street, Johannesburg

ty insurance renewal reminder

parties as they could be chased from so many companies.

said many motorists not aware that, according to law, third party discs to be placed on the left bottom corner of the windscreen and that if new third party was put before April 30, the old

disc should not be removed until that date.

Mr Denzyl said the price of a third party for a private vehicle was R20,60, a vehicle used for a lift club was R23,60, rental cars were R54,60, taxis R56,60, trucks R50,60, buses R220,60, school buses R34,60 and motor cycles R4,60 (under 50cc) and R12,60 (over 50cc). Third party

ties for caravans will cost R4,60.

Sapa reports that the AA has said insurance companies were concerned at the slow renewal of compulsory third-party insurance.

"The recent announcement by the Department of Transport Affairs of an increase in the third-party insurance

premium could have caused some delay in the forwarding of renewal notices, so some motorists may not have been notified in time," the spokesman added.

"Nevertheless, it is a serious offence to drive a vehicle without third-party insurance on a public road. It is also illegal to replace the old token before the time."

NT ans mask redeems all

ALLET

AEFORD DANIEL

OMEFO AND JULIET

bra, State

etre, Pretoria

ated variations are eye-catching but this very promising dancer has, as yet, little objection in repose.

Consider, for instance, the careful, menacing presence Malcolm Burn in the role Tibalt. Even when he has nothing to do, he is there.

The company acquits itself well throughout. Highlights — the lovely *pas de deux* — by Weller and Raisbeck, particularly those choreographed for the balcony and bedroom scenes by Gillian Killar, the bravura

dance of the troubadours in the second act by Kit Lethby, Dewi Fairclough, Nigel Hannah, the harlots of Dianne Finch, Marion Lindsay and Mandy Brak, and most exciting of all, Joseph Clark's impressive debut in the role of Mercutio.

With his incredible agility and engagingly impudent air, Clark makes immediate impact, notably in his taunting of Tibalt in the ballroom scene.

But is he mature enough, I found myself wondering, to realise the full potential of his complex character, to give credence to that subtle blend of mockery and bitterness that so exemplified Edgardo Hartley's memorable reading of the role?

The duel scene quickly resolved my doubts. Clark is — well — mercutial.

Malcolm Burn, making a welcome return to the com-

pany after his triumphs in "Swan Lake" and "Giselle" in Utah, is in excellent form as Tibalt and Philip Betley is a rollicking, mischievous Benvolo.

Jeremy Coles dances Paris with sympathy and elegance.

Kenlyne Sutherland is again the Nurse — is there a better? I have not seen her.

Ian Harper and Liane Lurie make strong debuts in the roles of Lord and Lady Capulet, as does Spanish dancer Theo Dantes in that of Friar Lawrence. Ken Yeatman's entrance as the Duke of Verona has impact.

There is attractive ensemble work, notably from Beverly Bagg, Stella Horwitz, Sandra Bloch, Karen Henning, Rolene Menachemson and Annette Everitt as Juliet's friends, and again from Horwitz, Bloch, Everitt and Bagg as troubadour girls.

INTERNATIONAL guitarist Narcisco Yepes is in Johannesburg for a three concert season, starting next week.

His first will be in Wits Great Hall this Tuesday, the second in the Linder Auditorium on Sunday, May 10, and the third in the Johannesburg Civic Theatre at 8.30pm on Wednesday, May 30.

Yepes will be conducting two master classes on Saturday, May 19. These have been made possible through the collaboration of Adcock-Ingram Ltd, L'Alliance Musi-

Guitarist Yepes for SA concerts

cale and the Classical Guitar Society of South Africa.

The closing date for applications, either as participants or as observers, is May 9.

For further information, contact the secretary of the School of Music at (011) 716-3879.

achieving some depth

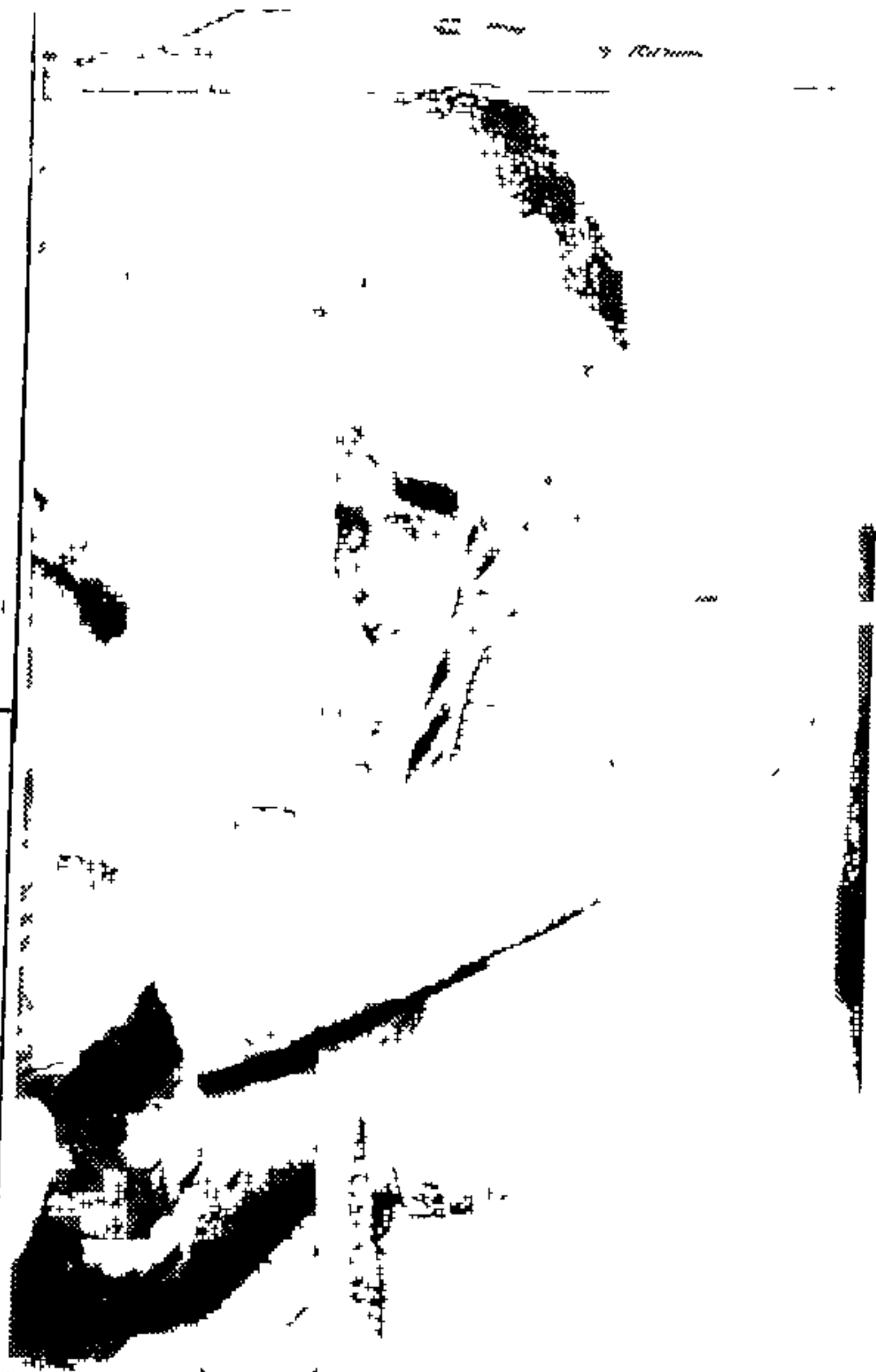
to "Midweek", although Murphv did say that the pro-

mainly because of the ace interviewer, Willem de Klerk,

RESTAURANT

executive chef Keith Morris invites you to sample his

NEW/ WINTER MENU



MR GORDON HOOD, managing director of OK Bazaars, at the ceremony this week at which he presented 19 employees with keys to new houses financed by the company. *Soweto*

Supermarket makes it OK ^{27/4/84} (127) for workers

A LARGE supermarket chain has embarked on a big housing scheme aimed at providing homes for its black employees.

The chain, OK Bazaars, has set aside 248 stands in Soweto and the East Rand for this purpose, with the first 19 already developed for housing in Vosloorus.

Speaking at the presentation of the 19 houses to the chain's employees in Vosloorus this week, OK managing director Mr Gordon Hood said the housing scheme was a response to the Government's call on the private sector to create opportunities for home-ownership in the black community.

The 19 houses, comprising two and three bedrooms, cost between R16 000 and R26 000. Up to 90 percent bonds were made available by a building society and the supermarket group provided 20 percent for each bond.

"Home-ownership is one of the most exciting achievements in life. It is a source of security, comfort and pride. And we are extremely proud that we have made it possible for many of our loyal employees to realise their dreams of

By
**LEN
MASEKO**

home-ownership," Mr Hood said.

Mr Hood said the Vosloorus scheme was open to all black employees of the chain who "could meet the economic requirements of the project." More houses, about 200, would be built in Alexandra, Soweto and Daveyton in the near future, he said.

"We had a tremendous response from our employees to this scheme. Those who could not be accommodated at Vosloorus will be eligible for the several other projects in the pipeline.

"We believe that endorsement of the housing schemes is the privilege of every major corporation in South Africa. I hope it will serve as an example to others," Mr Hood said.

RDM 28/10/84 (127)

Agents set R100 ceiling

Homefront Reporter

ESTATE agents who are given the job of selling houses under the Government's Big Sale campaign may not receive a commission of more than R100, irrespective of race or the price of the house.

The fee is not added to the sale price, but is paid by the local authority to the agent.

Mr Johan Kruger, coordinator of the Big Sale in the Department of Community Development, said yesterday any local authority which could not cope with the demands of the sale could use estate agents

But because this was a captive market, as the houses were for sale only to their registered tenants, the commission payable was limited to R100

A total of 500 000 houses are on sale, at discounts of up to 40%, to tenants of all race groups

In West Rand Development Board townships, including Soweto, sales had exceeded 9 000 by last week

A total of 2 750 people paid the full cash price, 5 781 have made part payment and 550 have converted from home ownership to 99-year-leasehold.



There have been 20 re-sales of Big Sale houses, ranging from outright donations and non-profit sales, mostly to relatives, to big profits made on houses which had been considerably improved and extended

Last week, a Meadowlands West Zone 9 house bought on the Big Sale for R1 541 was resold for R20 000

A house in Diepkloof Zone 5, for R1 439, was also resold for R20 000

For such people, who had the daring and foresight to spend money on doing up their "matchboxes", the Big

Sale has been a real bonanza.

They pay the State the price calculated on the original matchbox, even if the house has been totally revamped, and then recoup their costs, at a profit, when they re-sell

Most of these enterprising people are now building new homes for themselves in the elite Diepkloof Ext

For the first time, a black township is being entirely developed by a building society development corporation

DevCo, the SA Permanent Building Society's development corporation, has bought, surveyed and serviced land at Emkatini, in Tembisa near Kempton Park, and is now building 239 houses on the sites they prepared.

Sixty houses, ranging in price between R26 000 and R63 000 have already been completed

They are "expandable" houses, which means they can easily be extended to meet a growing family's needs.

Other DevCo projects can be seen in Alexandra, Diepkloof, Pimville, Hospital View and Sebokeng.

Seweta 20/4/86 127

Rent reprieve

By NKOPANE
MAKOBANE

THE Tembisa Town Council has agreed to postpone the recently announced R4 rent increase until the Minister of Co-operation and Development, Dr Piet Koornhof, has promulgated the relevant by-laws.

The postponement, which was supposed to come into effect on April 1, is confirmed in a letter that the council's town clerk, Mr P M Harmse, wrote to the Legal Resources Centre (LRC) on April 5.

Mr Geoff Budlender of the LRC told The SO-WETAN that in the letter, Mr Harmse said any residents who have already paid the increased tariffs will be credited with the amount they paid.

The decision by the council comes after the Tembisa Civic Association, which was opposed to the increase, approached the LRC with a view of taking the council to court.

The LRC had then written to the council pointing out that it was not entitled to increase

the tariffs for the following reasons

- That when it considered objections to the proposal on March 21 this year, the 21 days allowed for objections had not expired. The council's decision in this regard was therefore premature; and

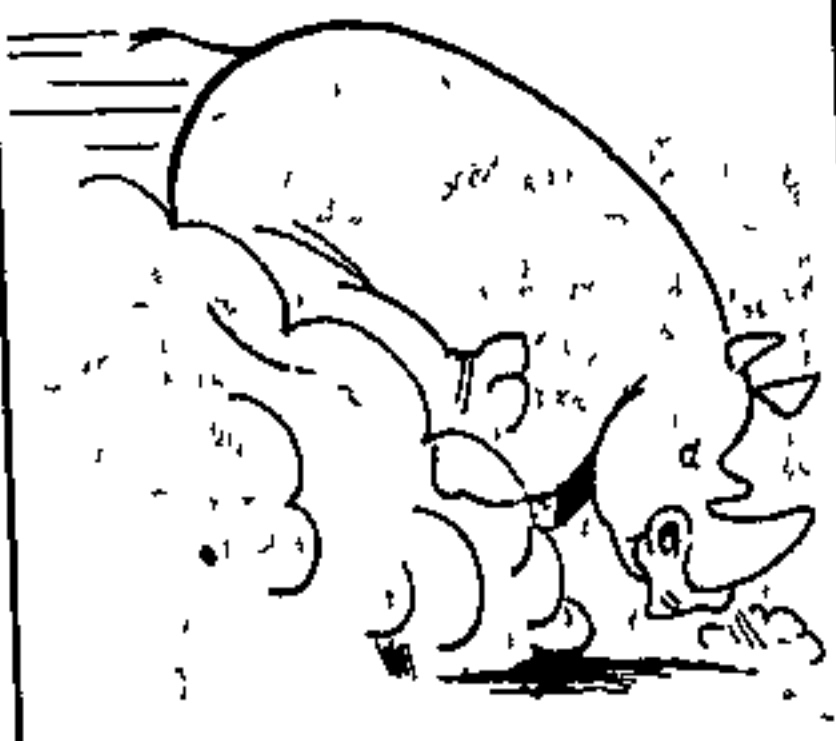
- that the new tariff requires the passing of a by-law by the council in terms of Regulation 4 of Government Notice R1993 of September 16, 1983, the draft by-law will come into effect only when the Minister has caused it to be published in the Government Gazette after he has approved, amended or varied it.

As the Minister has not yet caused the by-law to be published in the Gazette, it is in any event of no force or effect.

In the same letter, the LRC stated that unless the council gave written confirmation by April 9, it could not increase the tariff as it had publicly stated doing so, an application was to have been made to the Supreme Court for an order interdicting it from raising the rent.

ROOM 30/4/86

House ⁽¹²⁷⁾ delay due to councils



By LIN MENGE
Homefront Reporter

LACK of understanding among members of the black town councils about what is involved in housing construction and the provision of services is delaying the building of new houses. And, recently Homefront reported there was nothing stopping councils allocating stands to firms which may not have the necessary expertise or financial backing to do the job.

At a meeting this week the Diepmeadow Council will again try to reach a decision on the allocation of the first 127 of the 2 200 "in-fill" sites created in Diepmeadow from various open spaces.

The stands will be suitable for houses, townhouses and duplexes, and should relieve the plight of "lodger" couples.

There have already been long waits for the ground to be approved for housing purposes, and then for detailed plans to be issued.

Then, last month, the council failed to reach agreement on the proposal by the housing director, backed by the housing committee, that the first 127 sites would be shared 60, 60, 17 among three companies.

The councillors felt they should not give so many stands to only three companies.

But these are unserviced stands, so they can only be given to companies able to provide all the infrastructure and do the subdivision of the individual stands.

It will not be economical for a developer to have to do all this on just a few stands.

Also, if the stands are not allocated in large blocks for the developer to subdivide, the council will have to undertake the subdivision and submit it for ministerial approval — which invariably leads to more delay.

Where public money is involved, the councils must call for public tender, but where the financial risk is the developer's, the councils may allocate stands to whom they like, even fly-by-nights, and neither the Department of Co-operation and Development, nor the development boards, can interfere.

As Homefront reported last week, there are not even guidelines in existence to assist the new town councils in the difficult task of allocating their scarce land resources.

Established construction companies have complained bitterly of the methods of land allocation in black townships and the unrealistic showhouse method of screening applicants.

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A problem Johannesburg cannot solve

The Johannesburg City Council has neither the power nor the resources to solve the city's growing housing problem.

The waiting list for accommodation grows larger each year, but the city council has no clear plan to end the crisis.

These facts have emerged from an investigation into the housing crunch which the opposition Progressive Federal Party believes is partly the result of poor management.

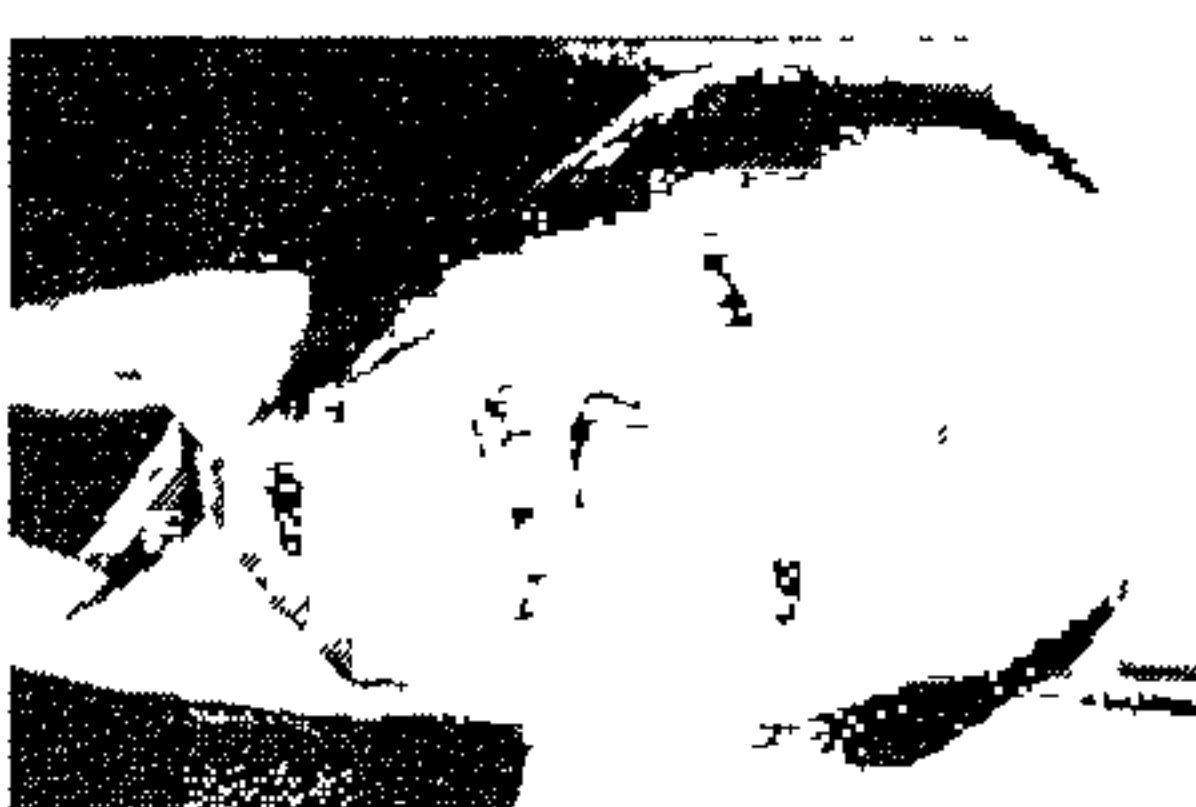
The man responsible for housing is the chairman of the council's housing and utilities committee, Mr Jan Burger.

In an interview with The Star, Mr Burger said he "sympathised" with the plight of the coloured and Indian people and realised drastic action was necessary to overcome the accommodation problem.

The Johannesburg City Council has recently come under fire from ratepayer groups and opposition politicians who say the council is not providing adequate direction for the city. In a two-part series Municipal Reporter COLLEEN RYAN explores some of the problems and examines the role of the council. Today the focus is on housing. Tomorrow: parks.



Mr Thys Wilsnack, Johannesburg's housing director, says the waiting list figures for accommodation are constantly increasing.



Mr Jan Burger, the chairman of the housing and utilities committee, says drastic action is needed to solve the housing crisis.



Mr Mike Sutherland, PFP city councillor, believes efforts by the council to solve its housing problem are far too late.

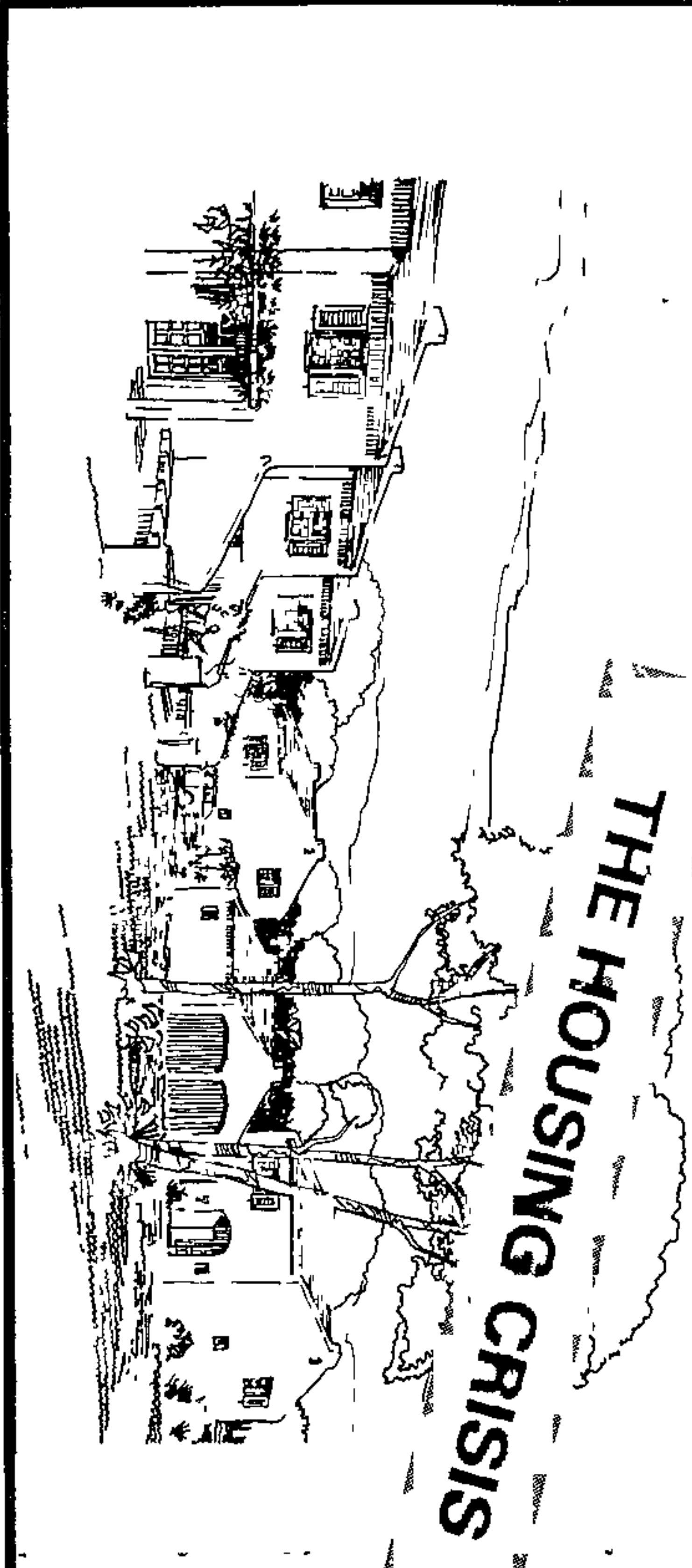
to buy the Casa Mia Hotel in Berea to house 300 pensioners.

He said the council had been given the go-ahead by the Department of Community Development to buy similar buildings in Johannesburg in a bid to clear the white pensioners' waiting list.

But the Progressive Federal Party councillor for Hospital Hill, Mr Mike Sutherland, said the council's decision to buy buildings in Berea had come years too late.

In September 1982 he pleaded with the council to buy certain empty buildings in Hospital Street and Sutherland Avenue in Johannesburg.

"The council was not prepared to pay an extra few hundred thousand rand and so the buildings were bought by other agents who have developed the buildings fully," he said.



The only solution to the housing crisis is to embark on big house building projects but Johannesburg is stymied by a shortage of money.

The PFP is highly critical of the way the housing crisis is being handled and says the management committee lacks business acumen. It is always easy to

criticise from the opposition benches, but two recent incidents provide some justification for these charges.

At the council's recent no-confidence debate the PFP claimed the council paid between R1,5 million and R2,3 million too much for the building of economic houses in Eldorado Park Extension 9 from 1981 to 1983.

This allegation was made by PFP councillor Mr Christopher Newton Thompson, who said the council had made poor decisions on tender offers and had allowed the builder to charge excessive rates.

At last month's council meeting, opposition councillor, Mr Les Dishy, took the management committee by surprise when he said the deal to buy the Casa Mia Hotel had been rushed and that the council was paying too much for the building.

He questioned the management committee's decision to buy the hotel for R3 million, when the hotel had previously been on sale for R2,3 million. He urged the management committee to negotiate for a lower price.

At last month's council meeting, Mr Les Dishy, took the management committee by surprise when he said the deal to buy the Casa Mia Hotel had been rushed and that the council was paying too much for the building.

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cut ↓

Selling prices and rentals in this development were too expensive and residents were extremely dissatisfied with the situation, he said.

As the newly-elected leader of the housing and utilities committee, Mr Burger was called on to answer the accusations. His reply was poor and disjuncted and he failed to answer the main charges made by the PFP.

It was left to the chairman of the management committee, Mr Francois Oberholzer, to give an explanation. He said the issue was extremely complicated and that a commission of inquiry might be established to look into the problem.

An embarrassed Mr Oberholzer agreed to do this and later in the month the council announced it had finalised the sale of the hotel for R2,85 million.

Johannesburg's housing director, Mr Thys Wilsnack, said the waiting list for homes was "constantly increasing".

The Department of Community Development estimates there are 3 500 Indian families waiting for homes in the Lenasia/Johannesburg area.

The city council, which is largely responsible for coloured housing, puts the waiting list at 6 200 for coloured families.

Officials admit these figures are inaccurate and community leaders say the true figure is probably two or three

times the Government indicated it would grant about R45 million in loans for Johannesburg housing projects. At the start of 1984 the State promised a much smaller grant of R37 million.

The council is presently wrestling with another thorny accommodation issue — the problem of hundreds of people who are living in "illegal structures" in caravan parks in Johannesburg.

This sensitive problem cannot be blamed on the present management committee, but rather on bad planning over many years.

While it is pointless to "blame" one party or person for past problems, it is alarming that the council's leaders cannot give clear plans for the future.



'Property princes' put pressure on pensioners

Soaring property prices and high rentals are putting the squeeze on pensioners living in Johannesburg flats.

Many pensioners have been forced out of their flats on the pretext that the owner wished to renovate the building.

Once a block is emptied, property owners frequently carry out renovations.

But the owners are then reluctant to take old people back in the building, said a social worker employed by the Johannesburg Association for the Aged.

"Landlords just do not want aged in their buildings because they cause more problems than working tenants," the social worker said.

A recent report by the Human Sciences Research Council highlighted the plight of the hundreds of elderly people living in Hillbrow, Joubert Park and central Johannesburg.

SUDDEN RENT INCREASES

The report cited the case of two 75-year-old Joubert Park women whose flat rentals were suddenly increased by 50 percent to more than R200 a month.

The women received pensions of about R300 a month.

They did not seek legal advice because they feared that their landlords would victimise them.

The director of Jaffa, Mr Laurie

Starfield, said some pensioners lost their homes when they fell ill and were admitted to hospital.

"People get discharged from hospital and have nowhere to go," he said.

Recent amendments to the Sectional Title Act are aimed at protecting tenants when their flats are put up for sale.

Residents have 90 days to make a decision on whether to purchase the flat and if the building is rent controlled, tenants are given a year to decide.

MANY PENSIONERS EVICTED

Despite these reforms, large numbers of pensioners continue to be evicted each year.

"There is a desperate need for more subsidised housing," said the Jaffa social worker.

Many people who were healthy enough to live in flats were moved into old-aged homes.

The influx of such able elderly into homes for the aged created an artificial need for more homes, she said.

"The people who have been hit by the accommodation shortage are those who have never owned their own homes.

"Usually these people have not saved any money and when they retire they cannot afford to buy their flats or pay high rentals," she explained.

1059

TUESDAY, 1 MAY 1984

1060

(2) Port Alfred

- (a) Since the areas at risk were identified, the water supply system in the Black township was improved at a cost of R258 000
- (b) Possible infection of the Kowie river was monitored generally and 25 swabs at a cost of R105 were taken during the past 12 months
- (c) Proper guidance is maintained.
- (d) A vigilance committee also exists in this area

(4) Kenton-on-Sea

- (a) Water was provided from the Bushmans river to three communal water distribution points in the Black township at a cost of R13 000. Further improvements in the water distribution system are being planned for the near future

1061

TUESDAY, 1 MAY 1984

1062

The MINISTER OF CO-OPERATION AND DEVELOPMENT.

None

137 ~~Mr P G SOAL~~ asked the Minister of Co-operation and Development

C. Col. 1061

Douglas workers: accommodation

137 ~~Mr P G SOAL~~ asked the Minister of Co-operation and Development

- (1) Whether during 1983 the East Rand Administration Board refused to re-new permission to flat-owners and/or tenants in the East Rand area to house their domestic workers and/or cleaners on their premises, if so, (a) in respect of how many domestic workers and/or cleaners was such permission refused in that year and (b) what were the reasons for the refusals,
- (2) whether the Administration Board took steps to find alternative accommodation for those in respect of whom such permission had been refused; if not, why not;
- (3) whether he will reconsider such refusals?

The MINISTER OF CO-OPERATION AND DEVELOPMENT.

(1) No

(2) and (3) Fall away

KwaNdebele: Unemployment Insurance Fund
15/24
811. Mr R A F SWART asked the Minister of Co-operation and Development

How many residents of KwaNdebele received Unemployment Insurance Fund benefits as at the latest specified date for which figures are available?

The MINISTER OF CO-OPERATION AND DEVELOPMENT.

The Department of Manpower administers the Unemployment Insurance Fund. The Department of Co-operation and Development has no record of these matters.

Lebowa Development Corporation
17-1062
853 Dr W J SNYMAN asked the Minister of Co-operation and Development +

- (1) Whether in the latest specified financial year for which figures are available the Lebowa Development Corporation granted loans to companies in which (a)(i) directors and (ii) officials of this corporation and (b) Cabinet Ministers of Lebowa had an interest, if so, (aa) to what companies, (bb) for what purpose, (cc) what is the capital amount involved in each such loan and (dd) in what way is the capital amount being repaid and interest being paid;
- (2) whether the repayments and payments were made by the due dates in each case, if not, by what amount in each of these companies in arrears in respect of (a) instalments and (b) interest;
- (3) whether any security was offered in respect of the loans; if so, what are the particulars of the security in each case,
- (4) whether he will request the Lebowa Development Corporation to have their auditors publish a report on this matter, if not, why not, if so,
- (5) whether he intends to lay such report upon the Table, if not, why not,
- (6) whether he will make a statement on the matter?

The MINISTER OF CO-OPERATION AND DEVELOPMENT.

1983/84 Financial year

- (1) (a) (1) Yes, in two separate instances.
- (ii) No

(b) No

- (1) (a) (i) Firstly.

From 215184 (127)

New Indian township is opened

By LIN MENGE
Homefront Reporter

THERE was no reason why the Government should undertake township development when the private sector could do it, Mr Patrick McEnery, deputy director-general of the Department of Community Development, said yesterday

Mr McEnery was opening Daxina Township in Lenasia South, the first privately developed Indian township in the Transvaal

He questioned whether it was necessary for both the State and the private sector to undertake township development in the same area, such as Lenasia, when private enterprise could do it all and plan the whole township in consultation with Government

"If we look at Lenasia South, NBS Homes have run past us faster than Zola Budd," Mr McEnery said. While the building society had almost completed the building of 330 homes, his department, in an adjoining part of Lenasia South, had installed a couple of stop streets and some tarred roads — but no

houses

"We are on the point of building," he said

Mr McEnery said that through the provision of long-term and short-term finance, the private sector could also tackle housing for sale to low income groups

If the State could make ground, serviced or not, available at the lowest possible price, then private enterprise could provide modest homes for people earning up to R500 a month

He accepted that the private sector could not undertake welfare work or subsidisation, but there were methods by which they could, on a profitable basis, help lower and middle-income groups

Where serviced stands were not available for higher-income Indians and coloureds, institutions such as building societies could buy ground (from the State) and develop it for this purpose. The State could then concentrate on the lower-income groups

"In the past five years the National

Housing Fund has provided more than R2 000-million for housing and more funds for lowcost housing have been made available than ever before," Mr McEnery said

In the past financial year more than R600-million would be spent on land, infrastructure, housing for the aged, the disabled and the poor. Technical and financial assistance would be available for alternate forms of housing such as corehousing

The main object of the new housing strategy was to ensure that the entire community, including the Government, private enterprise and the individual all became fully involved, he said

● Mr McEnery referred briefly to the recommendation by the Amie Venter Commission that a township development corporation be established jointly by the Government and private enterprise to deal with the huge need for sites and houses in the next 20 years

In its first report, the commission saw the private sector as the major shareholder in such a partnership. The report is now with a working committee



The Padayachee home in Daxina, which was the first house to be bought from NBS Homes in this new township in Lenasia South.

Picture TONY NAIDOO

Survey hitch holds up eager homebuyers

Homefront Reporter

MR HENRY NKOSI has a stand, he has a plan, he has a builder, he has employers who want to help him, and the biggest building society in the land is prepared to give him a R18 000 loan

So why is Mr Nkosi a frustrated lodger? Why has his Provisional Right of Leasehold, granted last October, expired and been extended to August? Why is he sick of being told by the West Rand Administration Board to go away and come back another day?

Because Mr Nkosi, who works for a Johannesburg printing firm, is yet another victim of the great Soweto survey holdup which Homefront first reported on in February.

While he cannot get a survey verification certificate, his stand in Central Western Jabavu stands vacant

His builder has extended his quotation for another 60 days, but Mr Nkosi fears it could be another year before the building society will be able to register the mortgage bond and he can start building

Equally frustrated is Mr Phineas Hlope, who was helped by Homefront to buy his house under the Big Sale last August. He too has a plan, a builder and a building society waiting, but no verification certificate

The West Rand Administration Board at New Canada told Homefront this week they had received verifications for stands in Dube and

Molapo recently, but otherwise the flow was very slow

Soweto's mass aerial survey should have been completed last year. It is now falling behind the mass survey in the rest of the country, apparently because, as one official said "It wasn't so bright in some parts, and then they have to put it right with a survey on the ground"

At least Mrs Edith

Shongwe, the bone cancer sufferer whom Homefront helped provide with a bathroom for her matchbox house last year (she is still on cold water because there is no electricity) has her 99-year-leasehold title now

Her family clubbed together to pay for the conversion of the house in Klipspruit from home ownership to 99-year-leasehold

POWER SHOCK

Soweto
3/5/84

127

THOUSANDS of Diepmeadow residents are in for a shock — 40 percent of the 28 597 houses in the area will not have electricity when the current electrification scheme is completed in July.

Phase Two of the scheme, involving about 11 439 houses, is to be shelved because of lack of funds, Diepmeadow Town Council's acting town clerk, Mr F.J.C. Knott, told **The SOWETAN**.

Other upgrading projects planned for the area will also be affected.

"The Council is still working out ways of raising more funds so that we can install electricity in all houses in the area. We are not sure yet whether to raise the money locally or from overseas countries," Mr Knott said.

No lights for over 10 000

By **LEN MASEKO**

The Greater Soweto R232-million electrification project is scheduled for completion at the end of July

Spokesmen for the Soweto and Dobsonville Councils told **The SOWETAN** yesterday that all was well in their areas, and expected the massive electrification

project to be completed by July

Meanwhile Soweto residents should brace themselves for another increase — the R12 monthly levy will go up by R5 as from July 1

Levy

This levy is for the repayment of loans used in the Greater Soweto up-

grading schemes, and residents will be required to pay the money within the next 20 years.

The Soweto Council finance director, Mr Irwin Florence, said the electricity levy will go up in phases, from R17 to R23 in July 1985, and from R23 to R29 in July 1986.

"The Council will assess the position from time to time," Mr Florence said

THE No.1

- *Another Man's Wife* — **PAGE 11**
- *Germiston race results* — **PAGE 18**
- *Samora Khulu fined* — **PAGE 20**

GIG

RECO

127

THREE MILLION I'VE BEEN ROBBED

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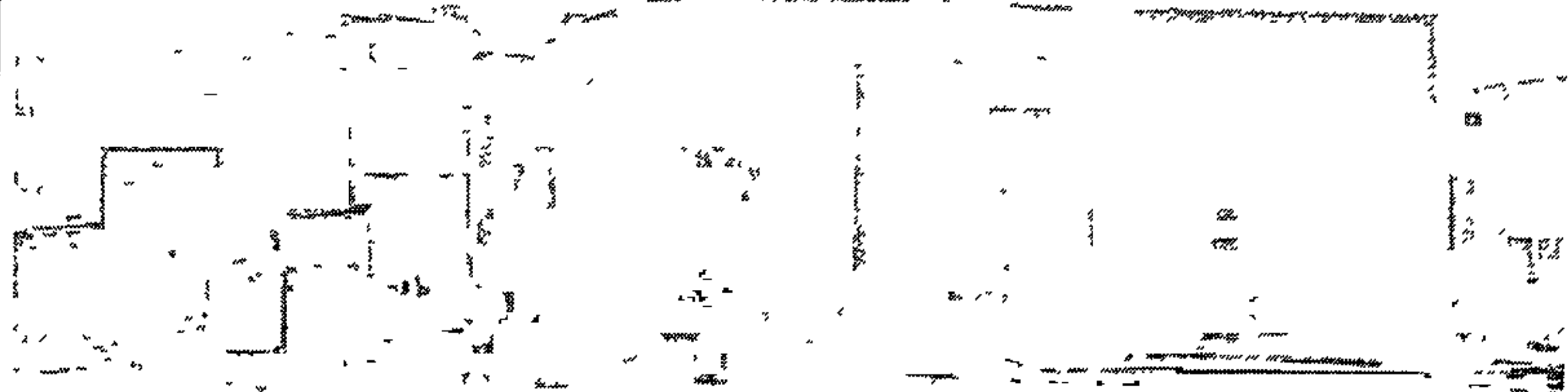
LARGE (24 X 28 cm) 10 PAGE ALBUM AND FREE FILM

K

1ST FLOOR JOHANNESBURG

RDM 3/5/84 (127)

R500 000 CAN HOUSE THESE 220 FAMILIES



Home for these people in Tsakane Township will remain a tin shanty as long as there are no loans.

By LIN MENGE

WANTED Investors prepared to lend R500 000 or so, at a market-related rate of interest, which can be used to make many tiny loans available for people who want to rehouse themselves in an excellent site-and-service project in which they cannot take part because there are no loans available

Right now, 220 black families, who have never known what it is to have a house, have moved from one set of shacks in a dreadful shantytown to another set of shacks

The loans needed by these families, who have been moved from the old Brakpan township to the shantytown of Silvertown and now to Tsakane, where 8 000 people are being rehoused, are for just R2 800 each

This amount is all that is needed to enable a family earning more than R150 a month to acquire a serviced stand in the site and service project, a plan, a foundation laid by the East Rand Development Board (ERDB), the outside plumbing of the bathroom and kitchen, and building materials bought at low cost from the project's own stores

It thus enables the family to build the first phase of a house under the technical guidance provided by the project team. They then knock down the shack, move into the little house and build on as and when they can afford to

Mr C F Blokland, project manager, showed Homefront the 140 houses which are already going up on the side of the project for which there was money for loans. Every weekend sees hundreds of men, women and children engaged in this exciting self-help project which started just nine months ago.

But nearby there is a stagnant, depressed shantytown of 220 families. Everything is



With a loan, this shack dweller can start erecting his first real home.



The completed showhouse in the Tsakane site-and-service project.

Pictures LIN MENGE

there for them to get on and build — except those little loans

Banks and building societies have shown no interest in lending the money, and unfortunately there are no large employers in Brakpan. So far the small employers, both commercial and domestic, have shown little interest

in the marvellous opportunity on their own doorstep to help a few hundred of this country's millions of homeless

If you are interested in lending money to help people who really want to help themselves, phone Mr Muller, the ERDB's director of finance at 825-3235

Fridy 465184 (127)

No homes in townships for the 'outsiders'

By LIN MENGE

Homefront Reporter

IF YOU hope to find a home in the urban black townships for that faithful domestic who has been living in your servant's quarters for the past 20 or 30 years, forget it.

Unless your servant has previously lived in a particular township or has family there, the local black town council may not want her.

They want their townships, with their limited housing and land, for their "own people".

Homefront has received hundreds of inquiries in the past year from employers who are prepared to spend quite large amounts on housing their domestics because



they are moving into townhouses or going overseas.

Unless these suburban blacks can buy a house on a private sale (small chance, because there is seldom anywhere else for the seller to go) or share with relatives, they may have to go back to some homeland they don't know.

Homefront hoped that some elderly pensioner residents of large stands such as those in Orlando East would be prepared to enter into a shared flatlet scheme with some of these city domestics.

We found the old people did not want to share their properties, even though they may lose them altogether if they don't because they will not be able to afford the increasing costs.

Then we hoped they would be able to apply for the flats now being erected in West Rand Development Board townships. But it has become clear that these flats will be reserved either for young couples, teachers or nurses or other "single" women — from the particular area.

The fact that domestics

have urban Section 10 rights is of no interest to the black councils who have the say over who will live in the township.

Section 10 is seen as a "white man's invention" — it is of no interest to the councils who are more concerned with their political support.

The refusal to let in outsiders also extends to blacks who come from rural areas or other townships to hold key positions in industry. One major firm, which is willing to buy expensive homes for three such employees in an East Rand township, and is legally able to do so because white employers can now qualify for 99-year-leasehold, has been told the council will not allow these employees and their families to occupy

the properties.

Employers who want to appeal to the development boards, as the administration boards are now called, should realise that the white directors of housing are the servants of the black councils and their housing committees and cannot act independently of them.

● Flats and duplexes which are expected to appeal to women teachers and nurses will soon be erected in the elite Diepkloof Ext.

The 110 duplexes will cost about R40 000 and the 164 flats, in a three-storey block, about R36 000. There have been no local applications yet at the town's housing office but even so "outsiders" have no chance, a council spokesman said.

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New party dissolved

Mall Correspondent

CAPE TOWN — The youngest coloured party, the United Party of South Africa, scarcely a month old, will be dissolved and its leader and executive will join the Reformed Freedom Party.

This was announced yesterday by the campaign manager of the RFP, Mr George Miles, in Port Elizabeth.

The 500-strong Mitchells Plain-based UPSA party was formed on March 4 by the Rev Thomas McLaughlin.

The leader of another party, the New Convention People's Party, the Rev J de Vos, had also decided to join the RFP, Mr Miles said.

TO IMPROVE the handling of complaints about the non-arrival of home delivered copies of SAAN publications — the Rand Daily Mail, the Sunday Times, the Sunday Express and the Financial Mail — a new hunting line telephone system has been installed by SAAN.

Readers can telephone 710-2917, a number from which calls will be automatically routed to a number of extensions.

The circulation complaints telephone service is monitored from 6 am onwards from Monday to Friday, and from 8 am to 11 am on Saturdays and Sundays.

MATTER OF FACT

TO CORRECT specific errors of fact, write to the Editor at P O Box 1138, Johannesburg, or telephone the Editor's secretary at 710-9111 between 9am and 5pm on weekdays.

If you have broader complaints about the Rand Daily Mail these can be taken up with the Mail Ombudsman, James McClurg, c/o the Editor's secretary.

POLITICAL comment in this issue by R A Gibson, Michael Start, Bernardi Wassels, newswriting by Patrick Carfax, headlines and sub-editing by Bryan Pearson, cartoons by David Anderson, all of 171 Main Street.

Housing the elderly is a critical problem

By Olga Horowitz

The rent and housing situation for social pensioners in Johannesburg continues to be critical. They are also battered by living costs. Yet the devastating plight of the aged in 1984 is one of the least "fashionable" of all deserving charities.

Sectional title, the phasing out of rent control and the cost of food have all created havoc in the lives of the old.

Both Jafta (Johannesburg Association for the Aged) and the Citizens Advice Bureau have told The Star of the appalling state of elderly people, who find it impossible to keep body and soul together under the twin onslaught of merciless rising rents and inflation.

"As soon as the news was announced that the Johannesburg City Council had bought the Casa Mia Hotel as a residence for old people, we were swamped with clients wanting to know how and where they could apply for this accommodation," said Mrs Miriam Elkon, director of the Citizens Advice Bureau.

"A lot of old people come to us in despair. They have to pay

the rent to protect themselves from the elements — heat, cold and rain. Then they don't have enough left over to eat to keep healthy, or even alive. The situation of the poorer aged is frightening."

To this Mr Laurie Starfield, director of Jafta, added: "There is a constant clamour and long waiting lists at the Jafta residences, El Kero and Park Royal, and all other buildings which have rooms, however bleak, where old people can just live within their tiny incomes."

"The serious prospect facing all welfare organisations that try to care for the aged in our society is that, in the year 2000, the number of South Africans of all race groups over the age of 65 will have increased by more than half to 1,8 million. Of this figure one-fifth will be in institutional care or housebound."

The prospects for old people were terrifying, said Mr Starfield.

"They are helpless in the face of rising costs, inability to find cheaper accommodation and the need to eat."

ship development in respect of Indians in (aa) Durban and (bb) the rest of Natal and (b) how many housing units are to be built in each of these areas?

The MINISTER OF COMMUNITY DEVELOPMENT

(a)	(i)	R14 418 911	(bb)	R5 638 154
	(ii)	R7 988 218		R8 092 000
(b)		1 310		524

127 *Hannand Q.61*
7/5/84
 Johannesburg: housing 1127
 848 Mr A B WIDEMAN asked the Minister of Community Development:

With reference to his reply to Question No 2 on 23 February 1984, how many housing units for (a) White, (b) Coloured and (c) Indian occupation are to be built in the Johannesburg area in 1984?

The MINISTER OF COMMUNITY DEVELOPMENT

- (a) 746
- (b) 594
- (c) 60

Hannand Q.61. 1127
7/5/84
 Port Elizabeth: housing
 863 Mr A SAVAGE asked the Minister of Community development

- (1) Whether the houses situated at (a) 29, 31, 33, 46 and 48 Protea Avenue and (b) 12 and 14 Tacoma Place, Forest Hill, in Port Elizabeth were originally (i) built by any section of his Department and/or (ii) financed by the National Housing Fund, if so, (aa) in what year and (bb) at what cost was each of these houses built,
- (2) whether he will make a statement on the matter?

The MINISTER OF COMMUNITY DEVELOPMENT

- (1) (a) and (b)

(i) No, the dwellings were erected by the local authority

(ii) Yes, but the Department unfortunately does not keep record of such individual houses and consequently the information will have to be obtained from the local authority

- (2) No

Hannand Q.61. 1128
7/5/84
 Decentralization incentives
 871 Mr A SAVAGE asked the Minister of Industries, Commerce and Tourism:

With reference to his reply to Vote No 18—'Industries, Commerce and Tourism', in Parliament on 23 May 1983, (a) in respect of how many of the 777 applications for decentralization incentives (i) have the applicants moved to the decentralized areas, (ii) are they in the process of moving there and (iii) are they already in production in these areas, (b) how many of these applications have been withdrawn, (c) how many (1) of the anticipated 65 342 job opportunities as a result of these decentralization projects have been created and (ii) persons have been employed in these positions and (d) what amount of the estimated total capital investment of R2 459 million had been invested as at the latest specified date for which figures are available?

The MINISTER OF INDUSTRIES, COMMERCE AND TOURISM

The information is not yet available. In explanation it may be added that, after any particular application for decentralization benefits has been approved in principle by the Decentralization Board, the applicant industrialist normally has to obtain financing for his project from a development corporation or private financial institution. Approval thereof is usually subject to a prior assessment in the form

of an economic viability study which inevitably takes some time to complete. Only after this formality has been completed and his application for financing has been approved, can the industrialist commence with the physical planning and erection of his production facilities. Hence the Board allows an applicant two years within which to establish his project. In the ordinary course of events such industries would only come into full production within a period of up to two years.

As the new incentive scheme has been operative for only two years, the Board does not have the desired particulars available at this stage. However, the Board is already busy evaluating the results achieved with the implementation of the new incentive scheme and in this process will collate these and other data.

The evaluation process is a comprehensive task in the course of which various interested parties, including the private sector, local individuals in the different regions and the national states, have to be consulted. The task will, therefore, inevitably take some time to complete. The matter is nevertheless being expedited.

WEDNESDAY, 9 MAY 1984

†Indicates translated version

Hannand Q.61.
7/5/84
 Travel concessions 1129
 *1 Mr R M BURROWS asked the Minister of Transport Affairs.

- (1) Whether travel concessions are available to (a) public servants and (b) teachers employed by the (i) Department of National Education, (ii) Provincial Administrations and (iii) national states, if not, why not; if so, what is the nature of these concessions in each case;

- (2) whether these concessions are the same in respect of each of the above categories, if not, why not,

- (3) whether he intends to introduce uniform travel concessions in respect of each of these categories, if not, why not, if so, when?

The MINISTER OF TRANSPORT AFFAIRS

(1) (a), (b), (i), (ii) and (iii) Yes. Annual rail concessionary travel at 25 per cent discount for holiday purposes is granted to public servants on the fixed establishment, and their dependants. Teachers are granted similar concessions after 12 months continuous service, irrespective of whether they are on the fixed establishment or not. Their dependants are not included in these concessions.

(2) No. More favourable concessions are granted to public servants as a result of the reciprocal agreement which exists between the SA Transport Services and the Central Government. Travelling concessions form an integral part of this agreement.

(3) The whole question of financial arrangements between the Central Government and the SA Transport Services, including concessionary travel, is being investigated by the Fransen Committee. It is, therefore, not possible at this stage to indicate whether changes will be brought about.

Commission of Inquiry into the Structure and Functioning of the Courts

*2 Mr D J DALLING asked the Minister of Justice

- (1) Whether the Government has taken any decisions on the recommendations contained in the Fifth and Final Report of the Commission of Inquiry into the Structure and Functioning of the Courts, if so, (a) which recommendations have been (i) accepted and (ii) rejected and (b) what are the reasons for rejecting each of the recommendations concerned,
- (2) whether decisions have been delayed

Hostel plan offered to small firms

By LIN MENGE
Homefront Reporter

SMALL firms who cannot afford to build decent new hostel accommodation for "single" workers can now do so in joint ventures with Econo Houses, who have built hostels on the East Rand, for major employers such as Stewarts and Lloyds, Putco and Peter Faber, are now offering to build townhouse complexes for consortiums of small employers to lease.

aging director of Econo Houses, told Homefront he needs to build at least 10 townhouses at a time — enough to house 130 men — to make such complexes an economic proposition. Interested employers should want to house at least 13 men to occupy each four-bedroomed townhouse with its own livingroom, kitchen and bathroom.

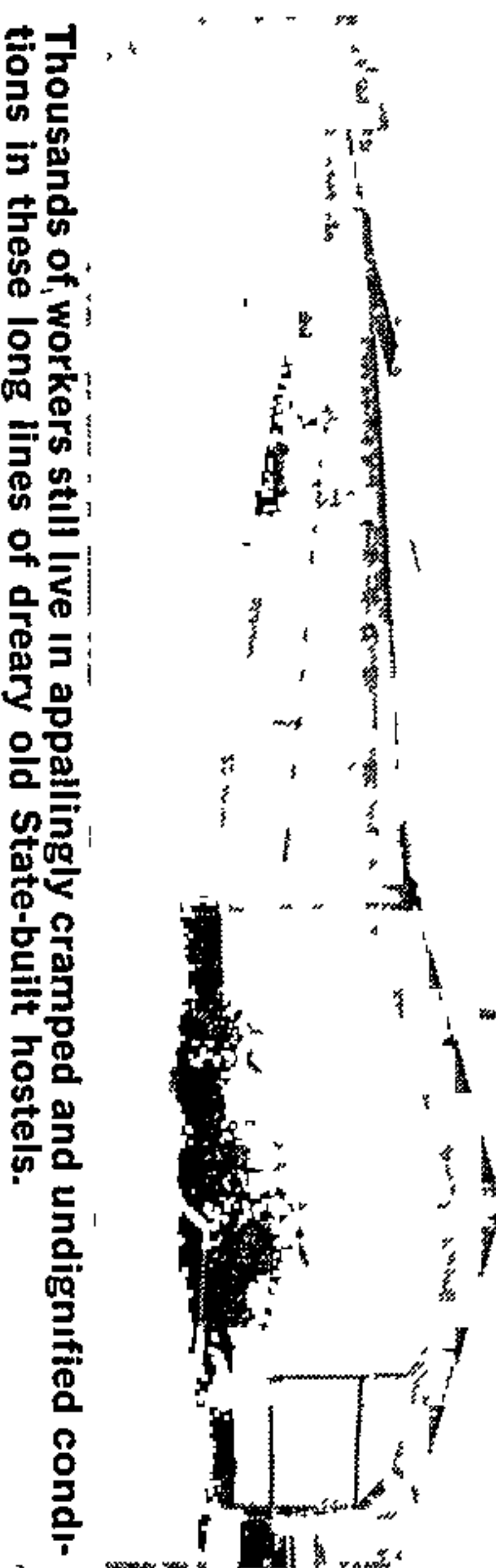
No capital is required from the employers — Econo Houses has the backing it needs from large financial institutions, Mr. Thuymsma says. Instead the employer will pay a monthly amount for each employee housed, which will include interest on the capital. They will also have to form a management committee for the complex, and administer and maintain it.

After 20 years, Econo Houses will hand over the complex to the employers, making them co-owners of what could be very valuable property. If they drop out before then, their lease stipulates that they must find another firm to take their place.

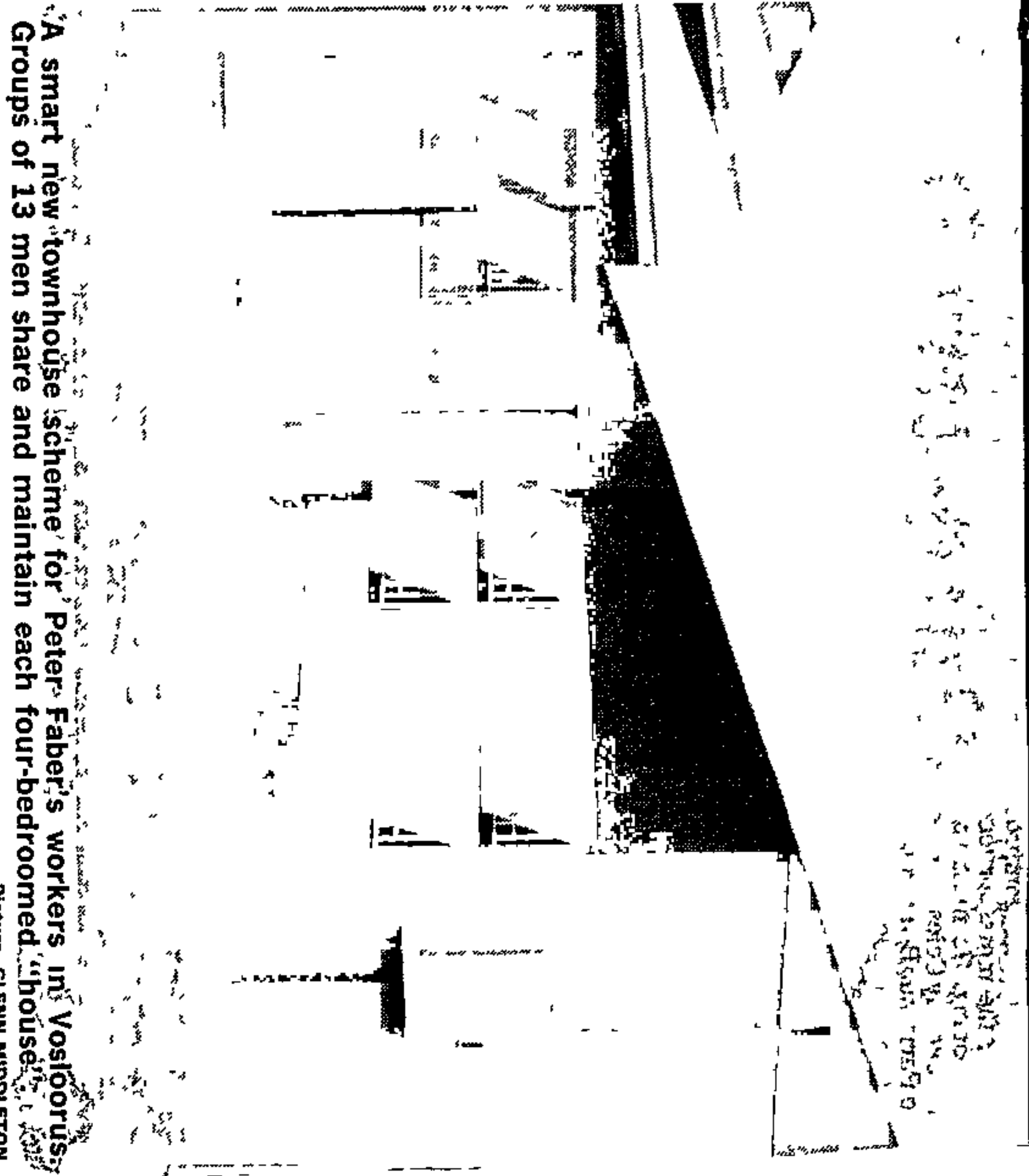
Construction will be of the same glass-reinforced, insulated concrete wall panels, insulated ceilings, tiled floors and wooden doors which the company has used for Putco and Peter Faber in Vosloorus. They are also building for TRM in Tembisa, and have a novel hillside townhouse scheme planned for Pritchard Security in Jabulani in Soweto.

The townhouse design has the advantage of being easily convertible to family living, and is no more expensive, but more dignified, than conventional hostels with their impersonal mass facilities for eating and washing.

The firm has the go-ahead to build virtually anywhere on the East Rand, where thousands of workers still occupy the dark and dingy old State-built hostels with their cramped concrete bunks and total lack of privacy, comfort and security. For more details, telephone (011) 53-9714.



Thousands of workers still live in appalling cramped and undignified conditions in these long lines of dreary old State-built hostels.
Picture GLENN MIDDLETON



A smart new townhouse scheme for Peter Faber's workers in Vosloorus. Groups of 13 men share and maintain each four-bedroomed "house".
Picture GLENN MIDDLETON



CONSTRUCTION: Mr Wellington Sikweqe (left) and Mr Johann Billman study a plan at Emkatini. In the background is one of the new houses ready for occupation. The price of the two-bedroomed house is R33 000.

Sowetan 8/5/84

127

Houses for middle

class

THE Development Corporation (DevCo), a subsidiary of a building society, is building 239 houses at a cost of about R10-million at Emkatini, Tembisa.

Aimed at the middle-income group, the houses are being built in phases, with the first 60 already completed. Construction of 30 more houses began recently.

The Emkatini houses cost between R26 000 and R63 000. The project is due for completion by June next year.

These homes are built according to our core homes scheme, and consist of an initial basic house which al-

lows for easy and economical expansion as the family's needs and income grow," said Mr Kingsley Rowland, SA Perm's assistant general manager. Perm is DevCo's parent company.

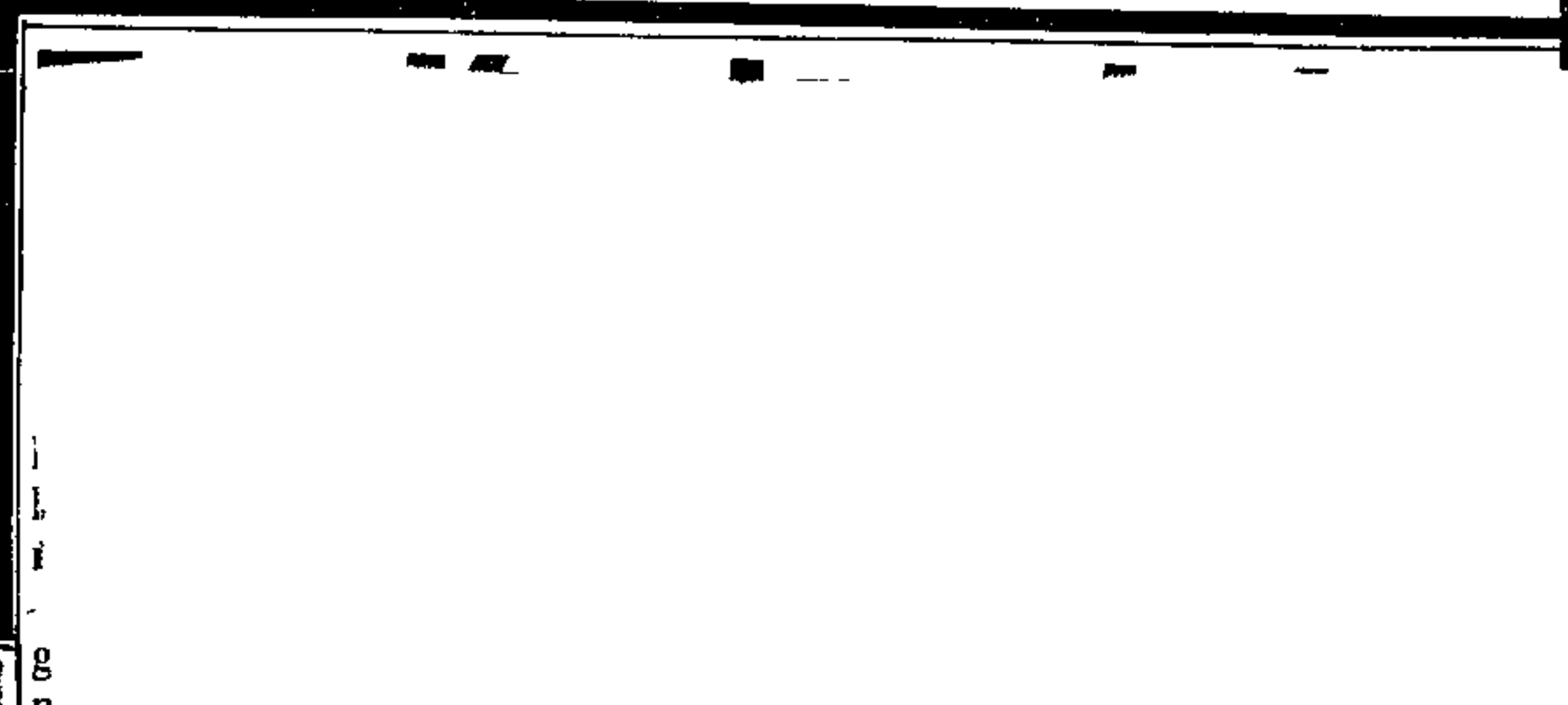
Mr Rowland said it was the first time that the private sector entirely developed a

black township (Emkatini). DevCo was spending over R9-million for the development of the Emkatini houses.

DevCo has undertaken similar projects in Alexandra, Soweto and Sebokeng, where 200 such houses have been completed.

"In the past, we simply erected houses on

serviced sites supplied by the various community councils or administration boards, but in the case of Emkatini, we bought land, surveyed it, and supplied services ourselves," Mr Rowland said.



127

5 Jan
2/5/84

Diepkloof man slams house plan

The Government was "running away from its responsibility by announcing it would no longer supply State housing for people," the chairman of the Diepkloof Civic Association, Mr Isaac Mogashoa, said today.

The Minister of Community Development, Mr Pen Kotze, announced yesterday that people could no longer demand that the State supply housing. He said only 19 000 of the about 500 000 State houses on sale, had been bought.

He explained the State would provide serviced stands on which people could build their own houses with the help of their employers and financial institutions.

Mr Mogashoa said: "The Minister's announcement came at an unfortunate time. Most people do not have large amounts of money saved. They are not prepared for the great expense of providing their own

"The waiting lists for housing are being thrown away. The implication is that the Government will not build for people in the urban areas. By this the Government wants to force us to settle in the Bantustans.

an campaign

RDM 8/15/84 (127)
**Three dead in
shanty blaze** (127)

Mail Reporter (104)

THREE Transvaal contract workers were burnt to death on Sunday night when the shack in which they were sleeping at Odendaalsrus was set alight by a candle

The men, whose names were not available last night, came from Gazankulu but were working in Odendaalsrus

It is believed the fire started when a candle ignited bedding, spread to clothing and finally ignited paraffin cans in the asbestos shack



Mr Shofick Shaikjee, his wife Waheeda and their baby were one of three families evicted from a Pageview home yesterday. Officials of the Department of Community Development removed their belong-

ings and broke doors and windows. The families were granted stays of eviction by a Rand Supreme Court judge, who ordered the department to refrain from demolishing the home any further

127 (127) Spw 8/5/89

Evicted couples granted court order

By Gavin Engelbrecht

Three Indian couples, who were forcibly evicted from their Pageview home yesterday, have been granted leave of stay following an urgent application to the Rand Supreme Court.

An interim interdict was granted only after their belongings were removed from their 20th Street home and windows and doors broken out by

officials of the Department of Community Development.

Anger, frustration and disgust were Mr Abubaker Moosa's response on returning home to find his belongings piled on the pavement.

Mr Moosa and his brother, who shared the home with their wives and another couple with a six-week-old baby, were approached on Friday by the department's

officials.

"They told me to vacate the house by Monday as they intended demolishing the house," said Mr Moosa.

He added that they alleged the occupants were being evicted as the owner no longer stayed at the house.

"We have stayed here our whole lives. In 1961 we were kicked out of Spohiatown — and now this," he said.

Mr Moosa said the action had come as a surprise for him as an interdict had been granted two years ago restraining the department from evicting the 67 remaining families in the area, pending an outcome.

Mr Justice DJ Curlew heard an urgent application yesterday afternoon and granted an interim interdict ordering the department to refrain from demolishing the

Moosas' house any further. He set the return date as Tuesday next week.

Mr Moosa said he had found alternative accommodation as they would not be able to stay in the house without any windows or doors.

The secretary of the Save Pageview Association, Mr Ebrahim Kaharsany, said the action was "absolutely inhumane".

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BY LIN MENG
LTA HOUSING, which last year described itself as "a major new force in meeting the challenge of providing homes", has pulled out of Soweto

Builder in shock withdrawal from Soweto

The company, which is part of the biggest construction group in the country, will complete the 10 or so individual houses it started, but otherwise is no longer "in that market."

This shock decision is further proof of the growing frustration among construction firms who have tried to rally to the Government's call to the private sector to become involved in housing in black areas, but which

have been unable to obtain stands

When Homefront asked the company to comment on the meeting, it was told "We've pulled out of Soweto, so we are no longer interested in what the councils do or say"

A company spokesman who refused to be quoted said building individual houses was not "the game the company should be in" and they would in future only tender where they could get municipal contracts to build 1 000 or more houses

It simply did not pay them to provide sales and maintenance staff for a few individual houses, he said

A year ago LTA Housing issued a brochure in which they said the company had been formed as a "positive response" to meet the huge housing challenge

In spite of all their efforts, they could not get stands and, along with far smaller firms, they had to put up a couple of showhouses in Diepkloof Ext in the hope that individual standholders would give them contracts

They were among several firms who had been invited to apply for 312 stands in Naledi but township contractors complained that they had not been allocated stands, yet they lived in Soweto and part-rent there

Mr Ephraim Tshabalala, Mayor of Soweto, is then alleged to have said that Soweto should be developed "by Sowetans-for Sowetans" and to have told black builders afterwards that all applications for the sites had been cancelled and they should now apply for all the stands

A spokesman for the black contractors told Homefront the only way they could possibly do this would be by subcontracting — to white firms

SOPHIE TEMA reports that Mr Julius Mdlatlose, chairman of the housing committee, has denied that the mayor had said that housing contracts would no longer be given to white firms

But Mr Mdlatlose said the Soweto Council had discussed the problem of white building contractors giving jobs to people outside Soweto

"The council had agreed to allow white building contractors to come into Soweto on condition they created work opportunities for unemployed people of Soweto," Mr Mdlatlose said

"But instead they have used people from outside the area because they pay them less than they would have paid people who live in Soweto"

But this complaint was dismissed by Mr Basie Pretorius, director of the Master Builders and Allied Traders Association (MIBA) yesterday

Mr Pretorius said any contractor who tendered for work in the black townships had to comply with the existing legislation

A wage for general workers, whether local or from outside, had been regulated for black areas which was slightly lower, than metropolitan and outlying areas, but this was to give smaller employers a chance

"The real problem is that locals don't want to work on building sites — they want to be inside factories. We have to rely on contract labourers for 90% of our workforce. Some of them are now skilled workers"

The idea that companies should recruit and train locals, if they could find any, cost time and money while people were "shouting for accommodation"

"This is going backwards. The councils are not taking the interest of their people into account," Mr Pretorius said

representatives attended a meeting of the Soweto City Council's housing committee at which it was allegedly said that "Soweto should be developed by Sowetans for Sowetans". The meeting was to discuss the allocation of stands in Naledi

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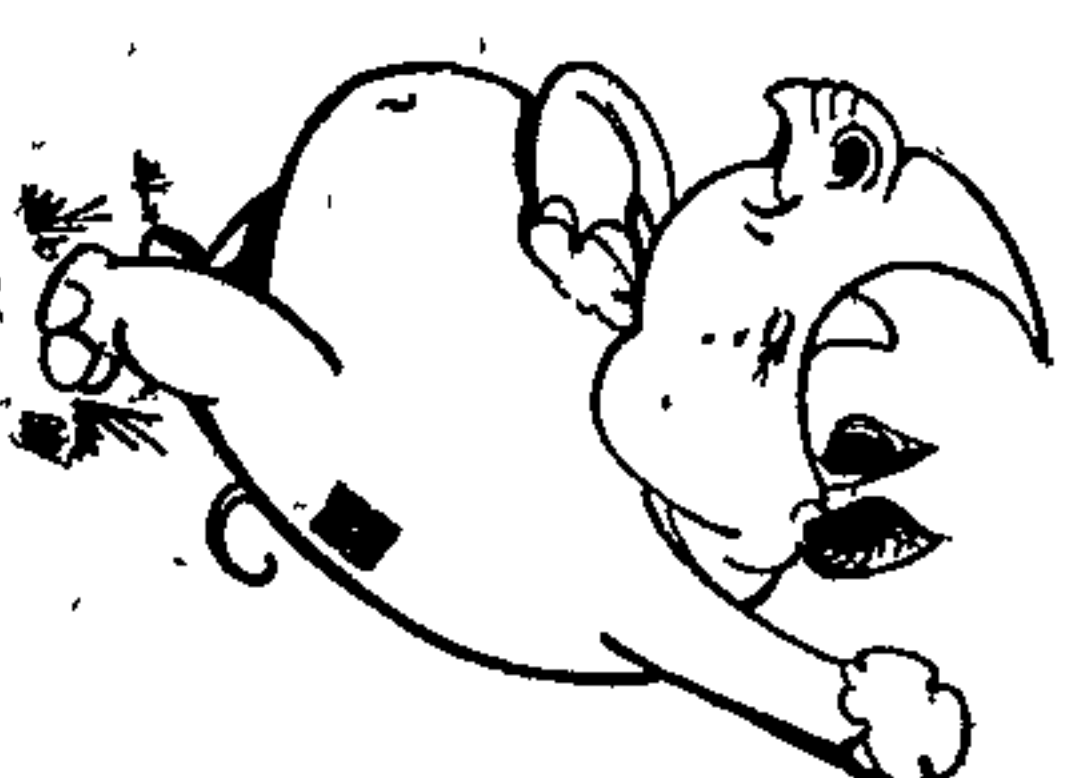
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HOME FRONT

(1) Administration Board Highveld

- (a) Lebowa 39 254
- (b) Gazankulu 4 740
- (c) Owaqwa 6 868
- (d) KaNgwane 6 184
- (e) KwaZulu 6 789
- (f) KwaNdebele 17 476
- (g) Venda 843
- (h) Bophuthatswana 2 009
- (i) Ciskei 335
- (j) Transkei 6 326

- (2) (a) Commuters 8 357
- (b) Migrants 82 467

- (1) Administration Board Northern Cape

- (a) Lebowa 40
- (b) Gazankulu 31
- (c) Owaqwa 54
- (d) KaNgwane 12
- (e) KwaZulu 285
- (f) KwaNdebele 7
- (g) Venda 5
- (h) Bophuthatswana 36 850
- (i) Ciskei 732
- (j) Transkei 1 981

- (2) (a) Commuters 10 176
- (b) Migrants 29 822

The numbers given under (1) represent workers requisitioned while the numbers given under (2) represent workers that accepted employment

Heurand
 Influx control/identity documents
 526 Mr K M ANDREW asked the Minister of Co-operation and Development

- (1) What was the total (a) amount in fines and (b) number of days in respect of sentences imposed on Blacks in 1983 in the (i) Cape Peninsula and (ii) rest of the Western Cape for offences relating to influx control and identity documents,
- (2) (a) (i) how many persons paid fines and (ii) what was the total amount

paid in such fines and (b) (i) how many persons served sentences, and (ii) what was the total number of days served by such persons, in each of the above-mentioned areas in that year?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

- (1) (a) R224 810 (i) R185 525 (ii)
- (b) 225 660 days 163 985 days

- (2) (a) (i) 7 144 (ii) R313 787

(b) (i) and (ii) Unknown These matters are administered by the Department of Justice

Heurand
 Family housing units
 678 Mr P G SOAL asked the Minister of Co-operation and Development

- (1) (a) How many family housing units were built in 1983 in each national state by (i) the national state authority, (ii) private owners and (iii) the South African Government and (b) what was the total amount spent by each in respect of each national state;
- (2) whether there is a shortage of housing units in any national states, if so, how many units are required in respect of each national state,
- (3) whether any family housing units are being built in the national states at present by (a) the national state authority, (b) private owners and (c) the South African Government, if not, why not, if so, (i) how many units are being built by each in each national state and (ii) when are they due to be completed in each case?

The MINISTER OF CO-OPERATION AND DEVELOPMENT.

(1) (a)	(i)	(ii)	(iii)
Lebowa	Unknown	Unknown	540
Owaqwa	"	140	1 650
KwaZulu	"	Unknown	2 520
KaNgwane	"	"	580
KwaNdebele	"	"	201
Gazankulu	"	"	Nil
Other South African Development Trust Land	"	87	170

(b)	(i)	(ii)	(iii)
Lebowa	Unknown	Unknown	R2 418 464
Owaqwa	"	R840 000	R6 400 000
KwaZulu	"	Unknown	R5 370 267
KaNgwane	"	"	R1 260 000
KwaNdebele	"	"	R1 600 000
Gazankulu	"	"	Nil
Other South African Development Trust Land	"	"	R1 800 000

- (2) It is not possible to give a completely accurate figure as the shortage of housing also depends on the actual demand. It is estimated that the shortage in terms of units is as follows.

Lebowa	18 000
Owaqwa	24 000
KwaZulu	75 000
KaNgwane	5 600
KwaNdebele	3 500
Gazankulu	1 500
Other South African Development Trust Land	14 800

- (3) (a) Yes
- (b) Yes
- (c) Yes

The number of houses which are being built by the national states are not known

The number of houses which are being built by private owners are not known

The South African Government has implemented self-build schemes within all the

The progress with self-build schemes depends on the availability of funds and consequently dates on which schemes will be completed cannot be determined

Heurand
 Family housing units 9/5/84
 686 Mr P G SOAL asked the Minister of Co-operation and Development.

- (1) (a) How many family housing units were built in each specified township in the Highveld area in 1983 by (i) the Highveld Administration Board, (ii) private owners and (iii) any other specified organization and (b) what was the total amount spent by each in respect of each township,
- (2) whether there is a shortage of housing units in any townships in the Highveld area, if so, how many units are required in respect of each township;

1179

WEDNESDAY, 9 MAY 1984

1180

- (3) whether any family housing units are being built at present by (a) the said Administration Board, (b) private owners and (c) any other specified organizations, if not, why not, if so, (i) how many units are being built by each in each township and (ii) when are they due to be completed in each case?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

(1) (a) (i) Nil

(b) Falls away

(ii) Balfour 23 R27 600
Bethal 6 R74 000
Langverwacht 10 R120 000
Lydenburg 4 R48 000
Middelburg 4 R48 000
Standerton 9 R315 000

(iii) Bethal
Watertand 1 R10 000
Bakery F de Lange 1 R6 000
Langverwacht Sasol 250 R3 754 000
Christan Ministry to Miners 1 R12 000
Molehahn and Frost 1 R14 000
Standerton Bester 40 R460 000
Volkstrust Veka 30 R250 000
Witbank United Building Society Concor 49 Unknown R12 000
38 -R26 000 per house

Duvha Opencast 19 Unknown
Hippo Quarries 1 R28 000
Newen Matthews 2 R20 000

(2) Yes. It is not possible to give an accu-

rate figure in regard to the shortage of housing in respect of each township. The estimated total housing shortage in respect of Black townships in White area is 168 000. In order to make an accurate estimate in respect of each township it will be necessary to compile new waiting lists. This will necessitate a costly and time consuming survey, which in the circumstances is considered unjustified.

(3) (a) Yes.

(i) Leandra 712
(ii) July 1985

(b) Yes

(i) Balfour 21 December 1984
Langverwacht 18 December 1984
Lydenburg 36 December 1984
Middelburg 2 December 1984
Standerton 84 1984/85
(c) Yes
(i) Balfour 70 1984/85
Escom
Witbank
United Building Society 10 December 1984
Concor 5 December 1984
Duvha Opencast 30 December 1984

124 Howard
Port Elizabeth/Uitenhage/Motherwell
Q. 61. 1180 9/5/84
725 Mr T ARONSON asked the Minister of Co-operation and Development:

1181

WEDNESDAY, 9 MAY 1984

1182

- (1) How many additional erven for Blacks will have been serviced for housing in (a) Motherwell and (b) the Black townships in the Port Elizabeth/Uitenhage metropolis once the housing projects of his Department in respect of these areas have been completed.

(2) (a) what is the estimated total cost of the services to be provided in (i) Motherwell and (ii) the Black townships of the said metropolis and (b) when in each case will the provision of these services commence.

(3) what is the estimated total number of persons who will live in (a) Motherwell and (b) the Black townships of the said metropolis?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

(1) (a) Motherwell 17 000

(b) Port Elizabeth Metropolitan area

(i) Kwamagxaki (Port Elizabeth) 2 003
(ii) Kwadwesi (Port Elizabeth) Kwadwesi is still in the layout planning stage

(iii) Kwanobuhle (Uitenhage) 10 019

(2) (a) (i) Motherwell R97 632 000

(ii) Kwamagxaki R10 463 980
Kwadwesi Unknown at this stage
Kwanobuhle R50 221 444

(b) (i) The provision of services has already commenced.

(ii) The provision of services has already commenced with the exception of Kwadwesi

(3) (a) Motherwell 110 000

(b) Kwamagxaki 13 020
Kwadwesi Unknown at this stage
Kwanobuhle 65 124

340 Howard
Grahamstown: revenue/expenditure of
Q. 61. 1182 townships 9/5/84

740 Mr E K MOORCROFT asked the Minister of Co-operation and Development

(1) (a) What was the total revenue generated through all channels for the Black townships of Grahamstown in respect of the 1983-84 financial year, (b) in what manner was this revenue generated and (c) what was the total expenditure of (i) administration and (ii) development schemes.

(2) how much of this amount was spent on the (a) building and/or renovation of (i) schools and (ii) houses, (b) building and/or maintenance of roads and drains and (c) provision of electricity, including street-lights?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

The Board's financial year ends on the 30th June 1984 and for this reason it is not possible at this stage to state actual income and expenditure

(1) (a) The Board's revenue for the period 1 July 1983 to 30 November 1983 was R350 042

(b) This amount was derived from the following sources:

Sales of electricity of Administration of Fingo Village	28
Rental on land	8 116
Dog licences	85
Rental of Economic housing	27
Rental of Sub-economic housing	37 532
Rental of other housing	1 370
	935

R37-m for housing schemes ⁽¹²⁷⁾

THE Urban Foundation is to spend R37-million on housing developments — among them the construction of 3 600 houses in Soweto and Katlehong — during its 1984/85 financial year.

Among major projects earmarked by the Foundation is a R5,4-million housing scheme for the 3 000 Mzimhlophe Squatter Camp families, who were left stranded when floods destroyed their homes in Kiptown seven years ago.

Announcing this in Johannesburg yesterday, the managing di-

By **LEN MASEKO**

rector of the Urban Foundation, Dr Robin Lee, said expenditure for the current financial year would amount to R47-million, which represented an increase of 170 percent over that of the previous year.

Dr Lee said that three of the Urban Foundation's major sponsors had announced an increase of 25 percent — about R500 000 — in their annual contribution

Seweta 11/5/84
The money would be donated over a five-year period.

“Approximately R37-million, or 78 percent, is earmarked for residential development and eight percent for education and training. Smaller amounts will be expended on enterprise development, research and a number of smaller projects,” Dr Lee said.

The proposed housing scheme for the Mzimhlophe families, who are living in squalid conditions, is still to be approved by the Diepmeadow Town Council.

MONDAY, 14 MAY 1984

†Indicates translated version

X For written reply

1277 Howard Q.61.
Northern Transvaal: housing 1233
14/5/84

682 Mr P G SOAL asked the Minister of Co-operation and Development

(1) (a) How many family housing units were built in each specified township in the Northern Transvaal area in 1983 by (i) the Northern Transvaal Administration Board, (ii) private owners and (iii) any other specified organizations and (b) what was the total amount spent by each in respect of each township.

(2) whether there is a shortage of housing units in any townships in the Northern Transvaal area, if so, how many units are required in respect of each township.

(3) whether any family housing units are being built at present by (a) the said Administration Board, (b) private owners and (c) any other specified organizations, if not, why not, if so, (i) how many units are being built by each in each township and (ii) when are they due to be completed in each case?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

(1) (a) (i), (ii) and (iii) Nil

(b) Falls away

(2) Nil

(3) (a), (b) and (c) No With a few exceptions Black persons who work in this area reside in their national state

(i) and (ii) Fall away

West Rand: housing

707 Mr P G SOAL asked the Minister of Co-operation and Development.

(1) How many houses (a) had been bought under the (i) 99-year leasehold and (ii) 30-year ownership scheme and (b) were being rented in each township falling under the West Rand Administration Board as at the latest specified date for which figures are available,

(2) how many housing units had been sold under the special State housing sale scheme in this Administration Board area as at that date?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

(1)(a)

Soweto	6 445	(i)
Diepmeadow	3 123	
Dobsonville	256	
Alexandra	79	
Mohlakeng	71	
Kagiso	266	
Munsterville	Nil	
Bekkersdal	Nil	

	(ii)
Soweto/Diepmeadow	15 886
Dobsonville	1 374
Alexandra	Nil
Mohlakeng	495
Kagiso	368
Munsterville	Nil
Bekkersdal	5

(b)

Soweto	54 094
Diepmeadow	24 341
Dobsonville	2 996
Alexandra	900
Mohlakeng	2 574
Kagiso/Munsterville	5 359
Bekkersdal	1 050

(i), (ii) and (b) as at 20 March 1984

(2) 6 871

In respect of (1)(a)(ii) separate

figures for Soweto and Diepmeadow are not available

In respect of (1)(b) separate figures for Kagiso and Munsieville are not available

The reason for the non-availability of separate figures is that the Development Board keeps its records where its regional offices are situated. The Johannesburg office deals with Soweto, Diepkloof and Meadowlands as a unit and the Krugersdorp office deals with Kagiso and Munsieville as a unit

The figures in respect of (1)(a)(i) are based on the payment of a deposit and the signing of an agreement to purchase by the parties. Consequently the figures given may not correspond with the number of registrations of leasehold

206 Q. 61. 12 35
Influx control/identity documents
782 Mr P G SOAL asked the Minister of Co-operation and Development

- (1) How many persons were (a) tried for and (b) convicted of offences relating to influx control and identity documents at the commissioners' courts falling under the jurisdiction of the Southern Orange Free State Administration Board in the 1983 calendar year.
- (2) (a) what was the average daily number of such cases heard in the said courts in that year and (b) what amount accrued to the State in 1983 from fines imposed for these offences?

The MINISTER OF CO-OPERATION AND DEVELOPMENT.

- (1) (a) 8 105
- (b) 7 537.
- (2) (a) 35
- (b) R28 948 accrued to the State R93 129 accrued to the Southern

Orange Free State Development Board

Influx control/identity documents

783 Mr P G SOAL asked the Minister of Co-operation and Development

- (1) How many persons were (a) tried for and (b) convicted of offences relating to influx control and identity documents at the commissioners' courts falling under the jurisdiction of the Orange Vaal Administration Board in the 1983 calendar year;
- (2) (a) what was the average daily number of such cases heard in the said courts in that year and (b) what amount accrued to the State in 1983 from fines imposed for these offences?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

- (1) (a) 13 267
- (b) 13 045
- (2) (a) 60
- (b) R9 968 accrued to the State R75 690 accrued to the Orange-Vaal Development Board

Q. 61. 12 36
KwaNdebele: pensions/grants/institutions
809 Mr R A F SW/ART asked the Minister of Co-operation and Development

- (1) How many persons in KwaNdebele received (a) old-age pensions, (b) disability grants, (c) pensions for the blind and (d) war veterans' pensions as at the latest specified date for which figures are available,
- (2) whether there are any facilities in KwaNdebele for (a) aged persons, (b) disabled persons and (c) children in need of care, if not, why not; if so, what is the nature of these facilities in each case,

(3) whether there are any institutions in KwaNdebele for (a) aged persons and (b) children in need of care, if not, why not, if so, what types of institutions in each case?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

- (1) (a) 7 962
 - (b) 868
 - (c) 75 and
 - (d) 7
- As at 31 March 1984

(c) No Persons are still being cared for in the extended family system

- (3) (a) No
- (b) No
- (c) No

No Persons are still being cared for in the extended family system. In cases where no other care exists use is made of existing institutions elsewhere. A white social worker has been seconded to the KwaNdebele Department of Health and Welfare, with effect from 1 May 1984

Q. 61. 12 37
828 Mrs H SUZMAN asked the Minister of Justice

What was the unit cost per prisoner per day in 1983 for Blacks, Whites, Coloureds and Indians, respectively?
The MINISTER OF JUSTICE
The estimate of expenditure is done per responsibility and objective and therefore it is not possible to calculate the average unit cost for the different race groups.

separately. The average daily unit cost amounts to R8,05 35 (805,35 cents)

Awaiting-trial prisoners

829 Mrs H SUZMAN asked the Minister of Justice

What was the average number of awaiting-trial prisoners in custody on the last day of each month of 1983?

The MINISTER OF JUSTICE

The figures concerning awaiting-trial prisoners who were incarcerated in South African prisons on the last day of each month during 1983, were as follows

- 31 January 20 428
- 28 February 20 371
- 31 March 18 852
- 30 April 19 422
- 31 May 19 354
- 30 June 18 199
- 31 July 18 187
- 31 August 17 673
- 30 September 17 402
- 31 October 18 308
- 30 November 17 494
- 31 December 18 162

Q. 61. 12 38
Adoption
846 Mr A B WIDDMAN asked the Minister of Co-operation and Development

How many Black children were placed in adoption in terms of the Children's Act in 1983?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

331

Children's homes

888 Mr A B WIDDMAN asked the Minister of Internal Affairs

- (1) How many (a) State and (b) privately administered children's homes were there for (i) Indian and (ii) Coloured children in the Republic as at the

BY SOPHIE TENA

SEVERAL residents at Levin's and McDonald's farms have been ordered to break down their shacks by Tuesday, or have them bulldozed

The deputy mayor of Soweto Mr Isaac Buthelezi denies that the council has ordered residents to destroy their huts

"It's a lie" he said. Two landladies on Levin's farm were served with notices to vacate the plots they occupy and to demolish all structures erected on them by Tuesday

Mrs Julia Vilakazi yesterday took the notice served on her to her lawyers to get advice on the matter

Last year Mrs Vilakazi's brother, Mr Joseph Ngozo, who acted as landlord for the plot, was ordered by the

Residents' deadline to destroy shacks

council to pay a rent of R960 a month

He took the matter to his lawyers who wrote several letters to the council informing them that both Mrs Vilakazi and her brother Mr Ngozo could not afford that kind of rent

Another resident, Mr Johnson Mvimbi, who lives on McDonald's farm, returned from work on Thursday evening to find his shack demolished, his belongings left in the street and his corrugated sheets and poles confiscated by the council

Some residents said yesterday they qualified to be in the area, but officials have told them to demolish their shacks without offering them alternative homes

Yesterday morning, Soweto Council police went to the farm, where they questioned several people living on Levin's Farm and told others that they are to move from their shacks within seven days

But the deputy mayor, Mr Isaac Buthelezi, denied that the council had given instructions to residents in the area to demolish their shacks

Not knowing that I was at the scene when some of the people were warned to move within seven days, and that I had seen a notice served on one of the landladies, Mr Buthelezi said "It is not true that people there were given seven days to break down their shacks. It is all a lie who told you that"

A heated argument developed in which I told the deputy mayor that residents were warned in my presence and that I was ready to take an oath that this was so

He then said the council had agreed that people in the area could stay on until they could be allocated alternative accommodation

Two brothers who share a dilapidated building, Mr Andrew Jele and Paulus Luuvu, were given seven days to move from the area

Several other residents, whose houses were numbered by council officials this year, were not affected by the raid and said they were told by the council that they were to be given alternative accommodation at the Fred Clark emergency camp for squatters

"We do not know how long we are still going to remain here. We are waiting for the officials to come and move us to a place they have arranged for us"

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Harvard is advised to cut SA links

By RICHARD WALKER

HARVARD UNIVERSITY has come under fresh pressure to sell R500-million worth of shares invested in companies doing business with South Africa

An advisory committee to the famed Ivy League College split evenly on a motion to demand immediate, total disinvestment, but voted overwhelmingly in favour of tightening rules to require companies to actively oppose discriminatory laws in the Republic

It also told Harvard to set specific guidelines on "strategic goods" that the companies should not supply

Most of the affected stock is in multi-national giants like Ford and Chrysler

Nurses just don't know their stuff

By JOHN MOJAPPELO

THE failure rate of first year student nurses in anatomy examinations is disturbingly high, according to the South African Nursing Council

In the first year examination of 1 864 students on the diploma course in general nursing and 85 out of 269 on a diploma course in general nursing and midwifery failed the anatomy part of their examination

The current edition of the nurses' mouthpiece in the country, Nursing News, said there were general similarities among the students who failed

The standard of knowledge was poor, particularly in respect of the nervous system, muscles and the male and female reproductive systems

The examiners found that in many cases the students gave non-specific information and marks could not be allocated for this. Students wrote for example that "The lung has an apex and medial aspect"

The newsletter said "Many students in the form of unrelated 'key' words or phrases and lacked the ability to formulate answers in a coherent framework"

Questions were often misread. Students would draw a diagram of a neuron instead of a nephron

The newsletter complained that students on the whole were unable to draw accurate, or even recognizable, diagrams

The council complained that many students resorted to "spotting" and obtained high marks for one question, but scored single figure marks for the other questions in the same paper

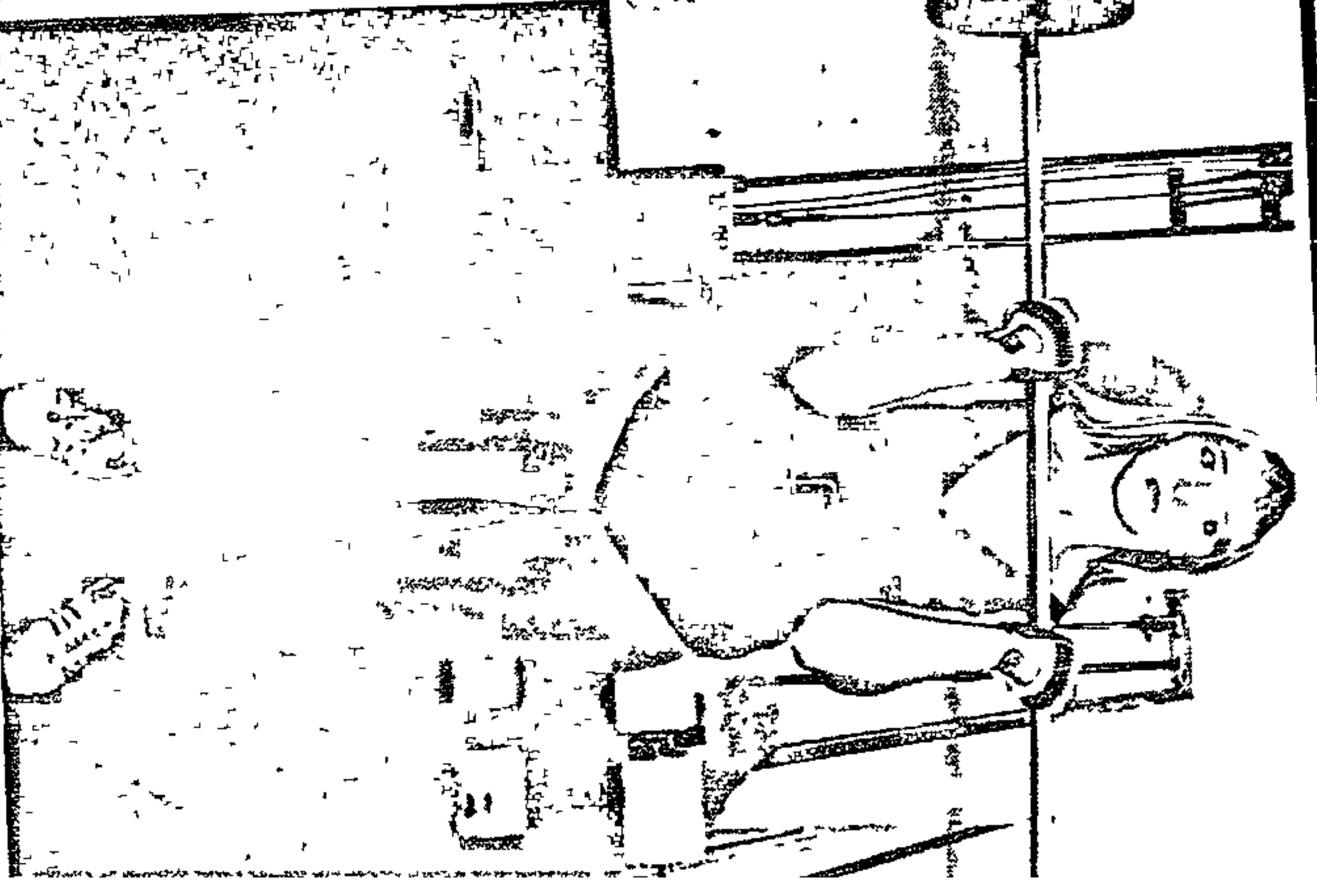
Weight on Laurie's M

By J MANUEL CORREIA
TV Correspondent

LAURIE ABBOTT, a production secretary on TV's popular Friday evening programme "Prime Time", is a girl with weighty matters on the mind and body

Lovely Laurie, a Canadian who came to this country last year to get her man Gary, is the kind of girl who lifts 81kg as a warm-up

Laurie works out daily at powerlifting, which involves lifting weights



"Prime Time" production secretary Laurie Abbott 81kg as a power-lifter when she's in the mood.

half-way up the body above the head

She recently came to ladies' division of a national lifting contest

Her interest in the sport her home country. App big thing with Canadian band Gary is coach an

"We work out together after work," she says. By the way The crash you sometimes hear "Time" are NOT caused

that may make

Allocation delays 'tragic'

By Lin Menge
Homefront Reporter

IT IS tragic that development of the black townships should be retarded because of the politically sensitive problem of the allocation of residential and commercial sites

This is the view of both developers and officials, who are seeing implementation of the Government's attempts to encourage both home ownership and business activity in the black townships grind to halt

LTA Housing has already pulled out of Soweto and other large contractors anxious to become involved in the black housing market have expressed acute frustration over the difficulty in obtaining stands

In the meantime there were already between 25 000 and 35 000 families on the waiting lists for housing in Soweto at the end of last year

Spokesman for SA Permanent Building Society's Development Corporation, DevCo, said last week at the opening of their new development in Tembisa that they would like to do more

in Soweto but had difficulty obtaining sites

They said the councils were unwilling to give land to white developers

"But if we were given land, they would have far more houses coming into the market at cheaper prices," a DevCo spokesman said

Last year people in Soweto were told that 18 000 houses would be built in the next few years. Asked how many stands had so far been allocated for building, an official told Homefront "Damn all"

Now Dr W B Vosloo, managing director of the Small Business Development Corporation (SBDC)

has disclosed that there is a similar difficulty over the allocation of business stands

The SBDC recently disclosed that they are receiving six applications a day for industrial sites from backyard operators in Soweto

Dr Vosloo said it was essential that business stands in the black townships should be allocated in terms of a co-ordinated development concept

"Most of our own developments in Soweto have been limited to industrial parks, but we are also very anxious to look at commercial sites and shopping centres

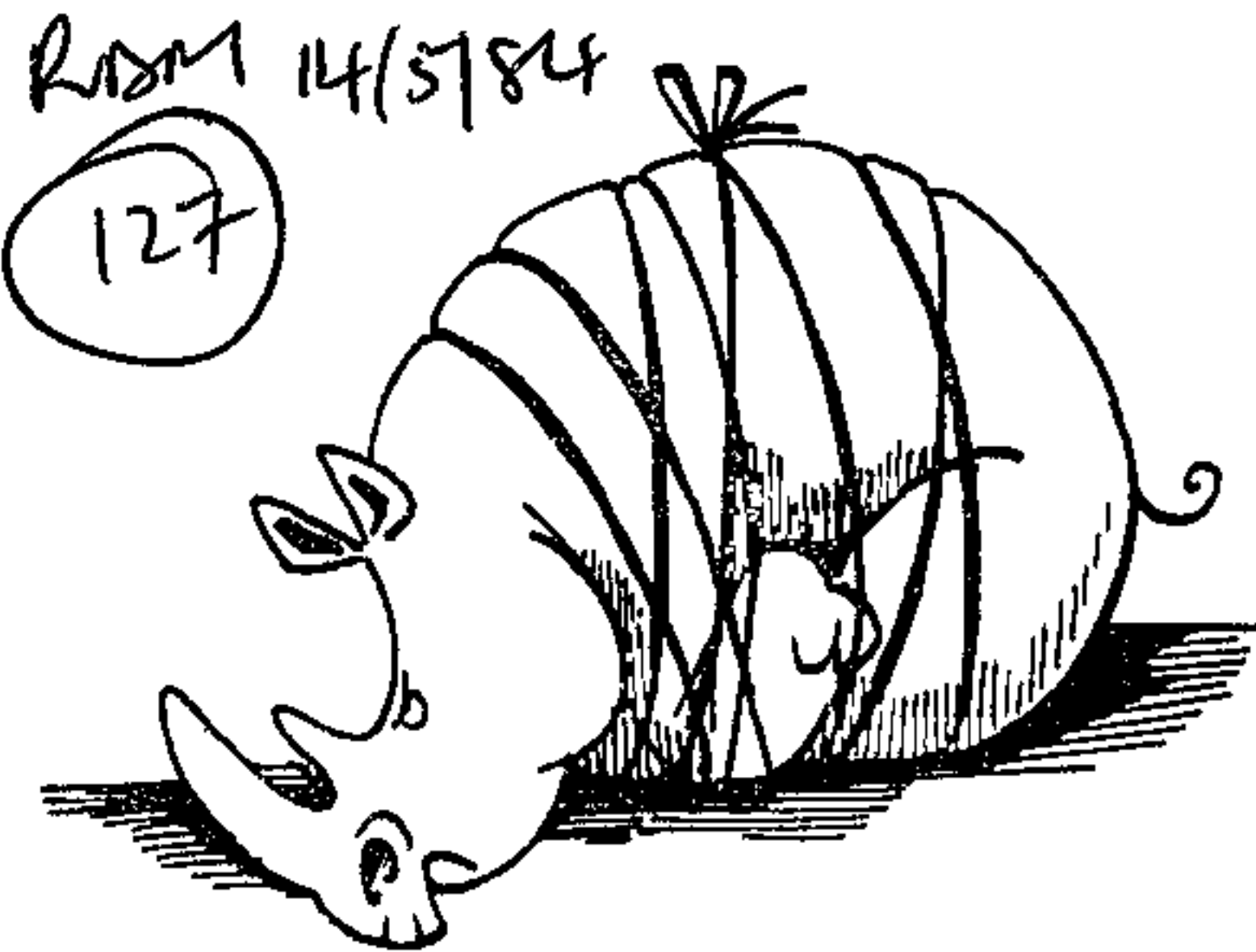
"Several institutions are having problems in getting sites allocated. It is not in the interests of the community that this issue should drag on"

Dr Vosloo said it was essential that the question of who should have the power to allocate the stands in black townships should be clarified. Proper procedures had to be introduced, he said

Some people have told Homefront they see the question as a learning problem to which there can be no early solution. Others have said that it is nonsense for the councils to have the say over land which belongs to the State. Such land should go from the State to private individuals. The councils should be free to tax such land, but no more

"Any largesse you can distribute represents power, so the danger is that if residential and commercial land is transferred to the councils, they will use it for political purposes," one developer said

A co-ordinating committee of Government and private sector representatives has referred the issue to the Government for a high-level decision



1263

WEDNESDAY 16 MAY 1984

1264

127 *Howland Q 61.1263*
Northern Transvaal: housing
705 Mr P G SOAL asked the Minister of Co-operation and Development

(1) How many houses (a) had been bought under the (i) 99-year leasehold and (ii) 30-year ownership scheme and (b) were being rented in each township falling under the Northern Transvaal Administration Board as at the latest specified date for which figures are available,

(2) how many housing units had been sold under the special State housing sale scheme in this Administration Board area as at that date?

THE MINISTER OF CO-OPERATION AND DEVELOPMENT

(1)	(a)(i)	(a)(ii)	(b)
Messina	Nil	Nil	667
Louis Trichardt	Nil	Nil	393
Duivelskloof	Nil	Nil	18
Naboomspruit	Nil	Nil	45
Nyistroom	Nil	Nil	451
As at 29 February 1984			

(2) Nil

East Rand: housing

706 Mr P G SOAL asked the Minister of Co-operation and Development

(1) How many houses (a) had been bought under the (i) 99-year leasehold and (ii) 30-year ownership scheme and (b) were being rented in each township falling under the East Rand Administration Board as at the latest specified date for which figures are available,

- (b)(i) Alexandra Town Council, Johannesburg
- Atteridgeville Town Council, Pretoria
- Bohlokong Town Council, Bethlehem
- Daveyton Town Council, Benoni
- Dobsonville Town Council, Johannesburg
- Evaton Town Council, Vanderbijlpark

1265

WEDNESDAY 16 MAY 1984

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(b) (1) Galeshewe Town Council, Kimberley
Ikageng Village Council, Potchefstroom
Jouberton Village Council, Klerksdorp
Kagiso Village Council, Krugersdorp
Kathlehong Town Council, Germiston
Kammanandi Town Council, Port Elizabeth
Kwa Gugu Town Council, Witbank
Kwanobuhle Town Council, Uitenhage
Kwa-Thema Town Council, Springs
Lekoa Town Council, Vaaldronehoek
Lingelihle Village Council, Cradock
Diepmeadow Town Council, Roodepoort
Mamelodi Town Council, Pretoria
Mangaung Town Council, Bloemfontein
Mhluzi Village Council, Middelburg TVL
Runi Town Council, Grahamstown
Seeroville Town Council, Kroonstad
Soweto Town Council, Johannesburg
Tembisa Town Council, Kemptonpark
Thabong Town Council, Welkom
Tokoza Town Council, Alberton
Vosloorus Town Council, Boksburg
Wattville Village Council, Benoni

(2) how many housing units had been sold under the special State housing sale scheme in this Administration Board area as at that date?

THE MINISTER OF CO-OPERATION AND DEVELOPMENT

As at 31 December 1983

(1)	(a)(i)	(a)(ii)	(b)
Kathlehong	426	11 422	6 268
Tembisa	375	9 135	9 314
KwaThema	238	3 528	6 545
Daveyton	456	1 086	10 063
Tokoza	22	1 046	3 439
Duduzi	4	289	3 450
Vosloorus	267	702	3 459
Ratanda	26	773	704
Tsakane	2	379	5 951
Wattville	Nil	464	1 968
Botleg	Nil	46	766
Rufilwe	Nil	20	250
Zithobeni	Nil	0	317
Ekangala	198	0	198

(2) Nil

Howland Q 61.1264
Black local authorities

805 Prof N J J OLIVIER asked the Minister of Co-operation and Development.

(a) How many Black local authorities had been established in the Republic as at the latest specified date for which figures are available and (b)(i) where and (ii) when were they established in each case?

THE MINISTER OF CO-OPERATION AND DEVELOPMENT

(a) Twenty-nine as at 31 March 1984

- (ii) 16 September 1983
- 9 September 1983
- 9 September 1983
- 16 September 1983
- 23 September 1983
- 16 September 1983

1265

WEDNESDAY 16 MAY 1984

1266

(b) (1) Galeshewe Town Council, Kimberley
Ikageng Village Council, Potchefstroom
Jouberton Village Council, Klerksdorp
Kagiso Village Council, Krugersdorp
Kathlehong Town Council, Germiston
Kammanandi Town Council, Port Elizabeth
Kwa Gugu Town Council, Witbank
Kwanobuhle Town Council, Uitenhage
Kwa-Thema Town Council, Springs
Lekoa Town Council, Vaaldronehoek
Lingelihle Village Council, Cradock
Diepmeadow Town Council, Roodepoort
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Mangaung Town Council, Bloemfontein
Mhluzi Village Council, Middelburg TVL
Runi Town Council, Grahamstown
Seeroville Town Council, Kroonstad
Soweto Town Council, Johannesburg
Tembisa Town Council, Kemptonpark
Thabong Town Council, Welkom
Tokoza Town Council, Alberton
Vosloorus Town Council, Boksburg
Wattville Village Council, Benoni

(2) how many housing units had been sold under the special State housing sale scheme in this Administration Board area as at that date?

THE MINISTER OF CO-OPERATION AND DEVELOPMENT

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Zithobeni	Nil	0	317
Ekangala	198	0	198

(2) Nil

Howland Q 61.1265
National states: size

816 Mr R A F SWART asked the Minister of Co-operation and Development

What was the size in hectares of each of the national states as at the end of each of the latest specified five years for which figures are available?

THE MINISTER OF CO-OPERATION AND DEVELOPMENT

Definitive figures for the past five years are not readily available and can only be obtained by performing a great quantity of research, the cost of which cannot be justified. The present sizes of the national states are estimated to be as follows

KwaNdebele	103 000 hectares
Lebowa	2 210 000 hectares
Gazankulu	675 000 hectares
KwaNgwane	384 000 hectares
Owagwa	48 000 hectares
KwaZulu	3 175 000 hectares

The size of the land added to each state

1265

WEDNESDAY 16 MAY 1984

1266

(b) (1) Galeshewe Town Council, Kimberley
Ikageng Village Council, Potchefstroom
Jouberton Village Council, Klerksdorp
Kagiso Village Council, Krugersdorp
Kathlehong Town Council, Germiston
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(2) how many housing units had been sold under the special State housing sale scheme in this Administration Board area as at that date?

THE MINISTER OF CO-OPERATION AND DEVELOPMENT

As at 31 December 1983

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Wattville	Nil	464	1 968
Botleg	Nil	46	766
Rufilwe	Nil	20	250
Zithobeni	Nil	0	317
Ekangala	198	0	198

(2) Nil

Howland Q 61.1266
Prisoners: work-days

827 Mrs H SUZMAN asked the Minister of Justice

(a) What was the total number of work-days spent by prisoners on hire to private persons, including farmers, in 1982 and 1983, respectively, and (b) what was the total amount which accrued to the Prisons Service as payment in each of these years?

THE MINISTER OF JUSTICE

(a) 1982—305
1983—304

Prisoners only work for half a day on Saturdays. These were however considered as normal work days for the purpose of calculating the totals mentioned above

KDM 16/5/84 (127)

Housing relief in sight for 462 Lenasia families

By JEANETTE MINNIE

ALL PEOPLE who applied for housing in Lenasia before February 1979 — there are 4 500 names on the housing waiting list up to that date — have been requested to contact the Department of Community Development in Johannesburg as soon as possible, and definitely before June 8

The reason is that housing relief is in sight for 462 Indian families, following the conclusion of negotiations between the department and three Indian utility companies as well as a private consortium, the LTA Housing company, for 462 houses in Lenasia South

Homefront has already reported that 162 of these homes will be built by the consortium, LTA Housing, for families in the low income group

At a Press conference yesterday, the regional representative of the department, Mr Derick du Toit, said that this low cost housing project was of "singular significance because it is the first time that the private sector will be entering the low cost housing market, previously considered to hold an excessive risk"

This low cost housing project, if successful, will provide a model for similar projects by the private sector in other parts of the country

The three utility companies will receive 100 stands each, and two of them will build medium-priced homes while the third will build for the middle-to-upper income bracket

The building of the houses is to begin very soon on land which has been fully serviced, and applicants will have to be screened as soon as possible. Applicants will have to satisfy the normal requirements of building societies to obtain bonds

The development costs of the 462 houses will be borne



fully by private enterprise, which will also provide the necessary bond finance for individual purchasers.

The utility companies and the private consortium have urgently requested a list of approved applicants from the department and a closing date for the renewal of applications has been set for June 8

People on the waiting list who applied before February 1979 should report to the department's regional office at 287 Bree Street, Johannesburg, at the special counter on the ground floor

New application forms will be available at the counter and these must be returned to this counter with proof of income.

Proof of income can be endorsed on the new application form in the space provided, or can accompany the application in the form of a pay slip. Self-employed people must also provide proof in the form of an auditor's or bookkeeper's certificate

Forms filled in incorrectly will not be considered

The special counter will be open every weekday from today, from 8am until 3pm

Applicants who already own homes or who have already purchased a dwelling unit or a stand from the department will not be considered, nor single applicants who do not have dependants.

RSM 1/15/84

Some firms must blame themselves for delays 127

By LIN MENGE
Homefront Reporter

SOME construction firms have only themselves to blame if there are delays in the allocation of stands in black urban areas

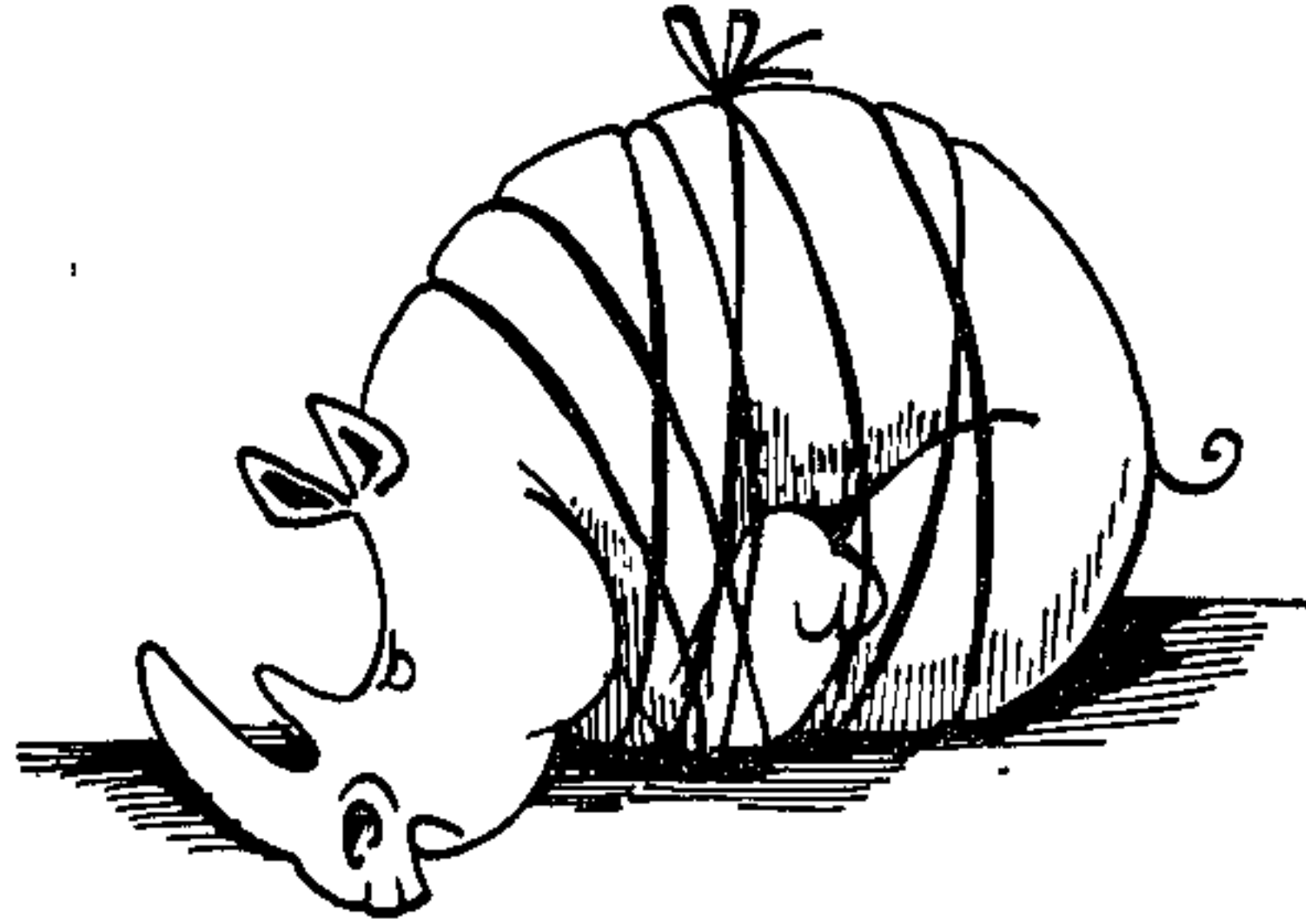
That is the view of a spokesman for a well-known construction firm, who said it was unfair to lay all the blame for the present hold-up in the allocation of stands at the door of the new and inexperienced black town councils

The spokesman, who did not want to be named, said it was true that the councillors were inexperienced

But that was all the more reason why large companies — who had the technical "know how" and could guide councillors towards more informed decision-making — should operate in this market with a sense of social responsibility

It often happened that complaints were lodged with the local councillors, after tenders had been called, or certain companies had been invited to tender, he said

Such complaints would be, for example, allegations that certain companies had used undue pressure to get stands, or certain companies were favoured by being invited to



tender while others were not townships

"As a result, the matter then goes back to the council for reconsideration, and the allocation of stands may even be suspended. This holds up the whole housing process," the spokesman said

"Another problem is that large contractors often use their least qualified people in the black areas. This can also lead to problems, and unnecessary politicking in the councils"

The system of inviting "interested" companies to tender, or inviting only "approved" builders to tender for the limited number of stands available, is common in Soweto and adjoining

townships. It is defended on the basis that it eliminates fly-by-nights. But some established contractors have told Homefront that they have been repeatedly overlooked in this process

The lack of official announcements on what stands are available, who is being invited to tender and who has been allocated what stands, appears to be a major part of the problem

Several developers have said they find it easier to operate in East Rand townships where, despite bureaucratic delays, the allocation of stands appears to be more "straightforward"

No 1

127

18/5/84



says
Soweto Council's deputy chairman, Isaac Buthelezi, says "White developers want to monopolise the housing market in the townships and we won't allow them to. We feel blacks should play a part in the development of their own areas. They must share the cake. It's only fair."

Kgame ... 'white developers overpricing'

weto was so small you can't really say we were in the area, and there's no indication we had problems. In the period we have been operating there we built 25 houses. For a company such as ours, this is too small. So the decision to withdraw is purely financial."

However, other business concerns, including the Small Business Development Corporation, have complained of black local authorities' tardiness in allocating sites. This is frustrating development in the townships, and applies not only to housing but to business sites.

In the meantime the three local Greater Soweto councils — Soweto, Diepmeadow and Dobsonville — have formed a representative committee, composed of three members from each, to look into the question of allocating stands to developers.

The councils say they have taken this decision to serve the interests of the community. They also claim that white corporations were "fleecing" residents and making black property market pricing "artificial."

Steve Kgame, chairman of Dobsonville Council's executive committee and president of the national Urban Councils' Association, says white developers are taking residents for a ride through overpricing.

"They charge at least R450/m² for their houses compared to the R250/m² black developers charge for the same size. We want low-cost housing for the thousands of families who have registered for accommodation, not houses ranging from R40 000 to R45 000, as these are for the rich only," he

SOWETO HOUSING Why LTA pulled out

LTA Housing withdrew from the lucrative housing market in Greater Soweto not so much because of local councils' tardiness in allocating sites, but mainly because it was doing too little business.

The company's MD, Allan Bebbington, tells the *FM* "This thing has been blown out of proportion. Our involvement in So-

129

Ennerdale prepares for its future as a metropolis

THE DEPARTMENT of Community Development has estimated that Ennerdale, the small coloured township 30km south of Johannesburg, will have 100 000 residents by the year 2000 and up to 300 000 residents by the year 2020 — the population of a small city.

City status for Ennerdale, which will eventually span an area of 6 000 hectares, is what the department's town planners and consultants are aiming for in their masterplan projections for the town — which presently houses only 8 500 people.

The Government has made it clear that despite the new constitution it will continue with its policy of "separate development" and, according to the assistant regional representative of the department in Johannesburg, Mr Neville Karsen, Ennerdale is envisaged as the "hinterland" of coloureds in the PWV.

Group Areas land for coloureds on the Reef is rapidly running out and housing development on a big scale has begun.

The masterplan for Ennerdale provides for such ambitious projects as a university, a technical college, a hospital, residential development — including high-density housing and luxury housing — schools, old age homes, open recreation areas, sports fields, cinemas, drive-in theatres, post offices, clinics, a town centre, a cemetery and industrial land.

However this sort of development will not take place overnight — or even over a few years.

It is a long-term project and will depend on many factors such as the availability of funds, development contributions by the private sector and a vibrant community.

Because it is estimated at least 25% of a town's population is dependent on public transport (75 000 of the estimated population of 300 000), the masterplan provides for an inter-town bus route in Ennerdale in which nobody will have to walk more than a kilometre to catch a bus.

The bus route, which will follow the pattern of a figure eight through the town and which will be fringed by parkland, will only be for use by buses and emergency vehicles.

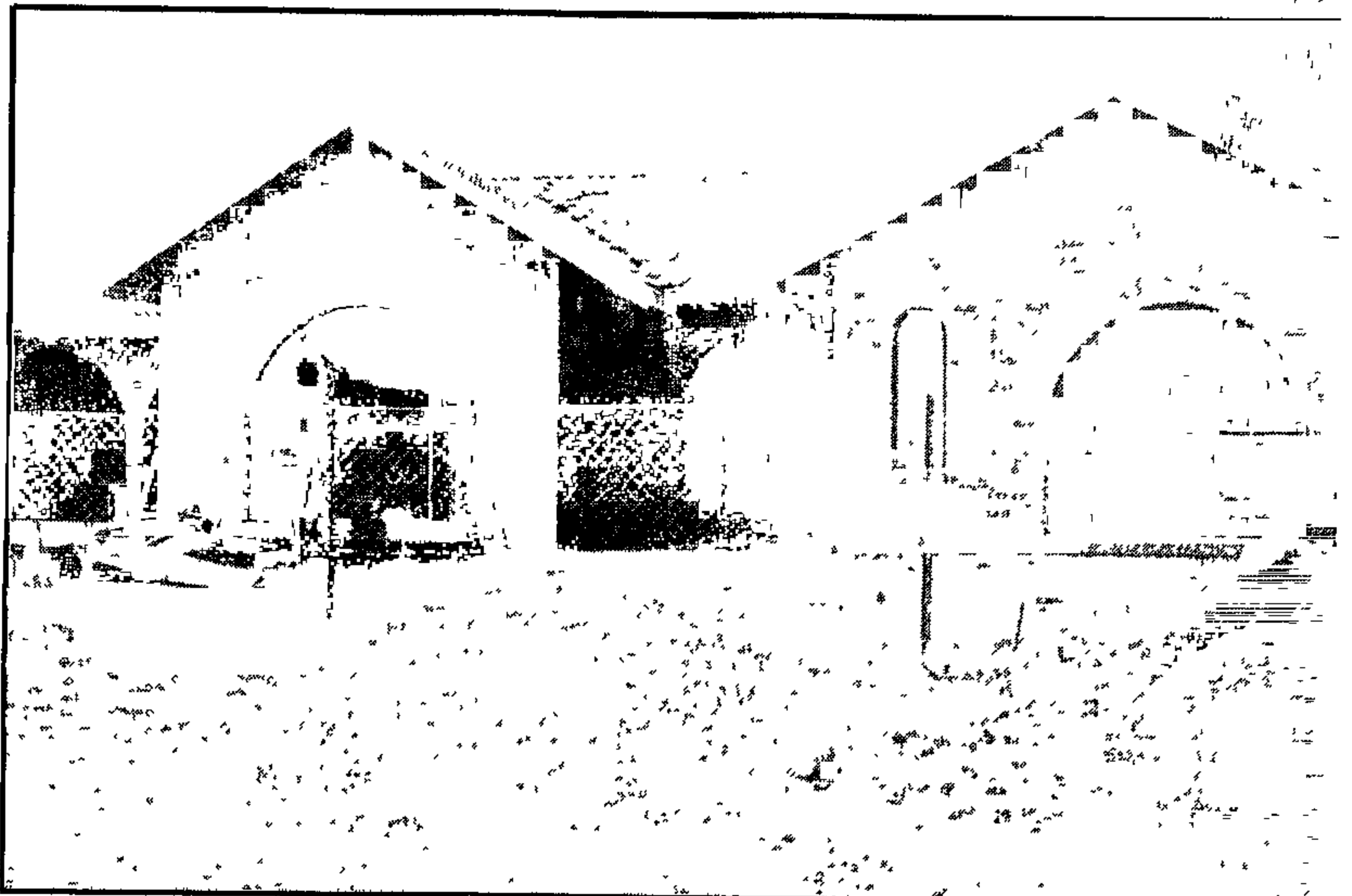
The green belt system surrounding the bus route will also function to separate pedestrians from traffic.

The green belt and bus route system will be Y-shaped in the centre of each residential unit and will have its most important amenities grouped around the fork of the "Y". Other amenities, such as schools and churches, will be sited in the centre of each arm.

The idea is that each residential unit should be self-contained.

The plan has been based on recent town planning developments in newly established British towns such as Milton Keynes.

The residential units will, on average, contain about 2 000 families each on an



Beautiful, modern houses are rising, changing the face of Ennerdale, the small coloured township south of Johannesburg.

JEANETTE MINNIE

area of some 200 hectares. There will be a high school and three primary schools.

But residential units will have to vary in size, as well as numbers of schools and residential units, for topographical reasons.

The one major problem to be overcome in Ennerdale is that of adequate transport facilities to employment centres.

At present the eastern side of Ennerdale is served by the existing Johannesburg/Cape Town railway line at two stations.

But an additional railway line linking the Ennerdale town centre and Johannesburg is sorely needed and will become even more urgent as the town grows.

Mr Karsen says the Johannesburg City Council has taken up the issue with the Minister of Transport, Mr Hendrik Schoeman.

A route for this new line, which will also service Lenasia, Eldorado Park, Nancefield and Klipspruit West, has already been established, but when funds will be made available to build it is not yet known.

In total there are about 2 000 existing houses in Ennerdale of which 1 500 were built recently.

Other current features of the town include a new community centre with a hall, a library and municipal offices.

There are limited shopping facilities put up by the Small Business Development Corporation.

The present housing and township development is being monitored to fit in with the masterplan.

Mid-Ennerdale, as the old settled community of about 500 houses is called, has already seen the establishment of two new proclaimed townships, extensions one and three.

In extension one, 826 houses have already been sold and 384 in extension three, with prices ranging from R13 000 to R25 000 on

stands ranging in size from 400m² to 1 400m².

The average stand size is 500m².

In extension three building costs are approximately R9,61m².

Future houses, however, will cost more due to rising building costs.

Most of the remaining 225 stands in extension one have been made available to two private sectors companies — Amalgamated Construction and Barclays Real Estate — to build more houses.

There are some stands available to applicants for self-building schemes in both extensions one and three.

Four more extensions are in the pipeline. Extension five with 1 184 stands has already been fully serviced apart from internal electricity reticulation and will probably be proclaimed by the end of the year.

The internal reticulation will be handled by the Peri-Urban Board which has advertised for tenders. It is expected that work will begin shortly.

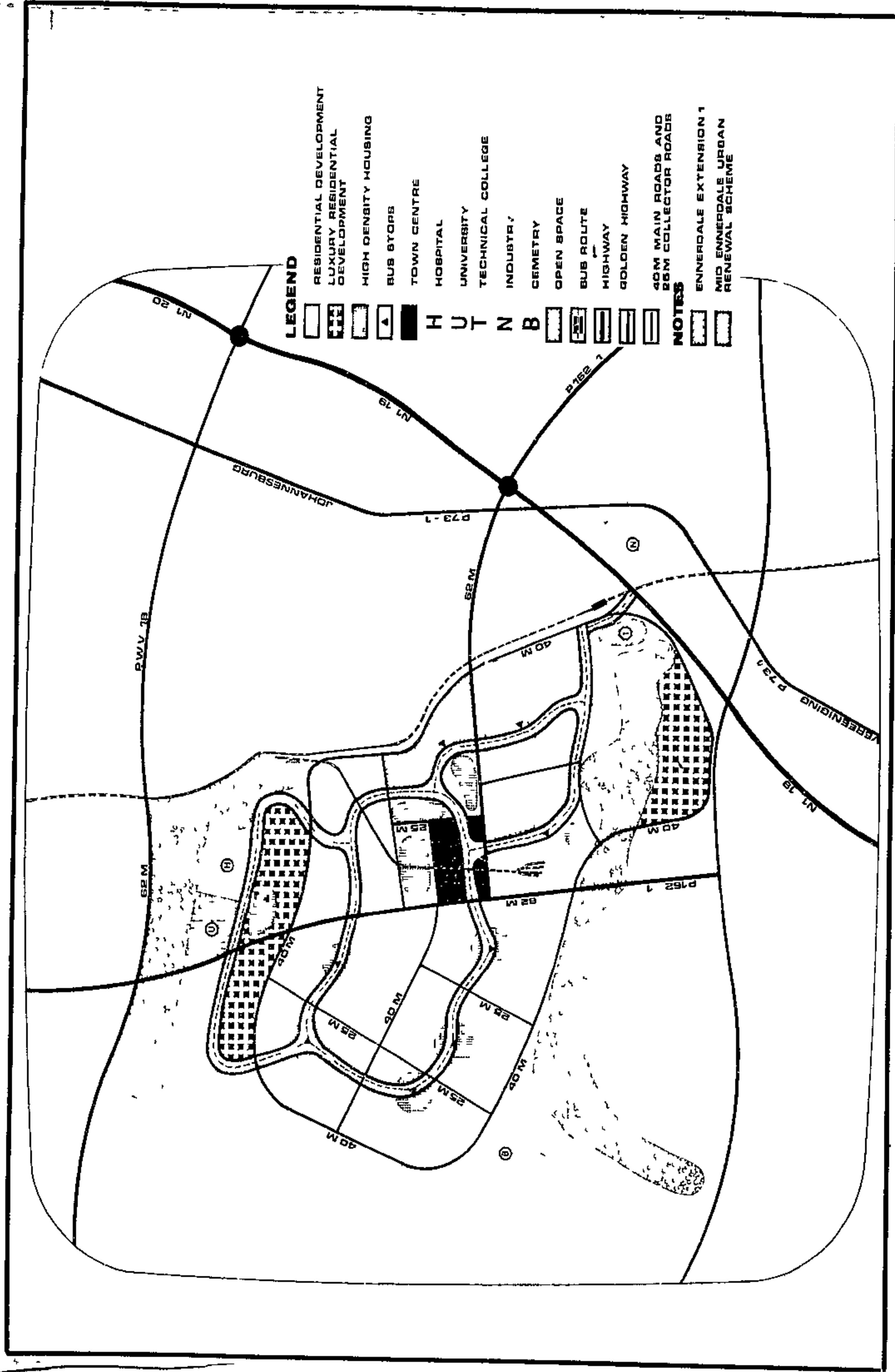
Stands will also be made available for self-building schemes in this extension.

The provision of services in extension six, which consists of 906 stands, will also begin this year.

Extension two will consist of 750 stands and extension seven 1 500 stands, but these two extensions are still in early planning stages.

The Department of Community Development already has a waiting list of about 2 000 families for Ennerdale and will welcome more applications.

It is also busy investigating a system for making available unserviced land for development by the private sector.



A graphic representation of the masterplan for Ennerdale

FRIDAY, 25 MAY 1984

†Indicates translated version

For oral reply

Strike craft: servicemen

*1 Mr P R C ROGERS asked the Minister of Defence

- (1) Whether any members of the ship's company of strike craft are national servicemen undergoing their initial training, if not, why not, if so, (a) what percentage of the ship's company consists of national servicemen and (b) at what stage of their training do they commence sea-going service,
- (2) whether such national servicemen complete the balance of their initial training period in strike craft, if not, (a) why not and (b) in what manner do they complete the balance of this training period?

The MINISTER OF DEFENCE

- (1) Yes
- (a) It differs from craft to craft, at present from 4,2% to 12,7%
- (b) On completion of their basic and specialist training

(2) Yes

(a) and (b) fall away

Howard Q 61 1335
25/5/84
 *2 Mr P R C ROGERS asked the Minister of Law and Order

- (1) Whether single members of the South African Police are required by regulation to make use of police barrack accommodation, if so, in terms of what regulation,
- (2) whether such members may apply for

permission to make use of other accommodation, if not, why not, if so, (a) on what grounds and (b) what types of other accommodation?

†The MINISTER OF DEFENCE (for the Minister of Law and Order)

- (1) Yes, in terms of Regulation 78 of the Regulations for the S A Police
- (2) Yes

(a) There are no prescribed grounds on which an application should be based, but deserving cases are considered on merit, with due regard to the availability of barrack accommodation, and the necessity always to have members available for any eventualities

(b) The accommodation must be suitable and conform to civilized standards

The Price of Treason

*3 Dr A L BORAINNE asked the Minister of Foreign Affairs

- (1) Whether he or any member of his Department was involved in the (a) research relating to and (b) (i) writing, (ii) printing and (iii) distribution of a pamphlet entitled *The Price of Treason* sent to students and parents of students at certain English universities in May 1984, if so, on whose instructions,
- (2) whether he will make a statement on the matter?

†The MINISTER OF CONSTITUTION-AL DEVELOPMENT AND PLANNING (for the Minister of Foreign Affairs)

- (1) No The rest of the question falls away
- (2) No

Mgwali area

*4 Mr E K MOORCROFT asked the Minister of Co-operation and Development

- (1) What is the total population of the Mgwali area in the Eastern Cape,

(2) whether any Black persons hold freehold title to land in this area, if not, why not, if so, (a) how many and (b)(i) when and (ii) by whom was freehold title first granted to them?

†The DEPUTY MINISTER OF DEVELOPMENT AND OF LAND AFFAIRS

- (1) 7 489 persons
- (2) No The land belongs to the South African Development Trust and is occupied in terms of the traditional tribal system

*5 Mr K M ANDREW—Education and Training—Reply standing over

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

- (1) Whether he or any member of his Department has received any representations concerning the allocation of residential and commercial sites in Soweto, if so, (a) when, (b) from whom and (c) what was (i) the nature of the representations and (ii) his response thereto,
- (2) whether there have been any (a) problems or (b) delays in allocating these sites to developers, if so, (i) why and (ii) what is the nature of the problems or delays,
- (3) whether any steps are being taken in respect of these delays, if not, why not, if so, (a) what steps and (b) with what results?

†The DEPUTY MINISTER OF CO-OPERATION

- (1) No The allocation of residential and

business sites is a function of the Local Authority

- (2) and (3) The Department of Co-operation and Development is not aware of any serious problems or any extraordinary delay with the allocation of sites

The Development Boards, developers and the Department of Co-operation and Development are constantly involved in negotiations aimed at streamlining procedures in regard to development and any problem identified is addressed without delay

If the hon member is aware of a problem or complaint in this regard and informs me of the particulars the matter will be investigated

*7 Mr K M ANDREW asked the Minister of Co-operation and Development

- (1) (a) What was the total revenue generated through all channels for the Black townships of (i) Langa, (ii) Nyanga and (iii) Guguletu in respect of the (aa) 1982-83 and (bb) 1983-84 financial years, (b) in what manner was each specified amount of this revenue generated and (c) what was the total expenditure on (i) administration and (ii) development schemes in respect of each of these townships,
- (2) how much of this amount was spent on (a) the building and/or renovation of (i) schools and (ii) houses, (b) the building and/or maintenance of roads and drains, (c) the provision of electricity, including street-lights, and (d) any other specified amenities and services?

†The DEPUTY MINISTER OF CO-OPERATION (Reply laid upon the Table with leave of House)

The financial year for the development boards was adjusted to coincide with the

†THE DEPUTY MINISTER OF CO-OPERATION

No, but the survey is being held in abeyance pending the result of an investigation into certain proposals by the Municipality of Port Alfred

Stockenström

*21 Mr E K MOORCROFT asked the Minister of Community Development

- (1) Whether a decision has been taken to resettle the Coloured community of Stockenström in the Eastern Cape, if so, (a) where are they to be resettled and (b) when are they to be moved there,
- (2) whether valuations of the properties concerned have been completed, if not, why not, if so, when will payment be made,
- (3) whether the persons to be resettled will be afforded the opportunity of purchasing freehold agricultural property in the new settlement area, if not, why not?

THE MINISTER OF INDUSTRIES, COMMERCE AND TOURISM (for the Minister of Community Development)

- (1) The matter is still being investigated
- (2) and (3) Fall away

*Howard Q. 61, 1351
Jan Smuts Airport 25/5/84*

*22. Mr D J N MALCOMESS asked the Minister of Transport Affairs

Whether the South African Airways provides transport between Jan Smuts Airport and the homes of (a) White, (b) Coloured and (c) Indian stewardesses, if not, why not?

†THE MINISTER OF TRANSPORT AFFAIRS

(a), (b) and (c) Yes, within a specified radius from Jan Smuts Airport

Mr D J N MALCOMESS Mr Speaker, arising out of the hon the Minister's reply, I should like to ask the hon the Minister whether the buses are separate or whether all three race groups use the same bus?

The MINISTER Mr Speaker, the air hostesses and the cabin crews are picked up separately because all of them obviously do not live in the same area. We pick them up if they live within a radius of 24 kilometres from Jan Smuts Airport, whether they are Black, White or Brown. However, they are picked up in separate motorcars, not buses

*23 Mr P G SOAL—Education and Training—Reply standing over

*127 Howard Q. 61, 1352
Brits: Indian group area 25/5/84*

*24 Mr P C CRONJÉ asked the Minister of Community Development

- (1) Whether his Department intends erecting a business complex in the Indian group area of Brits, if not, why not, if so, (a) when and (b) what will be the nature of this complex,
- (2) whether there is a shortage of houses for Indians in Brits, if so, what is the extent of this shortage,
- (3) whether his Department intends to build any dwelling units in the Indian group area of Brits if not, why not, if so,
- (4) whether these units will be built on (a) an economic and/or (b) sub-economic basis, if so, (i) how many units will be built and (ii) when is it anticipated that they will be ready for occupation?

†THE DEPUTY MINISTER OF DEVELOPMENT AND OF LAND AFFAIRS (for the Minister of Community Development)

(1) No, it is the policy at present to give priority to the provision of infrastructure. Moreover the Indian traders are already settled in the Indian areas

(2) The Department does not have particulars on housing shortages at its disposal but a further township will nevertheless be proclaimed in the near future

(3) No, but if applications are received from applicants who qualify, the applications will be considered

(4) Falls away

Question standing over from Wednesday, 23 May 1984

Dumping of grape fruit

*21 Mr E K MOORCROFT asked the Minister of Agriculture

With reference to his reply to Question No 15 on 16 May 1984, which welfare organizations (a) were approached by the Citrus Board in connection with the grape fruit destined to be dumped and (b) availed themselves of the offer?

THE MINISTER OF INDUSTRIES, COMMERCE AND TOURISM (for the Minister of Agriculture)

- (a) The Citrus Board itself did not approach individual welfare organizations, but offered the grape fruit to the Fund for Surplus Food of the Mayor of Durban which in turn arranged for the distribution thereof
- (Rest of reply laid upon the Table with leave of House)

(b) Umlazi and District Child and Family Society, Rosburgh Senior Citizens, Arjan Benevolent Society, Lake Haven Children's Home, Daydown Centre, Durban Child Welfare Society, Quamashu Children's Home, Nazareth House, Lions Welfare Group, Tafsa, Umlazi Place of Safety, Daughters of Charity, Peace-

haven, Issy Geshen Home, Quamashu Christian Centre, Kwankwa Home for the Deaf, Ment and Protek, Othandweni, St Martin's Home, St Monica's, St Philomena's, Wendoline's Mission, Wylie House, Quamashu Zamokuhle Women's Welfare Society, Umizumo Black Child and Family Welfare Society, Sibuswe Claremont Child and Family Welfare Society, Musgrave Road Methodist Church, Durban and District Community Chest, Natal Association for Coloured Physically Disabled, Natal Indian Cripple Care, Natal African Blind Society, Durban African Child and Family Welfare, St Giles Association, Natal Society for the Blind, Voluntary Mercy Aid Durban, Chatworth Child and Family Welfare Society, Spes Nova School, Ematupenu/Zineli Cripple Care Centres, Durban Homes for Men, Queensburgh Cheshire Homes, Quamashu Zomokuhle Women's Welfare Society, Blessed Martin Depotres Home for the Aged, St Theresa's Home for Boys, St Philomena's Home for Girls, Kloof Rest Home, Ethelbert Children's Home, Durban Mental Health, Durban Crèche and Children's Home, Durban Cripple Care Field Services, Nicro, Senior Citizens Housing Project, Durban Christian Centre, Durban Benevolent Society

For written reply Howard

Black residential areas Q. 61, 1354 25/5/84

911 Mr J H HOON asked the Minister of Constitutional Development and Planning +

How many Blacks were on (a) 1 January 1970, (b) 1 January 1980 and (c) 1 January 1984 or the latest specified date for which figures are available resident in the Black residential areas of (i) Beaufort-West, (ii) Victoria-West, (iii) Prieska, (iv) Carnarvon, (v) Uppington and (vi) Cra-dock?

THE MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

Northern Cape: housing

699 Mr P G SOAL asked the Minister of Co-operation and Development

- (1) How many houses (a) had been bought under the (i) 99-year leasehold and (ii) 30-year ownership scheme and (b) were being rented in each township falling under the Northern Cape Administration Board as at the latest specified date for which figures are available;
- (2) how many housing units had been sold under the special State housing sale scheme in this Administration Board area as at that date?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

(1)	(a)(i)	(ii)	(b)
Kimberley	129	322	6 835
Rutchie	Nil	Nil	262
Upington	Nil	Nil	986
Preska	Nil	Nil	280
Grekwastad	Nil	Nil	200
Postmasburg	Nil	4	795
Reivilo	Nil	Nil	118
Vryburg	Nil	Nil	447
Barkly West	Nil	Nil	424
Douglas	Nil	4	245
Windsorton	Nil	Nil	59
Bristown	Nil	Nil	110
De Aar	Nil	Nil	937
Petrusville	Nil	Nil	127
Philipstown	Nil	Nil	241

As at 29 February 1984

700 Mr P G SOAL asked the Minister of Co-operation and Development

- (1) How many houses (a) had been bought under the (i) 99-year leasehold and

Western Cape: housing

- (ii) 30-year ownership scheme and (b) were being rented in each township falling under the Western Cape Administration Board as at the latest specified date for which figures are available;
- (2) how many housing units had been sold under the special State housing sale scheme in this Administration Board area as at that date?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

(1)	(a)(i)	(ii)	(b)
Zolani (Ashton)	Nil	Nil	148
Mkqubela (Robertson)	Nil	Nil	54
Ndulu (Ceres)	Nil	Nil	59
Zwelihle (Hermannus)	Nil	Nil	93
Mbekweni (Paarl)	Nil	Nil	622
Kaya-Mandi (Stellenbosch)	Nil	Nil	103
Mfuleni (Kulstriver)	Nil	Nil	176
Zweletemba (Worcester)	Nil	Nil	1 038
Guguletu (Cape Town)	Nil	Nil	7 523
Nyanga (Cape Town)	Nil	Nil	3 576
Langa (Cape Town)	Nil	Nil	2 203

As at 30 March 1984

Handwritten notes: *Highveld: housing*, *127*, *1388*, *29/5/84*

- (1) How many houses (a) had been bought under the (i) 99-year leasehold and (ii) 30-year ownership scheme and (b) were being rented in each township falling under the Highveld Administration Board as at the latest specified date for which figures are available;
- (2) how many housing units had been sold under the special State housing sale scheme in this Administration Board area as at that date?

The MINISTER OF CO-OPERATION AND DEVELOPMENT.

(1)	(a)(i)	(ii)	(b)
Witbank	43	40	3 075
Belfast	Nil	Nil	532
Bethal	Nil	Nil	347
Dullstroom	Nil	Nil	130
Hendrina	Nil	1	270
Langverwacht	5	Nil	1 420
Leandra	Nil	Nil	1
Lydenburg	Nil	220	217
Middelburg	6	26	1 462
Standerton	3	2	1 673
Ogies	Nil	1	628
Volksrust	354	40	3 035
Machadodorp	Nil	Nil	15

As at 29 February 1984.

Central Transvaal: housing

702 Mr P G SOAL asked the Minister of Co-operation and Development

- (1) How many houses (a) had been bought under the (i) 99-year leasehold and (ii) 30-year ownership scheme and (b) were being rented in each township falling under the Central Transvaal Administration Board as at the latest specified date for which figures are available;
- (2) how many housing units had been sold under the special State housing sale scheme in this Administration Board area as at that date?

The MINISTER OF CO-OPERATION AND DEVELOPMENT.

(1)	(a)(i)	(ii)	(b)
Mamelodi	49	7 794	5 651
Atteridgeville	39	2 266	7 426
Warmbad	Nil	Nil	42
Thabazimbi	Nil	Nil	69
Brits	Nil	Nil	91

As at 29 February 1984

701 Mr P G SOAL asked the Minister of Co-operation and Development.

- (i) East London
 - (ii) Cathcart
 - (iii) Queenstown
 - (iv) King William's Town
 - (v) Komga
 - (vi) Stutterheim
- Note, Ciskeian candidates excluded.

The MINISTER OF EDUCATION AND TRAINING:

(i)	(a)(i)	(ii)	(b)
East London	56	13	43
Cathcart	0	6	6
Queenstown	88	38	50
King William's Town	7	12	26

703 Mr R A F SW/ART asked the Minister of Co-operation and Development

- Whether any persons were charged in

Handwritten notes: *Standard 10 examinations*, *29/5/84*, *1390*

quently not possible to indicate what amount was collected in each category.

In order to obtain the requested information the records of all the receivers of tax including the returns submitted by all employers of Black persons throughout the country will have to be scrutinized, a task which is deemed unjustifiable in this instance

Howard Q. 6/1. 1363
National states: mineral production 29/5/84

547 Mr R A F SWART asked the Minister of Co-operation and Development

What was the value of the mineral production, excluding platinum, in each of the national states in the 1982-83 financial year?

THE MINISTER OF CO-OPERATION AND DEVELOPMENT.

The value of mineral production including platinum in each of the national states for the 1982-1983 financial year was as follows

Gazankulu	R 3 200 000
KaNgwane	R26 000 000
KwaZulu	R85 500 000
Lebowa	R57 800 000
Kwandebele	Nil
Owagwa	Nil

The Mineral Bureau could not furnish figures in respect of each mineral category separately

For purposes of the reply to question 428 of 1984 it was accepted that the expression 1983 implied the financial year 1982/83.

Taxable earnings

665 Mr B B GOODALL asked the Minister of Co-operation and Development

(a) What were the total taxable earnings for Blacks in each of the latest specified five years for which figures are available and (b) what was the percentage increase or decrease over the previous year?

THE MINISTER OF CO-OPERATION AND DEVELOPMENT.

(a) and (b) This information is not available and can only be obtained from records kept by employers. Such a task would be impossible to perform

127 Howard East Rand: housing 29/5/84
680 Mr P G SOAL asked the Minister of Co-operation and Development

(1) (a) How many family housing units were built in each specified township in the East Rand area in 1983 by (i) the East Rand Administration Board, (ii) private owners and (iii) any other specified organizations and (b) what was the total amount spent by each in respect of each township.

(2) whether there is a shortage of housing units in any townships in the East Rand area, if so, how many units are required in respect of each township.

(3) whether any family housing units are being built at present by (a) the said Administration Board, (b) private owners and (c) any other specified organizations; if not, why not, if so, (i) how many units are being built by each in each township and (ii) when are they due to be completed in each case?

THE MINISTER OF CO-OPERATION AND DEVELOPMENT

(1) (a)	(i)	(1)	(b)
Tembisa	100	R	700 000
Katlehong	240	R1	440 000
Tsakane	379	R2	154 000
Duduza	156	R	780 000
(1) (a)	(ii)		
Tembisa	141	R3	525 000
Katlehong	146	R3	650 000
Vosloorus	124	R3	100 000
Daveyton	117	R2	925 000
KwaThema	10	R	250 000
Ratanda	1	R	20 000
Botlenrg	8	R	200 000

Refilwe 20 R 500 000
Zithobeni 2 R 50 000

(1) (a) (iii)

Tembisa 74 R1 600 000
A D C C.

Katlehong 67 R1 675 000
United Building Society

Tokoza 14 R 35 000
United Building Society

Vosloorus 43 R1 075 000
Gough Cooper 3 R 75 000
Long Homes 1 R 25 000
H and T
Vosloorus Town Council 48 R 576 000

Daveyton 13 R 325 000
Long Homes 10 R 250 000
Barlow 8 R 200 000
Dept of Prisons

KwaThema 11 R 275 000
United Building Society

Ratanda 40 R 360 000
Rembrandt

(2) Yes It is not possible to give an accurate figure in regard to the shortage of housing in respect of each township. The estimated total housing shortage in respect of Black towns in White area is 168 000. In order to make an accurate estimate in respect of each township it will be necessary to compile new waiting lists. This will necessitate a costly and time consuming survey, which in the circumstances is considered unjustified

(3) (a) Yes.

(3) (a) (i) (3) (a) (ii)

Daveyton 112 September 1984
Tsakane 413 December 1984

(3) (b) Yes

(3) (b) (i) (3) (b) (ii)

Katlehong 1 104 During 1987
Tsakane 700 During 1987
Ratanda 50 During 1986

(3) (c) Yes

(3) (c) (i) (3) (c) (ii)

Tembisa 50 July 1984
S A Permanent Building Society AD and CH 94 June 1984

Vosloorus 6 June 1984
United Building Society

Lenning Holdings 47 June 1984
Schachal Homes 12 October 1984
Stern Ceilings 1 November 1984
JJ Builders 2 November 1984

Daveyton 19 July 1984
Long Homes

Tsakane 60 October 1984
L T A

KwaThema 150 July 1984
AD and CH 2 November 1984
Econo Homes

Eastern Transvaal: housing

683 Mr P G SOAL asked the Minister of Co-operation and Development:

(1) (a) How many family housing units were built in each specified township in the Eastern Transvaal area in 1983 by (i) the Eastern Transvaal Administration Board, (ii) private owners and (iii) any other specified organizations and (b) what was the total amount spent by each in respect of each township.

(2) whether there is a shortage of housing units in any townships in the Eastern Transvaal area; if so, how many units are required in respect of each township.

(3) whether (a) any family housing units

(3) (a) Yes

(1)	(ii)
Bloembhof	During 1984
Hartbeesfontein	During 1984/85
Koster	During 1984
Leuendoornstad	During 1984
Orkney	During 1984
Stilfontein	During 1984

(b) Yes

(i)	(ii)
Bloembhof	During 1984
Hartbeesfontein	During 1984/85
Klerksdorp	During 1984
Koster	During 1984
Leuendoornstad	During 1984
Makwasse	During 1984
Orkney	During 1984/85
Ottosdal	During 1984
Potchefstroom	During 1984/85
Schweizer-Reneke	During 1984/85
Stilfontein	During 1984
Ventersdorp	During 1984
Wolmaransstad	During 1984/85

(c) Yes

(i)	(ii)
Potchefstroom	During 1984
J Malan	During 1984

Central Transvaal: housing

685. Mr P G SOAL asked the Minister of Co-operation and Development:

(1) (a) How many family housing units were built in each specified township in the Central Transvaal area in 1983 by (i) the Central Transvaal Administration Board, (ii) private owners and (iii) any other specified organizations and (b) what was the total amount spent by each in respect of each township;

(2) whether there is a shortage of housing units in any townships in the Central Transvaal area, if so, how many units are required in respect of each township;

(3) whether any family housing units are being built at present by (a) the said Administration Board, (b) private owners and (c) any other specified organizations; if not, why not; if so, (i) how many units are being built by each in each township and (ii) when are they due to be completed in each case?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

(1) (a)	(i)	(1) (b)
Nil		Falls away
(1) (a) (ii)		
Atteridgeville	6	R120 000
Mamelodi	8	R220 000

(1) (a) (iii)

(1) (a) (iii)	(i)	(ii)
Atteridgeville		
S M Goldstein	5	R100 000
Mamelodi		
Sigma	98	R2 200 000

(2) Yes

It is not possible to give an accurate figure in regard to the shortage of housing in respect of each township. The estimated total housing shortage in respect of Black towns in White areas is 168 000.

In order to make an accurate estimate in respect of each township it will be necessary to compile new waiting lists. This will necessitate a costly and time-consuming survey, which in the circumstances is considered unjustified.

(3) (a) No	
(3) (a) (i) Nil	(ii) Falls away

Atteridgeville, Saulsville and Mamelodi

With the exception of a limited number of sites which became available after re-planning no further expansion will take place as additional housing is mainly provided in Soshanguve

Warmbaths

This urban Black township will remain but will not be expanded. The development of approximately 300 sites which

have become available as a result of re-planning and upgrading is under consideration

Brits
Expansion will not take place here. Housing will be provided at Lethabale as funds become available.

Thabazimbi

The township site does not lend itself to expansion. The possibility of acquiring alternative land is being investigated.

(3) (b) Yes	
(3) (b) (i)	(3) (b) (iii)
Atteridgeville	3 December 1984
Mamelodi	165 December 1984

(3) (c) Yes	
(3) (c) (i)	(3) (c) (ii)

Atteridgeville

S M Goldstein 62 December 1984

Mamelodi

Sigma 32 December 1984

687 Mr P G SOAL asked the Minister of Co-operation and Development:

(1) (a) How many family housing units were built in each specified township in the Western Cape area in 1983 by (i) the Western Cape Administration Board, (ii) private owners and (iii) any other specified organizations and (b) what was the total amount spent by each in respect of each township.

(2) whether there is a shortage of housing units in any townships in the

Handwritten: Howard O. 61.1374
Western Cape: housing 29/5/84

are being built at present by (a) the said Administration Board, (b) private owners and (c) any other specified organizations, if not, why not, if so, (i) how many units are being built by each in each township and (ii) when are they due to be completed in each case?

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

- (1) (a) Piet Retief 460 R2 267 078
- (b) Ermelo 8 Not available
- (iii) Nil Falls away

(2) Yes. It is not possible to give an accurate figure in regard to the shortage of housing in respect of each township. The estimated total housing shortage in respect of Black towns in White areas is 168 000.

In order to make an accurate estimate in respect of each township it will be necessary to compile new waiting lists.

This will necessitate a costly and time consuming survey, which in the circumstances is considered unjustified.

- (3) (a) Yes
 - (i) Carolina 76
 - Davel 30
 - Wakkerstroom 76
 - (ii) November 1984, →

(1) (a)

(i)	Bloemhof	17
	Christiana	31
	Hartbeesfontein	8
	Orkney	9
	Potchefstroom	14
	Silfontein	20

October 1984,
September 1984

(b) and (c) No. Serviced sites are available for development by private developers. The reason why these sites are not at present being developed are unknown.

Western Transvaal: housing

684 Mr P G SOAL asked the Minister of Co-operation and Development:

(1) (a) How many family housing units were built in each specified township in the Western Transvaal area in 1983 by (i) the Western Transvaal Administration Board, (ii) private owners and (iii) any other specified organizations and (b) what was the total amount spent by each in respect of each township,

(2) whether there is a shortage of housing units in any townships in the Western Transvaal area, if so, how many units are required in respect of each township;

(3) whether any family housing units are being built at present by (a) the said Administration Board, (b) private owners and (c) any other specified organizations; if not, why not; if so, (i) how many units are being built by each in each township and (ii) when are they due to be completed in each case?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

(b)

	R23 800,00
	R22 028,34
	R11 914,48
	R15 835,53
	R36 400,00
	R30 473,44

These houses were erected by owner-builders and were financed by the Board

(ii)

Christiana	4	R 13 500
Hartbeesfontein	10	R 75 500
Klerksdorp	105	R1 178 500
Leudoornstad	3	R 20 500
Makwassie	8	R 34 300
Orkney	13	R 119 650
Ottosdal	5	R 88 100
Potchefstroom	32	R 232 100
Schweizer-Reneke	6	R 64 500
Silfontein	49	R 491 800
Ventersdorp	10	R 57 300
Wolmaransstad	3	R 12 500

(iii)

Carletonville	155	R 420 300
The Urban Foundation		
Fochville	1	R 4 700
Cracy Price Pawn Shop		
Hartbeesfontein Town Council	3	R 18 000
Klerksdorp	1	R 4 000
Le Roux Motors	1	R 6 500
W S Lily		
Leudoornstad Central West Co-operative	1	R 20 000
Makwassie		
Potgieter Transport	10	R 20 000
Potchefstroom		
Naschem	28	R 364 000

(2) Yes. It is not possible to give an accurate figure in regard to the shortage of housing in respect of each township. The estimated total housing shortage in respect of Black towns in White areas is 168 000.

In order to make an accurate estimate in respect of each township it will be necessary to compile new waiting lists. This will necessitate a costly and time consuming survey, which in the circumstances is considered unjustified.

1 May 1984

Initially 25% of the estimated winter quota was allocated for the same period as in 1983, but it has since been approved in principle to increase the quota to 32% for the period 1 April 1984 to 31 March 1985

Howard Q 61. 1439
 Cape Town: vagrancy/drunkenness
 942 Mr K M ANDREW asked the Minister of Law and Order

How many (a) males and (b) females of each race group were arrested in 1983 for (i) vagrancy and (ii) drunkenness in each specified police station area into which the Cape Town Gardens Parliamentary constituency falls?

The MINISTER OF LAW AND ORDER

The Cape Town Gardens Parliamentary constituency falls into Cape Town central police station area, in respect of which the required particulars are as follows

	White	Coloured	Indian	Black
(a) (i)	7	305	0	38
(ii)	855	4 620	0	365
(b) (i)	2	105	0	12
(ii)	77	1 544	0	46

Howard Q 61. 1439
 Cradock: persons arrested
 958 Mr A SAVVAGE asked the Minister of Law and Order

Whether, with reference to his reply to Question No 10 on 16 May 1984, any of the persons arrested in the Cradock area during the period 2 April to 13 May 1984 were students, if so, (a) how many (b) what was the age of each of the persons arrested and (c) where are they being held in each case?

The MINISTER OF LAW AND ORDER

Yes

(a)	49
(b)	1 is 10 years 5 are 14 years 16 are 15 years 8 are 16 years 7 are 17 years 6 are 18 years 5 are 19 years 1 is 21 years

(c) 47 at Cradock
1 at Somerset East
1 at Cookhouse

TUESDAY, 5 JUNE 1984

†Indicates translated version
 For written reply

127 West Rand area: housing
Q. 61. 1440
 681 Mr P G SOAL asked the Minister of Co-operation and Development

(1) (a) How many family housing units were built in each specified township in the West Rand area in 1983 by (i) the West Rand Administration Board, (ii) private owners and (iii) any other specified organizations and (b) what was the total amount spent by each in respect of each township:

(2) whether there is a shortage of housing units in any townships in the West Rand area if so, how many units are required in respect of each township,

(3) whether any family housing units are being built at present by (a) the said Administration Board, (b) private owners and (c) any other specified organizations, if not, why not, if so, (i) how many units are being built by each in each township and (ii) when are they due to be completed in each case?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

(1) (a) (i) (b) (R)

Diepmeadow	6	75 000
Dobsonville	8	116 000
Kagiso	450	3 240 000
Soweto	544	7 000 000

(1) (a) (ii) (b) (R)

Bekkersdal	30	285 000
Diepmeadow	210	7 900 000
Dobsonville	50	750 000
Kagiso	20	360 000
Mohlakeng	20	170 000
Soweto	320	6 400 000

(1) (a) (iii) This information is not readily available and can only be obtained by performing a great quantity of work, which in this case appears to be unjustified

(2) It is not possible to give an accurate figure in regard to the shortage of housing in respect of each township. The estimate total housing shortage in respect of Black towns in white area is 168 000. In order to make an accurate estimate in respect of each township it will be necessary compile new waiting lists. This will necessitate a costly and time consuming survey, which which in the circumstances is considered unjustified

(3) (a) Yes	(i)	(ii)
Alexandra	324	Dec 1985
Chiawelo	420	Dec 1984
Jabulani	434	Dec 1985
Kagiso	500	Dec 1984
(b) Yes	(i)	(ii)
Alexandra	50	Dec 1984
Diepkloof	400	Dec 1984

Dobsonville	163	Dec 1984
Kagiso	50	Dec 1984
Mohlakeng	100	Dec 1985
Soweto	208	Dec 1984

(c) Yes (i) (ii)

Alexandra	5	June 1985
Aljanon Construction	30	June 1985
Schachat Homes	10	June 1985
S M Goldstein		

Diepmeadow	4	Dec 1984
ADCC	4	Dec 1984
Carlo Construction	59	June 1985
Gough Cooper	12	Dec 1984
D Dhlamini	62	June 1985
S M Goldstein	4	Dec 1984
Handy Homes	5	Dec 1984
Impact Homes	4	Dec 1984
D Khumalo	12	Dec 1984
L G Homes	4	Dec 1984
Liesegang Construction	4	Dec 1984
S Madibane	5	Dec 1984
T Mashitwa	1	Dec 1984
G Molefe	4	Dec 1984
P Noonman	3	Dec 1984
Profile Homes	5	Dec 1984
Serbus Construction	3	Dec 1984
Thuso Development Corporation...	4	Dec 1984
U F J Consultants	9	Dec 1984
Wimpy	15	Dec 1984
World Wide Timber	2	Dec 1984
Soweto		
Gough Cooper	20	Dec 1984
South African Permanent Development Corporation.....	15	Dec 1984
Soweto Modern Homes	5	Dec 1984

Southern Orange Free State area: housing
690 Mr P G SOAL asked the Minister of
Co-operation and Development

- (1) (a) How many family housing units were built in each specified township in the Southern Orange Free State area in 1983 by (i) the Southern Orange Free State Administration Board, (ii) private owners and (iii) any other specified organizations and (b) what was the total amount spent by each in respect of each township
- (2) whether there is a shortage of housing units in any townships in the Southern Orange Free State area, if so, how many units are required in respect of each township.
- (3) whether any family housing units are being built at present by (a) the said Administration Board, (b) private owners and (c) any other specified organizations, if not, why not, if so, (i) how many units are being built by each in each township and (ii) when are they due to be completed in each case?

(1) (a) (i)	(1) (a) (ii)	(1) (b)
Bloemfontein	1 479	R9 129 550 36
Fouriesburg	23	R 159 571 75
Hobhouse	9	R 58 802 97
Marquard	40	R 250 730 56
Rouxville	10	R 56 531 46
Smithfield	10	R 68 359 97
Trompsburg	19	R 123 293 38
Tweespruit	38	R 241 514 74
Ventersburg	14	R 110 050 04
Winburg	45	R 274 202 32
(ii)		
Bloemfontein	610	Not available
Bultfontein	6	do
Brandfort	8	do
Cloccolan	57	do
Edenburg	1	do
Excelstor	4	do
Ficksburg	1	do
Fouriesburg	6	do

Edenburg
Excelstor
Faresmith
Ficksburg
Fouriesburg
Hennenman
Hertzogville
Hoopstad
Jagerfontein
Koffiefontein
Ladybrand
Marquard
Odenaalsrus
Petrusburg
Rouxville
Senekal
Smithfield
Theunissen
Ventersburg
Wesselsbron
Wepener
Winburg
Zastron

- (2) Yes
It is not possible to give an accurate figure in regard to the shortage of housing in respect of each township. The estimated total housing shortage in respect of Black towns in White area is 168 000. In order to make an accurate estimate in respect of each township it will be necessary to compile new waiting lists. This will necessitate a costly and time consuming survey, which in the circumstances is considered unjustified.
- (3) (a) Yes
(i)
Boshof 24 During 1984
Edenburg 20 do
Faresmith 20 do
Jagerfontein 50 do
(b) Yes
(i)

(1) (a) (i)	(1) (a) (ii)	(1) (b)
Bloemfontein	500	During 1984
Allanridge	72	do
Bultfontein	5	do
Brandfort	6	do
Cloccolan	18	do
Dewetsdorp	4	do

Hambanati—Last 35 houses completed out of a scheme of 113 houses

- (3) whether any family housing units are being built at present by (a) the said Administration Board, (b) private owners and (c) any other specified organizations, if not, why not, if so, (i) how many units are being built by each in each township and (ii) when are they due to be completed in each case?
- The MINISTER OF CO-OPERATION AND DEVELOPMENT
- (1)(a)(i) (1)(b)
Hanbanati—Last 35 houses completed out of a scheme of 113 houses R1 233 768
- (1) (a)(ii) and (iii)—Nil
- (2) Yes It is not possible to give an accurate figure in regard to the shortage of housing in respect of each township. The estimated total housing shortage in respect of Black towns in White area is 168 000. In order to make an accurate estimate in respect of each township it will be necessary to compile new waiting lists. This will necessitate a costly and time consuming survey, which in the circumstances is considered unjustified.
- (3) (a), (b) and (c)—No The expansion of Hambanati in a north-westerly direction has been approved in principle and the acquisition of this land is receiving the attention of the Development Board. The upgrading of Shakaville has been approved in principle. The other towns are not to be expanded, as housing is to be provided mainly in townships in the adjacent Kwazulu

(1) (a) (i)	(1) (a) (ii)	(1) (b)
Bloemfontein	500	During 1984
Allanridge	72	do
Bultfontein	5	do
Brandfort	6	do
Cloccolan	18	do
Dewetsdorp	4	do

Mr P G SOAL asked the Minister of Co-operation and Development

- (1) How many houses (a) had been

(1) (a) (i)	(1) (a) (ii)	(1) (b)
Bloemfontein	610	Not available
Bultfontein	6	do
Brandfort	8	do
Cloccolan	57	do
Edenburg	1	do
Excelstor	4	do
Ficksburg	1	do
Fouriesburg	6	do

bought under the (i) 99-year leasehold and (ii) 30-year ownership scheme and (b) were being rented in each township falling under the Western Transvaal Administration Board as at the latest specified date for which figures are available.

(2) how many housing units had been sold under the special State housing sale scheme in this Administration Board area as at that date?

THE MINISTER OF CO-OPERATION AND DEVELOPMENT

(1)	(a)(i)	(a)(ii)	(b)
Biesevlei	Nil	Nil	24
Bloemhof	Nil	78	395
Carletonville	Nil	1 418	549
Christiana	Nil	18	399
Coligny	Nil	80	201
Fochville	Nil	183	62
Hartbeesfontein	Nil	1	1
Klerksdorp	Nil	1 532	1 692
Koster	Nil	30	89
Leuodoornstrad	Nil	33	236
Makwassie	Nil	112	162
Orkney	Nil	460	447
Ottosdal	Nil	243	23
Potchefstroom	Nil	3 313	365
Schweizer-Reneke	Nil	5	Nil
Silfontein	Nil	712	633
Swartuggens	Nil	Nil	141
Ventersdorp	Nil	100	Nil
Witpoort	Nil	Nil	2
Wolmarasstad	Nil	307	47
Lichtenburg	Nil	17	566
Zeerust	Nil	167	343

As at 29 February 1984

(2) Nil

Eastern Transvaal: housing

704 Mr P G SOAL asked the Minister of Co-operation and Development:

(1) How many houses (a) had been bought under the (i) 99-year leasehold and (ii) 30-year ownership scheme and (b) were being rented in each township falling under the East-

ern Transvaal Administration Board as at the latest specified date for which figures are available.

(2) how many housing units had been sold under the special State housing sale scheme in this Administration Board area as at that date?

THE MINISTER OF CO-OPERATION AND DEVELOPMENT.

(1)	(a)(i)	(a)(ii)	(b)
Amsterdam	Nil	256	32
Amersfoort	Nil	195	Nil
Barberton	Nil	344	686
Breyten	Nil	160	679
Carolina	Nil	32	103
Lake Chrissie	Nil	44	Nil
Davel	Nil	114	12
Ermelo	Nil	454	603
Morgenzon	Nil	152	Nil
Piet Retief	Nil	389	810
Sabie	Nil	46	444
Wakkerstroom	Nil	56	112
Waterval Boven	Nil	502	141

As at 29 February 1984

(2) Nil

East Rand: population

766 Mr P G SOAL asked the Minister of Co-operation and Development:

What was the (a) adult (i) male and (ii) female and (b) child population in each of the townships falling under the control of the East Rand Administration Board as at 31 December 1983?

THE MINISTER OF CO-OPERATION AND DEVELOPMENT

(a)(i)	(a)(ii)	(b)
Tembisa	50 565	25 999
KwaThema	35 990	26 613
Katlehong	34 546	28 318
Tokoza	21 211	10 482
Vosloorus	27 054	13 668
Dayeton	27 504	25 001
Wattville	6 826	3 847
Duduza	10 443	7 224

Ratanda	3 043	3 375	6 736
Devon	530	443	939
Tsakane	8 837	9 099	15 699
Refilwe	745	405	846
Zithobeni	1 566	559	1 060
Ekangala	499	184	372
Botteng	2 812	2 900	3 056

Northern Transvaal: population

788 Mr P G SOAL asked the Minister of Co-operation and Development

What was the (a) adult (i) male and (ii) female and (b) child population in each of the townships falling under the control of the Northern Transvaal Administration Board as at 31 December 1983?

THE MINISTER OF CO-OPERATION AND DEVELOPMENT

(a)(i)	(a)(ii)	(b)
Messina	1 401	1 503
Louis Trichardt	1 136	598
Soekmekaar	364	203
Duivelskloof	273	16
Roedtan	114	132
Naboomspruit	1 232	935
Nylstroom	1 698	1 005

Eastern Transvaal: population

789 Mr P G SOAL asked the Minister of Co-operation and Development

What was the (a) adult (i) male and (ii) female and (b) child population in each of the townships falling under the control of the Eastern Transvaal Administration Board as at 31 December 1983?

THE MINISTER OF CO-OPERATION AND DEVELOPMENT

(a)(i)	(a)(ii)	(b)
Amsterdam	287	339
Amersfoort	674	699
Barberton	2 683	1 563
Breyton	2 258	2 373
Carolina	1 705	677
Lake Chrissie	67	66
Davel	374	101
Ermelo	6 623	3 972

Lothair	687	393	1 101
Morgenzon	518	406	1 126
Piet Retief	2 748	1 524	5 814
Sabe	1 052	852	1 551
Wakkerstroom	197	234	1 009
Waterval-Boven	886	817	3 489

Highveld: population

792 Mr P G SOAL asked the Minister of Co-operation and Development

What was the (a) adult (i) male and (ii) female and (b) child population in each of the townships falling under the control of the Highveld Administration Board as at 31 December 1983?

THE MINISTER OF CO-OPERATION AND DEVELOPMENT

(a)(i)	(a)(ii)	(b)
Balfour	2 000	1 714
Belfast	1 061	956
Bethal	5 211	2 767
Dullstroom	203	210
Langverwacht	9 450	2 937
Greylingstad	434	529
Hendrina	744	449
Leandra	5 332	2 850
Lychadodorp	2 383	1 318
Machadodorp	458	521
Middelburg	14 576	5 680
Ogies	1 844	1 416
Pederkop	265	272
Standerton	4 761	3 574
Volksrust	2 713	2 972
Witbank	17 203	7 178

In the case of adult males the figures mentioned above are smaller in respect of Belfast, Bethal, Dullstroom, Greylingstad, Lydenburg, Pederkop and Witbank than the figures given in the reply to Question No 976 of 1983. The same applies in respect of adult females at Balfour, Belfast, Bethal, Dullstroom, Hendrina, Leandra, Lydenburg, Middelburg (Transvaal), Pederkop, Standerton and Volksrust and also in respect of children at Belfast and Dullstroom.

The Development Board indicated that the differences are due to the fluctuation in contract labour and further that for

'Why we had to raise rents'

ROM
5/16/84
127

By RICH MKHONDO

THE mayor of Daveyton, Mr Tom Boya, said yesterday the decision to increase rents in the township near Benoni was in response to the economic situation of the country and that of the township.

"Daveyton is not an exception to what is happening around the country economically. We do not want to bluff people that we will stomach the burden of the economic downturn of our country," Mr Boya said.

He was responding to reports that the recent rent increases in the township had sparked anger among the residents because they were not consulted.

A councillor, Mr Shadrack Sinaba, last week accused the council of increasing rents without first calling a public meeting, and the East Rand People's Organisation also condemned the increase, saying "they illustrate that the council has the interest of their white rulers at heart and not the community of Daveyton".

Mr Boya responded by saying that calling a public meeting would have served no purpose as the council had been given a mandate to run the affairs of the township by the people who elected them to office.

"We are faced with a massive payout of R4-million a year as salaries to our staff and the R3 400 000 a-year repayment of loans for housing, services and new schemes.

"Where can we get the money to continue with such services except by raising service charges?

"That, I think, justifies why we increased rents in Daveyton," Mr Boya said.

DUSTUP IN DAVEYTON

THREE Daveyton civic bodies have threatened to take legal action against the local town council should the proposed rent and service increases be implemented.

By MZIKAYISE EDOM

The three organisations are the East Rand People's Organisation (Erapo), the Sinaba Party and the newly formed Daveyton Action Committee (DAC). A series of meetings has also been planned to solve on what action to take.

The organisations have all condemned the proposed increases, saying residents were not informed and that the council had no mandate to take such a step. A spokesman for the Sinaba Party, Mr Shadrack Sinaba, who is also a councillor, said the increases were tantamount to taxation without representation, which is oppression.

Mr Sinaba said the in-

creases were unnecessary and too high. He said he had tried to show the council other ways and means of generating money for the council but he was ignored. There are many ways and means to raise funds

to pay off the debts other than increasing rents. The council should also call a public meeting to get a mandate from the residents," he said.

At a Press conference last week to announce the increases, which was attended by all members of the council, including Mr Sinaba, it was said the entire council had agreed on the increases.

Mr Tom Boya, the local

mayor, yesterday said at no stage did Mr Sinaba disagree to the proposed increases when the idea was first mooted at later stages.

He said "It is a pity that Mr Sinaba is doing an about turn on the issue. He has never at any stage opposed the increases and he did not even do it during the official announcement. I think he is just playing up to the gallery, and as for calling a public meeting there is nothing in the Black Local Authorities Act that says a mayor is supposed to call public meetings."

Mr Boya said the increases were necessary because the council has to spend R4,5-million on salaries, R2,5-million on maintenance of general township affairs, R3,5-million on loan charges and R378 000

on welfare services. The council also has to raise R5 738 855 which is a total capital programme for Holfontein and other projects like the building of an old age home, the erection of new office complex and general improvements.

833600

reason for the hon member's question [Interjections]

†Mr J H HOON Further arising out of the hon the Minister's reply, I should like to ask. If I convene a meeting for teachers, and as group leaders I take along the hon member for Rissik and the hon member for Koo-eespoort, will the hon the Minister also accept an invitation to address such a secret meeting of teachers convened by me?

†The MINISTER If the hon member convenes a meeting which he arranges as an MP and for which he issues invitations, if it is not secret, as he says, but the invitations are extended to all who are concerned with education, I shall hold it with the greatest of pleasure—and I do not think he will invite me there again! [Interjections]

†Mr H D K VAN DER MERWE Further arising out of the hon the Minister's reply, I should very much like to know whether teachers not supporting the National Party will be discriminated against in any way? [Interjections]

†The MINISTER Sir, there will be no discrimination whatsoever against any teacher on the grounds of his political affiliation. As long as he practises his political affiliation—to whatever political party he may belong—in accordance with the conditions of service existing for teachers, which give them the freedom to be members of political parties, to be members of the executive committees of political parties, but which prohibit them from actively participating in public in a political context, for example, by being a speaker at a public meeting, he will not be discriminated against, but if the conditions are not complied with, the responsible education authorities will deal with the matter in a responsible way, as they have always done.

†Mr H D K VAN DER MERWE: Mr Speaker, further arising out of the hon the Minister's reply, can I therefore accept that any political party will have the right in future to invite teachers to attend discussions held by members of a particular political party and to state the standpoint of the party with regard to the education [Interjections]

†Mr SPEAKER Order!

†The MINISTER Mr Speaker, I think that a Minister who is responsible for education, has the responsibility to explain to that professional group concerned, accepted education policy—not contentious matters, but accepted education policy, which has been approved by the Government in terms of its authority or by Parliament in terms of its legislation, provided that he does it in a professionally justified manner, just as my hon colleague the Minister of Law and Order has the right and the responsibility to accept, and will accept, such invitations when he is invited by members of the profession for which he is responsible, namely the Police, to state it to them in a responsible official manner. Neither that colleague nor any other colleague who is responsible for professional groups nor I will, however, make the error of judgement of indulging in party politics on such an occasion, because we know the difference between the official conduct of the incumbent of a public post and petty politics. We will for example, not make the mistake of saying what the hon member for Rissik recently said here with reference to a visit abroad of the hon Minister, not as a party politician, but as the leader of this country, and the statements he made in a dignified and statesmanlike manner at Clarens in Switzerland. The hon member then deemed it fit to say in this House:

Even in the house in which President Paul Kruger died I have to hear that everything that was beautiful and fine for Paul Kruger and that has been destroyed during the past four, five years, is being used to help the NP along on this road to destruction

If one is so incapable of distinguishing between the official standpoint adopted by an office-bearer and what he does as a politician at a party-political meeting, then one will of course continue asking such questions [Interjections]

†Mr H D K VAN DER MERWE Mr Speaker, further arising

†Mr SPEAKER Order! I shall allow one more supplementary question

†Mr H D K VAN DER MERWE Mr Speaker, further arising out of the hon the Minister's reply, does he agree with the attitude of the hon the Minister of Constitutional Development and Planning that only Ministers will have the privilege

†The MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING That is not what I said

†Mr H D K VAN DER MERWE I want to know whether only Ministers of the State will have the privilege of addressing teachers with regard to education or the education policy as far as the new dispensation is concerned

†The MINISTER OF NATIONAL EDUCATION Mr Speaker, I believe that when a professional group is concerned, it should be done by the office-bearer responsible for the management and the administration on the part of the State in regard to that professional group

†Mr G B D McINTOSH Mr Speaker

†Dr A L BORAINÉ Mr Speaker, further arising

†Mr SPEAKER Order! When I gave the hon member for Rissik the floor, I said that I would allow one more supplementary question. The hon member for Pineblands, however, rose at the same time as the hon member for Rissik, and I am therefore allowing him to put a further question

Dr A L BORAINÉ Mr Speaker, further arising out of the reply of the hon the Minister, can he tell the House how many similar gatherings he has addressed and in which constituencies during 1984?

†The MINISTER Mr speaker, my mental arithmetic is not good enough for me to make that calculation quickly, but there are many of them. I repeat that they were meetings convened by the official representatives of particular constituencies in the House of Assembly and also by professional associations in those constituencies and sometimes jointly by both

†Mr R W HARDINGHAM asked the Minister of Education and Training

How many farm schools were closed in each province in each of the latest specified three years for which figures are available?

The MINISTER OF EDUCATION AND TRAINING (Reply laid upon the Table with leave of House)

Departmental statistics are divided according to regions and not provinces. The requested information in respect of each region is as follows

	1981	1982	1983
Johannesburg	2	—	—
Northern Transvaal	14	20	11
High Veld	3	9	9
Orange Vaal	6	16	2
Orange Free State	22	7	2
Natal	10	7	2
Cape	14	10	3

†16 Mrs E M SCHOLTZ asked the Minister of Community Development †

- (1) Whether his Department recently bought out any dwelling-houses of Whites in Delmore, if so, when;
- (2) whether these dwelling-houses were bought out with a view to occupation by Coloured persons, if so, how many dwelling-houses (a) were bought out for this purpose and (b) are occupied by Coloured persons at present?

†The DEPUTY MINISTER OF COMMUNITY DEVELOPMENT

- (1) Yes, 1 May 1984.
- (2) Yes.
 - (a) 70 dwellings and 14 flats

Handwritten: Farm schools 9.6.1984
 15 Mr R W HARDINGHAM asked the Minister of Education and Training
 How many farm schools were closed in each province in each of the latest specified three years for which figures are available?
 The MINISTER OF EDUCATION AND TRAINING (Reply laid upon the Table with leave of House)
 Departmental statistics are divided according to regions and not provinces. The requested information in respect of each region is as follows

Handwritten: 127 ~~127~~ *How many*

	1981	1982	1983
Johannesburg	2	—	—
Northern Transvaal	14	20	11
High Veld	3	9	9
Orange Vaal	6	16	2
Orange Free State	22	7	2
Natal	10	7	2
Cape	14	10	3

(1) Whether his Department recently bought out any dwelling-houses of Whites in Delmore, if so, when;

(2) whether these dwelling-houses were bought out with a view to occupation by Coloured persons, if so, how many dwelling-houses (a) were bought out for this purpose and (b) are occupied by Coloured persons at present?

†The DEPUTY MINISTER OF COMMUNITY DEVELOPMENT
 (1) Yes, 1 May 1984.
 (2) Yes.
 (a) 70 dwellings and 14 flats

(b) none, but as soon as all the dwellings have been vacated by the Whites, it will be sold to Coloureds

Acquired immune deficiency syndrome

*17 Dr M S BARNARD asked the Minister of Health and Welfare

(1) Whether any cases of acquired immune deficiency syndrome (AIDS) were (a) reported and (b) diagnosed in the latest specified 12-month period for which figures are available, if so, how many in each case,

(2) whether he intends declaring AIDS to be a notifiable disease, if not, why not, if so, when?

THE MINISTER OF HEALTH AND WELFARE.

(1) (a) and (b) Since 1982 a total of 12 confirmed cases of acquired immune deficiency syndrome have become known to the Department,

(2) no, it is at present not considered to be a public health threat The diagnosis of acquired immune deficiency syndrome is at present very difficult because there are no simple diagnostic tests available

*18 Mr P G SOAL asked the Minister of Co-operation and Development

Whether, with reference to his reply to Question No 3 on 11 April 1984, the recently announced bonus of R22,000 to Black old-age pensioners was paid out during May 1984, if not, (a) why not, (b) how many persons were affected and (c) when is it anticipated that they will receive this bonus?

THE MINISTER OF CO-OPERATION AND DEVELOPMENT:

Yes.

Zimbabwe: deportations
Mrs H SUZMAN asked the Minister of Co-operation and Development

(1) Whether his Department has held an investigation into allegations concerning the deportation of South African Blacks to Zimbabwe, if so, (a) what was the purport of these allegations, (b) (i) who was in charge, and (ii) what was the extent, of the investigation and (c) what were the findings,

(2) whether he or any member of his Department has received any representations or complaints regarding the Additional Commissioner for Co-operation and Development at Alexandra, if so, (a) from whom, (b) when and (c) what was (i) the nature of the representations or complaints and (ii) his response thereto,

(3) whether any steps have been taken by his Department in respect of this person pending the outcome of the investigation, if not, why not, if so, (a) what steps and (b) in respect of what period were they taken,

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

THE MINISTER OF CO-OPERATION AND DEVELOPMENT

(1) Yes

(a) The purport of these allegations was that law-abiding Black people with valid South African reference books and other documents are being detained without trial by the Commissioner at Alexandra for up to 13 months to make them confess that they are aliens in order to deport them to Zimbabwe

(b) (i) The investigation was carried out under the guidance of the Deputy Director-general (Departmental Administration) of the Department

ment of Co-operation and Development by a departmental inspector

(ii) An in depth investigation *in loco* was carried out into the allegations by interviewing the officials concerned, by taking sworn statements from them and by obtaining relevant information

(c) The findings are contained in a report which is being studied by the Department of Co-operation and Development

(2) No specific complaint was received There was a reference to statements alleged to have been made by an Additional Commissioner These allegations were also investigated as indicated above

(a) The allegations were contained in a telex received from City Press

(b) On 9 May 1984

(c) (i) The nature of the allegations is as stated in (1) above

(ii) The Department and I immediately ordered an investigation

(3) No steps against the Additional Commissioner can be considered until the report has been studied and the situation evaluated If any proof of irregularities should be found, appropriate steps will obviously be taken

(4) Not at this stage In case it should appear desirable to do so from evidence which becomes available to me I will make a suitable statement

Mrs H SUZMAN, Arising out of the reply of the hon the Minister, will he make those findings public or make them available to members of Parliament?

The MINISTER If after I have evaluated the findings I consider it to be in the public interest to make them public, I will have no hesitation in doing so

Passport control officers

*20 Mrs H SUZMAN asked the Minister of Internal Affairs.

(1) (a) How many persons have been appointed by him as passport control officers in terms of section 4 of the Admission of Persons to the Republic Regulation Act, No 59 of 1972, since the inception of the said Act and (b)(i) how many such passport control officers are there at present and (ii) to which Government Departments are they attached in each case,

(2) whether, prior to their being gazetted as passport control officers, these persons are given any training in regard to (a) their functions and (b) the laws they will be enforcing, if not, why not, if so, what is the nature of this training?

THE MINISTER OF INTERNAL AFFAIRS.

(1) (a) and (b)(i) This information is not readily available Appointments are continuously being made and withdrawn as many officers of a number of departments are placed, replaced or transferred in and from posts where their duties also include aspects of aliens control

(b) (ii) Appointments have been made in respect of officers of the Departments of Internal Affairs, Justice, the South African Police, Finance and Co-operation and Development and of the South African Railway Police

(2) (a) and (b) Persons employed by the Department of Internal Affairs who are appointed as passport control officers are instructed and trained to

Residents stage rent hike march

MORE than 100 placard-carrying Daveyton residents this week staged a demonstration outside the local town council chambers in protest against the recently announced massive rent and service increases.

The demonstrators, mostly Sinaba Party members, were led by Mr Shadrack Sinaba who is also a councillor. The anti-rent increases demonstration started as early as 3 pm and lasted until the council's ordinary meeting started at 5 pm. The council's chambers were packed with members of the public and some stood outside listening through open windows.

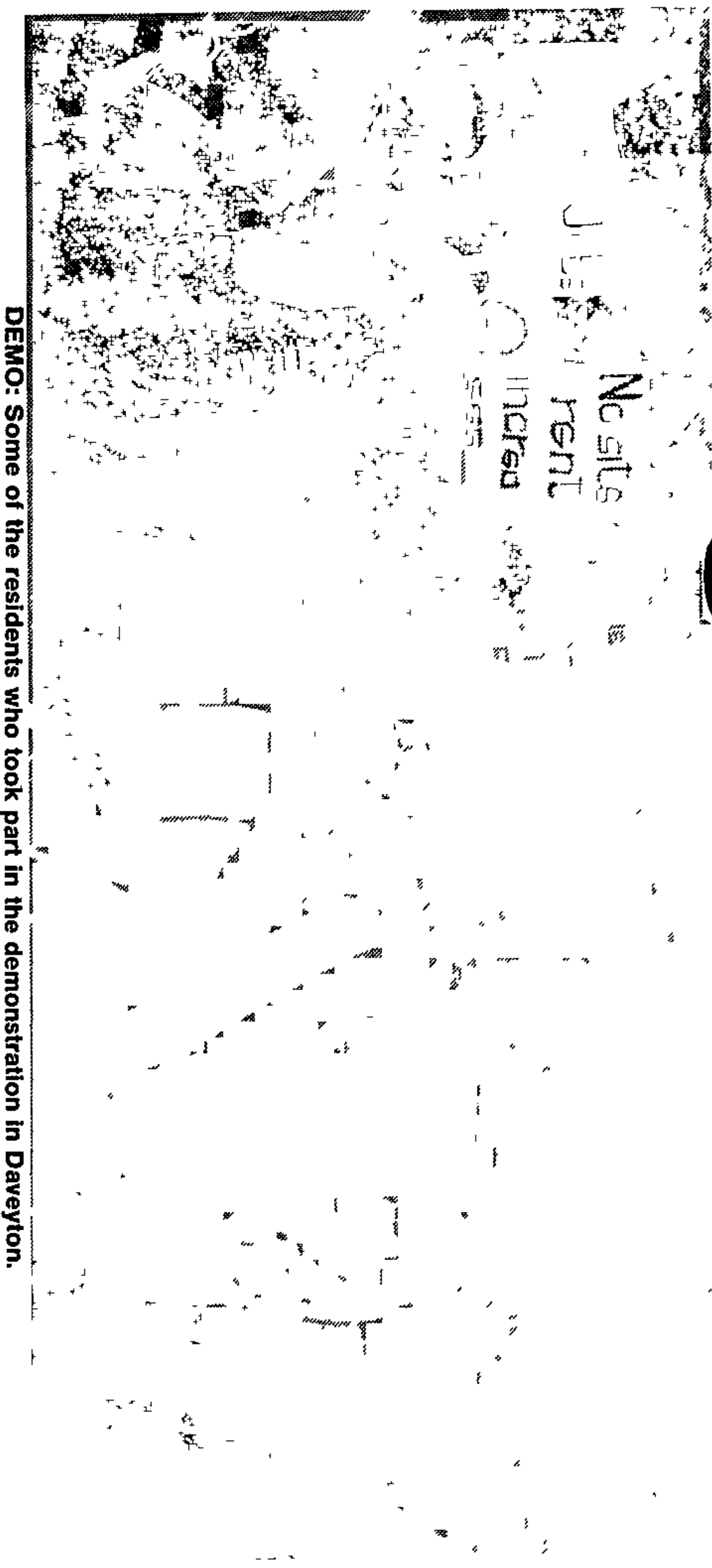
The scene outside the chambers was one of rising tempers with residents demanding to see the mayor, Mr Tom Silumko Boya, and singing Placards reading "People of Daveyton

rise", "We want jobs", "Away with high rents" and "Mr Mayor where is your mandate?" were held high.

When Mr Boya arrived he said he could not start the meeting while some members of the public were not seated. He called on all who had no seats to vacate the chambers. Most members of the public eventually left the chambers as the meeting progressed and no mention was being made of the proposed increases.

Meeting

Notices were distributed during the demonstration in which the Sinaba Party called for a public meeting to be held at the local football stadium. The notice also advised residents that a public meeting would be held at 8 am on Sunday at 3944 Tshezi Street, Ward 3 shopping centre



DEMO: Some of the residents who took part in the demonstration in Daveyton.



ALTERNATIVE ACCOMMODATION Mr Sedumedi.

Eviction ultimatum

By NKOPANE MAKOBANE

HUNDREDS of Bekkerdal residents face eviction following a letter from the West Rand Development Board (formerly Wrab) that registered tenants must remove illegals staying in their backyard shacks.

This move by the board, which was to have been implemented at the beginning of this month, means hundreds of families in the area will be affected. A survey early last year revealed that there were 1 497 illegal structures in the township, many of them housing people who do not qualify in terms of the law.

In a circular to the registered tenants by board chief director, Mr C J Bezuidenhout, people accommodated in illegal structures and who do not qualify to be in Westonaria and Johannesburg South in terms of Section 10(1) of Act 25 of 1945, are liable to prosecution.

The circular also states that people who

qualify in terms of Section 10(1) of Act 25 of 1925, who are occupying the shacks can also be prosecuted in terms of Section (1)A read with Section 11 (1) of Act 52 of 1951 for illegal squatting in the area.

It warns that registered tenants who are allowing people, as prescribed in the two sections, to occupy shacks on their sites, are also open to prosecution.

The circular advises. "To avoid being prosecuted and to prevent illegals being prosecuted, an urgent appeal is made to you to make immediate arrangements for these people to be removed from the area. If they are not removed from the area, you are warned that legal action will commence on June 2."

An angry resident and former councillor, Mr Daniel Sedumedi, said Wredebo and the local council were making a mockery out of themselves.

BOI

BU

They vow to whip Chiefs

By HORATIO MOTJUWADI

ORLANDO Pirates have vowed to play Iwisa Kaizer Chiefs out of the JPS KO Competition at Orlando on Sunday.

The downfall of Chiefs was declared by coach Mike Kenning following an injury-free squad and a newly found peace between the team's warring factions.

"The fact that for a change," said Kenning yesterday, "everybody will be backing us gives us every reason to win."

Special occasion

He was referring to the division which has rocked the team since it was registered as a private company last year.

If the truce effected by the NPSL this week at Pirates is a charm, then Orlando Stadium will be jampacked long before the 3 o'clock kick-off.

The sponsors have gone to great lengths to ensure the occasion is made special. And if you pass Orlando and think it is a Cup Final don't be surprised.

There will be all the razzmatazz that makes special soccer contests electric. And as a first, there will be free buses from Milpark to the stadium.

The free transport is a means to bring back the

lost white spectators. My bet that after Sunday, whites will trickle back to NPSL games — maybe they will come in their thousands on Sun-

What's in your

Rent reprieve for families

127

ABOUT 10 Mamelodi families — among them that of a 57-year-old paralysed former teacher — have been exempted from paying rent by the local council.

The town council's secretary Mr Simon Mabusela said sickly poor families who could not afford paying rent were, with the approval of a medical practitioner, put off the roll until such time they were declared fit to work again. The council, he said, paid all the costs during that period.

Mrs Catherine Shabangu of 6293 Section R could only mumble a few words when reporters spoke to her at her home. Her 20-year-old daughter, Theresa, said her mother developed speaking problems and could no longer walk after suffering a stroke while on duty two years

BY ALINAH DUBE

ago. She said her father died many years ago and there was no one left to look after the family.

"Life was never a bed of roses since mom's tragedy. I doubt if we could have been this far without the help we got from the local council and its welfare department. We now depend on the food we get from them every month," Theresa said.

Mr Johannes Mnisi, a pensioner, said he depended on temporary jobs before he was declared unfit for work. No one is presently

working in the family and he is still receiving treatment for tuberculosis (TB). They survive on a small amount of money his wife gets after selling vegetables in the township.

Education

Mr Mnisi said he had two sons and a daughter

who were dedicated to school work but financing their education was difficult.

"My heart bleeds each time I think of when these children will leave school because I have no money to pay, I appeal to the public or organisations who can offer my children bursaries," he

said.

Another TB patient Mr Joel Baloyi also said his family survived on the food supplied by the council's welfare section. His life is not an easy one since he has to play both father and mother to the three children he was left with when his wife died of the

same disease years ago. The eldest is 20 years old and was forced to leave school at a very early age as no one could provide for his education.

All the people interviewed thanked the council for having provided them with what they call home

RENT OUTCRY IN TEMBISA

Sanelan
12/6/84

(127)

MORE THAN 500 Tembisa residents have requested the Tembisa Civic Association to submit their objection against impending rent increase to the local council.

This was decided at a meeting in Tembisa at the weekend.

The local town council published a notice of its intention in a daily newspaper

The TCA organised a protest meeting to get signatures and objections from the residents and organisations. These will be submitted

to the council today.

Initially the Civic Association fought the April hikes and emerged victors when they successfully stopped the R4 increase through their legal representatives

"We are encouraged by this victory. We are now more than ready for the showdown with the council. We are also confident that we are going to win the fight once more", said Mr Charles Maloko, an official of the association.

He further stated that the association will hold more public meetings,

and various organisations have responded by sending in letters of objections which will be presented to the council. "We are fully behind TCA for the salutary work they are doing for the residents against the exploitative and capitalistic forces in the township" said Mr Frans Pale — a local Azapo representative

Tempers flared when Mr Dick Selatela, a staunch supporter of the town council's chairman tried to disrupt the meeting. Several women threatened him

Court returns house to evicted family

Star
By Fiona Macleod

127

12/6/84

A Rand Supreme Court judge today ordered the Department of Community Development to restore a Pageview house it had begun to demolish, and return it to the legal occupants

The order, believed to be unprecedented in the Transvaal, was made after Mr AM Cassim applied to have his house in 20th Street restored. Community Development Board officials had evicted him without notice and started demolition on May 7

The judge, Mr Justice D Curlewis, said he was shocked that a Government body had committed "such a preposterous contravention of the common law"

He ordered the board to restore the house to its original condition in one month. The

Department of Community Development, under which the board acts, was ordered to pay the costs of the case

"There was no justification for the official to throw Mr Cassim and his family out of their home. The house was not unoccupied or abandoned when the officials arrived on May 7

"When an individual makes a mistake, it is the decent thing to put things right as soon as one can

"But the response of the Development Board was to brazen it out by justifying its act on the tittle-tattle of prying neighbours who had an interest in seeing the Cassim family out of their home

"The monstrous action by the board on that day was entirely unlawful, it was taking the law into its own hands in the true

sense of the word," the judge said

Mr Cassim (67) told the court during the two-week trial that he was called home from his Fordsburg shop late that morning, to find his furniture piled on the pavement and board officials demolishing his house.

Mr Justice Curlewis accepted Mr Cassim's evidence that he had leased the dwelling from the board since October 1979.

He said evidence by officials that Mr Cassim had abandoned the house and sublet it illegally was unimpressive and grossly overstated

After the order was granted, Mr Ebrahim Kharsany, secretary of the Save Pageview Association, commented that the judgment "underlined the high-handed manner in which the department carried out its duties"

MIDWEEK PROPERTY

ARGUS 13/6/84

127

Time-sharing schemes: Buyers warned of pitfalls

PROSPECTIVE buyers in time-sharing schemes have been warned that they must do their homework

Mr A U Barnetson, managing director of Ovland, the Ovenstone Group property developers, says the principle of time-sharing remains a good one.

POINTS TO PONDER

However, the buyer must "consider the following points before making his investment"

- Is the time-share owner capable of seeing the project through financially without having to borrow against the development and without having to process the development out of sales?

- Has the bond holder been made aware of the full implications of the project? Does it actually have his approval? Ideally, of course, said Mr Barnetson, the scheme should be unbonded. The prospective buyers should also establish whether the developer is capable of paying levies until all units are sold

- Is the location good? Ideally, it should be within easy access of a major metropolitan area and should offer facilities such as beaches, golf courses, shopping centres, parking, entertainment outlets, drives, walking, mountaineering and nature reserves

- Is the time-share management capable of servicing the project properly, not only at present but in years to come? Because this is not an easy matter, it often pays to have the scheme linked to a hotel or hotels whose managements are ideally suited to this type of work

- Does the service provide a facility so that the time-sharer can by-pass or swop his week if he so wishes? Again, hotel management is best suited to organise this sort of service

- As the object of time-sharing is to cut holiday costs, are

you allowed to cook or consume liquor in your rooms? This is often not legally possible if the units form part of a hotel rather than simply being in its premises

- Is the annual levy commensurate with the furnishings, fittings and service provided? Very often, said Mr Barnetson, the levy was nothing short of a "rip off". The prices of the levy should be examined, as well as the escalation rate

- Can the development be inspected prior to making your decision? It is dangerous and unwise simply to buy your time-share on a prospectus or plan

Mr Barnetson said that although the time-share business has had its share of fly-by-night developers, this was to be expected in so new an industry, and these organisations were being rapidly weeded out

SIMILAR SITUATION

The situation was similar to that after the Sectional Title Act was first promulgated

Ovland is the owner-developer of a R6-million time-share project at Mount Sheba in the Eastern Transvaal

At the moment, selling is running slightly ahead of budget

R30-m rush by Indians to buy homes

By FRANK JEANS

MAYFAIR is having a gold rush, with an estimated R30-million going into house-buying in the south-east of the Johannesburg suburb since it was proclaimed an Indian area last December

The two-bedroom homes of 200 sq m and 250 sq m have been selling at R80 000 to R100 000, with the larger three-bedroom units on 500 sq m fetching R120 000 to R150 000

The record price so far has been R280 000 paid for a four-bedroom house on 1 000 sq m

More than 450 properties fell under the proclamation, with 300 accounting for residential and the remainder covering

parkland, churches, playgrounds, etc

Indian families have now bought about 80 percent of the 300 homes and others should be sold by the end of the year. Taking an average of R100 000 a home, the total value of property deals will probably be in the region of R30-million a year

Add to that the considerable amounts which Indians have put into their homes to upgrade them

"The Mayfair south-east market is unprecedented in the history of residential property in South Africa," says Mr Ebrahim Kharsany, managing director of Corporate Property Management

"When there is a demand from 5 000 Indian families for homes nearer to Johannesburg, it could only be expected that the market in the newly-proclaimed Indian area would go mad"

★★★

SINGAPORE has pushed into the lead of the world league of industrial land values, with one hectare costing R5 360 000, compared with R900 000 for the same size of land in Johannesburg

In rentals, too, Singapore is in top spot with R12,15 a sq m for first-class single-storey property as against R4,75 in the Johannesburg area

And with building costs running at nearly R600 a sq m for a prime structure, a developer is looking at a further R3-million for 5 000 sq m of industrial space — a daunting prospect, particularly because while Singapore leads on rents and values, it is bottom of the table with only a 6 percent return invested capital

These points emerge from a survey of the industrial property market in major cities around the world by the industrial division of property giant Richard Ellis SA

This commercial property at 277 Lower Main Road, Observatory, has been sold for R422 500 by Faber Holland B & B. Occupied by three tenants, it is on 1 046 sq m, and has a municipal valuation of R102 780.

Sowetan Squalid deal

SCORES of families resettled in the Fred Clark squatter camp last year are paying between R35 and R80 a month in rent to the Soweto Town Council, although they have no refuse removal or working sewerage facilities.

In interviews with **The SOWETAN** yesterday, the families said their toilets had been blocked for several months and that some people relieved themselves in the open veld nearby.

A pensioner, Mr Kondanani Nkhanda, said the toilet system in the area has been in a state of disrepair since he arrived there last year.

"We actually help ourselves in the open veld or go to neighbour-

By **JOSHUA RABOROKO**

ing townships to use toilets. Everything is just a mess. Water is usually cut from the ablution block and drinking taps.

"And after all that, we are still expected to pay very high rentals," said Mr Nkhanda.

Mrs Esther Kgatle said residents in the area were plagued by council police raids for those who are in arrears with their rental and for those living in the area illegally.

There is overcrowding in most of the shacks where six to seven people sometimes share one small tin² shack. Some families complained that this was threatening

their children's health.

Mr Isaac Buthelezi, deputy mayor of Soweto, said the council had discussed the issue at its monthly meeting and that after an investigation, attempts would be made to improve conditions.

The council's deputy Executive Officer, Mr J Jacobs, confirmed that families were paying R35 a month, and higher, depending on the type of house. He also said complaints about blocked toilets have been received by the council.

"We are trying our best to improve the place while the people are temporarily accommodated there," he said.

Pageview praise for judge's home order

By Fiona Macleod

A Rand Supreme Court order returning a home in Pageview, Johannesburg, to its legal occupants will restore the faith of Indians and others threatened under the Group Areas Act in the judicial process, lawyers and community leaders said yesterday.

"Pageview Indians have been terrified of Community Development Board officials, who think they have the right to rip the ceilings from above their heads," said Mr Ebrahim Kharsany, secretary of the Save Pageview Association

"These people will now realise they can seek relief from the courts"

A lawyer involved with forced removals said that though the order did not affect the Group Areas Act, the Department of Community Development had been dealt a blow which would teach it not to be so highhanded

"Mr Justice Curlewis's decision upholds respectful legality, and emphasises that people are not competent to take the law into their own hands"

Mr Cassim Saloojee, chairman of Actstop, which represents Indians and coloured people living in white areas, said "If recommendations by the Strydom Committee that property owners be given the right to evict tenants without first approaching the courts are made law, then this kind of action will become commonplace."



Mr Mohamed Moosa, son of Mr Ahmed Cassim, stands in front of the house in Pageview from which Community Development Board officials evicted the family before starting to demolish the building. The board has been ordered to restore it within a month.

● Picture by Jillian Edelstein.

Cassim wins, but he has new fight ahead

By Fiona Macleod

A sickly 67-year-old man who has won back his home in the Johannesburg suburb of Pageview from the Community Development Board said he had achieved "a great victory for myself and the Indian community"

But Mr Ahmed Mohamed Cassim's victory — after a Rand Supreme Court judge ordered the board to return the home in 20th Street to him — may be a hollow one because the threat of eviction still looms ahead

After board officials threw the family out on May 7 and began tearing down the house, Mr Cassim applied to court for it to be restored and returned to him.

Yesterday Mr Justice D Curlewis ruled that the board had acted illegally by evicting the Cassims without notice and while there was still a valid lease agreement.

He said the board, which acts under the Department of Community Development, had "unjustifiably taken the law into its own hands in a

preposterous contravention of common law".

A spokesman for the regional office of the Department of Community Development said the court's decision would be honoured. He could not say, however, whether an appeal would be lodged

"Building will begin as soon as possible and we are in the process of negotiating with contractors. The department is still considering whether it will appeal against the decision," the spokesman said

But Mr Cassim says that when he reoccupies the house his troubles will not be over.

The house is in Pageview, which has been rezoned by the department as a suburb for whites. The Cassims are one of 67 families which have dug their heels in and decided to fight for their right to keep their homes

Shortly before the court judgment the board offered to lease Mr Cassim a house in Lenasia but he "refused the offer on principle"

Sebe plot denied

JUDGMENT in the terror trial of the man who was once Ciskei's most powerful policeman will be given in the Ciskei Supreme Court on Friday.

Mr Charles Sebe, the homeland's former Security Chief, has pleaded not guilty to inciting members of the Ciskei Defence Force and Police Force to release former Brigadier H Tamsanqa by force. Mr Sebe, who has been stripped of his general rank by his brother, President Lennox Sebe, is also alleged to have intended overthrowing the State by means of violence.

Mr Paul Avenant, for the defence, yesterday told Mr Justice B Pickard the onus was on the prosecution to prove there was any plot.

Mr Avenant claimed there was no evidence to prove Mr Sebe committed any offence.

He argued there was no acceptable evidence before court that Mr Sebe incited anybody, unless one accepted the evidence of a Colonel Louis Nhonhonho who was a "most unreliable witness".

"The court is left with speculative evidence," Mr Avenant argued.

But the defence conceded Mr Sebe, although "not a bad witness", had at times contradicted himself. — Sapa.



EVICTED. Ms Petje after the Soweto Council threw her belongings out of her home

Shock for two families

AT LEAST two Soweto families have been evicted from their homes for being in arrears with their electricity payments.

The evictions follow a series of dawn raids conducted by Soweto Council police in Rockville since last Friday. Scores of families were raided, and some evicted.

One of the families known to have been evicted, that of Mrs Nokie Modise, was yesterday allowed back into their home after they paid part of the amount owed. The Modise family, who were evicted from their home last Friday, owed R175 for electricity.

A widowed mother, Ms Rose Petje, and her four children were out in the cold after council police threw their belongings out of their Rockville home yesterday morning. She owes R90, and electricity in her home has been dis-



REPRIEVE. Members of the Modise family move their belongings back into their home yesterday

connected.

"This is the second time the council police have evicted us over the past five days. Last Friday, they threw our belongings out but we moved back into the house soon after they had left," Ms Petje said.

Ms Petje said she was still trying to raise money to pay off the electricity bill. Only two days ago, she had forked

out R30 to reduce the bill.

The families' evictions are in direct conflict with a resolution passed by the Soweto Council earlier this year, that no families will be evicted for owing electricity and water bills. Last Sunday, the mayor of Soweto, Mr Ephraim Tshabalala, assured a meeting attended by 800 people

that no-one would be evicted for owing these two commodities.

A councillor in the Rockville area, Mr J Madikane, said yesterday that the Modise family had been allowed back into their home after he had mentioned the resolution to a local superintendent. He said he was not aware that the Petje family had also been evicted.

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Boat impounded

MOZAMBICAN soldiers surrounded a Durban-based fishing trawler in two boats and threatened to ram it if it tried to escape, the Dur-

INDIAN HOUSING

Costing a leg

127 1

Racial restrictions have long made nonsense of property values all over the country. And now it's happening again — and with a vengeance — in Johannesburg's Fordsburg.

In some instances, land originally zoned *industrial one* is changing hands for housing at figures equivalent to R5m/hectare. That is how desperate the Indian community is to find legal homes closer to the core.

At best, *industrial one* land (basically warehousing and light industrial) fetches R225/m² at locations within a few kilometres of the city centre. And, normally, residential sites would come a good deal cheaper.

But Fordsburg land, since government agreed in late-1982 to open up the area for Indian housing, is going for as much as R500/m². Most of the buying to date has been for flat development.

Because industrial land is involved, consent uses have to be obtained from the Johannesburg City Council. But as it is now policy to turn Fordsburg into a residential area, the consents come almost as a matter of course.

Despite the high prices being asked, there are at least 14 blocks of flats currently under construction in the area and a further 30 or more are at the planning stage.

Most projects are being handled by family syndicates and experience to date is that the flats are sold virtually before the first brick has been laid.

Other blocks are being developed by organisations such as Corporate Property Management (Pty) (CPM) headed by

Ebrahim Kharsany who is also MD of the Islamic Corporation.

A typical CPM project in Fordsburg is a 10-unit block of flats being built in High Road. Here units are being sold for R180 000 each — not bad for flats set among old warehousing, on a small 500 m² lot and without pool, recreational facilities or gardens.

Yet the scheme has long been sold out under sectional title and demand from home-hungry Indians is still far from satiated.

Height restrictions, dictated mainly by the narrow roads, mean that the smaller blocks are burdened with extraordinarily high land cost per unit and place them out of the reach of all but the wealthy.

However, the higher land prices being paid by the community are not uncommon, as exercises undertaken by valuers in expropriation cases confirm.

Fordsburg highs of R500/m² compare with about R225/m² for industrial land in New Centre, immediately south of the CBD, and R140/m² in Wolhuter to the east. Industrial 3 (excluding retailing) land in Selby 11, being marketed by Rand Mines Props, is on offer at around R155/m².

To compare further, commercial-zoned land in Randburg might fetch R100/m² rising to, perhaps, a maximum of R550/m² in the heart of Sandton.

The Fordsburg flats are especially popular with traders in the Oriental Plaza and adjoining shops who work long hours and are keen to avoid the long daily trek to Lenasia.

If they can be found, flats for rent also come high — although they may look cheap against current selling prices. Rentals of up to R700 for a small three-bedroomed unit are not uncommon. But in relative terms this is low, says Kharsany.

On the commercial side, Kharsany quotes the case of one of the few sites in the area with commercial rights. A few months before government's pronouncement on Fordsburg, a 1 000 m² site changed hands for R60 000, almost immediately after the announcement it was resold for R300 000.

It has subsequently been developed into a two-floor office block, Amoca Gardens, with potential for flat development on top.

Kharsany expects the industrial element — still reasonably strong — to be phased out over the next five years.

He does not envisage a great deal of commercial development in Fordsburg because Indians, he says, are waiting in the wings to move into the CBD once downtown goes multi-racial.

Johannesburg town planning committee chairman Hennie Schoeman tells the *FM* that he has already asked the town planning department to draw up an urgent redevelopment plan for the area. Its purpose will be to ensure orderly development and provide playgrounds and recreational areas.

However, he is determined that Fordsburg should not become another Hillbrow. A scheme is under discussion whereby a consortium would erect a village of some 2 000 flats in Fordsburg and this would strongly entrench its residential flavour, he says.

A number of properties in the suburb remain white-owned, but there is a three-year limit to the time individuals may take to sell to Indians. Companies, Kharsany points out, have 10 years to unload.



Fordsburg flats ... piling up the profits

R20 000 PROFIT ON BIG HOUSE SALE — IN ONE DAY

By LIN MENGE
Homefront Reporter

A DIEPMEADOW resident has bought his house on the State's Big House Sale — and sold it the same day for almost R20 000 more

He bought the 51/9 house in Zone 2, Meadowlands last Thursday for R2 184, but because he had improved the property, he was able re-sell it, the same day, for R22 000

He is moving to Diepkloof Extension, where he can build for himself in an elite area

House sales in Soweto and adjoining townships have risen to a Big Sale total since last July of 12 024. In the past week 164 buyers paid full cash, 298 made part-payment and a further 44 people converted from the old home ownership scheme to 99-year leasehold

□ □ □

A VIDEO film, running in



MR PIET GENIS
video on Big House Sale

colour for 16 minutes on VHS machines, has been made by the Department of Community Development to inform employers about housing for their workers and the Big House Sale

Copies may be borrowed from the West Rand Development Board's Albert Street head office in Johannesburg

by telephoning either Mr Piet Genis, Mrs Jenny Genis or Mr Koos Venter (331-4911)

□ □ □

BRIGHT idea from a big employer. A nationwide company has provided names of its black employees to a large and reputable building firm active in the black market so that they can be put on the building firm's mailing list

If publicity material about home-building can be sent directly to people, it can get the housing message across to them in a personal and direct way, a company spokesman said

□ □ □

'I LOVE Abanga' T-shirts in aid of the Abanga Fund are available in yellow, red and khaki, and cost R6 each for children (sizes 51, 61, 71 and 81) and R7 each for adults (sizes 87, 97 and 102). The



price includes GST and postage

Send a crossed cheque or postal order to the Endangered Wildlife Trust, Private Bag X11, Parkview 2122

Abanga, the black rhino at the Johannesburg Zoo, was adopted by Mail Homefront and shares his Abanga Fund with homeless humans of all races

Private building is answer to housing backlog, say Indians

127 Star 15/6/84

Indians have asked the Transvaal Peri-Urban Board to persuade the Department of Community Development to make more land available for private contractors to build houses for the 4 500 people on the waiting list

Mr Dinky Pillay, chairman of the Lenasia South Consultative Committee, said at its monthly meeting: "I cannot understand the mentality of the department in allocating only 500 or so plots to private consortiums as a pilot scheme.

"What happens to the remaining 4 000 people on the waiting list? This is unfair," said Mr Pillay.

A few weeks ago the department told a Press conference that the success of the pilot scheme would

determine whether more land should be released.

Mr Pillay said the building societies were prepared to pump in millions for private home-building but there was not enough available land.

He said that if the department made "a sincere and vigorous effort" to ease the housing backlog through releasing land to private home builders "we could wipe out the backlog in a year".

A Peri-Urban Board spokesman agreed with Mr Pillay. He said the longer the home building programs were delayed, the more they would cost.

It was resolved that the board would take up the matter with the Minister of Community Development, Mr Pen Kotze.

RENT ROW

Sineta
18/6/84

127

RESIDENTS in Kagiso, Krugersdorp are complaining of different rents charged by the West Rand Development Board (Wradebo).

Residents say Wradebo claims that the difference in rents is because some of the streets in the township are tarred and others are not.

According to town-

ship clerk, Mr L C Mouton, the matter is still being looked into by the local council

The owners of the new houses in the townships claim their grievances are not being attended to by Wradebo. Toilets are inside the houses and the water supply is usually cut off without residents being notified.

One said: "Sometimes



NEW HOUSES: Some of the houses in Kagiso.

it is difficult to have meals in the house as the stink from the toilets is sometimes so strong that the house is virtually a toilet itself. We sometimes go to work with-

out having washed because of these water cuts.

"If tar roads are going to make any difference to the rents we have to pay, why does the whole

thing not apply to other townships?" the residents wanted to know.

Residents in the area pay R83,64 for a four-roomed house and R102 for a six-roomed house.

KDM 19/6/84 (127)

Housing scheme is open to employers, developers

By LIN MENGE
Homefront Reporter

FROM today employers and developers will be able to apply for fully-serviced residential stands in the massive Protea North scheme in Soweto.

The idea is that developers, big and small, and employers who are capable of developing housing schemes, will then construct houses for sale to qualified Soweto families on 99-year leasehold.

The Urban Foundation, which is managing the Protea North development in cooperation with the Soweto Council and the West Rand Development Board, is to allocate the bulk of the 2 500 single residential sites and three high-rise flat sites before servicing the land.

Successful applicants will have to pay 10% of the purchase price of the stands on allocation and the balance when the serviced sites are released — which will be in stages between March and October next year.

The single residential sites will be priced at R24,10/m², which means they will vary from R5 590 to R8 310 each. The price for the flat sites has to be negotiated. The developers/employers will also have to pay R1,50/m² leasehold fee for single residential sites and R3/m² for the flat



sites, a leasehold application fee of R6, leasehold rental of R1 a year and connection fees.

Protea North, the largest private sector housing development undertaken in Soweto, also provides sites for six primary schools, three high schools, four creches, a business centre, six shops, 10 churches, two garages and open space.

Services will include water, waterborne sewerage, tarred roads with kerbing, high-mast lighting throughout and street lighting on all main roads.

Ownership of the sites will remain with the board until the black occupants acquire the properties on 99-year leasehold. Only the development rights will be transferred from the Urban Foundation to developers or employers.

A cession agreement has been drawn up for use between the foundation and the developer who acquires sites. In terms of the agreement, the developers must complete the housing within a year. The houses will then be offered to qualified persons on the official Soweto Council waiting list. If no buyer is found from the waiting list within 30 days, the developer may sell to any qualified person.

It is hoped to allocate stands in parcels not exceeding 200 sites to any one developer. Small black firms and individual employers are not excluded from applying for a few stands, but they must be capable of supervising building and arranging for electrical installation.

● Inquiries to Mr Ian Garden, Manager Housing Projects, Urban Foundation, 011-836-3381, P O Box 9868, Johannesburg 2000.

Half of pensions go just on rent

127
Stan
20/6/89

Elderly people are spending half their pensions on rent, a survey in central Johannesburg has found.

It exposes the serious plight of the aged, most of whom are struggling to live. Three out of four of those surveyed have to rely on regular help from charities.

The survey was done by Mr W A Pringle, a lecturer in the University of the Witwatersrand's economics department. It was made 1982 and 1983, but released only last month.

"It is an indictment of governments over the past 40 years," said Mr Pringle. "They have blatantly neglected the interests of old people who have no political clout."

He noted in the report. "Dark corridors, doors which provide little or no protection, unserviceable lifts, barely functioning hot water systems are common to most of the buildings housing the aged."

He found that while some pensioners had controlled rents of up to R73 a month, most paid more than R80. Some were as high as R110, leaving them with fewer than R30 from their pension to buy power, food and other necessities.

Many of the rent-controlled flats surveyed were occupied by people who could afford to live in comparative luxury.

Mr Pringle found that pensioners spent 36 percent of their income on food and 14 percent on tobacco, clothing, shoes, electricity, cleaning materials, personal care and transport.

Health

They placed considerable emphasis on the need to maintain health, and argued that good food was essential in attaining this — and also reducing high medical costs.

In December 1982, pensioners surveyed were found to have spent R10,20 more than their monthly pension of R149,70.

Mr Pringle said the total figures have changed since, but not the gap.

"It is evident that, despite their limited budget, pensioners have been more seriously affected by inflation than the ordinary consumer."

Mr Pringle said that one of the most worrying factors about advancing age was the withdrawal of pension fund contributions by whites for reasons other than retirement.

Security

From 1970 to 1980 R1 600 million was withdrawn, he said.

He added: "There is something basically wrong with a pension system which permits this to occur."

He concludes that the situation is so serious that a new national pension scheme is needed.

"It is obvious that many whites are indifferent or ignorant of their retirement needs, and the State will have to exert its authority if it wishes to escape spending vast amounts on social security in the near future."

There were few far more pressing economic problems than the knowledge that in less than 20 years there could be more than 500 000 whites needing State aid.

"The plight of our old people is a national tragedy, and getting worse."

Families without water in Tshiawelo

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ABOUT 60 Tshiawelo families have been without water for the past seven days.

Water supplies in some parts of the township have been cut since Tuesday last week, and by yesterday taps in the area were still dry. Scores of bucket-carrying women and children had to travel up to a

kilometre to draw water in the neighbouring townships

The affected families told The SOWETAN yesterday that they had not been informed of the water-cut. This was not the first time this had happened, supplies in the area were cut occasionally, a resident said.

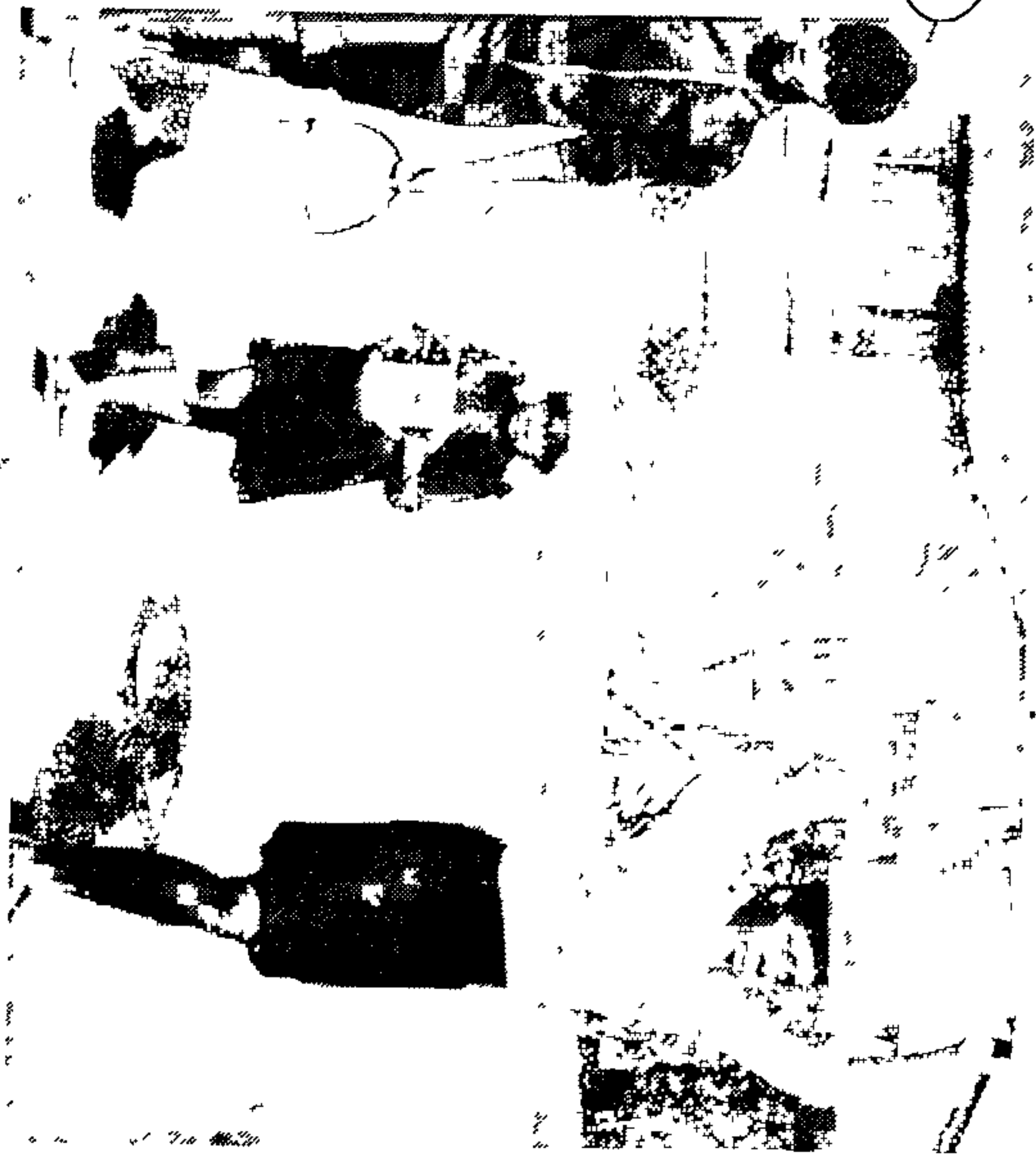
A resident, Ms Granny Mahlalela, said the water-cut had caused serious problems for the local families. Residents in the townships that were not affected by the cut "refuse to come to our rescue", she said.

"In many cases residents fear that, by letting us get water from

their homes, this would result in them getting high water bills. So, others lock their gates to prevent us from entering their yards," Ms Mahlalela said.

Ms Laura Tshilo expressed concern about the state of toilets, which have been out of order since the township's taps ran dry.

"Our area will soon be pervaded by an unpleasant smell. Something should be done about this, and quickly," she said.



WATER: Some of the Tshiawelo residents who were forced to fetch water from neighbouring townships as a result of water-cuts in the area.

Saweten 27/6/84 (127)

Erapo to hold mass meeting

THE East Rand People's Organisation (Erapo) will hold a mass meeting tomorrow night at the Lionel Kent Centre, Daveyton, to discuss the proposed rent increases in the township.

The meeting will start at 6pm and the main speaker will be Mr Goba Ndlovu, the chairman of the Tembisa Civic Association. Another speaker will be Mr Lungile Sonti, Erapo's president.

Early this month the Daveyton Town Council

announced that rent in the township will increase by R13 at the beginning of July, if approved by Dr Piet Koornhof, Minister of Co-operation and Development.

A number of organisations in the township have condemned the in-

creases and have called on the council to suspend them.

Other increases include bus fares, which will go up from 30c to 35c per trip, creche fees from R10 to R15 per month and burial fees from R8 to R15 for adults and from R4 to R10 for children.

That R5 levy won't go away

SOWETO residents will still pay the controversial R5 levy increase in one way or another, unless the Soweto Council comes up with dramatic alternatives to raise funds for the repayment of loans in the R250-million electrification project.



TSHABALALA: Confusion over levy.

And, according to a highly-placed local government source, there was no way Soweto mayor Mr Ephraim Tshabalala and his council could back out of the contract agreement signed by the previous community council when clinching the loans from a consortium of overseas banks about three years ago.

ture is to be reviewed from time to time, and residents are required to pay the levy within the next 25 years

Meanwhile the levy has become the centre of a controversy with Mr Tshabalala reported as saying that residents should not pay the R5 levy increase due to come into effect from July 1. And, in a dramatic move, the mayor has stripped township managers of their powers following the controversy over the increase.

Other developments since the loan repayments started are:

- A nine-man committee comprising senior members of the three Greater Soweto councils to look into the expenses involved in the massive electrification scheme,

Soweto 28/6/84 127

This means that the council will either have to retain the current formula or devise a new structure for the repayment of the loan. In terms of the current formula, which was agreed upon by the council a year ago, the electricity levy is supposed to go up in phases. from R12 to R17 as from July 1 this year, from R17 to R23 in July 1985, and from R23 to R29 in July 1986. This repayment struc-

Soweto 29/6/84 (27)



TSHABALALA . . .
Wants levy to be paid.

Levy hike effective on July 1

THE controversial R5 levy hike is to come into effect from July 1, and water tariffs will increase from R10,50 to R12,65 as from the same date.

These hikes were approved by the Soweto Council at its monthly meeting yesterday. This means that residents will from next month pay R17 in electricity levy.

Consumers without water meters in their homes will pay a flat-rate of R15,80 a month. And the council, in an attempt to encourage the saving of water in the townships, is to introduce strict regulations. Residents whose consumption exceeds 25 kilolitres will be charged an extra amount.

Soweto mayor Mr Ephraim Tshabalala, who had last week urged residents not to pay the R5 levy hike, said, "I would not like to see our people being locked out of their homes for not paying the increase, hence I am urging them to pay the new R17 electricity levy from next month."

Earlier during the day, the mayor and his crew attended the official opening of a block of flats in Tshiawelo Extension Three. The council is processing applications for the 28 flats. Rent for these flats will range between R160 and R250, depending on the number of bedrooms in each unit.

KOM 30/6/84 (127)

Up go Soweto rent and water tariffs

By RICH MKHONDO

SOWETO rents are to rise by R5 and water tariffs by R2,15 from tomorrow, the same day that GST goes up to 10%.

This is despite an earlier promise by the Soweto City Council that rents would be cut.

The increases were approved by the Council at its monthly meeting this week.

At the meeting it also emerged that the Rand Water Board had announced an increase in the tariff of water supplied to local authorities.

The Soweto water tariffs go up from R10,50 to R12,65.

To promote water saving, the Rand Water Board has fixed a quota. Residents will have to use 30% less than the previous amount they consumed otherwise they will

have to pay a surcharge of 1%.

A survey by the Rand Daily Mail yesterday found that the R5 rent rise is not likely to go down well with Sowetans.

A Zola father of two, Mr Gregory Mthethwa, said the Council had "deceived the people".

Mr Jimmy Mabothe, of Orlando East, said: "The Soweto council is failing to live up to their expectations."

Asked to comment, the mayor, Mr E T Tshabalala, said he would not want to see his people being locked out of their homes for not paying the increase.

"I urge them to pay the full amount as from next month", he said.

states and (bb) how many title deeds had been registered in each category in each national state as at the latest specified date for which figures are available,

- (2) whether his Department has received any representations from any national state government concerning the ownership of land in its territory, if so, (a) from which governments, (b) when and (c) what was the (i) nature of the representations and (ii) response thereto?

THE MINISTER OF CO-OPERATION AND DEVELOPMENT (Reply laid upon the Table with leave of House)

- (1) (a) (i) Yes, in rural areas In proclaimed township, deeds of grant are issued

(ii) Yes, in rural areas provided the land is acquired from the South African Development Trust and Parliamentary approval is obtained in terms of the provisions of Act 18/1936 In proclaimed townships Whites can acquire land in terms of the 99 year leasehold scheme

(b) Yes, in the case of White industrialists in rural areas provided land is acquired from South African Development Trust and Parliamentary approval is obtained Black industrialists can obtain full title in rural areas provided the Government of the national state approves In proclaimed townships Black industrialists can obtain deeds of grant and white industrialists may acquire land in terms of the 99 year leasehold scheme

(aa) All national states

(bb) At present the following numbers of title deeds are registered in favour of Blacks in national states

(i) KwaNdebele	58
(ii) Lebowa	2 878
(iii) Gazankulu	13
(iv) KaNgwane	N/1
(v) Owaqwa	N/1
(vi) KwaZulu	9 021

No title deeds are registered in favour of Whites or industries in any national state

(2) No recent representations were received from any national state regarding ownership in respect of land in its area

Handwritten: 24 Mr P G SOAL asked the Minister of Co-operation and Development

Handwritten: 24 Mr P G SOAL asked the Minister of Co-operation and Development

Whether the East Rand Development Board has signed any contracts for work to be undertaken at (a) Ekangala/Ekandustria, (b) Lebowakgomo and (c) any other area outside the East Rand Development Board area, if so, (i) how many contracts were signed by the Board in each of these areas in each of the latest specified five years for which figures are available, (ii) what was the value of each contract in respect of each of these areas and (iii)(aa) on what basis and (bb) for what reason did the East Rand Development Board act in these areas?

THE DEPUTY MINISTER OF CO-OPERATION (Reply laid upon the Table with leave of House)

- (a) and (b) Yes
- (c) No, Ekangala and Ekandustria are situated within the area of the East Rand Development Board, but Lebowakgomo not

At Ekangala and Ekandustria the Board has for the past three years acted as agent for the Bronkhorst-spruit City Council and at Lebowakgomo it acts as agent for the Department of Co-operation and Development

- (i) Figures are not readily available and can only be obtained by performing a great quantity of work which, in the circumstances, is not deemed justified

(ii) Figures are not readily available and can only be obtained by performing a great quantity of work which, in the circumstances, is deemed not justified The total funds spent are as follows

Ekangala	R4,0 million
1981/82	R5,0 million
1982/83	R5,3 million
1983/84	

These funds were obtained by means of loans from the National Housing Commission

Ekandustria	R4,2 million
1981/82	R6,2 million
1982/83	R14,3 million
1983/84	

These funds were acquired by the City Council of Bronkhorst-spruit

Lebowakgomo	R1,5 million
1979/80	R2,5 million
1980/81	R2,1 million
1981/82	R1,7 million
1982/83	R1,2 million
1983/84	

These funds were acquired from the South African Development Trust

- (iii) (aa) On an agency basis as indicated under (a) and (b) above.

(bb) The Board is capable of rendering these services, the services fall within the ambit of its operations and it was accordingly appointed as agent

Tsitsikamma Toll Road Project

*25 Mr D J N MALCOMMESS asked the Minister of Transport Affairs.

- (a) What was the total cost of erecting toll collection facilities in respect of the Tsitsikamma Toll Road Project and (b) on what specified items was this money spent?

THE MINISTER OF TRANSPORT AFFAIRS

(a) The estimated total cost is R4,028 million

(b) Extra road construction

Toll Plaza buildings	R1,380 million
Toll Plaza lighting and electrical work	R0,495 million
Electrical and other toll equipment	R0,453 million
Professional fees in respect of architect, civil engineer and electrotechnical engineer	R1,300 million
	R0,400 million

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*26, Mr S P BARNARD, asked the Minister of Transport Affairs†

- (1) How many employees of the South African Transport Services were only repaid their pension contributions during the latest specified period of 12 months for which figures are available,
- (2) whether he will make a statement on the matter?

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Wattville stalls rent increase

THE Wattville Village Council has unanimously decided not to increase rents in the township despite having a deficit of about R1 000 500, Mr Noel Mlokoti, the mayor of the township said yesterday.

Mr Mlokoti's announcement comes in the wake of massive rent increases imposed on

residents by most town councils in the Pretoria/Witwatersrand/Vaal Triangle areas. Most of the announced increases were due to be effective from the beginning of this month.

Mr Mlokoti said the reason why his council has stalled on the increases was because they wanted the town-

ship's position to be clarified.

"Wattville has been living under the threat of removal for many years. We would now like to know from the authorities what our position is," he said.

Houses

He said the township was presently the only

one in the East Rand that has not sold any of the houses and the council would like to meet the Director-General of Co-operation and Development on the matter. Residents in the township cannot buy their houses as they do not fall under the 99 year lease scheme.

Mr Mlokoti said:

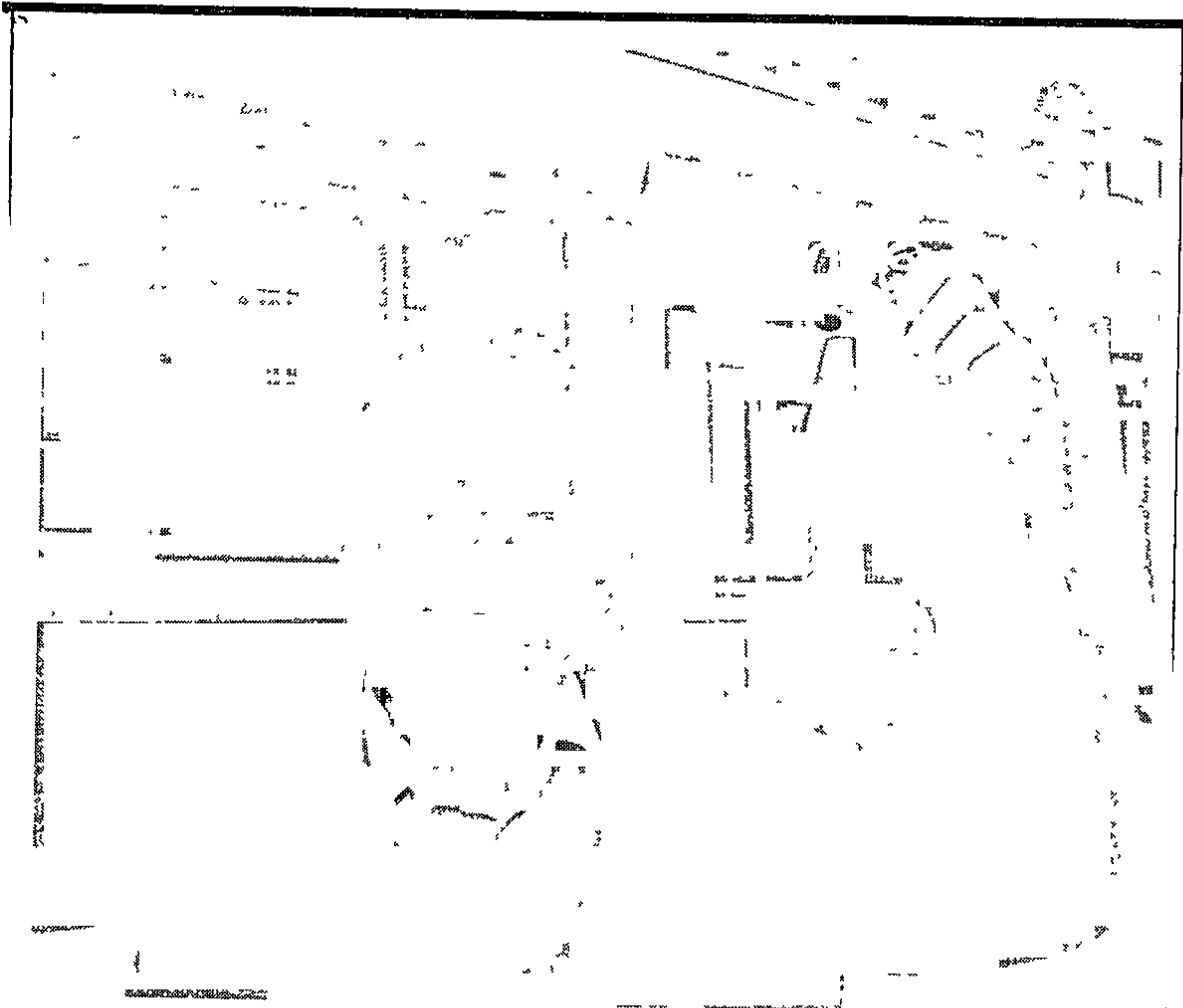
"The maintenance of the houses in the area, which are more than 30 years old, costs the council some R600 000 a year. If they were to be sold under the 99 year lease scheme, this amount could be reduced as residents would do the maintenance themselves.

He said the council

MR NOEL MLOKOTI.



alg. - market - few sellers - more profits
 barriers to entries
 fact agree. on price - not a house will
 know each other. maybe a couple -



Mr Ahmed Mohamed Cassim . . . once more master of the Pageview home he moved into nearly 25 years ago. The home was given back to him after he successfully challenged his eviction by the Department of Community Development.

● Picture by Etienne Rothbart

Eviction victim ready to move back home

By Jo-Anne Collinge

An elderly Pageview tenant who successfully challenged his eviction by the Department of Community Development is set to move back into his home — which has been restored by the authorities

The restoration was carried out in terms of an order by the Rand Supreme Court, which found that the department had "unjustifiably taken the law into its own hands in a preposterous contravention of common law" when it evicted Mr Ahmed Mohamed Cassim (67) in May and began tearing down his house

With the keys to his new front door in his hand, Mr Cassim said today that he and his wife would be moving in soon

"We're just waiting for the department to arrange a telephone I won't move in before that," he said, explaining that they had previously had trouble with vandals

He added that there were a few items which he felt were necessary to complete the restoration. He and members of the Save Pageview Association had discussed these with officials.

Mr Cassim's home, one of a pair of semis, now has new doors and windows, new flooring and light fittings and a fresh coat of paint. The roofing and ceilings are also back in place

Mr Ebrahim Kharsany, secretary of the Save Pageview Association, said "Mr Cassim's action shows that people should investigate their leases and not take it for granted that the Department of Community Development is the law

DEFEND HOMES

"We are not saying people should break the law, simply that they should not throw up their hands in fright and move out. The sensible stand is to investigate all possible avenues of defending their homes"

The Cassims were evicted without due notice while covered by a valid lease agreement. They face the possibility of notice being given at any time

But, says Mr Cassim's son, Mr Mohamed Moosa, they'll cross that bridge when they come to it — and once more get legal opinion

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RJM 11/7/84 (127)

Cassims get their home back

By THELMA TUCH

THE Department of Community Development — ordered by a Supreme Court judge last month to restore a Pageview home it had partially demolished — yesterday officially handed the owner the keys to his restored home

This was exactly one day before the expiry of the month-long deadline given to the department to restore the house

On June 12 Mr Justice D J Curlewis gave the Community Development Board one month to restore the house of Mr A M Cassim to its original condition

"Justice has now been done," said 67-year-old Mr Cassim, as he inspected his house

However, he said he and his wife — now living in an apartment in Fordsburg — refused to move back into their renovated Pageview home until their telephone had been reconnected

Access to a telephone was important to him because he suffered from a heart ailment, he said

He added that although he was now satisfied with the general condition of the house, it had not been restored to its original condition

"The burglar bars in the lounge, kitchen and wash-up room have not been replaced. Two taps are missing — one in the bathroom and another in the sink," he said

The shaving cabinet in the bathroom had also not been refitted

An official of the department who handed Mr Cassim the keys, was alerted to these faults

He was seen yesterday taking measurements of the windows which still required burglar proofing

Present at the handing over of the keys were Mr Ebrahim Kharsany, secretary of the Save Pageview Association, and Mr C Hari, an executive member of the association

Mr Kharsany said "Mr Cassim was brave enough to go to the Supreme Court but can you imagine how many Indian

families might have been unfairly evicted in the past. Not every family has the money or courage to go to court"

He appealed to those people threatened with eviction to investigate their leases thoroughly and to seek legal help

"They should not take the Department of Community Development as a law unto itself. The judge himself criticised the board for taking the law into its own hands," he added

Officials of the department evicted Mr Cassim and his family without notice on May 7 and began to break down his house

That afternoon his son, Abubaker, managed to get a court order restraining the officials from further demolition

During his judgment in the Rand Supreme Court, Mr Curlewis said Mr Cassim was the legal holder of the premises and that the board's actions were "deplorable" and a "preposterous contravention of common law"

Venter proposals could bring ...

Big boost for Jo'burg housing

127
Stew

By Lucille McNamara

Proposals accepted in principle by the Government this week could have a tremendous impact on the provision of homes for all race groups in Johannesburg

Three of the recommendations made by the Venter Commission, appointed two years ago to investigate housing and related matters, are of particular significance to Johannesburg and other major centres

The Government has been asked to give municipalities, and not provincial authorities, the power to grant applications for new residential townships

Increased densities have been advocated to cut down costs for basic infrastructures such as roads, sidewalks and stormwater drainage

And approval is being sought to classify mobile home parks as residential areas

POWER

The move has been welcomed by Johannesburg City Council's management committee chairman, Mr Francois Oberholzer, who believes the Transvaal municipalities have been unnecessarily stripped of power

"Giving municipalities the power to approve township applications means that we can develop new suburbs within 12 or 18 months

"At present, Transvaal is experiencing delays of up to 10 years after submitting applications to province, which is understaffed and which has to deal with hundreds of applications"

He said many local authorities were well equipped to handle township applications

"Province approves townships in terms of a parcel of land, whereas several issues, such as environmental impact, locality and traffic congestion, are overlooked"

DENSITIES

He also approved of the proposal to increase densities, but felt the Venter Commission's recommendation that upper-income groups be housed on stands not exceeding 400 sq m was unrealistic

"There are thousands of stands in Johannesburg which could easily be sub-divided to increase densities and ease demand for services

"But this should not be a compulsory measure imposed on upper-income groups, who may choose to live on larger stands," said Mr Oberholzer

The chairman of the

Estate Agents' Board, Mr Courtney Redhill, said if local authorities became the sole arbiters in township development, it would eliminate bureaucratic delays

It would also save the country an enormous amount of money, he said

WELCOME

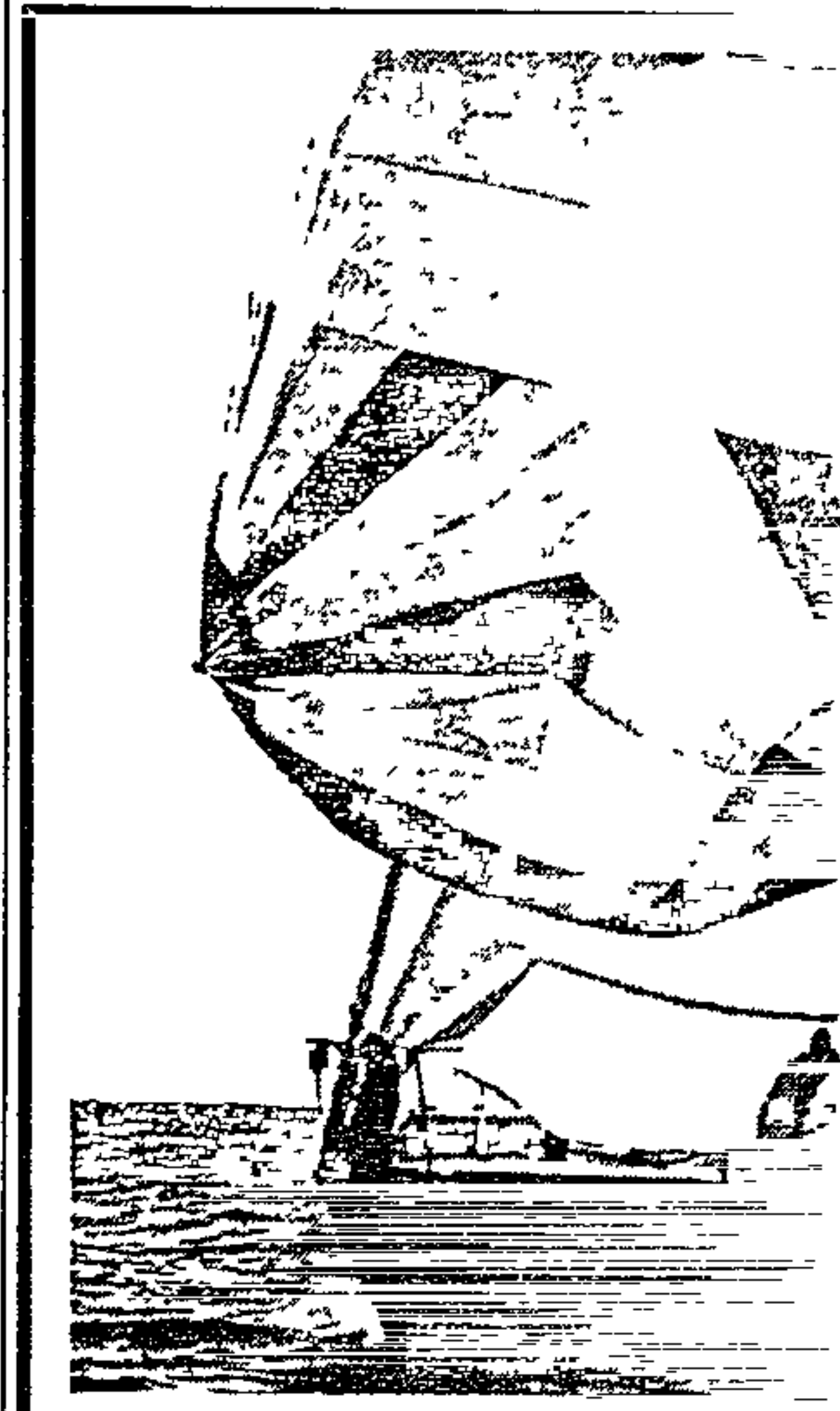
The president of the Institute of Estate Agents, Mr Derek Smith, said every developer, estate agent and finance company would welcome the move to give local authorities the power to approve township applications

"Time is vitally important and this is a problem experienced in all four provinces. Delays add enormously to the eventual cost of the homeowner"

The commission also proposes that residential parks should be classified as permanent residential areas

This is because they provide housing for young couples and pensioners who have been priced out of the market

The commission points out that the building costs of a conventional home have escalated beyond the reach of the average family, while factory-built homes are cheaper and more quickly constructed



SA Teachers' Guild

Labour Reporter

The 70-member South African Teachers' Guild (SATG) has been accepted into the second and largest trade union federation, the Council of South Africa (Tucsa)

Commenting on the acceptance of the newly formed guild into the fold of the council president, Mr John Lambson, said it was clear that teachers realised that being a professional

What? With the Rat
"Imagine what you can do at your Nis"

Help build a new Jo'burg, Relly urges city council

Johannesburg City Council should pave the way for the re-creation of an entirely new city with a dynamic heart in the Fordsburg-Newtown area, says Mr Relly

R20-m debt rulings made in February

Civil judgments against private people for debts totalling more than R20 million were given in February, according to figures released by the Central Statistical Services in Pretoria this

Power hope gone

Sowetan

13/7/84

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ATTERIDGEVILLE residents in Mazakhele area have lost confidence in the local town council and have also given up hope that their electricity problems will ever be solved.

Residents in this area have been experiencing electricity power failures daily for almost a year and nothing has been done to remedy this situation.

The local mayor, Mr Z Z Mashao, yesterday told **The SOWETAN** that he was not aware of the problem. He said such problems were handled by the office of the town clerk, Mr J le Grange. Mr le Grange was said to be attending a meeting in Pretoria when **The SOWETAN** contacted him.

Residents complained that lights went off every day at about 6.30 pm and that with the recent cold weather, most were down with flu. There was no way in which they could warm themselves and the small children because most families relied on electric stoves and heaters.

Some of the people interviewed said they could not buy food in bulk. Tariffs were up and also the General Sales Tax. They were forced to buy small amounts of food as they could not use their refrigerators which were often off because of electricity blackouts.

"Some of us have even stopped complaining about this problem because authorities seem not to care what is happening to residents

127 15/7/84 Tribune 15/7/84 (127)

Their home's been restored

Now the threat of eviction from Pageview hangs over

Reports by Arlene Getz

FIRST officialdom decreed that the house had to be pulled down. Then a judge told the officials to put it back up again.

So they did. But for the Cassim family of Pageview the tear-it-down, build-it-up again saga is not over.

The Cassims, among the few Indians still living in the "white" Johannesburg suburb, are facing eviction from the home which the Department of Community Development rebuilt this month.

"It is possible they will be evicted but no decision has been taken," Mr Neville Karsen, the department's Assistant Regional Representative said this week.

Commenting only two days after the department gave Ahmed and Aysha Cassim the keys to the renovated home on Tuesday, Mr Karsen said "You must understand that Pageview is a designated urban renewal zone. The Cassim's house is part of a slum area scheduled for demolition."

Mr Karsen said he did not have the figures for the cost of the demolition-cum-restoration.

Earlier this year the Cassims were evicted from the house they had occupied for 24 years when community development officials ripped out doors and windows and deposited their furniture on the dusty street.

Within hours of the Cassims receiving a call at their business to inform them about the fate of their house, the family had obtained an urgent interdict from the Rand Supreme Court. The demolition stopped and the odd squatter moved in as those concerned waited for the case to be heard.

Their furniture was stored and the Cassims rented a R850-a-month flat in Fordsburg.

Shofick and Waheeda Shaikjee, who had been living in one side of the large semi-detached house, had to take their six-week-old baby and return to the crowded conditions of Lenasia, more than 30 kms away.

They were not helped by the court's verdict that the department "had unjustifiably taken the law into its own hands".

"I feel really bad about the Shaikjees," the Cassim's son, Abudaheer, said this week.

"They were forced out of Pageview because the lease for the entire house, including their section, was in our name," he said.

According to him, the department had done "a good job" restoring the house by the time the court's one-month deadline ended this week.

While the Shaikjee's section of the house stood with sagging roof and gaping walls, the younger Mr Cassim inspected the newly-painted rooms of his home.

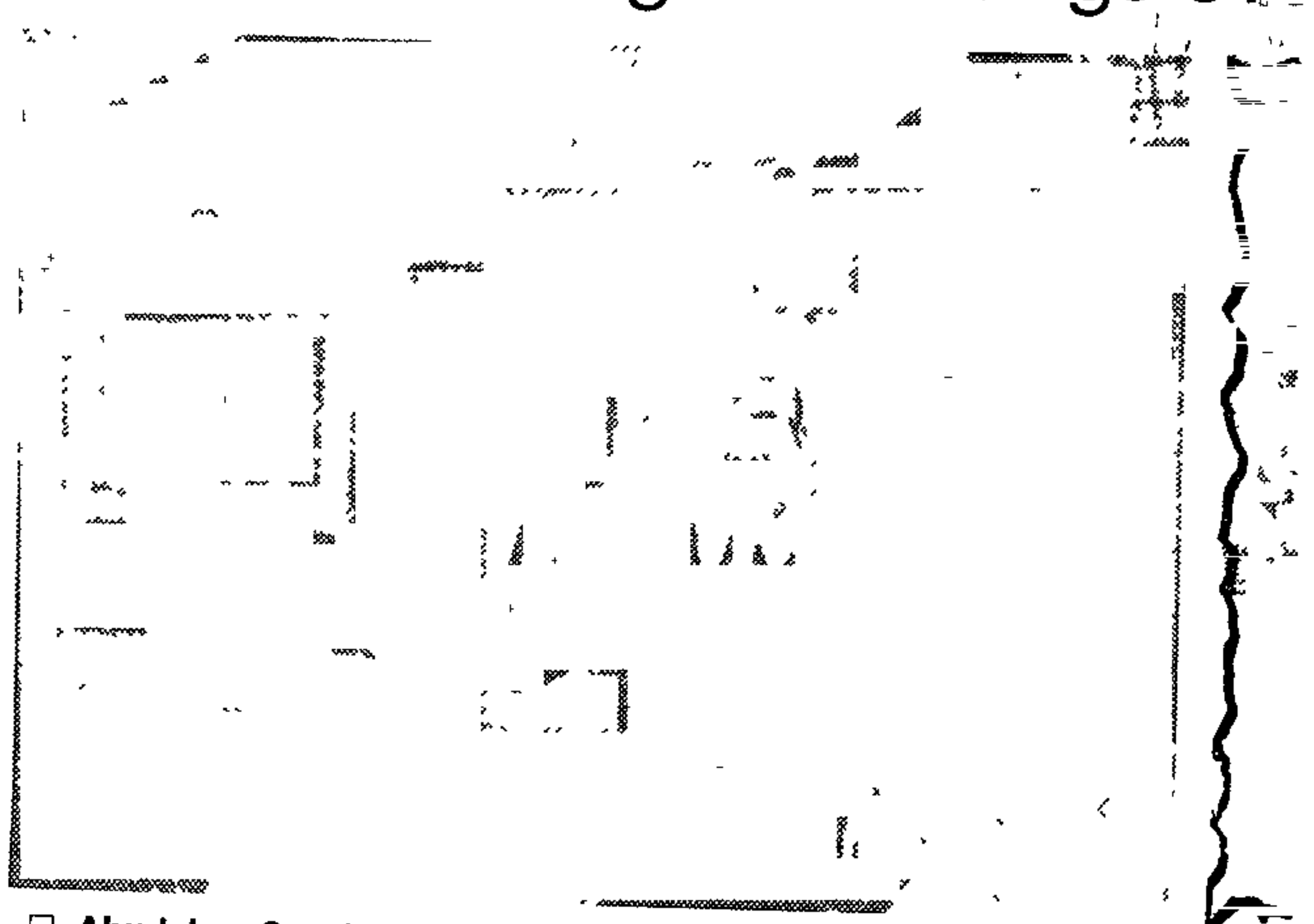
Several sets of burglar bars, two taps and a bathroom shaving cabinet still had to be replaced and Mr Cassim said he would not return to his home before their telephone was re-installed.

"There have been certain incidents involving some of our white neighbours in the past and I am worried that some extreme whites might misconstrue our court case," said Mr Cassim.

"What scares me most is that we're so isolated, so we must have a telephone."

Mr Cassim is convinced that by next month the Department of Community Development will have cancelled their lease as a prelude to evicting them again.

"We're going to keep paying the high rental on the Fordsburg flat, which is R810 a month more than we pay here, while we see what happens over the next few months," he said.



Abudaheer Cassim with the keys to the family's repaired home ... but their stay may be shortlived

FLA
jee

Slow dawn at 'Vrededorp': Disillusioned whites move out

AT LEAST two white families this month joined the trickle of people steadily leaving Pageview, Indian families still in the suburb said this week.

Pageview, the home of thousands of Indian and coloured families since the time of Paul Kruger, was officially declared a white area in 1963.

Unofficially, it has been a "grey" area for almost two years as whites and Indians live together as uneasy neighbours.

The Indians are still there because of the housing shortage and because they are fighting for the right to remain in their long-standing homes.

The whites are there because it is a place where they can buy a cheap house for R40 000 only minutes from the centre of Johannesburg.

Over the past few years a number of white families have given up their wait for a white Pageview, which eventually will be renamed Vrededorp, and have moved out.

Others have stayed, amid grumbles about the odd times at which Muslims are called to prayer at the local mosque and objections to the fact that those who are renting houses are charged R400 a month rent.

This week the unseasonable rain turned the suburb's uneven dirt roads to mud and rubble blocked most of the access roads to the area.

"No wonder the whites are unhappy here," an Indian resident remarked wryly. "The roads are appalling. The only advantage is that they can pick up Bop TV."

Mine owners seek order to evict 1 700 Penge strikers

By Sol Makgabutlane

The strike at Penge asbestos mine took a new turn today when the mine authorities were reported to be applying for a court eviction order

With this they would try to get the 1 700 striking employees off the mine grounds

Mr Mbulelo Rakwena, senior vice president of

the Black Allied Mining and Construction Workers' Union (Balcwu), said the mine authorities had contacted the union's lawyer in Pietersburg and informed him of their intention to seek the eviction order from the Pretoria Supreme Court this afternoon

Balcwu would contest the application, said Mr Rakwena

The situation remained

peaceful but tense at the mine. Strikers went home for the weekend and returned to the mine this morning and joined their colleagues in the hostel.

Mr Rakwena said the last meeting, held on Friday, broke down when representatives of the mine said the company was not prepared to review its decision to dismiss the 1 700

~~127~~ (127)
- Times 16/7/84

Police move on unrest in Parys

Own Correspondent

JOHANNESBURG. — Hundreds of riot squad police have moved into Tumahole township, Parys, to quell disturbances said to stem from a R15 rent rise.

The disturbances started on Saturday afternoon and continued all day yesterday, with police firing teargas shells to dispel angry crowds. No shots were fired.

Riot police from Sasolburg were called in yesterday morning and residents were urged to stay in their houses as they patrolled the streets.

Rioters burned down a shop and looted the local Orange-Vaal Development Board's bottle store. A butchery was also broken into and the contents looted.

While the situation was quiet but tense during Saturday night, with a number of teargas canisters being fired, disturbances broke out again about 9am yesterday.

A resident, Mr Simon Moitse, said he thought the unrest had something to do with the recent rent increase.

'Meagre salaries'

Our correspondent was told last night that in some instances, rents were increased from R26 to R40.

Following the increase in rentals, residents met to express their reluctance to pay higher rents in an area where people earned meagre salaries.

● According to eyewitness reports, about 1 000 schoolchildren started a protest march through Parys about 10am yesterday, carrying posters protesting against service increases, the new higher GST and increased transport fees.

The march was disbanded by police when the crowd tried to march from one township to another.

The protesters then formed smaller groups and started stoning bystanders and shops and looting shops.

The Commissioner of Police, General Johan Coetzee, said last night that according to initial reports he had received, police used no firearms but made use of teargas and sjambocks.

He said five police vehicles had been superficially damaged and several people arrested.

At least 12 died in weekend violence

At least 12 people, among them a 67-year-old Noordgesig man, were murdered in Soweto, Eldorado Park and Lenasia at the weekend.

Brigadier J J Viktor, Soweto CID Chief, said the Noordgesig man arrived home on Saturday night with two stab wounds in his chest. He collapsed and died before he could tell his wife what happened.

A man aged 43, who was shot by a gunman at his Orlando East home, died in his wife's arms.

A Phiri man beat a woman to death during a domestic quarrel. A man has been arrested.

A woman aged 67 was allegedly raped by a 24-year-old man. A total of 11 rape cases were reported.

POLICEMEN

Two Soweto policemen who were shot on Saturday morning near the Jabulani Police Station were identified by police early today.

A police spokesman at Protea Police headquarters, Soweto, gave their names as Constable K S Tsotetsi, who died, and Constable M B Maphalala, who was wounded in the leg and arms and was admitted to Baragwanath Hospital in a serious condition.

The spokesman said the two men had gone to a cafe and as they left for their car a number of shots were fired at them. No arrests have been made.

Eviction hearing set, claims union

By Carolyn Dempster, Labour Reporter

A date has been set for the court hearing of an application for an eviction order to remove the 1 379 dismissed mine-workers who have refused to leave Penge asbestos mine in the Eastern Transvaal.

Mr P Nefolovhodwe, president of the Black Allied Mining and Construction Workers' Union, said that Tuesday July 24 had been agreed.

Mr Nefolovhodwe said a notice of intention to seek an urgent eviction order was presented to the union yesterday by lawyers representing the

Griqualand Exploration and Finance Company (Gefco), owners of the mine

It had been agreed that the application be postponed to give the union time to reply to the notice

In the interim the status quo would prevail and the mineworkers would not be leaving the mine until the matter had been resolved, he added.

But Mr Pat Hart, managing director of Gefco, stated emphatically that the company lawyers were still discussing the matter with the union lawyers, including the legal processes of secur-

ing eviction orders. He said he would be the first to know if the company were to take definite legal action and he was not aware of any court date being set.

Surface operations at the mine had been resumed with new recruits and the workforce was using stockpiles to proceed with production.

The situation at the mine was quiet this morning. The mineworkers have been forced to cook their own food since the hostel facilities closed last week and many went home at the weekend to get supplies and money

Focus on UDF

The annual Catholic Theological Winter School opens at Cathedral Place, Saratoga Avenue, at 7.30 tonight.

There will be an address by United Democratic Front publicity secretary, Mr Patrick Lekota, who will outline the relationship between churches and the UDF

Tomorrow at 7.30 pm Father Y Tremblay, OMI, will speak on "The Human Implications of Economic Structures".

On Thursday at 7.30 pm Black Sash president Mrs Sheena Duncan will discuss "Is there hope for the hungry?"

Admission is free. Enquiries can be made at Cathedral Place, Saratoga Avenue, Doornfontein or at 725-3246

Drugged horse: Mainguard is fined R2 000

Racehorse trainer Mr Ricky Mainguard was fined R2 000 by the Board of Stipendiary Stewards in Johannesburg today over the drugging of a horse — but he was cleared on one other count.

The charges followed the finding of the drug Phenylbutazone in a specimen taken from Rise And Rule after it won the Sun International Trial at Turffontein on April 14.

Mr Mainguard was charged by the board with contraventions of the rule involving the administration by a person of a prohibited substance to a horse, and of the rule dealing with the person

responsible for the care, treatment or training of a horse from which a positive specimen is taken of a prohibited substance.

After hearing evidence from the official analyst of the South African Bureau of Standards, and from Mr Mainguard and two of his assistants, the board cleared him on the first count, but found him guilty on the second

DISQUALIFIED

Mr Mainguard has the right of appeal to the local executive stewards of the Transvaal and Orange Free State.

The board also disqualified Rise And Rule from the race. — Sapa.

Truck crashes into home

Own Correspondent

A Pretoria man narrowly escaped serious injury last night when a truck ploughed into his house and burst

The incident happened at about 10 pm after the family had finished praying and everyone but Mr Dreyer had gone to the bedrooms.

"God saved us. Sometimes the chil-

people NEED
...nified

After 5 years coloured family still waits for house

(127)
20/7/84 Star

By Yussuf Nazeer

A coloured family from Western Township whose 2,5 m by 3 m backyard room has served as a kitchen, bedroom and dining room for five years, have complained about the unhealthy conditions they are living in

They have neither electricity nor hot water and are forced to use the yard's community tap and toilet. They cook on a primus stove

"My children are living like animals in a stable," said Mr Malick Allie, of John Mohohlo Street

The Allies have five children ranging from three to 10 years old. Mr Allie's wife and young child share a single bed and Mr Allie sleeps on the floor with one of his young sons. The other three children have to sleep at their grandmother's house

The property belongs to the Johannesburg City Council, which is presently clearing away slums and re-building Western Township in stages. The

Allies are renting their room from a tenant of the council

Mr Allie said he applied to the council for a house on June 26 1979 and a number of times after that

"I just cannot find a home anywhere with the acute coloured housing shortage. I must depend fully on the council to provide me with better housing," he said.

Mr Phillip Bandis, a

coloured management committee member who asked The Star to take up the family's case, said the city council had ignored his call to give the family a home.

A council official said the Allie application was among those which were presently being considered for re-housing. The family, he said, would be re-housed according to the waiting list of house applicants

fire with water. A fire brigade from Sebokeng arrived two hours after the fire started and it had to battle for one-and-a-half hours before it extinguished the fire.

"Although I thank God that nobody was injured, I, however feel sorry for those who have lost almost everything in the form of furniture and clothing," he said.

Soweto 24/7/84 (12/1) 45

Council cops swoop

By SELLO RABOTHATA

HUNDREDS of residents in Mapetla, Soweto were yesterday "arrested" in a dawn swoop by the Soweto City Council police for being in arrears with their rents.

The raid is said to have started at about 3 30 am and residents were rounded up until at about 6 30 am. Most of the residents claimed the council police were rude, knocking on windows, kicking the doors and on gaining entry insulted the residents.

Residents spoken to by The SOWETAN yesterday said they were caught unawares by the dawn raid as they did not know that they were in arrears with their rent. They claimed that their arrears ranged from R43 to about R80 and these were accumulated

through "increases that the Council made without consulting the residents."

Most of the residents who were raided were taken to the local superintendent's offices where they had to wait for his arrival at about 8 am. At the offices, the residents said, they received the same rude treatment that they were subjected to at their homes. Those who agreed to go along with the Council's police said they were told they either paid up or faced eviction from their houses.

All residents were given notices that if they did not pay their arrears within seven days they would lose their homes.

The deputy mayor of Soweto, Mr Isaac Buthelezi said "How do you expect me to know about something that happened in the morning?"

MARKETING

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Boycott pupils take a stand

THE class boycott by the entire student body at Boitumelo Senior Secondary School in Tembisa near Kempton Park, entered its third day yesterday when students still refused to go back to classes.

About 2 000 pupils at the school last week Thursday refused to go to classes after the morning assembly, protesting against what they termed "excessive corporal punishment" and the refusal by the school to introduce a students' representative council.

The students had also complained that early this year they were made to pay an extra R2 on their school fees "to electrify the school" but until now the school has no electricity.

A spokesman for the delegation representing the students told The SOWETAN that they met the school principal — a Mr Mtshali — in the morning but he refused to discuss their grievances.

The spokesman said the students held a meeting during the day and decided that classes should be boycotted until the principal was prepared to discuss their grievances.



HOME IS AN OLD FRIDGE, for this Kattlehong squatter

Tumahole is calm again

CALM has returned to the township of Tumahole near Parys following a week of protest — burning and looting of shops — during which police used tearsmoke to disperse angry residents.

A Parys police spokesman told The SOWETAN yesterday that everything had gone

back to normal. Residents have gone back to work and school children back to classes.

The spokesman also confirmed that student leader, Mr Johannes Skosana, had forwarded a letter from a Johannesburg lawyer concerning certain allegations which were been investi-

gated by the police.

Mr Skosana claimed to be ill after he was arrested and interrogated by police last Tuesday.

Last week about 1 000 people demonstrated against the high house rents introduced by the Oranje-Vaal Development Board and effected as from July 1.

12 slain in Soweto at weekend

TWELVE people were killed and 11 women raped, among them a six-year-old girl allegedly by a 63-year-old man, in a weekend of violence in Soweto.

The incidents were a duplication of last weekend's crime statistics in the area when a similar number of people died through acts of violence and women raped.

And Brigadier J J Viktor, Soweto CID chief, yesterday attributed the low murder toll to vigilant police ac-

tion as well as the fact that it was mid-month and people had no money.

Among those killed was a 32-year-old Jabulani woman who was hacked to death on Saturday by unknown

men who later tried to set her body alight.

In another case, a 42-year-old Moroka man was fatally stabbed on Saturday following an argument with his stepson. Police have not made any arrests.

Speed limit up

THE new speed limit on freeways outside urban areas will be 120 km as from August 1, the Minister of Mineral and Energy Affairs, Mr Danie Steyn, announced in Pretoria yesterday.

The 100 km limit will, however, remain in force on other roads.

Up she rises — the festival which promises to electrify Soweto

PAUL BELL 201 31/7/84 (127)

IT IS, by all accounts, an extraordinary endeavour in the march towards Soweto's rehabilitation. And that's just the preparation for the 1984 Soweto Homemakers' Festival, which opens on September 27.

Three weeks ago, 10 men and a woman crowded into a small site hut at Jabavu Park to report back, discuss and re-direct each other on the intricacies of constructing a complete exhibition site — and beginning the development of a permanent community centre — within eight weeks.

There were project leaders, engineers, architects, quantity surveyors, designers, building contractors, power, water, and sanitation experts. The atmosphere was quite stuffy in here, it was also electric.

Outside, under a slate sky, it was bitterly cold. A breeze whipped dust over the huge vacant lot on the south side of the Jabavu Stadium.

Earthmovers rumbled about one portion of the 17ha site was compacted and marked out in lime just beyond the site hut, several piles of building material were awaiting transformation.

Beyond the park, contractors were straining nerve and muscle to bring to its borders basic services — water, sewerage and electricity — to feed the Festival and the permanent Community and Exhibition Centre which will grow around it.

The first foundations were poured the following morning.

Six weeks from now, Jabavu Park will house 8 000m² of permanent exhibition space, a trader education centre, a building advice centre, five show houses, a gate-cum-administration building, and a toilet block which would put a five-star hotel to shame. That's Phase One. Phase Two will concentrate on the construction of the

community centre, including an art gallery, a reference centre, a crafts market, an indoor sports centre and a gymnasium.

By mid-September, nearly 140 tons of steel will have been erected around 8 000m² of exhibition space, 9 000 pockets of cement will have been cast.

And 1.5-million paving blocks, 2 000m³ of stone, 1 000m³ of sand, 2km of storm water drainage, and 3km of plumbing pipes will have been laid. Time is as tight as the epithet of your choice.

Mr Simon Valentine, the on-site troubleshooter for Adele Lucas Promotions (ALP) which is developing and managing the Festival and the Community Centre, confesses

to "having butterflies", but is undaunted. ALP has garnered the support and expertise of the best in the business.

Come deadline, Jabavu Park will be ready to host some 400 exhibitors, millions of rands of product ranging right across the spectrum of every-day living, top entertainment, community education projects and an expected 250 000 visitors between September 27 and October 10.

Johannesburg's industrial and commercial sector has pumped in money and materials, either free or at discounts that bear no relation to costs. Nor will this patronage be at the expense of quality. Standards have been set sky-high, and for good reason. The nearly 40

companies that are participating in the venture will all be very visibly associated — through the naming of halls or walkways, the erection of plaques etc — with the material they have provided.

For starters, the list of companies reads like "Who's Who" on the JSE. Secondly, the festival and centre represent a breakthrough into the black market for those who are supplying construction and other support material.

Both are good reasons for supplying only the best — be it barbed wire or bathroom tiles.

Promoter Adele Lucas can scarcely get over the response. "People find it hard to believe, it's being put together by a bunch of women, and I don't think they believed at first that we could do it. But we have. It's happening. It's real."



Examining plans are, from the left, Mr Simon Valentine, ALP's on-site troubleshooter, Mr Bill Short of Anglo American's Chairman's Fund has underwritten the project to the tune of R720 000, Iscor has supplied R240 000 worth of free steel, Everite will fund the building expo centre and gate house, Murray and Roberts has supplied one of its crack project management teams at one seventh of the price. Ms Albu said "Every businessman I speak to becomes so involved, so enthused. Every company has given according to its means."

But what a "bunch of women"! Northern Suburbs, sharp as razors, tough or gentle depending on what the moment requires.

knowing a lot of people and knowing exactly what they want and where to get it. That kind of shove, skill and energy was bound to make businessmen and politicians sit up and take notice.

ALP's project development manager, Ms Julia Albu, illustrates the point nicely. "It'll cost us about R730 000 to build Phase One. At market prices, it would have cost between R2.5-million and R3-million."

Two years ago the Soweto Chamber of Commerce and Industries asked ALP to put together a Homemakers Festival with the objective of improving the skills and services of Soweto traders, retaining a larger proportion of disposable income within the city, and generally uplifting the community.

A festival would generate a capital base for the Chamber's projects, encourage greater contact and exchange between the small black trader and big white business, provide an entertaining and instructional event for the people, and develop community projects to run alongside the main attractions.

Last year's first Soweto Homemakers' Festival drew 273 exhibitors (most of whom are back in force this time), 153 000 visitors, and made R62 000 for the Chamber.

It was a resounding success. ALP and the then Soweto Community Council decided that success would be multiplied with a permanent base, and chose Jabavu Park as the venue.

Then Mr Thebehali was deposed. The new Sofasonke-dominated City Council took a long, hard look at the project and at last endorsed it wholeheartedly.

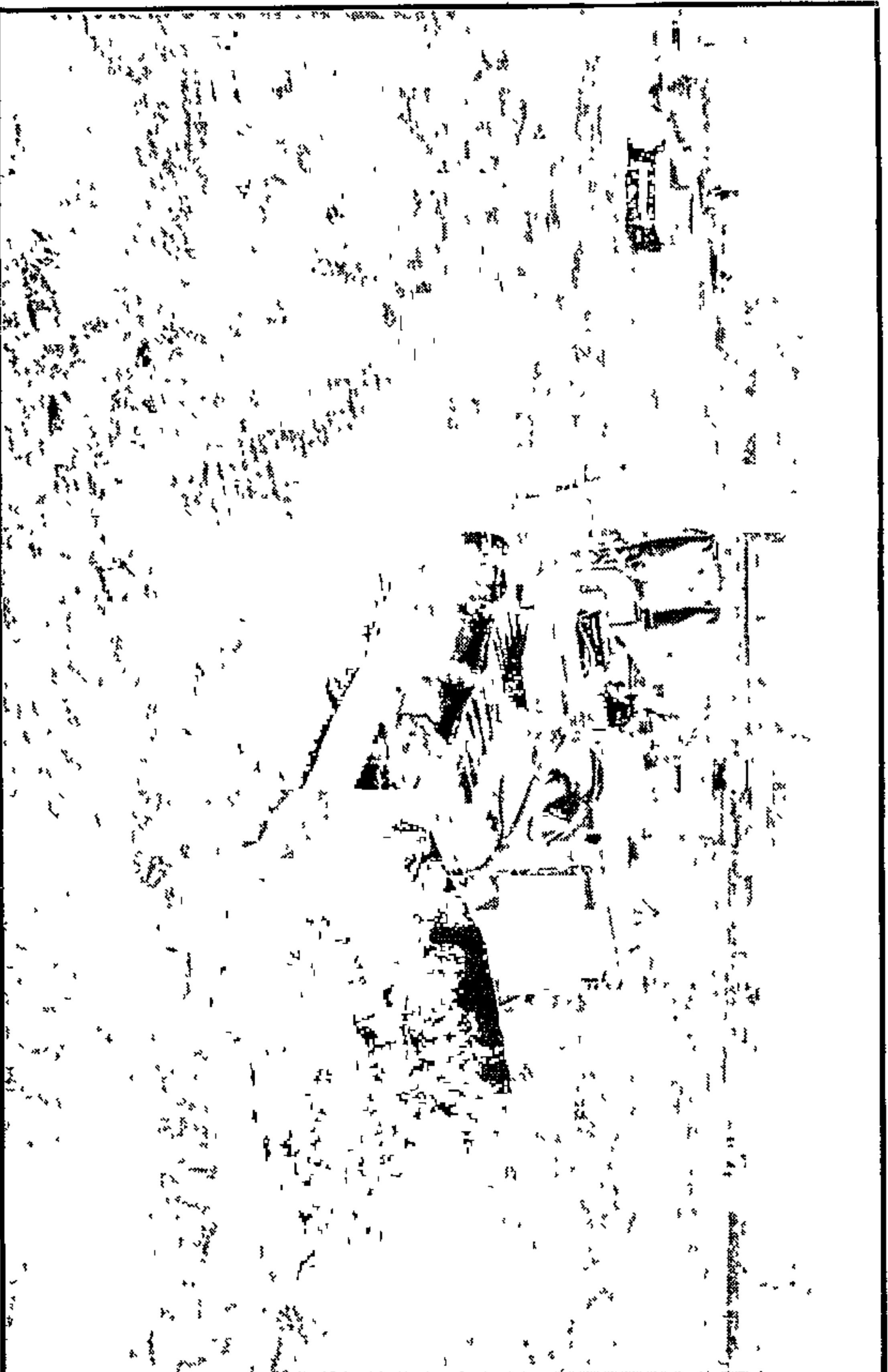
Jabavu is now zoned as a showground, and is leased to the newly-formed SCK&I Trust, a non-profit organisation which will use the profits to run the Community Centre and develop an active, living venue.

The project has been conceived as an economic and social pulse of Soweto. Industry is enthusiastic. Arch-rivals have co-operated to supply materials. Managing directors have said, we can do this, but we can't do that, so we'll try and get so-and-so to meet the balance. Imposable demands have been met without demur.

Anglo American's Chairman's Fund has underwritten the project to the tune of R720 000, Iscor has supplied R240 000 worth of free steel, Everite will fund the building expo centre and gate house, Murray and Roberts has supplied one of its crack project management teams at one seventh of the price. Ms Albu said "Every businessman I speak to becomes so involved, so enthused. Every company has given according to its means."

ALP now puts out a fortnightly news letter to its sponsors/contributors keeping its new "family" up to date with developments.

Ms Albu speaks of the shortage of time and the anxieties waiting for decisions by major corporations on whether and how to participate. Mr Valentine's problems were more sanguine. "We hit a rock this morning Big as this room" (he waved around the generously-sized conference room at ALP's headquarters in Oxford Road, Sax-onowld). "But we blasted it out this afternoon which about sums up the Soweto Homemakers' Festival. It's dynamite."



Grading and levelling at Jabavu Park, home of the Soweto Homemakers' Festival. Soon this area will house permanent exhibition halls.

Rent reprieve for invalid

A PARALYSED mother of three in Mamelodi, Pretoria, has been exempted from paying rent by the local town council after she had been in arrears of more than R490.

Mrs Rosina Maleka

of Section R had no one to maintain her since her husband left her 8 years ago. She had three school-going children, two of whom were forced to discontinue their education as there was no one to

provide for them.

She told **The SOWETAN** that things became very difficult for her when she suffered a stroke and was left completely paralysed. This led to the family depending on charity

“Our problems worsened because we could not pay rent from the little we got from “Good Samaritans”. Our rent areas accumulated but still there was no way in which we could pay the money

“The news that the council had exempted us from paying rent and the amount we owed came as a relief to us. Fears that we could be thrown out of the house are now over, and we are grateful”, Mrs Maleka said.

2/8/84

127

RAND DAILY MAIL, Thursday,

Whole Ratanda council resigns over rent issue

By SOPHIE TEMA
Mail Reporter

THE increase in rent that was to have come into effect in Ratanda yesterday has been postponed for two months, the councillors of the defunct Ratanda Community Council announced at a meeting on Tuesday night.

All six council members had handed in their letters of resignation to the East Rand Development Board by Monday afternoon, claiming they had been pressured and threatened by residents following the board's decision to increase rents in the township.

The councillors were Mr L Mohlomi (mayor), Mr T Sikhonde (deputy mayor), Mr G Sithole, Mr N Mabote, Mr T Ndlovu and Mr J Nqosim.

They claimed the executive committee of the East Rand Development Board had tried on Tuesday to persuade them to reverse their decisions to resign, but the meeting had ended in a deadlock.

The councillors said they had been prompted to resign by the fact that the board had decided to increase the rents

without having first consulted them.

They said they had indicated to their area director, Mr Schalk van der Merwe, that they did not agree with the board's decision to have the increase implemented.

Township residents, led by the Ratanda Civic Representative Association (RCRA), informed some of the council members last night that they were not prepared to pay the R5,50 rent increase unless

- Houses and streets in the township were properly electrified
- More houses were built for residents, and existing houses improved
- Creches were built
- An improved sewerage system was introduced
- People who had been granted sites on which to build were allowed to stay on these sites and, while doing so, were provided with water and toilet facilities until such time as their buildings were complete
- Proper shelters were erected at all the main bus and taxi ranks
- Recreational and public library facilities were provided.

Sawethu 3/8/84 (127)

'Rent hikes uncalled for'

THE RECENT 20 per cent rent increases imposed by the Atteridgeville/Saulsville Town Council on local business sites were for the years 1983 and 1984 — despite the fact that the Town Council was not in power last year.

Mr Dan Mashao, a member of the delegation which held talks with the executive members of the Town Council over the rent issue on July 18, also told members of the local Chamber of Commerce and Industries at a report back meeting yesterday that the 20 per cent rent increase on business sites was "a deliberate move to kill black business in the township."

Members of the Chambers resolved that the delegation should go back and appeal to the full council against the executive council's remark that their grievances had been "jotted down and noted."

Threatened

The businessmen and women also threatened to appeal to the Minister of Co-operation and Development, Dr Piet Koornhof, should the council not be sympathetic to their pleas of imposing a reasonable increment which could be afforded by all.

The Chamber, whose president is Mr Z Z

Mashao, the local mayor, lashed out at the Town Council and accused it of having embarked on a process "to destroy black business in the township."

The traders also accused the Town Council of encouraging other racial groups to infiltrate and operate businesses in the township with blacks being used as "fronts."

Mr Dan Mashao told the traders at the meet-

ing that when they had questioned the executive council on how they arrived at the 20 per cent increase, they were told by the town treasurer that "ten per cent is for 1983 and another 10 per cent is for 1984."

Appeal

Members of the Chamber said they were surprised that the council had imposed the 10 per cent rent increases for last year — "despite

the fact that they were not in power by then."

Mr Dan Mashao, who appealed to the council to co-operate with the residents, warned that any council which worked "against the people, is bound to fail." The Chamber also resolved that they were not refusing to pay increased rent "But not when we are experiencing an economic decline and the increases imposed without consultations," they said.

MBENI, mother of Enoch
is accused in the treason
is one of the four who
of treason at the Rand
court yesterday

cles and business premises were set alight. A student spokesman said four students were hit by rubber bullets and that one of them had his teeth knocked out.

The spokesman also said that 40 student leaders have been indefinitely suspended and that their letters of suspension give "boycotting classes, intimidation and provocation" as reasons for the suspension.

Students see the suspension as being tantamount to expulsion. Yesterday when they prepared to hold a meeting about the matter, police reportedly warned some of the suspended students to stay away from the gathering.

ills of arrest

The two are Mrs Greta Ncapayi (72) and Ms Amanda Kwadi (33). Their claims are a sequel to an incident on June 13, 1982, when they were arrested at a service for Mr Mavi, former president of the Black Municipal Workers' Union (BMWU), who died in a car crash in the Orange Free State, and Mr Petrus Nzima and his wife, Jabu, who were killed in a car bomb blast in Manzini, Swaziland last year.

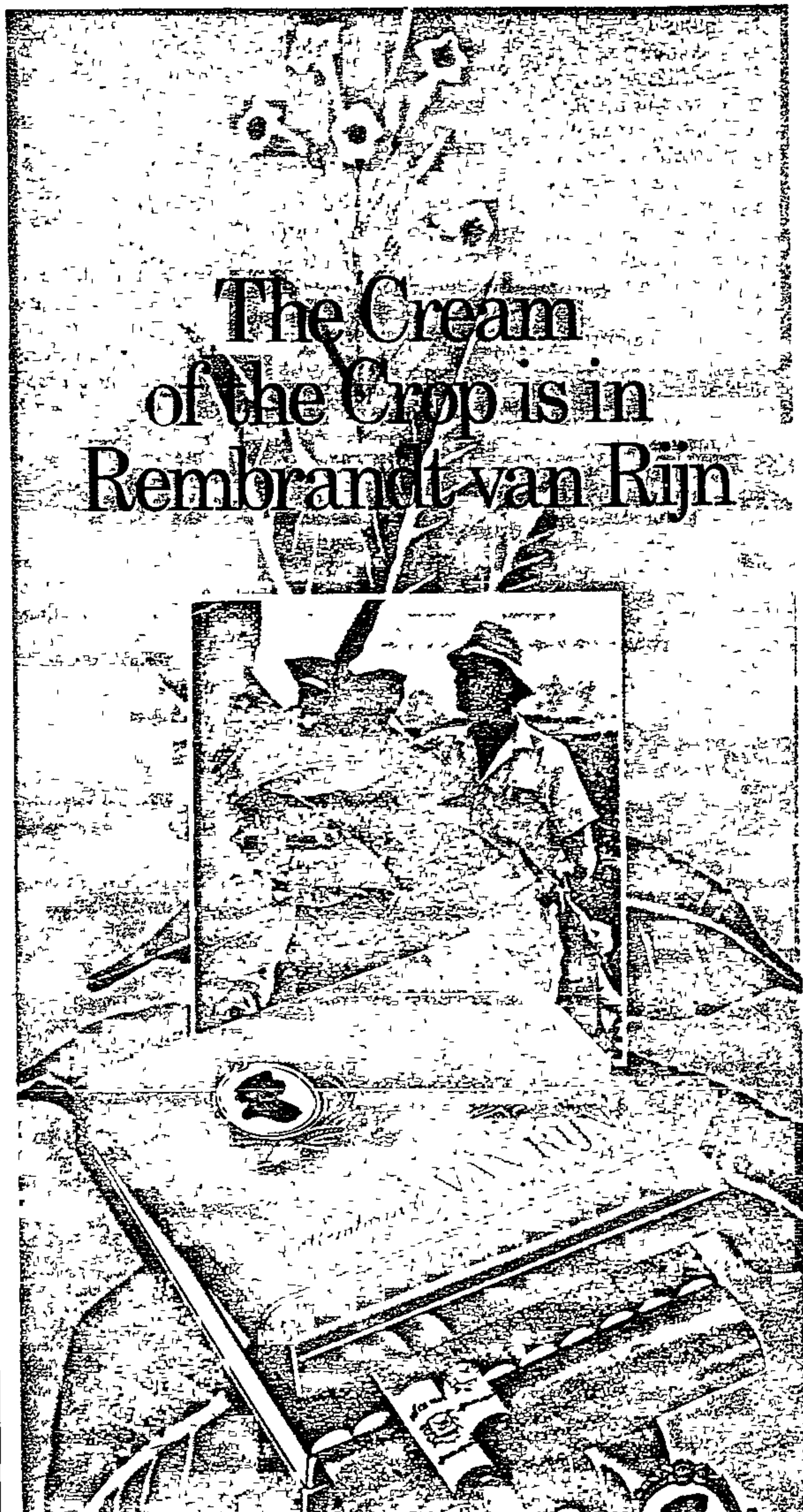
Passes

Questioned by Mr R Kruger, for the Minis-

She said for 17 years she had been under restriction orders until 1981. Because of her political life, she said, she had been arrested on four occasions, the first time being in 1958 when she and others urged women not to carry passes.

Charter

She denied allegations by the Minister that the Freedom Charter was handed out at the service. She also denied that a police officer had told the mourners that they were being arrested for furthering aims of



COUNCIL TOLD TO LAY OFF

VAAL residents are up and R5,50 for private in arms against the Lekoa Town Council. In a shock move this week they demanded that the council resign for increasing service charges and house rents.

In a circular sent to hundreds of families, the council announced increases in service charges to the amount of R5,90 per month for Oranje-Vaal Development Board's houses

and R5,50 for private houses. The increases are to come into effect on September 1 and already several leaders and trade union organisations have called on the councillors to resign. The Lekoa Council is one of the many councils in the country that have been asked to resign following an urgent call by the United Democratic Front (UDF) for coun-

cillors to do so because of the rent increases

The local civic association, UDF and trade unions are planning meetings to protest the new rents at venues to be decided soon

The Transvaal general secretary of the Black Allied Workers' Union (Bawu), Mr Cosmos Thokoa, has condemned the increases. He said the wages of most workers have not been increased.

of South African Students and Azanyu

"It can be mentioned that the postponement of any capital projects for one year will cost approximately 12 percent more the following year," according to the circular sent out by the council.

Recession

"It has been a common trend for employers to hide behind the recession and drought as reasons for not giving employees salary increases. The council will have to bear with residents who are already reeling from the escalating cost of living.

"There is no need for rents to be hiked without a mandate from the residents," he said.

Oranje-Vaal General Workers' Union's representative has strongly rejected the new increase which "will cripple most blacks financially."

Other organisations that have called on the councillors to resign include the Azanian People's Organisation, the Evaton Ratepayers Association, the Congress

The bigoted half-life in Soweto's hostel hell

these efforts, Ma Brown — just as she got a Christian church group to do-

Community workers have shown *The Star* the social evils afflicting women and children in Soweto's Mzimhlope hostel.

The social workers, who may not be named for professional reasons, estimate that more than 25 000 people are living in grossly overcrowded conditions in the single-roomed hostel blocks. Unemployment is high and many people eke out a living through shebeens and brothels.

Life is marked by drinking, gambling, fighting, abductions, rapes, prostitution, muggings and murders.

A probe by *The Star* found ● Up to 10 people living in a hostel room meant for two

There was no privacy for parents and their children

● Small rooms could only accommodate one bed

Large families were sleeping "cramped together like fowls in a coop", as one mother put it

● Up to 20 families in a hostel block had to share a five-pan community toilet with broken doors and without electricity

After sundown, people were terrified of going to these toilets

Young girls and adult women had been raped and men robbed and murdered there, families said

take a bath with water warmed on a primus or coal stove

● Small community yards and connecting lanes were choked with

In 1976/77 torrential rains swelled a river which overran a Kliptown squatter settlement, wiping out the zinc and wooden shanties of hundreds of families. The West Rand Administration Board moved the homeless people, "temporarily", into single rooms of Soweto's Mzimhlope male hostel. The overcrowded conditions soon deteriorated into a slum and outcries grew for the removal of Mzimhlope. Now the Urban Housing is poised to launch a R12 million housing programme to wipe out this slum. By YUS-SUF NAZEER.

Guardian of the ghetto

By Yussuf Nazeer

Mrs Betty Brown (55), or "Ma Brown" as she is known to destitute urchins and needy mothers in Soweto's sprawling Mzimhlope hostel-village, is a remarkable woman.

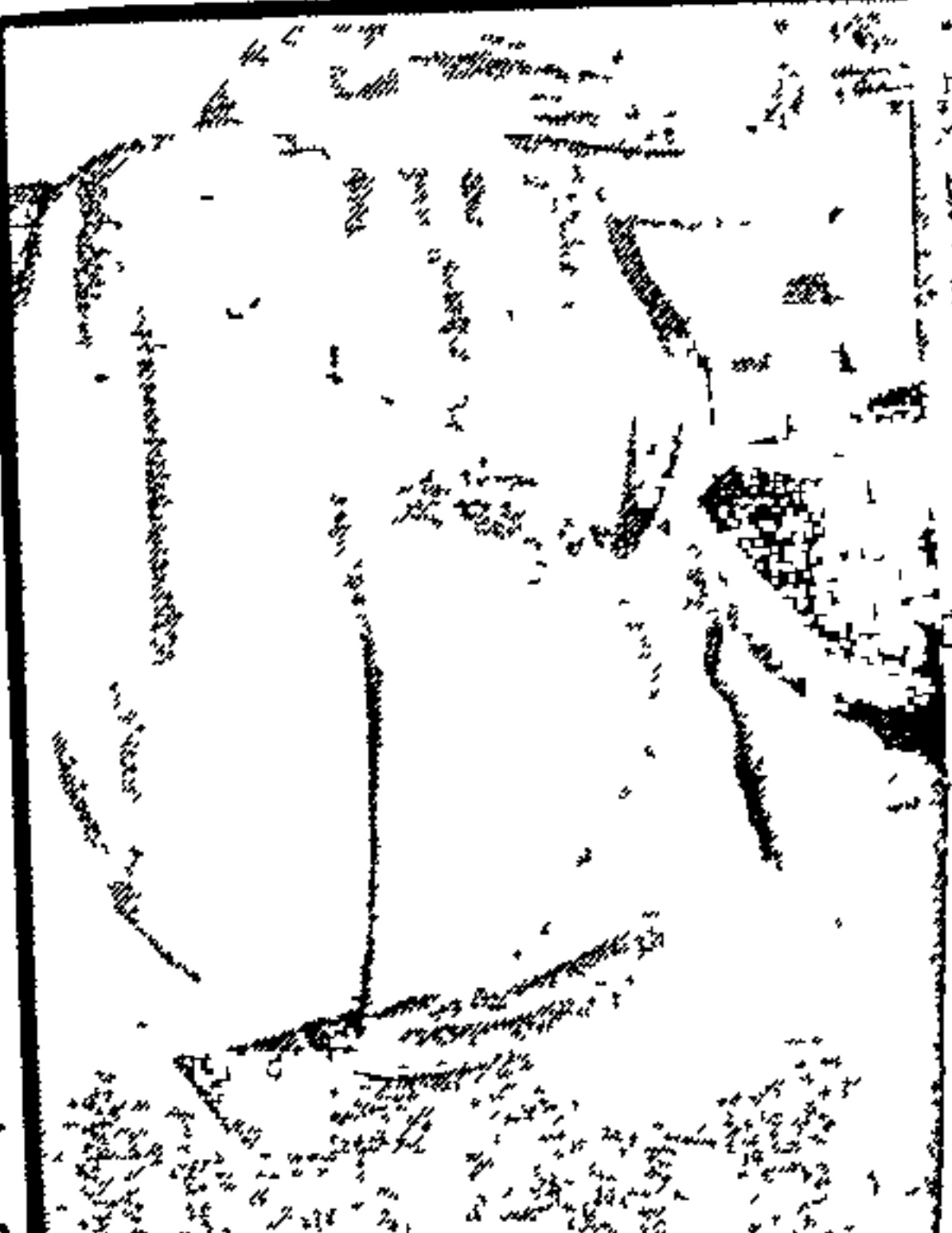
Ma Brown is a tough, gutsy woman in the ghetto settlement which residents call "zombies' hell"

Even the local hoodlums respect and maybe fear this hawk-eyed guardian of the village who has assumed unselfish responsibility for her community.

Not only did she open two creches in the area in 1977 which now care for about 100 children, but, two years later, Ma Brown launched a soup kitchen which today feeds more than 200 hungry children a day.

In stark contrast, there were also people in Mzimhlope trying hard to improve their living conditions

They had painted the front of their rooms, built walls in front of their doors and, as a social worker said, "had shut their eyes to the social evils around them"



Mrs Betty "Ma" Brown is a well-known mother figure in the Mzimhlope hostel sector.

spect when you selflessly give love and respect," Ma Brown said quietly.

This tireless community worker wants to get one more project off the ground. "But this is a tough one," she said "It means paying out R400 every time a person from a pauper family dies.

"Poor families come to me to help them find money for funeral expenses. It is a real battle to find this kind of help."

nate packaged soup to her kitchen for feeding 200 children — has got Fordsburg community worker Mrs Soraya Hassim to give bread and packaged soup to feed a further 200 children.

She has earned respect in a dangerous ghetto where drunken thugs think nothing of raping and robbing old women.

"These are all my people I love them, and I am concerned about them. You earn love and re-

Sowetan 13/8/84 127

Council wants to legalise increases

THE Atteridgeville/Saulsville Town Council, which "illegally" imposed rent increases from July 1, hopes to have them legalised and then implemented again as from September 1.

The council's treasurer, Mr T L van Strijp, who conceded that the council had erred in imposing the increases, told The SOWETAN that efforts were being made to have the increases promulgated in the Government Gazette during the last week of this month. "If everything goes well the increases will then come into effect as from September 1," he said.

Mr Strijp also announced that rent accounts in the township had been credited following the council's blunder of imposing rent increases without promulgating them in the Government Gazette.

The council's illegal implementation of rent increases was yesterday met with anger by local residents, who called for the council to resign. In a snap survey conducted by The SOWETAN, residents lashed out at the council and accused it of working "against the people" who pay them.

"The mistake of illegally increasing rent is proof enough that councillors are a confused lot," Mrs Lettie Molope said. Another resident, Mr Jerry Serame said, "these people are real puppets. They must resign now before they mess everything up."

Mr Dan Mashau, a member of the delegation from the local Chamber of Commerce which recently held talks with the council over the increases said "we will in future doubt if anything they say or do is authentic."

Seweter 15/8/84 (127)

Vaal rents row

By JOSHUA RABOROKO

ANGRY Sharpeville residents have called on the Lekoa town councillors to resign and have also resolved not to pay the new house rents which are to be effected from September 1.

The resolution was taken at a meeting of residents held at the Anglican Church at the weekend. The residents have formed a committee that will protest the new rents

The Lekoa Council at its monthly meeting resolved to increase rents in the area by R5,90 per month for Development Board's houses and R5,50 per month for private houses.

A memorandum furnishing details of these increases in the Vaal Triangle and reasons has been distributed to hundreds of residents in the area. It was signed by Mr N P Louw, the town

clerk

An official of the Black Priests Solidarity Group, the Rev Jeff Moselane, said that the increases were unjustified. They were introduced to pay for the continued existence of apartheid.

Several taxes had

been introduced on black people and yet their earnings have not been adjusted to enable them to "overcome most of their problems"

He said that the increases were going to finance councillors who want to embark on their own projects, including

allocating themselves businesses in the area

"It is essential that at this point in time we should call on the councillors to resign because they have failed to accomplish the promises they made prior to the inception of the Black Local Authorities Act"

19/8/84 Shaw 127

Development aimed at boosting East Rand

Business is booming on the East Rand and Far East Rand and the Government's new development plan for the area is aimed at encouraging this trend.

The eastern region is the second most important area in the PWV complex and will require an extra 990 ha of industrial land by the year 2000, according to the draft guide plan released by the Department of Constitutional Development and Planning.

It is estimated the East Rand will provide about 374 400 jobs and the Far East Rand 204 600 jobs by the end of the century.

The area comprises the eastern portion of the Witwatersrand and includes the districts of Kempton Park, Boksburg, Benoni, Brakpan, Springs, Nigel, Heidelberg, Modderfontein and Vischkul.

A major question raised by the report is the provision of adequate land and housing for the future population.

In 1980 about 20 per cent of the total population of the PWV complex lived in East Rand towns.

The annual growth rate for all population groups in the plan area was higher during the period 1970 to 1980 than for the Republic as a whole," the report says.

"The exceptionally high growth rate of the coloured population — especially in Boksburg where 62 percent of the population was living in 1980 — can probably be ascribed to the migration of coloureds from other areas."

The rate of increase in the Indian population was

A Government development plan which was released last week focuses attention on the flourishing East Rand. The guide plan envisages greater economic autonomy for the area and the creation of a "first-order" regional centre. Municipal Reporter COLLEEN RYAN reports.

also high during the 10 year period.

"It is expected that the population growth of the East Rand will only level off by the turn of the century, in accordance with the expected growth of the PWV complex."

The report says the white population will increase from 313 001 in 1981 to 513 652 by the

year 2000. The population that can be accommodated in the year 2000 is 561 990, leaving a surplus of 1 643 ha.

The availability of land for the other population groups poses greater problems.

The report says the population in the coloured township of Reiger Park in Boksburg will in-

crease by an estimated 31 600 in 1980 to 67 000 by the turn of the century.

"Owing to the shortage of space for expansion, this township will have difficulty in accommodating more than 30 000 people," it says.

Nigel's coloured residential areas (Alrapark and Cerutiville) will increase from 5 700 in 1980

to 16 000 by the turn of the century and an additional 206 ha of land will be required.

A big increase is also expected in coloured townships in Brakpan and the report says the "207 ha already provided may have to be supplemented".

The Indian populations of Benoni, Springs, Nigel and Heidelberg are also expected to increase dramatically and large tracts of additional land will be needed.

The black population of the East Rand and Far East Rand is likely to increase by 617 800 between the period 1982 to 2002 and about 2 450 ha of extra land will be required, the report says.

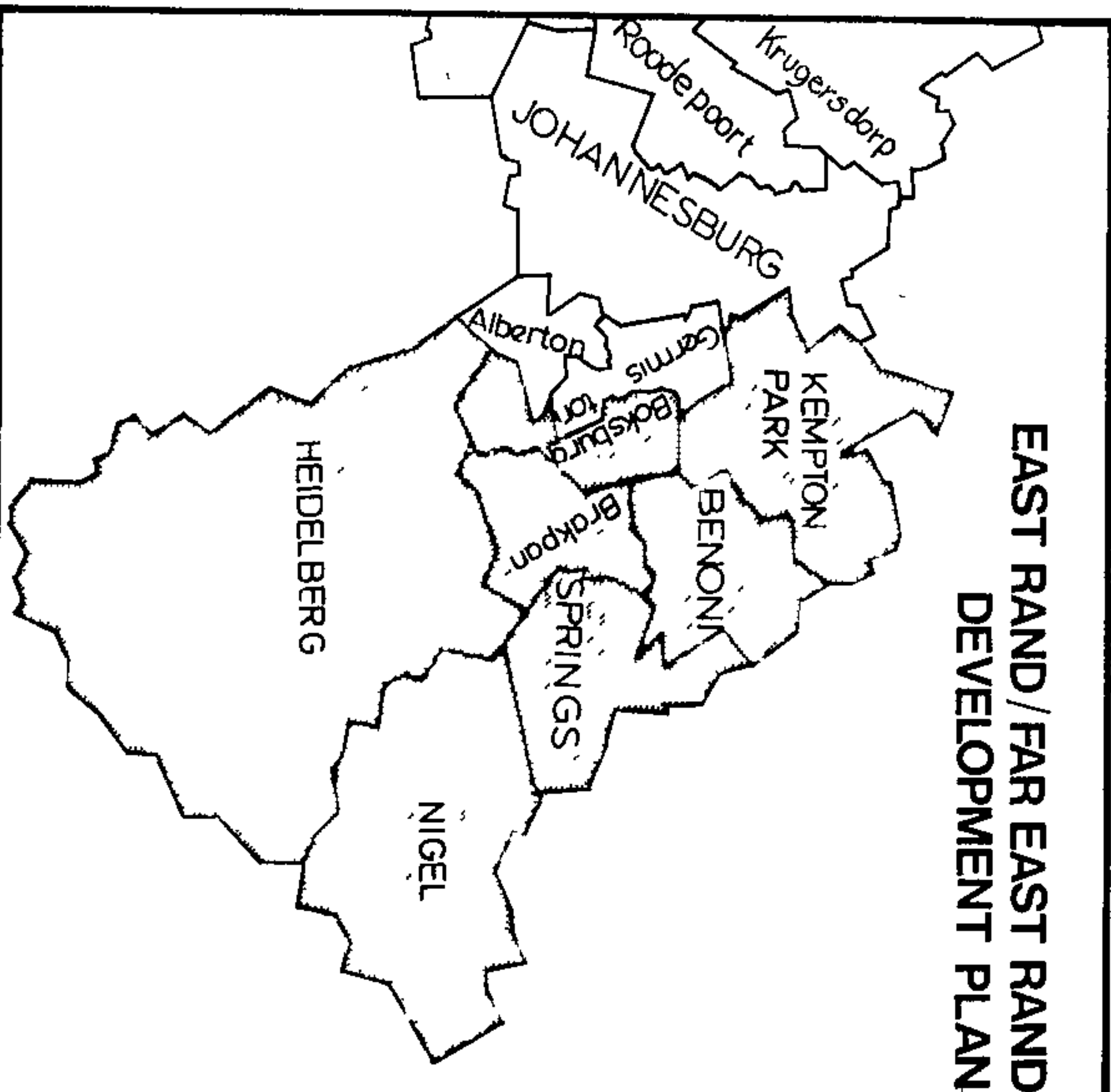
Sufficient land for the black population depends on the availability of proclaimed mining land and soil conditions in the area.

The long term aim of the plan is to shift the industrial centre eastwards away from the central Witwatersrand.

Provision should be made for a greater degree of functional and economic autonomy which could lead to the eventual expansion of one or more of the towns in the area into first-order regional centres, says the report.

Other important recommendations include ● Emphasis should be placed on higher residential densities to ensure optimum use of land and infrastructure and for the development of an efficient transport system.

● The provision of industrial land in the Kempton Park-Boksburg area should be handled "with circumspection" and preference should be given to the Benoni area because of its proximity to the black township of Daveyton.



EAST RAND/FAR EAST RAND DEVELOPMENT PLAN

127 Star
17/8784

Blacks' home dreams vanish with tycoons

By June Bearzi

**STAR
LINE**

Dozens of blacks have lost their hopes of owning homes by being persuaded to invest in a company owned by the missing tycoons John Woods and Jonathan Doyle

They have lost tens of thousands of rands of savings placed with one of the chain of Woods-Doyle companies, Peoples' Investments (Pty) Ltd

Woods and Doyle operated a string of companies, some with fronts as directors, which purported to "deal with investments in the open money market". Peoples' Investments was one of these companies

The men employed door-to-door salesmen to tout for business in the townships

PROMISES

Black investors were lured with promises of "fantastic interest rates" which, they were told, would open the doors to home ownership within three years

"They said we would get 19,5 percent — no bank or building society could give us that much money, so about three years ago I gave them R3 000," Mrs Marjory Mange of Jabulani told Star Line

"But a few months ago I became uneasy because I found a lovely home in Pimville and, when the West Rand Administration Board said I should get the money from Mr Woods, I thought my

dream of owning my home was going to come true. But Mr Woods would not give me my investment back and I lost the chance of getting the house," she said

But worse still for Mrs Mange — she has also lost her R3 000 nest egg

When the men skipped the country they left a trail of creditors who are owed millions of rands. But the Woods-Doyle coffers are virtually empty

"This has been such a blow to me," she said

Four Soweto bus drivers said they too were approached

"The agent said if we gave them R400 every month, in three years we would have a fortune — we struggled but we managed to hand the money over every month

"We were unhappy however when we read our share certificates and saw that we had 'borrowed' and not 'invested' our money. We could never get an explanation for this from Mr Woods when we demanded one and had decided to go to a lawyer when the men left the country

"But now that does not matter as it seems we have lost our R7 000," the men said

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THE EAST RAND Expansion plan



At least 3m blacks are expected to be living in the East Rand and Far East Rand region (Benoni, Boksburg, Kempton Park, Brakpan, Nigel and Springs) by the turn of the century. This represents a 67% increase on the 1980 figure of just over 1m

The expected growth is detailed in government's draft guide plan for the area which sets out "guidelines" for future development of what it calls "the second most important industrial area in the PWV complex."

It is estimated that the East Rand (Benoni, Boksburg and Kempton Park) will provide about 374 400 job opportunities by the turn of the century and the Far East Rand (Brakpan, Heidelberg, Nigel and Springs) some 204 600

Because of lack of space for expansion in the Benoni township of Wattville and at Tembisa near Kempton Park, government says the overflow black population and the natural growth can be provided for by linking some of the townships within the region

The idea is to link the Duduza-Tsakane-Kwa Thema complex, while Vosloorus will link with Katlehong-Tokoza and Daveyton will expand eastwards.

Vosloorus, covering an area of 965 ha, on which 4 875 houses and 250 flat units have already been built, has space for the erection of 3 750 additional housing units

At Tsakane, which covers 900 ha and already has 5 426 houses, there is space for

Financial Mail August 24 1984

~~(12)~~ (12) For 24/8/84

another 1 050 family housing units, while Ratanda in Heidelberg has sufficient reserve land for the provision of 3 750 additional units. The township, which is situated on 428 ha, already has 1 470 residential houses, and provision for accommodation of 1 100 hostel dwellers is under way.

Says the guide plan released by the Department of Constitutional Development and Planning: "By the rounding off of and filling in between the existing black urban areas, sufficient space (some 3 000 ha) is available within the guide plan area for black township development up to the turn of the century."

It adds "In the longer term, however, additional space will have to be found to meet special requirements of the black population of the region and, in this regard, accessibility between the residential areas and work areas will inevitably be of great importance."

Tenants again take up battle over rent rises

By Fiona Macleod

One thing that cannot be said about the residents of Whitehall Court flats in Killarney, Johannesburg, is that they take rent increases lying down

For the third time in a year, disgruntled residents led by architect Mr E Horwitz have gone to rent control authorities to fight against increases which they consider excessive for the 59-year-old building

The block of 36 luxury flats on the corner of 2nd Avenue and 4th Street was built by Mr I W Schlesinger — a colourful character in the entertainment world and founder of a financial empire

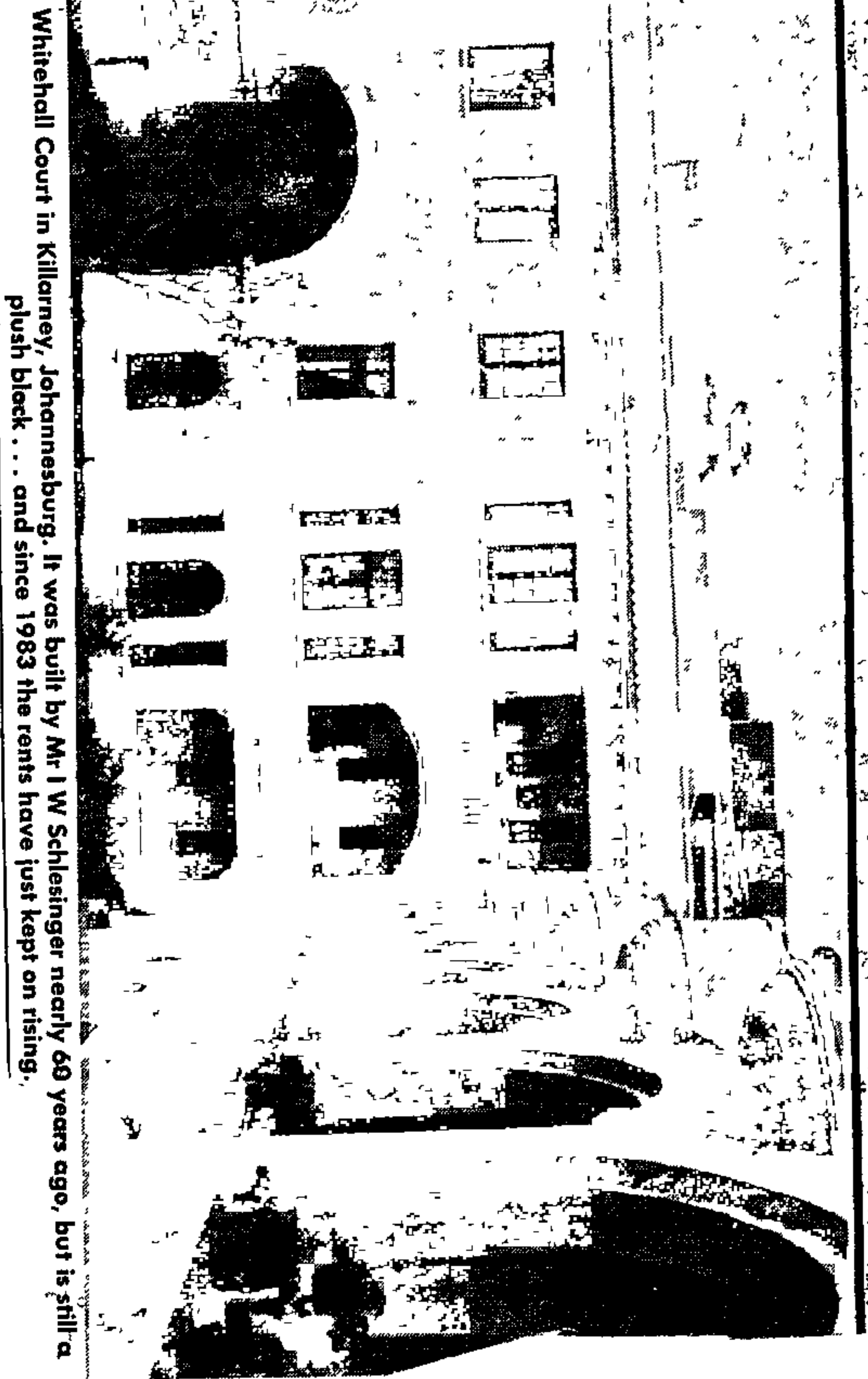
For today's residents, harsh reality in the form of rent increases has intruded too often on their gracious living

Said Mr Horwitz "In June 1982 my monthly rent was R283. A year later it was increased 55 percent to R439

"We fought the owners, Whitehouse Investments, when they applied to the Rent Board for the increase. The board gave me a R5,50 reduction. After I successfully contested this before the Rent Control Board last October, it was reduced to R344 a month."

Yesterday Mr Horwitz, a tenant for 23 years, and 31 of his neighbours returned to the Rent Board to dispute an application by the owners for further increases from June 1.

Under this application, Mr Horwitz's rent would become R454



EVALUATION

The application, set to be heard in June, was delayed pending evaluation of the property by the municipality. Based on market values, Whitehall Court is said to be worth R1 397 500.

"As the building has depreciated with time, many tenants — who are responsible for the interior decor — have spent large sums improving their flats," said Mr Horwitz.

Among the reasons given by the owners for the successive increases have been that the rents are too low for the "exclusive suburb", service and maintenance costs have risen, and residents are "trying to hide behind the Rent Act".

The board's decision will be made known by September 17.

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Rents outcry

By LANGA SKOSANA

RESIDENTS of the small township of Ratanda on the East Rand have vowed to defy the East Rand Development Board and refuse to pay increased rents due on Saturday.

The stand taken by the residents has already led to the resignation of three community councillors in the township who feel that the increases were unjustified.

At a meeting in the local community hall this week, furious residents said they were objecting to the increases because their money was being taken away from them and nothing was being provided by the board.

Warned

Shortly before the meeting, the chairman of the Ratanda Civic Representative Association, Mr Paul Mokoena, was approached by two men who warned him that he was burning his fingers by continuing to oppose the rent increases.

One of the men, who shook a finger at Mr Mokoena's forehead, accused him of being an agitator and threatened to fetch him from his home at 3 am.

When Mr Mokoena told him that he had no right to point fingers at him in the street, the

man said he was giving him good advice to contact his lawyers and the Press before he was taken away.

Mr Mokoena objected, saying that what

he was doing was within the law. The men then drove away.

At the meeting three councillors were present. They were Mr L Mohlomi (chairman of

the council), Mr Z Mngqosi and Mr J Mabote.

According to Mr Mokoena, the three councillors agreed with the residents that the rises were unjustified.

The councillors, he said, promised to put the residents' views to officials of the board.

He said the main thrust of his objection to the increases was that the financial statement given by the board was totally inadequate. But Mr Mohlomi denied after the meeting that he agreed that the rents were unjustified.

He said the meeting was attended mostly by teenagers who did not pay rents in the township. The meeting, he added, was also not conducted in the dignified manner of a community council meeting.

"It was a political meeting with people shouting 'Amandla ngawethu' and what can one get from that?" he asked.

When asked whether people should pay the new or old rent, Mr Mohlomi said it was too early to say.

He said his council was going to meet officials of the board and a possible urgent meeting of residents may be called afterwards.

He, however, added that if things stood as they were everything in Ratanda would stagnate.

The chief director of the board, Mr F E Marx, could not be reached for comment.

TRIPLE: Old Mama makes a living from selling tripe around the streets of Soweto. The hopeless economic situation has forced her and many other women into jobs which would have shocked some people a few years ago. But life must go on . . .

Pic MBUZENI ZULU

R2,5-m housing scheme

Spokesman

29/8/84

(127)

THE ANCAR company in Pretoria, formerly known as Sigma, is to spend R2,5 million on a housing scheme for its black employees.

A spokesman for the company announced yesterday that construction work would start soon to build one hundred houses in Mamelodi. The Department of Co-operation and Development still has to approve the prices of the sites allocated by the local town council earlier this year.

The first hundred houses built under the same scheme have already been occupied by the company employees. The last batch was handed over to them during May this year. "Our company has great concern for factors influencing its workers' lifestyle both at work and home. We also believe that the two must go hand-in-hand to produce a balanced, happy and prosperous community," a spokesman said.

1 500 residents resolve not to pay

Rent anger in Sharpeville

MORE than 1 500 angry Sharpeville residents have resolved not to pay new house rents and service charges increases to be introduced by the Lekoa Town Council as from September 1.

By JOSHUA RABOROKO

The resolution was taken at an emotion-charged meeting held at St Cyprian Church at the weekend when residents also called for the boycott of shops and other concerns owned by councillors, whom they asked to resign.

Members of the Security Police in two vehicles watched the proceedings from a distance amid shouting of black power slogans and chanting of songs by the crowd which crammed the church.

Several leaders from various political and civic associations, including the United Democratic Front,

Azapo, Azanian National Youth Unity, Soweto Civic Association and trade unions, launched a scathing attack on the councillors for increasing the rents.

Mr Tom Manthata, of the Soweto Civic Association, said that when councillors campaigned under the new Black Local Authorities Act, they had promised that rents would not be hiked, but now they have increased rents.

He asked the council and the Government to pay the rents in the black residential areas because "they are re-

sponsible for building apartheid houses for blacks"

Azanyu's Patrick Balaka said most blacks were already reeling under the escalating cost of living and could not afford to pay high rents. The delays in receiving Unemployment Insurance Fund payments, the increase in the General Sales tax and the high rate of unemployment have "frustrated most blacks"

"The increase in rents will be a heavy blow to them," he said "We are being robbed of our rights."

Rent hike meetings

THE Vaal Triangle Anti-Rent Committee has planned several meetings in the area to protest hikes in house rentals and service charges to be introduced by the Lekoa Town Council as from September 1.

The first of the meetings takes place at the Anglican Church, Zone 13, Sebokeng, tomorrow starting at 2 pm, according to the Reverend Jeff Moselane, a spokesman for the committee

Three other meetings are scheduled to be held at Sharpeville's St Cyprian Anglican Church.

127

Sweatani 24/8/84

Rent hikes spark Vaal unrest

2 000 resolve to stay away

MORE THAN 2 000 Vaal residents resolved to stay away from work, schools and other activities on September 3 in protest against house rentals and service charge increases to be implemented by the Lekowa Town Council this month.

At an emotion-charged meeting held at the St Michaels Anglican Church in Sebokeng, the residents also resolved not to pay the new rent hikes until all the councillors have resigned from their seats.

The rentals are to be increased by R5,90 for the Orange-Vaal Development Board's houses and by R5,50 for privately owned houses as from September 1, following a decision by the local council.

Several other meet-

By JOSHUA RABOROKO

ings to protest against the new hikes were to be held in Sharpeville, Bophelong and Biopatong yesterday. The meetings took place despite the council's decision to ban all such meetings in church buildings in the area.

The meeting at St Michaels was addressed by leaders from Azapo, UDF, Azanyu, Cosas, Fedswa and the local civic association.

The meeting also took

a resolution that residents and students would stage a stay-away and march to the Orange-Vaal Development Board headquarters where they will demand that the hikes be stopped.

Police

The Security Police kept a low profile and watched the proceedings from a distance.

Speaker after speaker at the meeting condemned the new tariffs, evictions, police raids for house rent arrears and permits and other forms of harassment by local authorities.

Soweto 28/8/84

Vaal residents 127 plan a boycott

By STAN MHLONGO

ABOUT 1 000 Vaal residents have resolved to boycott shops, garages and taxis belonging to councillors as a protest against the increase of rentals which becomes effective on September 1.

At a meeting held in Small Farms, Evaton on Sunday, speaker after speaker attacked the R6,50 for residential permits in Evaton and R5,90 rentals in Sebokeng

The meeting was called by the United Democratic Front, Vaal Civic Association, the Congress of South African Students (Cosas) and the Vaal Organisation of Women.

The anti-rent campaign has gained momentum in the past weeks with a series of protest meetings held in Sharpeville, Sebokeng, Bophelong and Boipatong

Vaal rent increases 'scrapped'

Mall Reporters

A TENSE day of negotiations yesterday — conducted at the Sharpeville township office while about 3 000 people waited outside — ended with the announcement that the controversial rent increase for the Vaal Triangle had been scrapped.

It was also announced that the local authority in the area would hold an emergency meeting to discuss demands that rents be decreased to R30.

The announcement appeared to have defused the conflict that has claimed about 30 lives in the last few days — at least temporarily.

However, the large crowd that waited outside the township office resolved afterwards not to pay any rent until officials agreed to their demands for a reduction

And official confirmation of the decision to scrap the rent increase could not be obtained last night. Officials of the Oranje/Vaal Administration Board said they were unable to comment.

The announcement of the rent increase scrapping came after eight hours of negotiations between representatives of the protestors and officials of the administration board, two town councillors and a police representative.

The crowd of 3 000 — who stood face to face with a large contingent of armed policemen — waited outside the office all day to hear the



Members of the delegation of Sharpeville residents come forward to meet officials yesterday. Their meeting led to the announcement that rent increases would be scrapped. They are, from left to right, the Reverend Ben Photolo, Mr Mongezi Radebe, Mrs E Lebona, Mr Paulus Makwa and Mr Tshepo Photolo.

Picture: DANIEL SIMON

result.

While the meeting was in progress, two more Sharpeville shops were burnt and looted and a third set alight. However, quick action by residents saved the third shop.

Negotiations began yesterday morning after a large crowd marched on the Sharpeville township office. They waved white flags and carried a banner saying "Rent R30, Release Moruti". "Moruti" referred to a local priest, the Reverend Tebogo Moselane, apparently detained on Tuesday.

Their delegation, led by the Reverend Ben Photolo, de-

manded that.

- All rents be decreased to R30, including service charges

- All members of the town council resign

- Police release all people arrested or detained during the unrest, including Mr Moselane

- They be allowed to bury those who have died in the unrest without police interference

In the late afternoon, the delegation told the Press they had agreed that.

- The proposed rent increases of R5,60 and R5,90 would be cancelled

- The town council would

call an emergency meeting to discuss the demand to reduce rents and service charges.

The delegation said they were told that detainees could not be released because investigations were continuing.

Police would not interfere with the burial of those who had died in the unrest, provided they did not turn the funerals into political rallies.

- General Constand Viljoen, the Chief of the Defence Force, yesterday toured trouble spots in the Vaal Triangle by helicopter and was briefed on the situation by the SA Police.

Rent rise was only the trigger

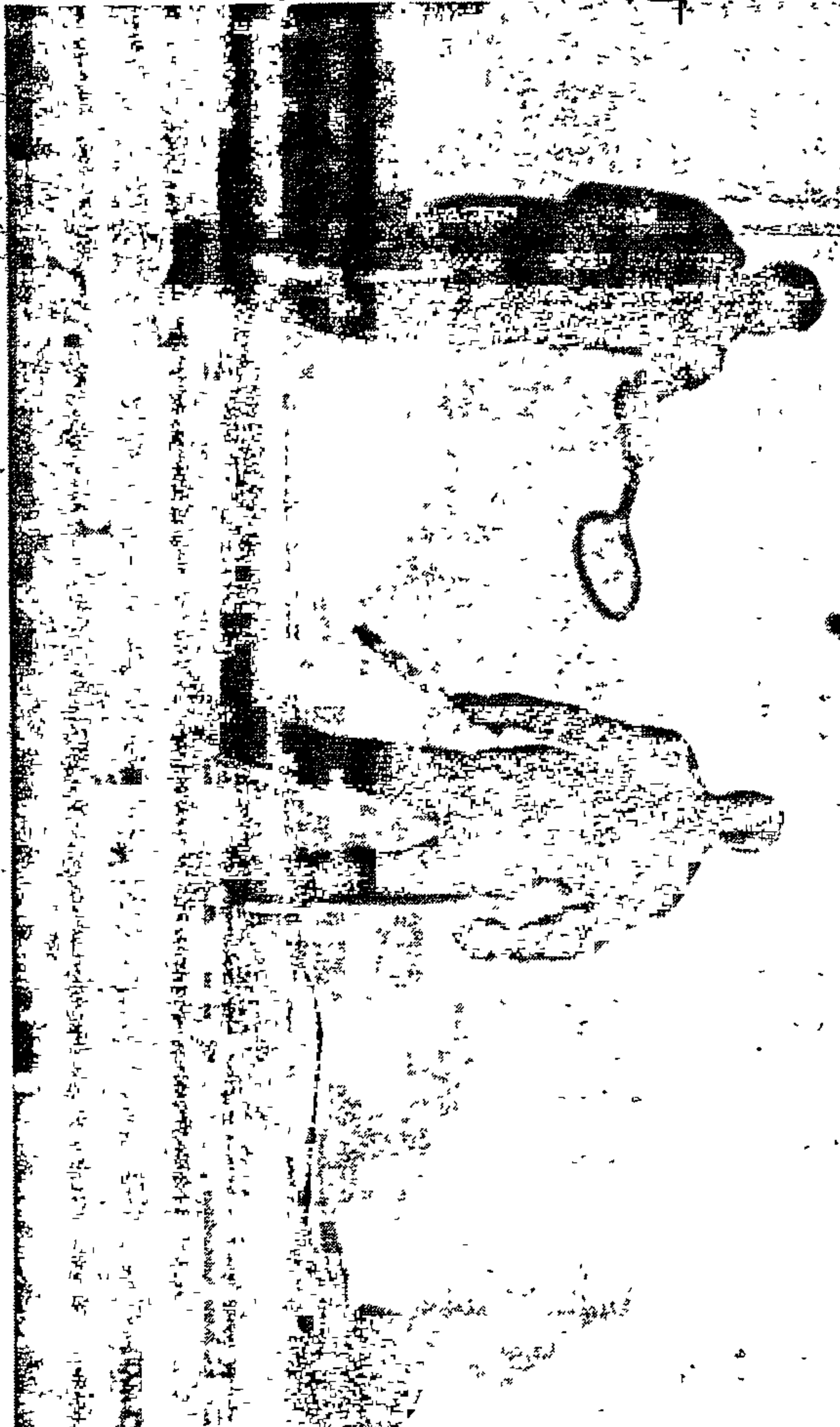
6/9/84

Star (27)

To outsiders it might be beyond belief that a rent increase of only R5,90 in the Vaal townships could provoke a sizeable work stayaway, protest marches and — once the violence had started — vicious attacks on community councillors. It also led to massive police action, including the use of shotguns, rubber bullets and teargas. The known toll has been 29 lives and countless injuries. But there are clear pointers that what seemed like revolt at a single-figure rent rise was actually outrage over a number of economic and political issues.

By Jo-Anne Collinge

The pattern had already been seen in Cradock and Parys — with only slightly less tragic results — and this lends weight to the argument that rents are but a trigger to more basic protest. Residents stress that initially, the demonstrations were over an added financial burden that many found unreasonable or unbearable. This was the basis on which people gathered at public meetings and resolved to organise a stayaway from work on Monday. But more general political antagonism was equally clearly shown by the immense anger directed at community councillors. The small percentage poll in the elections which put these men into office suggests that the whole system of local gov-



After the violence in Sharpeville, it was calm enough yesterday for two residents to try impromptu tennis

was also scheduled to be paid from September 1. Leaders of the Civic Association point out "People were angry, not only at the increments, but at the present rents".

The lowest rate in the area is said to be just over R50 a month in Zone 7, Sebokeng. At the upper end of the scale are rents of R70 in Bophelong and upwards of R70 in Sebokeng's Zone 12s where income determines rental.

Residents who are buying their houses under the 99-year lease scheme have found the council rises still hit them through site rentals (the equivalent of assessment rates in

white suburbs) and service charges. A typical rate, excluding electricity charges, is R40 a month.

The United Democratic Front, to which several Vaal community organisations are affiliated, has emphasised that the burden of higher rents was imposed by "a council that represents nobody".

And, certainly, the Lekoa and Evaton councils, formed under the Black Local Authorities Act last year, were far from representative. The Lekoa councillors, for instance, came to power on 14 321 votes. In a community of 160 000 adults that means the support of nine percent of the

people, or 15 percent of registered voters.

In Evaton the poll was an unequivocal 1,6 percent of all adults — five percent of registered voters.

The huge stayaway was doubtless a mixture of apathy and boycott. But the boycott voice was strongly heard in the Vaal where a civic association was launched by more than 1 000 people just two months before the poll.

It styled itself a grassroots alternative to the community councils and conducted a vigorous anti-ejection campaign stressing

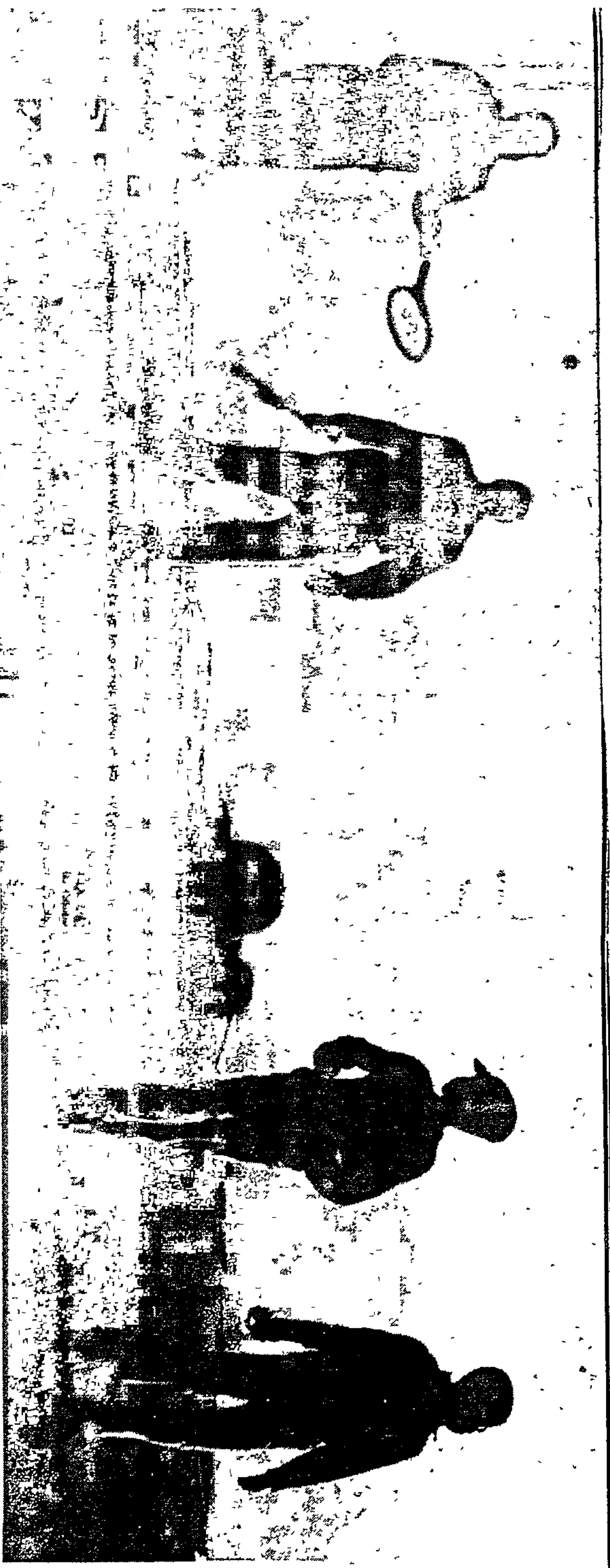
- That the fundamental denial of political rights to black

South Africans was touched by community which rested on infl and the maintenance of homelands.

At the launch of Civic Association, Soimtee of 10 chairmen to Moflana said people not accept pacifism in councils as a trade-off in central government.

- That the council under the Black Local Authorities Act would not be autonomous — merely a conduit for government action. And they would immediately source housing sales.

Dr Moflana put it "There is absolutely



After the violence in Sharpeville, it was calm enough yesterday for two residents to try impromptu tennis in the street.

Pictures by Clive Lloyd.

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books of black local authorities
can be made to balance. There
is an inbuilt imbalance because
development of infrastructure
— roads, electricity, drainage
— was neglected for years
when townships were seen as
camps for temporary so-
journers.

the cards in Mhluza, Galeshewe,
Kathleng, Ratanda, Daveyton
and Alexandra.

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mittee of 10 chairman Dr Nkha-
to Mollana said "people should
not accept pacifying dummy
councils as a trade-off for a say
in central government.

The UDF, the Black Sash, the
Azanian People's Organisation
predicted that sharp rental and
service tariff rises would occur
as soon as the new councils
were faced with the task of
budgeting.

At the Parys township of Tu-
mahole, just 30 minutes from
Sebokeng and Evaton, rent rise
protests ended in clashes be-
tween police and residents.

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stressing

It appears that shifting re-
sponsibility for township ad-
ministration from the central
government to local councils
has failed to depoliticise social
services such as housing,
creches and recreation facil-

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Sowetan 30/8/84

ER council probes big house fraud

By MZIYAYISE EDOM
East Rand Bureau

ABOUT 200 families in the East Rand paid an official of the East Rand Development Board between R300 and R500 each for houses, and the money has disappeared without trace.

The families must now vacate their houses as they were given to them fraudulently. The houses were meant for hundreds of squatters in Silvertown, Brakpan, who were without homes for several years.

And the families who "bought" the houses can forget about the amounts they paid — nobody knows anything about it.

An investigation has revealed that most of the people allocated the new houses, which were meant for families staying at Silvertown's shanty town in the township, were not from Silvertown but from neighbouring townships of KwaThema, Duduza, Ratanda, Wattville and Daveyton.

So far, the council has erected about 1 400 new houses in the past two years for the shack dwellers.

Mr S C Masilo, the chairman of the Tsakane Community Council, said yesterday he was aware of the alleged irregularities and the council was investigating the matter.

List

He said "We have got a list of 20 families at the moment who come from the neighbouring townships and were not supposed to be given the houses."

Mr Masilo also said as soon as the council is through with the investigations, all the affected families will be thrown out of the homes and the "rightful people from Silvertown will be given the houses."

He said he was hoping the council would be through with investigations within the next two weeks.

Mr F E Marx, the chief director of Era-debo, said he was not aware of the alleged irregularity.

Daveyton rent hikes slashed

IN a dramatic turn of events, the proposed massive rent and service increases in Daveyton township near Benoni have been slashed by R5, the Daveyton Town Council announced yesterday.

The increases, which were announced by the council in June, were supposed to be introduced at the beginning of this month.

The implementation of the hikes was delayed while the council waited for Dr Piet Koornhof, the Minister of Co-oper-

Increases are dropped by R5

ation and Development, to promulgate the increases.

The increases will be introduced within the next few months, according to Mr Tom Boya, the mayor of Daveyton.

Site rent in the township was to have been increased from R16,95 to R30,50 and rent for

shack dwellers was to have been increased by 100 percent from R7,50 to R15. Other increases included bus fares, local cinema tickets and burial fees.

Mr Boya said rent will now be increased from R16,95 to R25,50 and rent for shack dwellers will be increased from R7,50 to R12.

TOM BOYA .. trimmed budget.

He said. "The council met leaders of the East Rand people organisation in the township, and after going through our budgets for the current financial year we felt we had to trim some of our expenses. We are now able to reduce the proposed increases."

Most leaders and residents in the township who were interviewed by **The SOWETAN** welcomed the council's move.

Win LP records every week in The Sowetan Sunday MIRROR

Rent row drama

POLICE fired rubber bullets on Wednesday night to disperse Bophelong residents who were protesting against the new tariffs to be introduced by the Lekoa Town Council as from September 1.

in Vaal

By JOSHUA RABOROKO

Lieutenant H J Beck of the SAP Public Relations Directorate in Pretoria yesterday said that four private vehicles, an administration board vehicle and a bus were damaged.

He said in further incidents 58 window panes at a number of houses were broken by a stone-throwing crowd. Two

policemen were slightly injured in the incident. The incident took place when the mayor and his councillors were addressing a meeting in the local hall. About 450 people were present inside the hall with another 150 outside.

The meeting ended in shambles when the councillors were jeered

and booed during the meeting in which they tried to explain the new rents affecting thousands of families in the area. They were also called to resign.

Bullets

The crowd refused to allow the mayor and his councillors to leave the hall and members of the (SAP) arrived and es-

corted them from the hall to their respective homes, Lt Beck claimed. It was during this time that rubber bullets were used to disperse the residents.

Meanwhile the situation is tense in the Vaal Complex after several opposition groups have called meetings to protest the rents at the weekend.

The Rev Tebogo Moselane said that the rents were unjustified and councillors have earlier been asked to resign and call-off the news rents

Mob raids

THE feud between community leaders and several priests in the Vaal Triangle took another turn this week when a mob raided a priest's house and threatened him with death.

The Rev Tebogo Moselane claimed yesterday that the mob, accompanied by a local leader threatened to:

- Kill him and his family
- Expel him from the mission house and

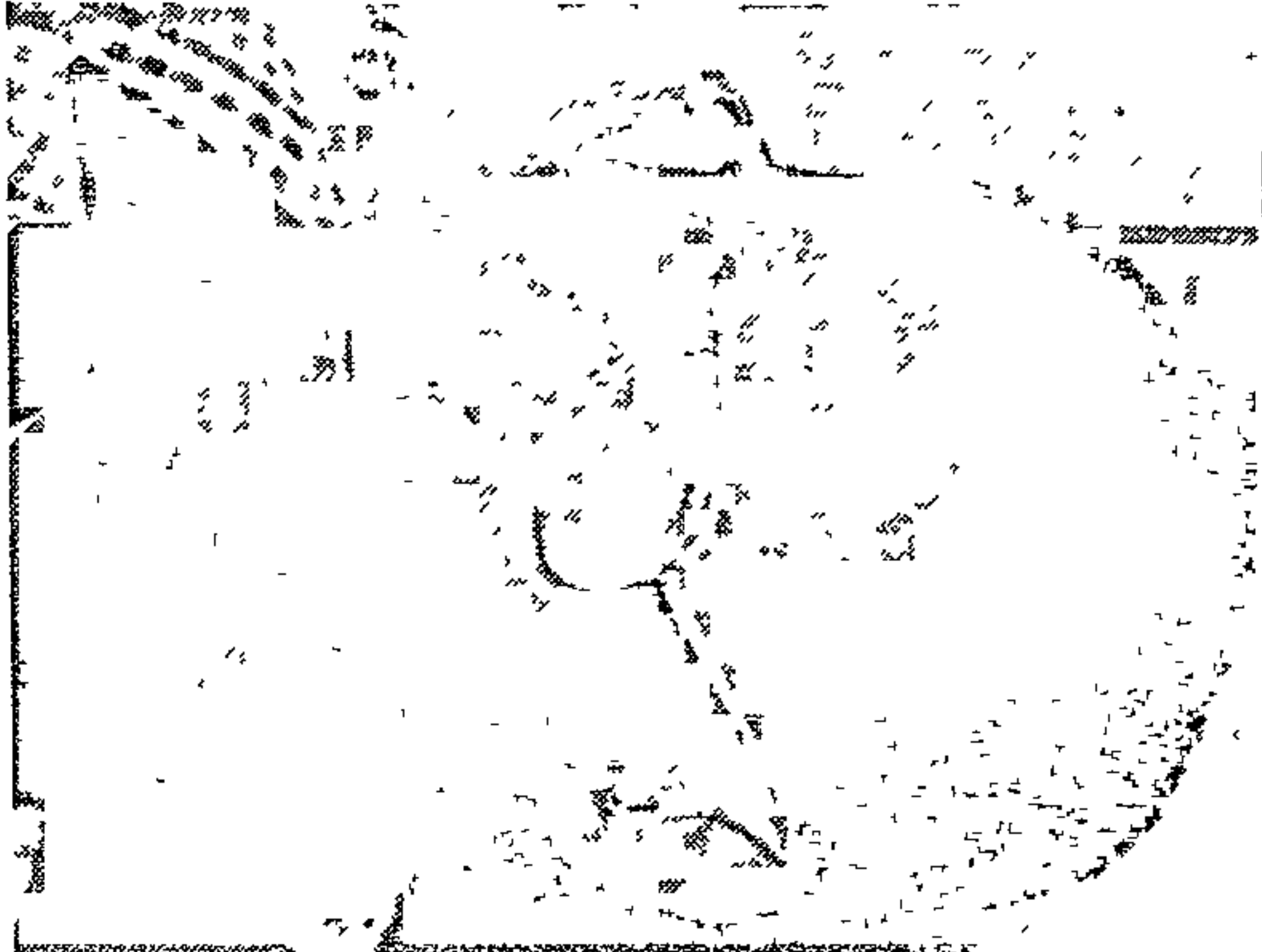
Moselane

the second attack on him and his family within two weeks. Last week his mission house was stoned and windows smashed by an unknown group.

He said on Tuesday night he was confronted by a mob of local leaders who forcefully gained entry into his house. He was surprised by the "strange visit".

"The men threatened to assault me, insulted

The REVEREND TEBOGO MOSELANE: Slammed hikes



nions against me. I tried to talk to them and they shouted me down and warned me to watch my step in future. "I was not afraid of them because I told them I used my church to worship God and not any human being. They are apparently intimidating me not to use my church for our Sunday meeting convened to protest the new house rents," he said. He has reiterated his

Police allegedly damaged burglar proofing while rescuing the children and their mothers who were trapped in the tear-smoke-filled house.

The Soweto Police PRO, Major F J Zwane, said the case was being investigated by the Klip-town Police.

He said the matter would be referred to the Attorney General as soon as investigations were completed.

Mabe burial

So if you have your items but have had difficulty in phoning daytime all you need do

Watch out for Tuesday

WE realise that a number of people want to phone us in the evenings to give us their Church and Community News items.

On Tuesday we will have one of our reporters, Elliot Tshingwala, manning a Church and Community News hotline until 8 pm. Phone (011) 673-4160 and ask for him.

So if you have your items but have had difficulty in phoning daytime all you need do

Meanwhile please continue telephoning us from 9 am Mondays to noon Wednesdays to have your items published on Friday.

And for items more than a week away remember you can use our package — having the items on Sunday and then again Friday. You just cannot lose with the papers in our stable, The SOWETAN and The Sowetan Sunday MIRROR.

Row drama in Vaal

By JOSHUA RABOROKO

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Two

policemen were slightly injured in the incident

The incident took place when the mayor and his councillors were addressing a meeting in the local hall. About 450 people were present inside the hall with another 150 outside.

The meeting ended in shambles when the councillors were jeered

and booed during the meeting in which they tried to explain the new rents affecting thousands of families in the area. They were also called to resign.

Bullets

The crowd refused to allow the mayor and his councillors to leave the hall and members of the (SAP) arrived and es-

corted them from the hall to their respective homes, Lt Beck claimed

It was during this time that rubber bullets were used to disperse the residents

Meanwhile the situation is tense in the Vaal Complex after several opposition groups have called meetings to protest the rents at the weekend

The Rev Tebogo Moselane said that the rents were unjustified and councillors have earlier been asked to resign and call-off the news rents



The REVEREND TEBOGO MOSELANE: Slammed hikes.

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Remember that the latest Amps figures show that at least 800 000 people read us daily — yes every day. This means that every Friday close to a million people know about your announcement. That is The SOWETAN for you.

Mob raids Moselane

THE feud between community leaders and several priests in the Vaal Triangle took another turn this week when a mob raided a priest's house and threatened him with death.

The Rev Tebogo Moselane claimed yesterday that the mob, accompanied by a local leader threatened to

- Kill him and his family
- Expel him from the mission house and cancel his leasehold at the mission house and

church.

They also accused him of being a leader of the anti-rent committee which sparked off the student unrest in the area and of being a member of the United Democratic Front

The station commander of the Sharpeville Police, Lt M N Manyedi, confirmed that Mr Moselane has laid charges against the mob. The police are investigating

Mr Moselane told The SOWETAN that this was

the second attack on him and his family within two weeks. Last week his mission house was stoned and windows smashed by an unknown group

He said on Tuesday night he was confronted by a mob of local leaders who forcefully gained entry into his house. He was surprised by the "strange visit"

"The men threatened to assault me, insulted me and my wife and made several accusa-

tions against me. I tried to talk to them and they shouted me down and warned me to watch my step in future

"I was not afraid of them because I told them I used my church to worship God and not any human being. They are apparently intimidating me not to use my church for our Sunday meeting convened to protest the new house rents," he said

He has reiterated his call for all community leaders in the Vaal complex to resign. They have in recent days called several ministers to their offices where they threatened to cancel their leasehold if they hold meetings in their church buildings

Lt Manyedi has also confirmed that the police are investigating the smashing of windows at Mr Moselane's house. Local leaders have declined to comment on the issue

Tempers flare in meeting

TEMPERS flared at the Mamelodi Town Council monthly meeting yesterday after a councillor had accused the chairman, Mr Alex Kekana, of acting like a bulldozer and also being the "worst mayor" he had ever seen.

Lashing out at Mr Kekana during a stormy meeting, Mr Joe Hlongwane said he would not allow "a group of people organised against me to dictate terms in this meeting." He added that the mayor misused his position by al-

lowing himself to be used

The fracas followed the reading of councillor S S Mokone's motion of no-confidence in the council's sub-committees. Councillor Mokone said some members used their positions "to over-ride the rights and obligations of other councillors" therefore sub-committees had to be dissolved with immediate effect to avoid "untold damage" being done to the council's image

power, of the institutions which are the pillar-stones of American society and, in particular, often critical of business (its advertisers) to be exploited — its role is even to a com- for off- pre and r criti-

Sensation 3/18/84 (127)

Atteridgeville rent increases to be dropped

By MONK NKOMO

RENT increases in Atteridgeville/Saulsville, which were "illegally" implemented last month and then residents credited, took another turn yesterday when the local town council announced that the R8 increase will definitely not be implemented in September as was earlier indicated.

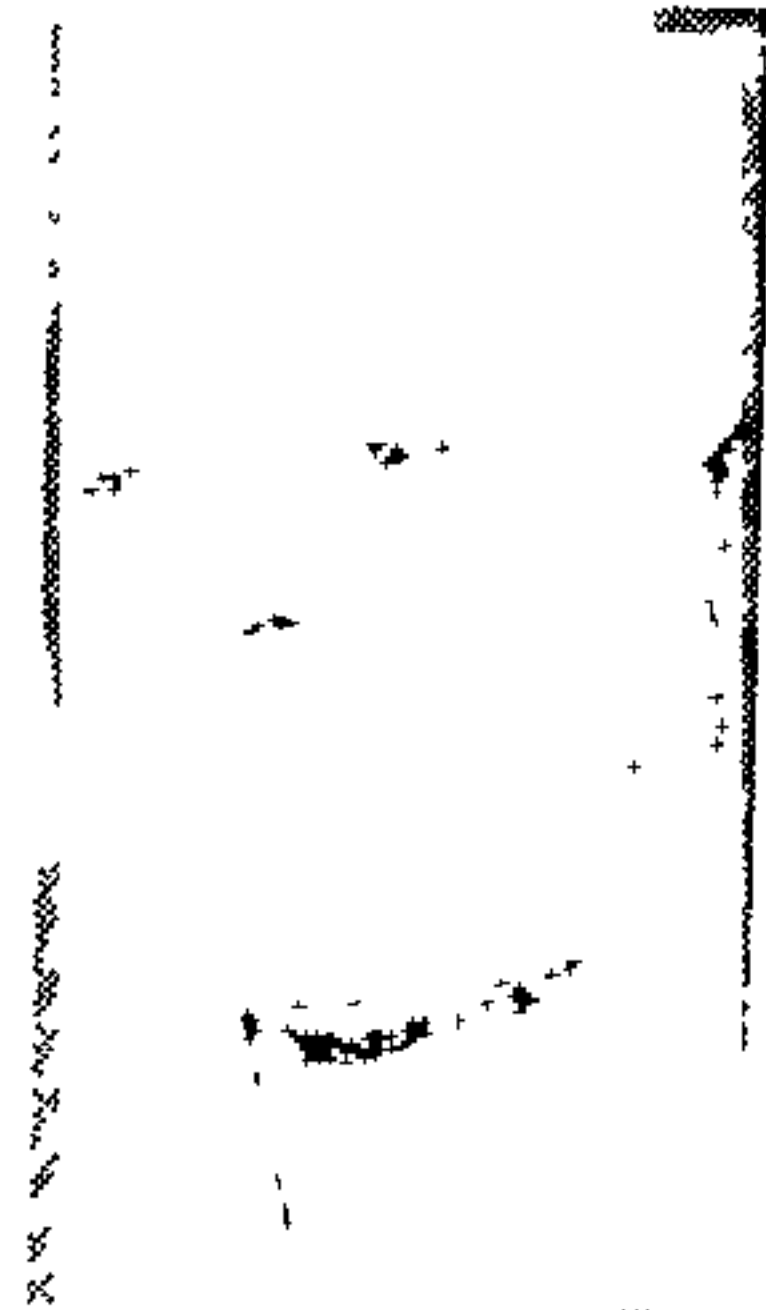
Mr Z Z Mashao, the local mayor, announced at the council's monthly meeting that residents would first be notified before the increases were enforced. The council's treasurer, Mr T L van Strijp, recently announced that because last month's increases were "illegal," they would be promulgated in the Government Gazette this week to legally effect them from September 1.

In another move, the council also lashed out at the Government and accused it of delaying the approval of their development plans of alleviating the acute housing shortage and also of allowing Indians to run businesses in the area.

An emotional Mr Mashao said there was reliable information that an Indian woman was running the Vembe bottle store in Saulsville — one of four bottle stores in the areas leased to private entrepreneurs.

The council, Mr Mashao said, was today "sitting on a powder keg" which was ready to explode at any time because of the Government.

The applications for the local bottle stores were considered and approved by the administration boards, charged Mr Mashao. "But we are being blamed today for issuing trading licences to the Indians."



Mr Z Z Mashao.

IIIK minora

No permit

He added: "This Indian woman has no permit to operate any business here — whether she is a partner or not. She must get out forthwith," said Mr Mashao who ordered the town secretary, Mr Solly Ramalla, to "see to it that she gets out."

During the meeting Mr Mashao, whose house was petrol-bombed on the night of August 7, warned those responsible: "Bombing the houses of councillors will not change the laws that are passed in Parliament."

Sowetan 3/9/86 (127)

Ratanda civic leader detained

THE CHAIRMAN of the Ratanda Civic Representative Association, Mr Paul "Sparks" Mokoena, was detained by the Security Police at the weekend.

According to yesterday's reports, Mr Mokoena was picked up by the police from his home at about 8pm on Saturday. The reports also state that police have confirmed Mr Mokoena's detention

Two weeks ago, Mr Mokoena told **The SOWETAN** that two men, who said they were policemen, had warned him that if he continued "inciting" residents in the township not to pay the proposed new rent increases, police would "deal" with him.

Mr Mokoena's organisation has for the past three months been fighting the rent increase issue in the township

Rent in Ratanda went up by R5,50 as from the beginning of this month

By yesterday, **The SOWETAN** had not established under what law Mr Mokoena was detained

Argus 5/10/84

Sharpeville: White flags, call for rent talks

Argus Correspondent

JOHANNESBURG. — Several hundred people gathered outside the Development Board offices in Sharpeville today and demanded negotiations over the proposed rent increase.

They waved white flags and demanded talks while the violence-torn Vaal Triangle flared up again amid unconfirmed reports that the unrest which has left 29 dead has now spread to two East Rand townships, Tembisa and Vosloorus.

Lieutenant B van der Wald, a police spokesman, said riot police used rubber bullets to disperse stone-throwers in the Sharpeville-Sebokeng area.

"At least one other house has been stoned and damaged since yesterday and early today a riot police truck was fired on with live ammunition as it moved along the Vereeniging freeway," the lieutenant said.

HOMELESS

The truck was hit once, the officer added.

Thousands have been left homeless following violence in the Vaal Triangle townships.

A hostel for single blacks near Sebokeng Hospital was burnt down, leaving hundreds homeless, in addition to those who lost their houses.

The Deputy-Mayor of Evaton, Mr Dutch Diphoko, died in the Sebokeng Hospital yesterday of injuries caused by a mob at his house on Monday morning. He was the second deputy-mayor to lose his life in the rioting.

On Monday Mr Sam Dlamini of Sharpeville was killed.

Crowd calls for talks on rent hike

Star 5/19/82
Staff Reporters

Chief of the South African Defence Force General Constand Viljoen toured Sharpeville today and was briefed by the South African Police

A crowd of several hundred people waving white flags had gathered outside the Development Board offices and demanded negotiations over the proposed rent increase.

They were told that General Viljoen would address them, but it has not been possible to confirm whether this was done.

As they demanded talks the Vaal Triangle violence flared up again. Unconfirmed reports said the unrest, which has left 29 dead, has now spread to two East Rand townships, Tembisa and Vosloorus.

Lieutenant B van der Wald said today that riot police used rubber bullets to disperse mobs of rioters who were stoning buses in the Sharpeville-Sebokeng area.

"At least one other house has been stoned and damaged since yesterday and early today a riot police truck was fired on with live ammunition as it moved along the Vereeniging freeway," the police officer said.

Lieutenant van der Wald said the police would issue a statement this afternoon.

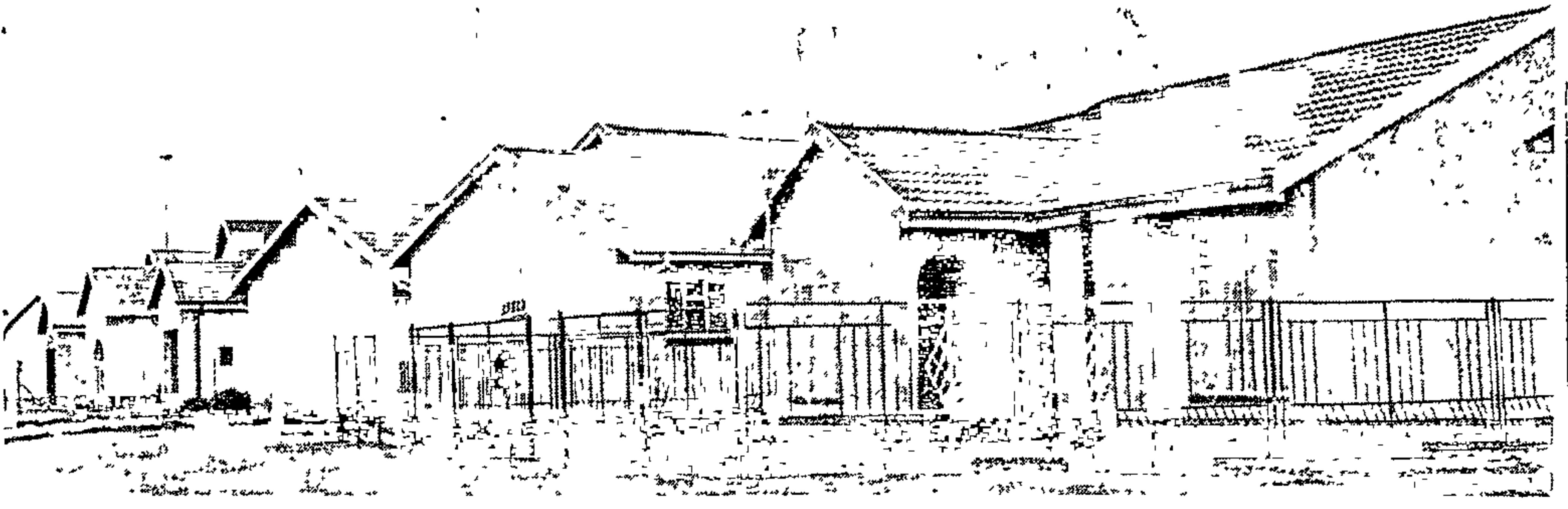
A group of marching students was dispersed in Tembisa today. Unconfirmed reports said students in Vosloorus had marched on a police station and several were arrested.

● See Pages 3 and 11, World section.

278/127

6/9/84

'Model' township scene of rioting



By LIN MENGE

SEBOKENG was this week one of the riot-torn Vaal Triangle townships, yet it is known as a model township with attractive housing and potential spending power of R180-million a year

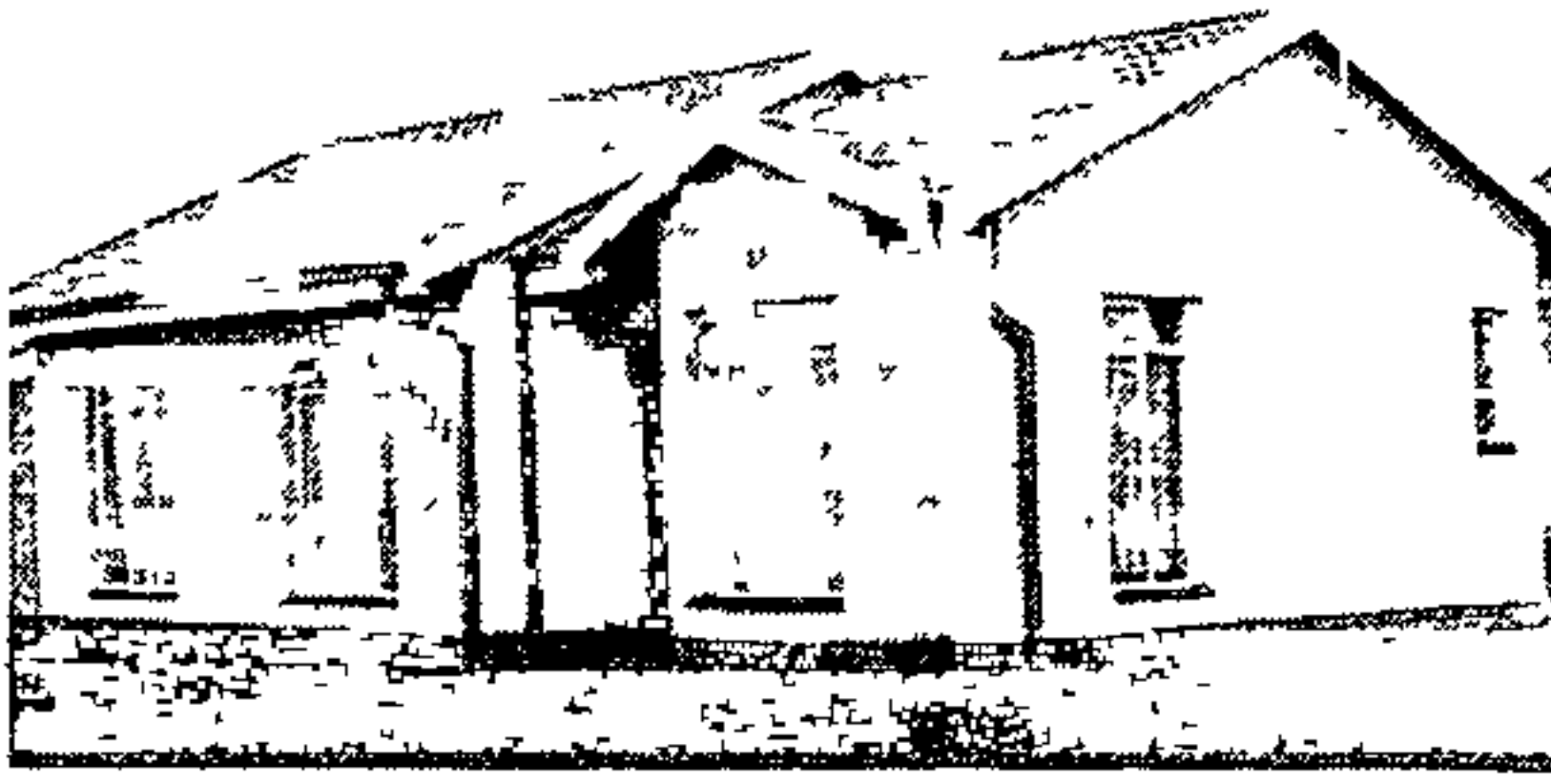
Last year a major building society advanced R6-million for black housing in Sebokeng. This week its agency in the township was burnt down.

Home-ownership and home improvement are well-established there. Building society development corporations, major industries and private construction firms have acquired stands and built many fine houses.

It is one of the townships under the Orange Vaal Development Board (OVDB) where new approaches towards township development and the housing shortage have been tried out first — apparently successfully.

It was because of Mr John Knoetze's achievements in developing Sebokeng and other Orange Vaal townships that he was moved to the West Rand Development Board to take charge of the rebuilding and upgrading of Soweto after the 1976 unrest.

In 1976 Sebokeng, like Sharpeville, remained calm and carried on working. This was one of the factors which Allied Building Society re-



Some of the fine homes to be seen in Sebokeng. Home-ownership and home-building, with employer and building society assistance, are well-established in the town which, until this week, had a record for stability.

ferred to last year when it agreed to advance the OVDB R6-million over the next four years for housing.

The society said in lending money for black housing it was important for it to feel confident of the boards. It also liked the "acceptance of

joint decision-making with blacks" found in the Orange Vaal board's area. This week its Vanderbijlpark branch said the Sebokeng agency had apparently been burnt down.

There was also lively interest in small business by blacks in Sebokeng. A well-

attended seminar for black business executives held at Vanderbijlpark in June was told by Mr D C Ganz, chief director of OVDB, that black buying power in Sebokeng was R180-million a year.

Mr Ganz said this was unfortunately spent outside the

township and he urged businessmen to try to bring the money back into the area. Now an unknown number of businesses in the township have been destroyed.

● Editorial Comment — Page 10

Priest comes out of 'hiding'

Religion Reporter

An Anglican priest, the Reverend Tebogo Jeff Moselane, feared detained earlier this week, yesterday emerged from "hiding" and said he would soon return to his parish in the trouble-torn Vaal Triangle.

Father Moselane left the St Cyprian's Anglican Church in Sharpeville on Monday night after two teargas canisters and several rubber bullets were fired into the rectory while he was conducting a prayer service.

Several church members and his wife and three children were overcome by teargas. The Moselane family were taken to a doctor by a friend, and have not returned to the township.

Rumours that Father Moselane was detained were refuted by an Anglican Church spokesman. "Father Moselane and his family have been staying with friends and will soon return."



Picture by Alf Kumalo

Some of the thousands of Sebokeng residents who gathered in the township and demanded to talk to Orange-Vaal Development Board officials. Several times, leaders had to restrain them from confronting riot police who stood nearby.

27 7/9/84
Rent increase not the

real reason for Vaal

riots, says Le Grange

Staff Reporters

real reason for Vaal riots, says Le Grange

Staff Reporters

The Minister of Law and Order, Mr Louis le Grange, has blamed "other forces and organisations" — not a proposed rent increase — for the violence which ripped through three Vaal Triangle townships, leaving 31 dead, hundreds injured and thousands homeless.

Mr le Grange and three other Cabinet Ministers — Mr F W de Klerk (Interior), General Magnus Malan (Defence) and Dr Gerrit Viljoen (Education and Training) — toured the riot-torn townships of Sharpeville and Sebokeng yesterday afternoon.

"I am not convinced that the rent increase is the real reason for the problem. There are individuals and other forces and organisations behind what is happening in the Vaal Triangle," Mr le Grange told a Press conference at the Vaal Showgrounds after the inspection in loco.

The Minister refused to answer questions about who or what he believed was behind the unrest or how thousands of residents could be "intimidated" into violence.

He said he did not want to make a categorical statement about the cause of the rioting, "but all I can say is that I'm not convinced that the rent increases are the real reason for the problem."

"I would not be surprised if the unrest was organised to coincide with the implementation of the new constitu-



Minister of Law and Order Mr Louis le Grange and Mr F W de Klerk, Minister of Internal Affairs, during yesterday's Press conference in the Vaal Triangle.

tion," he said in reply to a question from one of the many foreign journalists at the Press conference.

Mr le Grange went on to say that he and his colleagues met the Lekoa Council in Sebokeng for discussions on the situation.

After seeing Sharpeville, the Ministers flew by helicopter to nearby Sebokeng, where they again travelled by bus. Their convoy approached a crowd of young blacks in Sebokeng but turned down a side street and drove around the crowd. Mr le Grange said police wanted to avoid a confrontation.

Mother describes horror riot death

By Chris More and Sol Makgabutlane

Wisey, of Zone 12 Sebokeng, was one of 30 people killed during protests against a proposal by the Lekoa Town Council to increase rents.

His mother, Miss Betty Mnsi (28), yesterday described how she was called to the scene to find her young son sprawled on the ground, groaning and gasping for air.

According to a witness, Wisey was shot from behind and 11 bullets struck his back. He allegedly stood trapped and helpless against a wall in a narrow passage as police fired numerous shots in his direction.

"When I first saw my son, he did not look as if he was dying. Maybe I did not want to believe that, in

Explosive tension defused

The potentially explosive situation in Sebokeng township in the Vaal Triangle appeared to have been defused yesterday.

This emerged after the director of housing for the Orange-Vaal Development Board, Mr P Louw, told thousands of residents that the controversial rent increases in Sebokeng had been su-

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According to a witness, Wisey was shot from behind and 11 bullets struck his back. He allegedly stood trapped and helpless against a wall in a narrow passage as police fired numerous shots in his direction

"When I first saw my son, he did not look as if he was dying. Maybe I did not want to believe that, in fact, he was dying," said the distraught mother

Moments after arriving, she and a friend were forced to lift the dying boy and, carrying him, run for safety as police stormed the area, dispersing people

"When I got to my room, we laid him down. Neighbours splashed water over him and tried to give him milk to drink. But he did not respond

"Neighbours then rushed him to hospital. On the way they went to a nursing sister nearby for first aid treatment for Wisey. The sister told them the boy was already dead," Miss Mnisi said

Miss Mnisi said no burial arrangements were being made yet as there was a possibility of a mass funeral for all the unrest victims

Boy (13) missing in Sebokeng unrest

As the dust settled in the troubled Vaal Triangle, both shopkeepers and residents began to count their losses

And among them was Mrs Selina Lebeoane, a Sebokeng housewife

On Monday her 13-year-old son, Steveson Motsamai, disappeared after he had gone out to play

The friends with whom he usually played said they had no idea what could have befallen him

"My worry is that my son could be sitting wounded in some hospital, or arrested, or, worse still, lying dead," Mrs Lebeoane said

Motsamai, whom his mother described as a light-complexioned, stockily built boy, is a Std 6 pupil at Sebokeng's Modishi Higher Primary School

"The police," said Mrs Lebeoane, "were reluctant to help us because they said our children were causing all this trouble in the area"

She appealed to anyone who might have information on her son's whereabouts to telephone her on (016) 37-1911

Explosive tension defused

The potentially explosive situation in Sebokeng township in the Vaal Triangle appeared to have been defused yesterday

This emerged after the director of housing for the Orange-Vaal Development Board, Mr P Louw, told thousands of residents that the controversial rent increases in Sebokeng had been suspended

A meeting between the board, the Lekoa Town Council and the residents' delegation will be held on Monday to discuss the R5,90 rent hike that sparked the unrest which claimed the lives of at least 30 people

Earlier in the day a church delegation was sent to negotiate with development board officials but was turned away because they no appointment had been made

A spokesman for the delegation, Father LP Lenkoe of the Anglican Church, said Monday's talks would include demands by residents that rents be decreased to R30 a month, the release of those arrested, and the rejection by residents of the Lekoa Town Council

Large contingents of police continued to patrol Sebokeng yesterday and residents mounted a huge clean-up operation in which makeshift barricades were removed from the streets

But by late afternoon groups of youngsters had brought them back and lined the streets

Rent rise not the only reason for unrest, says Le Grange after tour

Instigators blamed for Vaal riots

ROM 7/9/84 ~~277~~ (127)

By PHILLIP VAN NIEKERK and ANTON HARBER

MR LOUIS LE GRANGE, the Minister of Law and Order, yesterday blamed certain unnamed "individuals and organisations" — and not only the proposed rent increases — for the unrest in four Vaal Triangle townships this week which left over 30 people dead.

He made this claim after an *in loco* inspection of the strife-torn townships yesterday afternoon on which he was accompanied by three other cabinet ministers, local public representatives and black councillors

At one stage in Sebokeng the party, which was travelling in an armoured vehicle, was turned back when it was confronted by a crowd of several hundred people

The group — which included Mr F W de Klerk, MP for Vereeniging and Minister of Internal Affairs, General Magnus Malan, Minister of Defence, and Dr Gerrit Viljoeh, Minister of National Education and MP for Vanderbijlpark — flew over the townships in a military helicopter.

They landed at Sharpeville and Sebokeng to view the situation more closely

Speaking at a brief Press conference in Vereeniging immediately after the tour, Mr Le Grange said "I am not convinced that the rent increase was the real reason.

"There are individuals and organisations clearly behind what has happened"

Asked to be more specific, Mr Le Grange said he did not wish to name them until such time as the government had sufficient time and information to act against them.

Asked if the unrest was timed to coincide with the implementation of the new



The Minister of Internal Affairs, Mr F W de Klerk, and the Minister of Defence, Mr Magnus Malan, on their visit to a subdued but deeply scarred Sharpeville yesterday. Unrest in the township broke out over

SA's Fourie faces a rush of reporters

London Bureau

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"There are individuals and organisations clearly behind what has happened."

Asked to be more specific, Mr Le Grange said he did not wish to name them until such time as the government had sufficient time and information to act against them

Asked if the unrest was timed to coincide with the implementation of the new constitution, Mr Le Grange said he would "not be surprised".

The Minister said he had consulted only with the Lekoa Town Council and did not meet with other leaders representing the community

"The community councils have been elected by the people and must be recognised as such. As long as they exist they will be recognised by us".

Asked if the unrest would force the Government to take a harder look at the position of people in the townships, Mr Le Grange said he did not think so, as the Government was already looking into the problem of "all urban blacks in South Africa".

He denied that the military had been involved in combating the unrest, although he conceded there was very close liaison "in cases like these"

Mr F W de Klerk said the public could be assured that all necessary steps had been taken to "bring the matter to an acceptable basis"

RICH MKHONDO reports that the Oranje-Vaal Administration Board yesterday denied the proposed rent increase had been scrapped after negotiations on Wednesday with a delegation representing Sharpeville

On Wednesday the delegation announced that after negotiations with board officials it was agreed to scrap the proposed rent increase

Yesterday, however, the Lekoa town clerk, Mr P N Louw, said nothing had yet



The Minister of Internal Affairs, Mr F W de Klerk, and the Minister of Defence, Mr Magnus Malan, their visit to a subdued but deeply scarred Sharpeville yesterday. Unrest in the township broke out

SA's Fourie faces a rush of reporters

London Bureau

LONDON — The latest eruption in the Transvaal townships was off the front pages of United States newspapers yesterday after a week of unusually heavy coverage.

Most reports compared the unrest to Sharpeville and the Soweto riots.

South Africa's US Ambassador, Mr Brand Fourie, just back from talks in Pretoria on South West Africa, found himself facing a barrage of interview requests.

He argued on radio and television that the riots were not caused by the new constitution and that police had intervened "protectively . . . simply to save lives".

Typical of the reportage was this lead from the front page of Wednesday's Washington Post. Allister Sparks, formerly Editor of the Rand Daily Mail, wrote

"The occasional thump of a rubber-bullet gun punctuated the continued looting and burning today as South Africans began to assess the bloodiest day of race rioting the country has seen since the Soweto disturbances of 1976."

Mr Sparks noted "it was unclear how many of yesterday's victims died as a result of police action and how many from mob violence, although it was evident both led to many deaths".

The report was accompanied by a widely-published photograph showing black youths fleeing an armoured personnel carrier outside a Kentucky Fried Chicken outlet.

Sustained violence takes its toll

By Michael Tisong

OVER the past week South Africa, in particular the Transvaal, has experienced one of its most intense and sustained anti-government protest periods

The protests, which in many cases turned into confrontations with the police, overshadowed the pomp and ceremony in Cape Town where coloured and Indian parliamentarians took another step in the implementation of the new constitution, by taking up their seats in the tri-cameral Parliament

The protests — included

- Bloody anti-rent demonstrations in the Vaal Triangle in which at least 29 people died — three were community councillors killed by rampaging mobs,

- A clash with police after the stoning of a police station, a library and a Post Office by about 500 people in Vosloorus township, Boksburg;

- School boycotts in which more than 125 000 black pupils in the Transvaal stayed away from class;

- A class boycott of about 3 000 students in Queens town, Cape,

- The burning of two offices at the University of Zululand in Natal,

- The ongoing boycott by students at the University of the North (Turfloop),

- The suspension of schools in Welkom in the Free State for the second time after an abortive re-opening on Monday,

- A confrontation between youths and the police in

8/9/84

127

27

58

The incidents all seemed linked by one factor — dissatisfaction with the administration of the affairs of black people.



Tembisa where a bus and a delivery van were set alight, and

- Limpet mine explosions in Johannesburg

The incidents all seemed linked by one factor — dissatisfaction with the administration of the affairs of black people

In the townships the result has been violent confrontation and death

In Sharpeville, Sebokeng, Evaton, Bophelong and Boipatong in the Vaal Triangle, police fired countless tearsmoke canisters when people protested against the increase in rents

Live bullets were also fired and police later admit-

ted killing some of the protesters

Police chased more than 3 700 students off the Turfloop campus on Wednesday after the rector, Professor C Mokgokong, warned students to return to class or be forcibly removed from the campus

In Vosloorus where there is a boycott of classes, police dispersed crowds in the township with tearsmoke

At some of the schools where students boycotted classes in the Transvaal, there was also a police presence

In Tembisa, where the

TURN TO PAGE 2



SECOND CARNEGIE AND DEVELOPMENT FUND

VIDEX

This is a workshop of audio visual presentation for this inquiry. Most of the material to enable the producers to benefit from your comments from you would be appreciated.

NAME:
(Please print)

TITLE OF VIDEO/FILM/SLIDE-TAPE:

COMMENTS AND CRITIQUE:

343 (127) (277)

ISSUE OF THE WEEK (Cont): THE TOWNSHIP RIOTS

078/52 Steu

A sorry week of sustained violence, mainly in the Transvaal

four high schools recently boycotted classes because of the Department of Education and Training's age restriction, police acting under the Riotous Assemblies Act, used tearsmoke to disperse students that gathered outside the schools

1980, more people died in nationwide protests concerning education
The problem has not been solved and so the dissatisfaction persists. The accommodation of blacks in homeland government and local township authorities are obviously rejected

home of Dobsonville Mayor, Mr Don Mmesu, was attacked. In most bombings, damage to homes was slight, but in some cases the occupants were lucky to escape alive.
More violence seems in store. During an anti-tricameral Parliament election meeting last month, the Azanian People's Organisation warned that those who "connive" with the government in implementing its laws, would "suffer the wrath of the oppressed people."
Is the violence this week the result?



One of the victims of teargas at Evaton township.

8/9/80

Kept waiting 25 years . . .

A SOWETO mother of four has waited a quarter of a century for a house.

A whole generation has passed since Ms Martha Ndlovu (55) applied for a house with the then Non-European Affairs Department which has changed hands four times to the present Soweto City Council.

In the interim she has had four children who in turn have given her five grandchildren, but she has still not given up her dream to get her offspring under one roof.

Miss Ndlovu, a part-time washerwoman, said she had applied for a house in 1959 and she has been sent from one councillor to another but has not been able to get a house.

She also said she had even been to Legal Aid to seek help.

When she went to the housing division in 1982 to check on the progress made on her application she was told she had to "apply afresh."

Her original application forms were in tatters because she had carried them along wherever she went.

Ms Ndlovu's children who have been brought up by relatives and friends have never known the security of living with their mother as one family.

"My children grew up in the street," she said. "They have been shunted from one place to the other. They have lived with my relatives, friends and even strangers because I left them with anybody who was willing to have them. As a result they never were able to go to school."

Inquiries by **The Sowetan Sunday MIRROR** have resulted in Miss Ndlovu being asked by the director of Community Services of the West Rand Development Board Mr Steve Burger, to call at his office to see if nothing could be done to alleviate her plight.

Her two daughters Winnie (28) and Sylvia (25) are sharing a rented backyard room with their five children whose ages range from a year to 10 years.

The two sons James and Joseph are staying with people who have been kind enough to let them stay.

Zamdela councillors want hikes scrapped

127
11/1/84
Sweber

TWO ZAMDELA councillors have called on the Lekoa Town Council to immediately scrap the new tariffs in the Vaal Townships that led to uprisings in the area last week.

Mr J M Tsoai and Mr Moses Tlale, who represent Zamdela in the 38-member Lekoa Council, have also called for the establishment of an independent

By NKOPANE
MAKOBANE

commission of inquiry before a final decision is taken on the rent increases

Mr Tsoai told The SOWETAN yesterday that for the sake of peace in the area, the authorities must heed the feelings of the community

He said at a public meeting held by the Zamdela residents on

September 2, a resolution was taken that people would not pay the increased tariffs implemented from September 1

Among other reasons for this resolution was that when a decision was taken by the council to increase the tariffs, the two Zamdela councillors had been slapped with a 45-day suspension for contravening a council regulation. However, the ban has since been postponed indefinitely following a Pretoria Supreme Court order last month

Mr Tsoai also said they were angry, because since the unrest, it appears the mayor, Mr Essau Mahlatsi, and other councillors have been having private meetings with board officials, and the two have not been informed of them

He said actions such as these were now making it imperative that a separate community council for Zamdela be established. Tomorrow they would meet with the Chief Commissioner of the Orange Free State to discuss this issue

He further announced that on September 23, residents in Zamdela would hold a public meeting to take a final decision on whether to pay the increases or fight the matter in court. He said they would invite Mr Mahlatsi to this meeting

Secretary 12/9/84 (127)

R7-m housing boost

THE Urban Foundation has raised a R7-million loan to be used for low-cost housing and infrastructure in Mohlakeng and Dobsonville.

The loan, raised from the Liberty Life

group, was as a result of negotiations conducted by the Foundation following an approach last year by the West Rand Development Board and the local authorities in the black areas

In Mohlakeng, the loan will be used for the building of 200 houses, provision of water and sewerage to 550 additional stands, provision of roads and storm-water drainage and the tarring of roads

The Dobsonville Town Council channelled the money towards provision to 1 184 stands in Dobsonville Extension, the building of 200 houses for low-income families

The Foundation's chief executive, Mr Jan Steyn, said: "The decision by Liberty Life is further evidence of the private sector's willingness to participate in this type of development. The Urban Foundation is pleased to have, once again, been able to act as a catalyst by bringing together the bodies concerned and facilitating the necessary negotiations to raise the finance."

Sweeten 24/9/84 (127)

Family kicked out - for R32

By ELLIOT TSHINGWALA

A R32 debt has led to the eviction of a Soweto inyanga and his family of eight from their Dube Village home they have occupied for 30 years.

Mr George Maswanganyi (62) formerly of 323 Dube Village, is now living in a tiny shack in Meadowlands with one of his two wives and a child. The rest of the family have gone to the homelands as a result of the eviction.

His furniture and other property is being cared for by friends. Mr Maswanganyi also alleges that more than R3 000 disappeared when the new owners of the house threw him out and his family last month. Muti he fetched

from as far as Zimbabwe has been destroyed during forced removal. His losses, Mr Maswanganyi said, amount to R10 000.

According to records at the Orlando West office of the West Rand Board Mr Maswanganyi's story started two years ago when he allegedly refused to pay R32 which he owed a Mr Piet Maseko of Diepkloof. Mr Maseko's lawyer's allegedly wrote him a number of letters demanding that he pay, and as a last resort the case was taken before the Johannesburg Commissioner who decided that Mr Maswanganyi's house be sold to recover the money.

The house was sold to a Mr William Mngomezulu at an auction for R2 500. He later sold it

to Mrs Maria Matlala for R18 000.

All the time, Mr Maswanganyi said, he was unaware of the proceedings concerning his house. All he remembers is that his car was involved in a small accident and slightly damaged Mr Maseko's car. He agreed that he would fix the car but he told Mr Maseko that it would be after some few weeks as he was on his way to Zimbabwe at the time to fetch medicine.

Mr Maswanganyi claims Mr Maseko's lawyers contacted him only once and when he went to their offices he did not find them but he left a message. He never received any summons from the court, he claims.

"In fact, I was thinking Mr Maseko has dropped the case until the day I came back from work and found my wife outside with our furniture and other property scattered around the yard.

"She told me that she went to the clinic in the morning and when she came back she found the people in the house with the messenger of court. The door was broken. The messenger of court told her that we were no longer the owners of the house and a new family was moving in. My wardrobe, where I keep money, had been broken and cash was missing," he said.

Mr Maswanganyi has reported the case to the Orlando Police.



Mr MASWANGANYI: Standing next to his furniture.

September 14/19/84 (127)

Boya drops rent hike

IN A DRAMATIC turn of events this week, the Daveyton Town Council has suspended the proposed massive rent and service increases indefinitely.

The increases were supposed to be implemented as from the beginning of October. Mr Tom Boya, the mayor of Daveyton, told The SO-WETAN that his council decided yesterday at a special meeting to suspend the increases indefinitely.

The Daveyton council announced in June that rents were to go up from R16,95 to R30,50 and that rent for shack dwellers was supposed to increase by R7,50 to R15 per month — an increase of 100 percent.

Other increases are

- Bus fares from 30 cents to 35 cents;
- Creche fees from R10 — R15 per month, a 50 percent increase;
- Burial fees from R8 — R15 for adults and for children from R4 — R10, and
- Water and electricity deposits go up to R75.

Mr Boya told The SO-WETAN yesterday that his council would meet community leaders in the township within the next few days to discuss the proposed rent increases and ways and means of trimming the present budget for the current financial year without increasing rent or service tariffs.

Two weeks back, the council slashed rent increases by R5 and shack increases by R3.

Mr Boya also added that his council was hoping to reach a decision with community leaders whether or not to increase the tariffs, on condition that there would be other means to raise funds for the running of the council's current budget.

Councils shelve rent increases

By RICH MKHONDO

SEVERAL black town councils now wish to consult ratepayers before introducing proposed service and rent increases.

It was disclosed yesterday that at least 10 councils have now decided to suspend increases, following the example of the Lekoa Town Council in the wake of the recent unrest in the Vaal.

The Daveyton Town Council this week suspended indefinitely increases which were to have been implemented on October 1.

The Mayor of Daveyton, Mr S T Boya, told the Rand Daily Mail his council understood it was up to the Department of Co-operation and Development to determine rents.

"But they replied that it was our duty to make the by-laws," he said.

Mr Boya said his council had decided to use three approaches to deal with the rents problem.

- Consultation and discussion with council committees (blockmen) in all Wards on the rents issue,

- Consultation with a cross-section of civic leaders in their individual capacities, and

- The appointment of seven experts to help trim the town's budget so rents could be kept down.

"Because of this, we decided to suspend the rent rises indefinitely until we consult with residents and know what their problems are and whether they can afford to pay more," said Mr Boya.

He said the council would then call residents' meetings to inform the people "about our findings and probably new rents".

Last week the Soweto Council suspended the controversial R5 electricity levy because of what the town clerk Mr Nico Malan described as "the financial climate in the country" and the "confusion" the levy had created among residents.

Mr Malan said the levy would be implemented after

careful discussions with the Dobsonville and Diepmeadow town councils and the Department of Co-operation and Development.

Two weeks ago, the Atteridgeville/Saulsville Town Council announced that rent increases would only be implemented after residents had been consulted.

In the Oranje/Vaal townships of Evaton, Sebokeng, Bophelong, Zamdela and Sharpeville, rent and service charge increases were shelved after unrest which claimed more than 30 lives.

Four councillors, one a deputy mayor, were killed and most of the remaining councillors are still in hiding.

At Ratanda, near Heidelberg, rents were also shelved after a bitter confrontation between the residents and the local community council.

In Tembisa, near Kempton Park, the Tembisa Civic Association (TCA) has sent an appeal to the Minister of Co-operation and Development to block a controversial electricity levy.

The increase was first shelved in May, after TCA lawyers had petitioned the local council.

Last month, in Tumahole, near Parys, a rent increase was scrapped after protests in which several councillors resigned and one man was killed.

The chairman of the Tembisa Civic Association, Mr Charles Maloko, said his association supported all moves to shelve increases.

"Blacks are economically disadvantaged and any rent increase would bring more suffering."

"It is also our belief that councils should not increase rents or service charges without consulting residents," he said.

Mr Tom Manthata, of the Soweto Civic Association (SCA), said councils could not be run solely on money raised from rents.

"If councils think they can survive on rentals, they have their facts wrong. The Government must do something about the financial position of councils," he said.

Big numbering campaign hits Alexandra

IN A BID to bring under control the building of extensions and additional rooms, estimated at 2 000, the Alexandra Town Council has launched a major numbering campaign of all rooms in the township.

The Alexandra town clerk, Mr Arthur Magerman, said "We are numbering all the rooms in order to determine the exact number of the illegal structures and to help in conducting a census because we believe there are more than 8 000 families in Alexandra "

He said the census, which will be conducted by his council officers, will determine whether the West Rand Development Board (Wradebo) figure of 8 000

families is correct

"We believe there are more families than that, it may be that others evaded the Wradebo census as it was conducted by policemen," Mr Magerman said.

Meanwhile, the council has erected about 100 corrugated iron shacks to accommodate families evicted from neighbouring white suburbs.

Mr Magerman said the council was erecting "the corrugated hut villages to house people who have been ejected from plots in Kew and Witkoppen We had temporarily housed the people in an old brewery hall and we have started moving them into the corrugated huts while we continue with the building of permanent accommodation for all"

Sewer 17/1/84 (127)

Residents force Ratanda council to resign

THE FOUR remaining members of the Ratanda Community Council resigned at the weekend — the second time they have quit in less than two months.

Mr L M Mohlomi, the mayor, and three other councillors, Mr N Mabote, Mr J Makua and Mr J Mngqufeni, handed in their letters of resignation to Mr F E Marx, the chief director of the East Rand Development Board (Eradebo) on Saturday.

Speaking on behalf of the four, Mr Mohlomi said pressure from residents forced them to resign from the council

He said on a number of occasions he and the other three councillors were threatened with death following the announcement by the council that rent would be going up by R5,50 as from the beginning of next month.

"On two occasions I was manhandled and threatened with death by residents who accused me and the other councillors of increasing rent without consulting them," Mr Mohlomi

said

Two months ago all seven members of the council resigned after claiming that their lives were threatened. The other three members are Messrs T Ndlovu, G Sithole and T Nkonde, who was the deputy chairman of the council. Four days later Messrs Mohlomi, Mabote, Mngqusen and Makua withdrew their resignations after Eradebo had suspended the rent increases.



RESIGNED: Ratanda Mayor, Mr L M Mohlomi who announced the council's resignation at the weekend.

Township rent rises scrapped

By Chris More

The controversial tariff increases which caused the recent unrest in the Vaal complex were scrapped by the Lekoa Town Council this afternoon

The announcement was made by the mayor, Mr Esau Mahlatsi, at a Press conference at the Orange-Vaal Development Board offices outside Sebokeng.

The increases of R5,90 and R5,50 were to be effected in the townships of Sebokeng, Boipatong, Sharpeville, Bophelong and Zamdela

The mayor said the scrapping of the increases would be effective until the end of the current financial year, June 1985

ROOM 20/9/84

No rent rises yet, mayor promises

By RAYMOND MASHAO

RENT increases in the Vaal, believed to have sparked the wave of unrest that left more than 30 people dead — including four councillors — have been shelved, the mayor of Lekoa, Mr Esau Mahlatsi, said at a Press conference yesterday

From September 1, rents in the area were to have gone up by R5,90 a month on Orange Vaal Development Board (OVDB) houses and R5,50 a month for privately-owned dwellings

Mr Mahlatsi said the rents were shelved because they were not gazetted and it was his council's intention to make residents aware of the increases. He did not say if the council would go ahead with its intention to increase rents after its 1984-85 budget, which will end in June next year

He said the unrest was a setback and had affected the council's initial plans to embark on several projects in the area "Creches, the tarring of roads and the erection of mast lights were some of the projects we had in mind as part of the progress in the area"

His council had resolved to request the Government not to gazette the increases because it would be unreasonable to levy something for a project the council was not going to undertake, he said

Mr Mahlatsi said that people could expect water and electricity tariffs to go up "Rising costs," he said, "would always cause certain adjustments to be made in service charges"

He also alleges that outsiders took part in the unrest "We have heard from reliable sources that buses full of outsiders, who later participated in the disturbances, were seen"

Commenting on allegations that he allocated business sites to his brothers, Mr Mahlatsi said these businesses were granted long before he was mayor

He denied he had allocated bottlestores to "some people", saying that bottlestores had nothing to do with the council as they were owned by the OVDB

He confirmed that on Monday the council received a letter of resignation from the councillor for Zone 3 Sebokeng, Mr Jan Mo-koena

Councils bow to pressure

More township rent rises scrapped

20/9/84 (127) Staw

Staff Reporters

The Lekoa Town Council yesterday scrapped the controversial tariff increase which led to unrest in the Vaal area three weeks ago.

Council cancels meeting

The mayor of Diepmeadow, Mr Joseph Mahuhushi, yesterday cancelled the town council's monthly meeting which was to have been held in New Canada

Mr Mahuhushi declined to comment on the reason for the last-minute cancellation, but the council's town clerk, Mr J van Rensburg, said it had been cancelled "in view of the present situation"

The fate of about 1 000 Mzimhlophe transit camp squatters was to have been decided at the meeting. The deadline set by the Diepmeadow Council for them to move voluntarily expired last week

In an earlier announcement, Mr van Rensburg said the squatters would be removed forcibly on expiry of the two-week deadline set by the council

Yesterday's meeting was also expected to review the current unrest in Soweto and the Vaal area.

The announcement not to implement the R5,90 increase was made by the council at a Press conference in Sebokeng

The Lekoa Town Council is the fourth council to scrap tariff increases following the eruption of unrest in the Vaal which claimed several lives

The Soweto Town Council has scrapped the R5 electricity levy while the Daveyton Town Council has also indefinitely suspended the proposed tariff increases

And yesterday the Mayor of Tembisa, Mr Lucas Mothiba, announced that his council had indefinitely suspended the electricity tariff increase which should have come into effect at the beginning of this month

According to Mr Esau Mahlatsi, Mayor of Lekoa (which includes all the townships in the area excepting Evaton), residents of the area can expect the standard of services in the townships to drop because of this decision

Projects

Addressing a Press conference in Sebokeng, Mr Mahlatsi said that proposed projects such as the tarring of roads, the building of several creches and the erection of high mast lights in the townships would now have to be scrapped

"We have now arrived at a stage where we cannot think of progress in the area — but only of priorities"

Mr Mahlatsi added that he would like to dispell rumours that several members of the Lekoa council had resigned because of "pressure from outside"

He said that only one member of the council had officially resigned his position to date

Mr Mahlatsi said rentals would not be increased before the end of the current financial year in June next year

He also said he saw no reason why the unrest should continue after this decision

Mr Mothiba said the tariffs had been suspended because the situation in the black townships was "at the moment not conducive to increases"

He warned that, seeing there would be no tariff increases for some time, his council would have to cut down on certain capital programmes to balance its budget during the current financial year

'Vaal unrest planned'

The Vaal unrest is portrayed as the work of "agitators" and the grievance about the rent increase regarded as unfounded, in a document prepared by the chief director of the Orange Vaal Development Board, Mr DC Ganz

"It is interesting that most meetings where this fiasco was planned took place in houses and churches in the Vaal Triangle with the whole-hearted co-operation and direction of the ministers involved," he said

"In these meetings in churches the burning of shops and the driving out of community council members was planned. United Democratic Front speakers were present to promote the matter"

Mr Ganz said the issue of increased rents in the Lekoa Council area were "used just for appearances as a kind of smoke screen by the agitators". He reasoned that the Lekoa rises were not unusual

Sowetan 20/9/84 (27)

Lekoa mayor emerges

By SAM MABE

THE mayor of Lekoa Town Council, Mr Esau Mahlatsi, yesterday emerged from hiding to announce the freezing of rent increases in the area and vowed that he was not going to resign.

Addressing a Press conference at the council offices near Sebokeng, Mr Mahlatsi denied that he was living in fear of his life. He said he was going to remain in the council until asked to resign by the people who had elected him.

He said the unrests in the Vaal were started by several thousand people who came to the area from "outside" in buses.

Although he would not say where the people came from, he said they arrived the night before and the morning of ~~the~~ ^{There} unrests. In the Vaal, he said, only three percent of the total population of 300 000 had participated in the unrest.

Mr Mahlatsi warned that the freezing of the R5,50 and R5,90 increases would result in the deterioration of the standard of services provided for residents.

He hoped that the freezing of the rent increases would bring an end to the unrests.

Speaking to **The SOWETAN** after the conference, Mr Mahlatsi said it was only through God's will that he had survived an attack by a mob of 800 stone-throwing youths.

He said the youths came in two groups, while he was at his home at about 8 30am.

"I went out of the house, faced about 400 youths who told me they had come for me. I knew there was nothing I could do and I started retreating when they stoned me."

"At one stage as I was retreating with many of the stones landing on my body, I saw another group of about 400 coming from behind and I don't know how I managed to escape," he said.

He said his council's mandate to run the townships of Sebokeng, Sharpeville, Bophelong, Boipatong and Zamdela was still valid and he did not see the unrests as the residents' way of passing a vote of no confidence in his council.

6

Armed men grab R20 000 in wages

Mail Reporter

AN ARMED gang drove into the security area of an Alrode engineering firm, CDT, and pulled off a R20 000 payroll robbery in broad daylight yesterday

Three men carrying handguns threatened and robbed the company's secretary Mr Aldo Farina, and a wage-controller Mrs Valentina Cerrai, before climbing into a stolen luxury car and leaving the premises

No-one was injured

By late yesterday the robbers were still on the loose

The gang used a simple ruse to get through the manned gate leading to the firm's security area about 10am

"They said they were looking for a worker named Johannes," a company director, Mr Lu Petra, told the Rand Daily Mail

"We probably have seven Johanneses working here," he said

The men parked the car and — with their firearms concealed — strolled over to Mr Farina and Mrs Cerrai, who had just returned from a bank with the firm's wages

Mr Petra said that Mr Farina, who was carrying the suitcase containing the cash, asked the gang "Can I help you?"

He directed them to the labour office to make inquiries about "Johannes"

Seconds later they produced guns and ordered Mr Farina to hand over the suitcase

"They then calmly drove away in a BMW that, I'm told, was reported stolen on Thursday," Mr Petra said

Police are investigating

Tembisa council shelves R4 levy for electricity

By RAYMOND MASHAO

THE Tembisa Town Council has suspended the R4 electricity levy, the mayor of Tembisa, Mr Lucas Mothiba, announced yesterday

The move brings to four the number of councils which have shelved tariff increases in the PWV area this month

Three other town councils which halted increases are Daveyton, Lekoa and Soweto

The spate of violence that swept through the Vaal, and skirmishes that occurred in Soweto, Tembisa, Katlehong, Daveyton and Vosloorus, were some of the reasons that led to the suspension of the increase in Tembisa

"We don't want to escalate trouble, we want the violence to subside," said Mr Mothiba

Asked if the decision to put aside the electricity increase was taken after pressure from the Tembisa Civic Association (TCA), which is opposing the council, Mr Mothiba said "That is not true. We took into consideration the fact that other councils had shelved the increases for the sake of peace. It would be unwarranted to say that the decision was taken after threats or any form of pressure"

"The people of Tembisa have faith in us because we are a responsible council. We want to see that there is progress in the area, hence we resolved as a council to suspend the increase"

But, Mr Mothiba warned, an indefinite suspension of the increase could lead to problems with many projects being undertaken in Tembisa

He hinted that plans to reach Phase 3 of the electrification scheme — which forms part of a R53-million scheme — could be spoilt if the increases were suspended permanently

Asked if the council would go ahead with its electricity plans, Mr Mothiba said that would be determined after the end of its current financial year, which ended in June 30 next year

A member of the TCA, Mr Solly Ngobese, hailed the shelving of the increase as a victory for the organisation

"We regard this as a triumph. We know it was through our efforts as representatives of the people that the increase was shelved"

"It's amazing that we had a meeting with the council but nothing was mentioned about the suspension," he said

Father crushed bab

By JOHN MOJAPELO
Pretoria Bureau

A Cullinan man who murdered his eight-month-old baby by crushing its skull, was committed for psychiatric observation at a mental

institution by the Pretoria Supreme Court yesterday

Elvis Tabane, 25, was found guilty by Mr Acting Justice N Phillips and assessors of the murder of his son, Mahlatsi Tabane on December 3 last year

The court ordered that Tabane be examined by two psychiatrists at the Pretoria Weskoppies mental hospital for 30 days

The baby died from a fractured skull, the Bronkhorstpruit district surgeon, Dr M G van Niekerk certified

Dr Van Niekerk said "considerable force" must have been used to inflict the head injuries as the skull of a baby of that age was "elastic"

The judge said before the court could consider imposing the death sentence it required a psychiatric report for the what was an "unusual and peculiar" case.

Tabane had apparently murdered his baby without motive

In evidence, Tabane said the baby fell on the ground when he grappled with his

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solution received for Jackpot No 759 — so up it goes to R2 800. If yours could win the fabulous R2 800. NOTE Post your entry on a postcard to Post No 759, PO Box 1485, Johannesburg 2000. Unstamped entries may be sent to the foyer of the Rand Daily Mail Building, 171 Main Street, Johannesburg office of the Rand Daily Mail, 29 Kerk Street (between Loveday and ...). All entries must be in by midnight on Thursday, September 27, 1984. The name will be published on Saturday, September 29, 1984. For rules to Jackpot No 760 see Page 15.

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SATURDAY JACKPOT No 760

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Increases in Saulsville

Sewer By MONK NKOMO 24/9/84 (127)

THE Atteridgeville/Saulsville Town Council has announced an increase of R8,80 a month per house on essential services with effect from October 1.

In their monthly newsletter, the council's town clerk, Mr J P le Grange, says the increased tariffs are for electricity, water and sewerage.

House rent and site rental have not been increased because the council is sympathetic "to your problems in the current unfavourable economic climate and because of the unfortunate high rate of unemployment," the town clerk added.

Mr le Grange also announced that dog licences would be payable from next Monday.

The new tariffs and application forms, he added, were available at the local office of the town treasurer.

The town clerk also announced that the council had a deficit of R1 068 899 on its current budget.

No funds

He warned that if the increased tariffs or services were not paid, electricity and water would no longer be supplied by the City Council of Pretoria and the council would "reluctantly cut off these services" at certain times of the day and night.

"There will also be no funds available to improve the electrical network with the result that certain areas of the township will continue to suffer power failures, especially during winter months," Mr le Grange said.

The council, which illegally implemented the increases in July this year, without first promulgating them in the Government gazette, also announced that all accounts had been credited for July, August and September.

Mr le Grange stressed that the council had received no subsidy from the Government to render essential services.

Housing list grows longer

24/9/84

Municipal Reporter

to the request.

The waiting list for white and coloured housing in Johannesburg continues steadily to lengthen.

Latest figures from the Johannesburg City Council show a waiting list of 2 652 for white housing on June 30 compared to 2 591 on May 31.

The official waiting list for coloured people stood at 3 639 on June 30 compared to 3 463 on May 31.

Community leaders say the unofficial figure is more than double.

● The Johannesburg City Council has rejected a plea by the Transvaal Horticultural Society for a relaxation of water restrictions

The society recently asked the council to allow the limited use of hosepipes, but the city engineer's department said it could not accede

have come too late, say bitter residents

After 24 years of squalor, the Carelises are still waiting

When the Carelse family were moved from the slums of Sophiatown to a small two-bedroomed house in Western Coloured Township 24 years ago, they were assured their stay would be temporary and better housing would be provided

But they are still waiting, and have since had to accommodate their sons and daughters and their families, who have nowhere else to go

Their lives have been reduced to squalor

Soiled mattresses lie in one room and are taken out nightly for the 15 occupants

The house has no electricity or running water and only a small outside toilet

★ ★ ★

The Carelises' plight highlights the pitiful conditions in which Western residents have lived since taking over the township from the blacks who lived there before them

They were promised that the township would be redeveloped

But after years of anger and frustration, 700 houses — more than threequarters of the township — are unchanged

Only 7 km from the city centre, the area has degenerated over the years into a festering sore

Its dusty streets are a notorious breeding ground for gangs and violence

Many have been trapped in Western because of the chronic shortage of housing for coloured people. There are 6 000 on the waiting list in Johannesburg alone

★ ★ ★



The baby ... Mrs Johanna Carelse watches over her newest grandchild in a two-bedroomed house 15 people share



The searchers ... children pause during their hopeful rummaging through garbage strewn about the street near their home

their homes, or have had plumbing installed from the outside tap

Sprinkled among shabby dwellings fenced with corrugated iron are some houses with trimmed hedges and brightly coloured walls

But Western remains a depressing sight

Plans by the Johannesburg City Council to complete redevelopment by 1986 have been welcomed, but criticised as belated by people who

have heard too many promises over the years

"If they had started building earlier, we would never have had the present social problems," said Mr George Fortuin of the Westbury Residents' Action Committee

"And we could have finished paying off our houses Building prices have rocketed, and many will not be able to afford the new houses

"Our people do not want to live like this But

how can you develop in a pigstye?"

Redevelopment in the township started in 1968, with the conversion of one fifth of the slum into flatlands named Westbury Extensions 1 and 2

When the city council completed Westbury Extension 3, the first phase of the final redevelopment programme, residents dubbed the project a modernised slum

The 315 homes had no ceilings and the walls were unplastered The houses were electrified, but no geysers had been installed.

The toilets opened on to the kitchens and the properties were too small to allow for extensions

The Johannesburg City Council now has plans to build 1 058 economic and sub-economic units in place of the existing 717 houses

★ ★ ★

The project, which will cost R20 million, will be jointly funded by the city council and the National Housing Commission

Johannesburg's director of housing services, Mr Thys Wilsnach, said the development would be based on the Mitchell's Plain concept in the Western Cape.

Houses would be built around courtyards for children to play in and the scheme would include an activity centre and old-age centre.

Properties would also be big enough for extensions to homes.

Building would be done in phases, so that people would be able to move out of their old houses only when their new homes were ready.

★ ★ ★

Their old houses would then be demolished to facilitate the next phase of development

Mr Wilsnach said the new homes would be sold only when the entire scheme had been completed

He gave the assurance that no Western residents would be forced to move elsewhere

Members of Westbury Residents' Action Committee, formed in response to what they describe as the "inadequacy" of the Coloured Man-



The bedding ... Mr Alfred Carelse sits with his granddaughter on mattresses used as beds by 15 people. ● Pictures by Jillian Edelstein.

agement Committee, say invitations to Mr Wilsnach to discuss developments have not been answered.

Mr Wilsnach said the Coloured Management Committee was the legal representative of the community and that he could not "undermine" its authority.

Replying to Wrac charges that the CMC was ineffective, CMC member Mr Ronald Thomas said.

"We can only make recommendations The final decision on any issue still remains with the city council"

Another CMC member, Mr Ralph Pepper, who is to resign his seat in protest against the tricameral Parliament, slammed the "bureaucracy" for dragging its heels

on Western

"The chronic housing shortage must be blamed on the Group Areas Act," he said "Thousands of people have been uprooted for an ideology"

Mr Pepper added that people in Western had been moved from one slum to another

"The authorities cannot say they have not had the time or resources to deal with the problem

"One has only to look at the white suburb of Triomf today. It was transformed from the Sophiatown slums into a model township

"It's simply a matter of racial discrimination"

**TOMORROW:
THE GANGSTERS**

Official estimates based on the assumption that five people live in each house, put the Western's population at 3 500 — but it is probably far higher

To residents the area is known simply as the "kas" (cupboard), a reference to the size of the houses.

They are small bare brick buildings with squat pipes for chimneys, each with an outside toilet and communal tap

Those able to afford it have built extensions to

Some residents in Western Coloured Township have been waiting 24 years for houses promised to them. Gavin Engelbrecht spoke to the people about their squalid living conditions ... and about the gangs and violence which have plagued their lives.

Building in slum area delayed

yet again

The long awaited redevelopment of the remaining slums in Western Coloured Township has been delayed again, by six months. Building will start early next year at the earliest

Some residents have been waiting 24 years for the development scheme to materialise.

Families in the area live in appalling conditions. In some instances as many as 15 people live in a two-roomed house.

Angry residents say a slum area cleared to make way for new houses has been vacant for three years. They were told building would begin in June.

CONDITION

Johannesburg's director of housing, Mr Thys Wilsnach, said a condition of the council's contract with the construction company had been that they would start building on June 16.

However, an application by the company to the National Housing Commission to commence building had been approved with the proviso that the city council call for tenders first, he added.

Tenders will be called for on November 9 and building is not expected to begin before the new year, said Mr Wilsnach.

Mr Wilsnach ascribed the tardy progress to contractual complexities coupled with a lack of building space.

● See Page 6.

By J S MOJAPELO
Pretoria Bureau

ROOM 11/10/84 (127)

More rent rises for blacks cut

THE controversial proposed monthly tariff increases of R8,80 a household in Atteridgeville-Saulsville have been suspended indefinitely, it was announced by the mayor of Atteridgeville, Mr Z Z Mashao, at the weekend

And the proposed tariff increases of business and church will also be suspended until further notice

Meanwhile, some Mamelodi residents have to pay an average of more than R100 a month since the tariffs were increased in the township from July

The suspension of the increased rents in Atteridgeville came "amid great confusion", Mr Mashao said

The increases had been suspended twice before

"The Atteridgeville council has been placed in this difficult position by various factors beyond their control,"

Mr Mashao said.

Mr Mashao said there were two reasons for the suspension of the rents.

Firstly, it was evident that certain organisations in the township were exploiting the increase issue to cause chaos in the township.

Secondly, the council was unhappy with the fact that whereas urban blacks constituted the most productive sector of the black population, and contributed the most in the form of taxation, the government was not prepared to subsidise the infrastructure and services in the urban areas, "while millions of rands of the tax-payers' money were poured into inefficiently managed homelands"

"Unfortunately certain very essential projects like the strengthening of the electrical network may have to be scrapped," he added.

"The possibility of the council being forced to cut down on other essential services as a result of the financial circumstances cannot be ruled out"

Some Mamelodi residents were shocked by the amount of monthly rent they have had to pay since the announced increases by the council under Mr Alex Kekana

One Mamelodi East resident will pay R113 this month, after paying more than R150 last month.

Residents are paying as much as R65 per month for electricity alone

Anxiety over flats in Alex

By Jo Anne Collinge

(27) Stan
4/10/84
Families living in buses and tin huts in Alexandra township are anxious to stake claims to flats recently completed there.

Alexandra's mayor, the Rev Sam Buti, repeated this week that people in temporary accommodation would have first option on the flats.

He first made this promise almost a year ago when the families were displaced by the urban renewal scheme and no formal housing was made available to them.

Many families expressed strong dissatisfaction at having to live in buses, a disused TB clinic and tin shacks

Some were later moved to modern prefabricated rooms.

Residents are afraid they will not be able to afford the rents for the flats.

Mr Buti said this week that rents had not yet been fixed.

He added: "What we're trying to do is to allow families in temporary homes to exchange with friends living elsewhere in Alex if they can't afford a flat and their friends can."

What families were guaranteed was the option to a flat, he said, but they would not necessarily be accommodated there

The first families are expected to move in at the beginning of November.

Pay your rental - Vaal pamphlet

By JOSHUA
RABOROKO

SEVERAL thousands of pamphlets requesting residents of the strife-torn Vaal Triangle townships to pay their present house rents, services and other tariffs, have been distributed in the area.

The pamphlets, signed by the Lekoa Town Council clerk Mr N P Louw, also list several offices where residents can contact their superintendents for advice on the issues.

According to Mr Louw, residents in Zone Three, Seven and Residensia will be expected to pay the tariffs at the Residensia Hall, while

those in Zone 10, 11, 12, 13 and 14 will do so at Mphatlalatsane Hall

The Oranje-Vaal Development Board offices in Sharpeville are still intact and residents can go to this office for payments as usual he said, a temporary office is provided at the warehouse of the town engineer adjacent to the Boipatong clinic for such purposes, a temporary office is provided in an empty shop next to the office of Bo-

phelong and in Zamdela and Refenggotso offices will be open for the public

Several offices of the OVDB, homes, shops and public buildings were razed during the violence which erupted in the townships last month. The incidents happened during the anti-rent demonstrations

Mr Louw says that the increase of R5,90 for board's house and R5,50 per month for private house will no longer be effected as

it was proposed earlier

"However, it must be pointed out to you that in view of the non-levying of the proposed increased service charges and tariffs, the council will no longer be in a position to undertake the biggest portion of its capital programme of R17,8 million

This capital programme, the pamphlets adds, also provides for the electrification of more houses, services to a

park and self-built stand, tarring of roads and the improvement of sport facilities

Uprisings

"In the light of the damage caused during the recent uprisings, no general maintenance to houses will be undertaken during the current financial year since the Maintenance Reserve Fund is now already excessively committed.

14/10/84 (127)
C. Press

Rent raids shock Vaal

A new threat is facing Vaal residents — they are being rounded up for rent arrears.

This move has caught residents in Boipatong, Sharpeville, Sebokeng, Evaton and Residensia by surprise

Residents, who have hardly recovered from the recent rent protests, say authorities are conducting house-to-house raids, demanding rent arrears for two months

Residents claim police are helping administration board official in the raids

Residents don't know

where to pay up — the area's administration board offices were burnt down during the rent strikes.

Orange-Vaal Chief Director D C Ganz was yesterday said to be at a meeting and was not available for comment

In Sebokeng and other areas, Mr Ganz reportedly said that residents should pay their rent at Mphahletsane Hall and Residensia Hall.

Increased tariffs were temporarily suspended in the Vaal after the protests in the area, which reportedly claimed more than 70 lives

We won't pay rents, say 2 000 Vaal residents

Mail Reporters

ABOUT 2 000 residents of Sebokeng and Evaton resolved at the weekend not to pay house rentals and permit fees until the Lekoa and Evaton town councils had met all their demands.

The resolution was taken at a public meeting held at the Methodist Church in Zone 14, Sebokeng.

It was a parents' and students' meeting called by the Vaal Black Ministers' Solidarity Group, the Congress of South African Students, the Vaal Civic Association and the Vaal Youth Congress to resolve the rent and schools crisis in the area.

The meeting also resolved that students should stay at home until their grievances were met by the Department of Education and Training.

Councillors were also called upon to resign.

On the issue of the rent and permit fees, the residents decided that the council should reduce the rent to R30 a month for residents living under the Lekoa Town Council. The Evaton Town Council was called upon to scrap the permit fees as the area had freehold rights.

There were mixed feelings among parents over the schools issue. While some suggested students should go back to school, others felt the schools issue went hand in hand with the rent issue because, as parents, they had to provide money for their childrens' schooling.

Students told the meeting that even if their demands were met they would not go to school this year as they were behind with

their syllabus.

During the meeting a proposal was made that primary school pupils should go back to school, but this was strongly opposed by some parents who said all the demands that were made affected all pupils.

The Reverend Lord McCamel, chairman of the Vaal Black Ministers' Solidarity Group, said the two councils and the Orange Vaal Development Board "have not had the decency" to reply to the demands of the people which were forwarded to them a month ago.

Meanwhile, The Tembisa Civic Association, which opposes rent increases in the township, has turned down an invitation to meet the Tembisa Town Council at the council chambers today.

The TCA felt the presence of police, reportedly at their previous meeting at the council chambers, left them with no alternative but to reject the invitation.

Although the TCA described their first meeting as "a victory" after the council suspended the R4 electricity levy, they said it would be worthless to meet the council alone without residents being present.

When told of the decision, the mayor of Tembisa, Mr Lucas Mothiba, said: "We will adopt a wait-and-see attitude."

He said it would be surprising if the TCA did not attend the meeting because "they were the ones who called us to a meeting."

Mr Solly Ngobese, a spokesman for the TCA, said "We want the council to meet the residents at a public meeting where an explanation about the water and electricity tariff hikes would be given in detail."

Anger over rent in Eldorado Park

127 Star 18/10/84

Eldorado Park residents have formed a committee to co-ordinate action against proposed increases in rent for houses and flats owned by the Johannesburg City Council.

The increases, ranging from R4 to R50, are due to come into force on November 1 and will affect all council house and flat-letting schemes in Eldorado Park.

The Residents Committee met a council representative at the Extension 7 rent offices on Saturday, but came away empty handed.

"We wanted to discuss the rent increases and find out from the council how the proportional increases were calculated," said a committee

spokeswoman.

"The man we spoke to was able to offer little comment or advice.

"He had assured us that our complaints had been forwarded to his head of department, who would attend Saturday's meeting. But the department head did not show up."

The committee told the official that petitions protesting against the increases had been forwarded to the council, and more would follow.

"The man at the rent office told us to go ahead and see if it helped at all," the spokeswoman added.

Tenants who let council-owned houses and flats have to submit an annual statement of in-

come on which the council assesses the rent they must pay.

"We are tired of filling in these forms. In any case, if our husbands get an increase, why should it go to the council. The cost of living goes up all the time, too," said the spokeswoman.

She added that the committee wanted to negotiate with the council, not confront it.

"We would just like to know that our feelings on the matter are receiving attention at the highest level. We do not intend to do anything which may lead to violence of any kind. Many of us simply cannot afford now to pay our rent. The increases will make it impossible."

RM 23/10/84
127

Rent increases shelved

Municipal Correspondent
MR MILEY RICHARDS,
chairman of the Johan-
nesburg's Coloured Man-
agement Committee, an-
nounced yesterday that
rent increases for muni-
cipal housing had been
postponed indefinitely.

In a Press statement, Mr
Richards said the deci-
sion — taken in conjunc-
tion with the Manage-
ment Committee at an
urgent meeting yester-
day afternoon — applied
to proposed rent in-
creases for coloured
dwelling units in the Jo-
hannesburg municipal
area.

The meeting and subse-
quent decision followed a
meeting by the Coloured
Management Committee
last week at which pro-
posed rent increases
were "totally rejected".

Coloureds' rent won't rise

RENT increases for coloured homes in the Johannesburg municipal area have been indefinitely postponed, the chairman of the Coloured Management Committee, Mr Miley Richards, said yesterday.

The public relations officer for the Johannesburg City Council, Mr Jan Pretorius, said the decision was made dur-

ing an urgent meeting between the Coloured Management Committee and the management committee of the Johannesburg City Council, after the SABC incorrectly announced last Thursday that there would be a rent increase

Mr Richards said any possible increase had been totally rejected

during his committee's monthly meeting last Thursday.

He said rent increases were out of the question because of the economic situation and "the considerable financial pres-

sure" already placed on the community.

Mr Richards said the meeting yesterday was "friendly" and considerable understanding of the residents problems was shown — Sapa

Cops probe death

BOPHUTHATSWANA police are investigating the death of a man whose body was found in a trench in Mabopane on Monday morning.

A spokesman for the police told The SOWETAN

Sowetan

24/10/81

127

127

Row over proposed hostel

THE Tembisa Town Council will spend about R1-million to build a new hostel early next year, while thousands of families in the township have no proper accommodation.

According to council chairman, Mr Lucas Mothiba, these hostels will accommodate single men presently staying in 800 houses and families will be moved into the houses.

He yesterday said his council decided to build a new hostel in the township in January

next year.

A loan of R1-m was received from the Department of Community Development a few months ago

The new hostel will be erected in Inhlizeni Section.

Mr Vuyisile Siyothula, a member of the Tembisa Council and leader of the opposition group in the council, said he was not aware that the council was recently granted a loan of R1-m by the department.

He said: "This is news

to me and I am really shocked to learn that the mayor, without consulting the council decided to use the money on building a new hostel "

Mr Siyothula accused Mr Mothiba of handling council matters as if they were "his own property". He said about 5 000 families are presently on the waiting list in Tembisa and this money could have been used to provide them with accommodation or if not so, install a sewerage system in the area

Part of Tembisa already has a sewerage system and other sections are still using the bucket system

Mr Mothiba said the decision to use the money for building the

hostel was taken by the full council "This hostel will accommodate the men who are presently using about 800 four-roomed houses in Timong section as a hostel," he said

29/10/84 (127)

Swelam

Sharpeville outcry over rents

MORE than 600 Sharpeville residents yesterday reiterated their demands for rents to be reduced to R30 a month and not to pay rents until this demand was met.

In Tembisa a meeting resolved that matric students write their examinations in May/June next year and not this November. These meetings were the latest in resident confrontations with the authorities and late yesterday there were reports of police and youth confrontations in Sebokeng. But these could not be confirmed.

In a highly emotional meeting held at the Sharpeville AME church, residents called for the immediate resignation of all the councillors.

Because of the many residents that turned up, two meetings had to be held on the same premises, one inside the church and another at the church hall.

The meetings also re-

solved that students would not go back to school until all their demands have been met. Another demand was the release of the Rev Tebogo Moselane, who is being held under Section 29 of the Internal Security Act.

Direction

Mr Mongezi Radebe, a member of a committee that recently met with the Orange Vaal Development Board officials called for the formation of a local civic association because "the recent events in the township seemed to be lacking direction".

He said Mr Moselane would be appointed chairman in absentia because of his commitment.

In his report back, Mr Radebe said the officials told the delegation that the councillors would

not resign because they were elected by their constituencies.

He said one official said there was no way in which rent would be reduced to R30. He also said he did not care whether people could afford the increases or not.

In Tembisa the resolution on examinations was taken unanimously by pupils during a parents and students meeting attended by about 600 people at Mathole cinema yesterday.

"The Department of Education and Training is making offers so that we can write in order to get rid of us from the schools and leave our demands and problems at school unresolved," said a student who addressed the audience.

Pupils also vowed not to go back to classes before their demands were met by DET.

The long Zamdela wait . . .



COMMUNAL TOILETS at Mthelanjia Hostel in Zamdela township.

Pic. MBUZENI ZULU

By NKOPANE
MAKOBANE

IT IS now seven years since more than 100 Zamdela township families near Sasolburg were "temporarily" accommodated in a hostel with the promise that they would be provided with houses soon.

Today, many of these families living at hostel number three, commonly known as Mthelanjia, have lost hope that they will ever get their own houses because the last 24 rented houses in the township were built in 1976.

And this state of affairs has created a lot of concern not only among the affected families but also two of three local councillors representing the township in the 39-member Lekoa Town Council. They are Mr Jonas Tsoai and Mr Moses Tlale.

Mr Tsoai told The SOWETAN that when the families were moved into the hostel in 1977, a former councillor had promised them that they would be housed the following year.

He said that since they were elected into the council in the last elections, many people have come there to find out about their position.

"We have raised the matter in council meetings many times, but have met with negative response. Answers we have been getting are

"The latter argument we have strongly opposed because the concerned families roots are in Zamdela. We have also pointed out that even the people in Sebokeng need houses for themselves," he said.

According to Mr Tsoai, the neglecting of their township by the council when it comes to development, has led to residents calling for the establishment of a separate council.

"This matter has become extremely urgent as there is a grave dissat-



Mr JONAS TSOAI . . . a councillor representing Zamdela township in the Lekoa Town Council.



AN OLD LADY doing her washing at the communal washing basins at Mthelanjia Hostel in Zamdela.

Pic. MBUZENI ZULU

that people should ask their companies to build them houses or those who are in desperate need of houses can apply for them in Sebokeng.

"The latter argument we have strongly opposed because the concerned families roots are in Zamdela. We have also pointed out that even the people in Sebokeng need houses for themselves," he said.

According to Mr Tsoai, the neglecting of their township by the council when it comes to development, has led to residents calling for the establishment of a separate council.

"This matter has become extremely urgent as there is a grave dissat-

isfaction among the residents that nothing whatsoever is being done to satisfy their legitimate aspirations. We firmly believe that should we be allowed to run our own affairs, we can attend to the people's problems properly," he said.

The SOWETAN last week visited the hostel and spoke to the people. Many said the place was not proper for family life because it lacked privacy.

Two families have to share a kitchen and about five families use communal toilets and washing basins. Rent is R37 a month and many people complain about the electricity that goes off regularly because it

cannot cope with the demands.

Mrs Emily Tshabalala, who has been staying at the hostel for five years said she has been on the house waiting-list since 1975. She said the hostel was a horrible place to live in because it was hard for one to invite visitors. Over weekends, she said, many blocks were turned into shebeens which leads to violence.

"We are appealing to the authorities to build us houses or at least convert the hostels into habitable places like they did in Sebokeng. Failure to attend to our plight makes our point stronger for the establishment of a separate council," she said.

Soweto 30/10/84 (127) 55

Power levy shock in Orlando West

RESIDENTS of the self-built houses in Orlando West II (Mzimhlophe) are up in arms over the Soweto Council's demand that they pay the R12 electricity levy — the same amount paid by residents staying in rented houses.

In circulars distributed in the area early this month, the residents are asked to start paying the monthly levy of R12 as from November 1, 1984

At a meeting held in one of the resident's houses at the weekend, the residents resolved to send a delegation to the township manager's offices to quarter the levy, which they said was "unfair because we tubed and wired our houses at our own expenses"

A spokesman for the residents, who would not be named said "People who are staying in houses rented from the council are paying R12 because their houses were tubed and wired by the council

"From what we know, we are supposed to pay only R4 and not R12 as we have been asked," said the spokesman

Mr Nico Malan, Soweto Council's Town Clerk, yesterday said the payment of the electricity levy by residents who had wired and tubed their own houses depended on whether the council had up-

graded the wiring in the houses

If no upgrading has been done, the residents would pay R8 less than what residents in council rented houses pay

Mr Malan also said

that individuals who had received notices to pay the levy could go to the local township manager's offices to be told what had been done to their houses to necessitate the payment of the levy

Ford to retrench

FORD yesterday confirmed that it would be retrenching employees, probably at the end of the week.

Mr Fred Ferreira, director of industrial relations at Ford, said further lay-offs would definitely take place, but declined to comment on how many would lose their jobs

Retrenchments would probably take place at the end of this week, he said

Mr Ferreira expected the National Automobile and Allied Workers' Union to make representations to management soon

The Evening Post reported on Friday that Ford would retrench between 300 and 400 salaried and hourly-paid workers on Friday this week, bringing the number of retrenchments at Ford in the past two months to more than 800

The regional secretary of Naawu Mr Les Kettel-das, said last week the proposed retrenchments showed a lack of planning by management

Ford retrenched 425 employees on September 7 and shut down its Port Elizabeth plant for five working days — Sapa

Cops deny killing

THE SOUTH AFRICAN Police yesterday strongly refuted allegations that it was responsible for the death of a baby girl during an operation in Sharpeville on September 3 in which tearsmoke was used

It was alleged that the baby, Maude Zungu, died as a result of tearsmoke in the room in which she was sleeping

"This allegation is devoid of all truth it has been ascertained the baby died of natural causes and that a doctor issued a death certificate to the effect that death was due to haemolytic anaemia," a spokesman for the SAP Public Relations division said in Pretoria — Sapa

Power cut in Sharpeville

By JOSHUA RABOROKO

SHARPEVILLE was at the weekend without electricity in what appears to be another step by the authorities to force residents in Vaal townships to pay their rents and rates.

Though no confirmation could be obtained it appeared that the cutoff was official after repeated calls for residents to pay their rates had failed.

The electricity was cut off on Saturday morning and late yesterday the areas were still without electricity

It is feared the local Orange Vaal Development Board may now threaten to close off the water supply, and ex-

tend the cutoffs to other parts of townships in the Vaal complex under the authority of the Lekoa Town Council.

Residents in Vaal townships have not paid rents and rates since September when violence broke out, claiming the lives of scores of residents. So far at least 80 people are feared to have died with hundreds injured or maimed.

This was the worst violent explosion in a black area since 1976 and parts of the area are still in ashes. Shops were looted and then burnt, the homes of councillors razed to the ground by mobs, four members of

the Lekoa and Evaton Town Councils were killed and countless vehicles and property belonging to the board destroyed.

Yesterday residents held a meeting in which the blackout and other issues were discussed. In an emotional meeting residents

- Resolved not to pay rents until they are reduced to R30 per month,

- Resolved to insist that members of the community council resign,

- Demanded the release of the Rev Geoffrey Moselane and others from detention,

and

- Called for a stay-away today and tomorrow

The emotion charged meeting was also asked to elect a local residents' committee — the Sharpeville Civic Association — to represent the people. A spokesman said it was unfortunate that the present "regime was intransigent"

As the meeting was held the police presence in the area continued with the townships tense. There were police roadblocks and police vehicles patrolled the areas

- A meeting in Soweto yesterday committed itself to a stay-away today and tomorrow.

Soweto 5/11/84 127

E. Post
Cutback
5/11/84
in use (131)
of VDT's
urged by
unions

GENEVA — An international trade union conference has recommended that union negotiators seek agreements with managements limiting intensive use of visual display terminals to no more than half an employee's total working day.

Many physical and psychological problems arising in work on VDTs could be alleviated through reducing the total time workers spent operating VDTs as well as by reducing the workload and workspace at screens, it was concluded.

In jobs where it is not possible to sustain the half-day routine on VDTs because of lack of suitable other non-VDT work, there should be regular rest breaks of at least 15 minutes every hour for intensive use of screens and 15 minutes every two hours for intermittent use, the conference said.

More than 200 delegates from 20 countries attended the two-day gathering, held last week and organised jointly by 13 international trade union secretariats and the International Confederation of Free Trade Unions.

They adopted guidelines laying down detailed recommendations for the design, construction, installation and use of VDTs, intended to give practical advice to union negotiators — Sapa-Reuter

Vaal residents to seek legal advice

SOWETAN
Reporter

VAAL residents are to seek legal advice against the Orange-Vaal Development Board and the Lekoa Town Council if their demand is not met — the reduction of house rentals in the area.

This is a decision taken by opposition groups including the Vaal Civic Association, which has given the board and the council an ultimatum to meet their demands by today

Meanwhile many thousands of Vaal residents yesterday heeded the call by trade union and community-based organisations to stay away from work and other activities. There was no transport to ferry people to work and various destinations in the Vaal Triangle yesterday

Hippos

Roadblocks — manned by police in camouflage uniform and hippos, and members of the SADF — were conducted in most Vaal residential areas where the situation was quiet but tense

In Bophelong a meeting convened to discuss the rent issues and other problems, was banned by the local Chief Magistrate

Explanation

The spokesman said that they sent a memorandum to the board and councillors informing them that they wanted an explanation of the rent issue which sparked off the unrest in the areas

In an in-house meeting in Bophelong, the residents committee resolved

- That rents be reduced to R30,
- That they give the board and the council an ultimatum to meet their demands,
- To seek legal advice if the board and council do not meet their demands,
- That the board should reconnect their electricity, and
- That all councillors should resign

Sowetan 6/1/84
127

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- That all councillors should resign.

Sowetan 6/11/84 127

R9-m housing boost for aged

127

Stew 6/11/84

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By Colleen Ryan,
Municipal Reporter

A R9 million centenary housing project for the aged has been given the go-ahead by the Johannesburg City Council

The chairman of the council's housing and utilities committee, Mr Jan Burger, said three housing schemes in Nancefield, Lenasia and Westdene would be built for the 1986 birthday celebrations

Each scheme would house 120 pensioners and

would include a special unit for the frail, he said

"The schemes will be designed on the same lines as the old age centre in Reuben," Mr Burger said

The Centenary Festival Association would campaign for private sponsorship of the schemes, and failing this, the council would apply for Government loans

● A new housing complex, the former Casa Mia Hotel in Berea, is opening this month and

the first residents are expected to move in this week

The council bought the hotel in April this year with a R2,85 million loan from the Department of Community Development to be converted for the aged

The complex can accommodate about 250 people and rentals will vary from R62 to R130, depending on income. Meals will be supplied by the council at an extra charge

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16/11/84 (127) Sowetan THOUSANDS

THOUSANDS RAID ON SEBOKENG HOSTEL

THOUSANDS of inmates at the Sebokeng Hostel have been arrested in a massive raid by officials of the Orange Vaal Development Board backed by the South African Police.

Victims of the swoop said the raid was apparently connected to the failure by residents to pay rents in arrears since September. The raid started on Wednesday night and continued yesterday.

Those arrested who had money paid R45 rent arrears, while those without money were warned to pay their rents. Others found with faulty documents paid admission of guilt fines for various offences.

It was the biggest ever raid for rent defaulters by any development board.

Mr D C Ganz, chief director of OVDB, yesterday said "Many hostel residents complained about intimidation as well as trespassers entering hostels and using their accommodation."

"In view of this, the necessary action was taken."

Inmates said the raid started at 9pm on Wednesday and involved scores of police and army personnel.

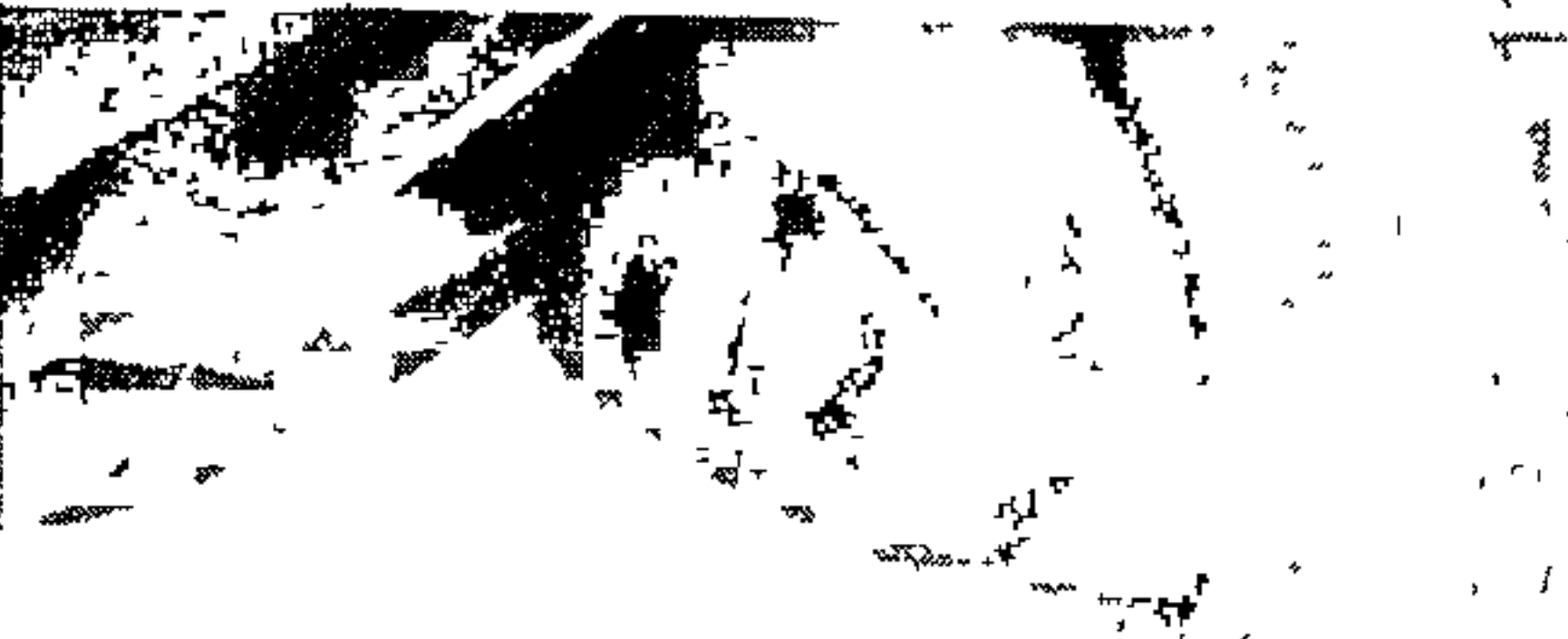
**By MOJALEFA MOSEKI
and ELLIOT TSHINGWALA**

It continued yesterday.

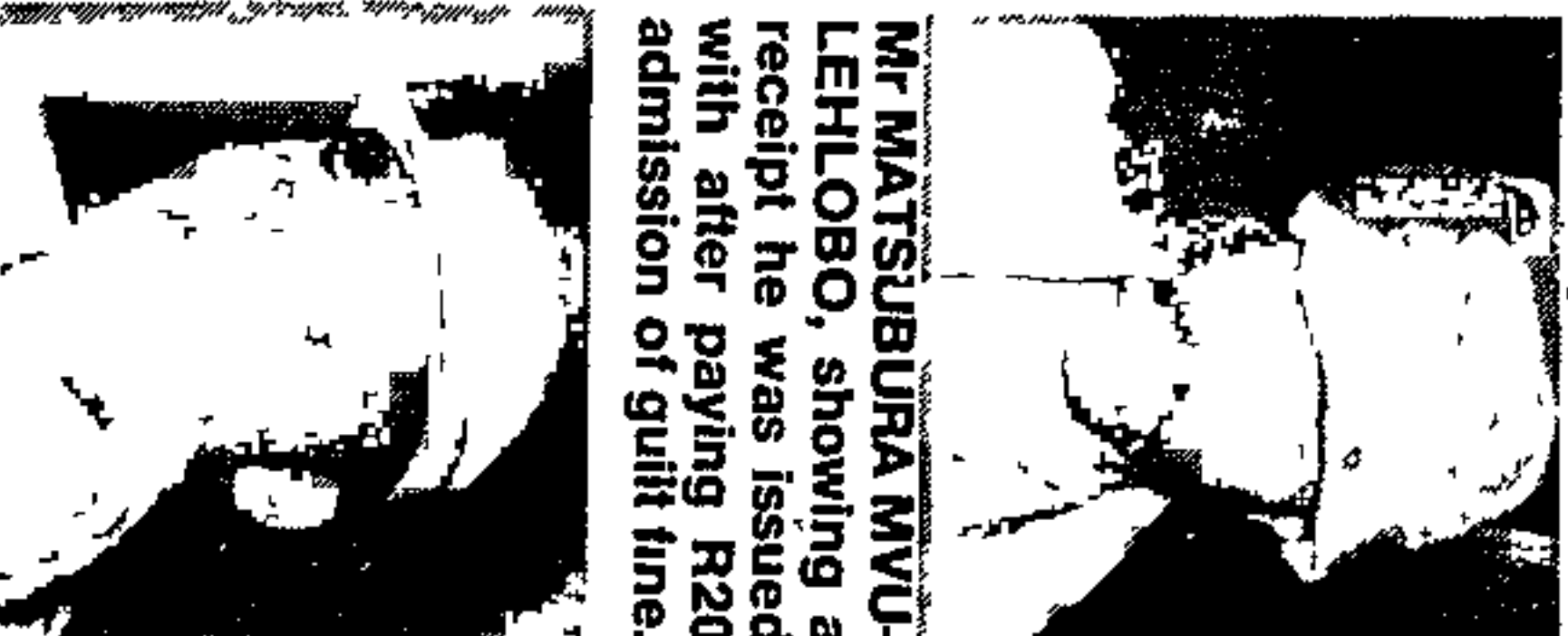
According to accounts, vehicles took the arrested to the offices of the board and a local prison.

Mr Marklee Nshunnele (20), said he had been discharged after a strong warning to pay his rent.

"When the policemen entered they pointed rifles at us and demanded passports and hostel permits. When we produced permits, they asked us why we had failed to pay rents. We told them that we had nowhere to pay the rents, as offices were all burned during the September riots. They searched for weapons and liquor from our lockers and led us into waiting vans where hundreds of soldiers were standing guard. About 8 000 people were arrested, including those who came from nightshift at about 11pm."



Mr DANIEL MOEPE (46) ... arrested. Said he was made to stand overnight because of overcrowded cells.



Mr MATSUBURA MVULEHLOBO, showing a receipt he was issued with after paying R20 admission of guilt fine.



Mr ABRAHAM TSHABALALA, pointing to the cheek where he claimed he was smacked during the raid.

2 300 arrested after raids on Sebokeng hostel

Putco to act faster in riots

Mail Reporter

OVER 2 000 men were arrested following a raids at a Sebokeng hostel on Wednesday and Thursday nights, a police spokesman said in a statement released to Sapa yesterday

The raids, in which 2 300 inmates were arrested, was the biggest for rent defaulters by any development board, and was conducted by the Orange Vaal Development Board, backed by the South African Police

Victims of the raid said they believed the clamp-down was connected to the failure by inmates to pay rents in arrears since September

Those with the money paid the R45 arrears, while those without were warned to pay.

According to inmates, police entered their rooms and pointed rifles at them, demanded passbooks and hostel permits

They pointed out that they had nowhere to pay rents, as during the riots in September all offices had been burned

Mr D C Ganz, the chief director of the OVDB, said yesterday "Many hostel residents complained about intimidation as well as trespassers entering hostels and using their accommodation

"In view of this, the necessary action was taken," he said

OVDB police, with the help of the SAP reportedly also arrested several people in Sharpeville yesterday in connection with pass book and other offences, during the second raid in the township in three weeks

In Katlenong police fired tearsmoke and birdshot to disperse a group of youths

yesterday No serious incidents were reported.

Sapa reports that police said yesterday 120 people had been arrested in the East Rand township of Tembisa since the SAP and the Defence Force began an "anti-crime" drive in the area four days ago, in which about 1 500 police were deployed.

A police spokesman in Pretoria said charges included theft, arson, and possessing or dealing in dagga

In Daveyton, police assisted by members of the SADF searched all cars entering the township and issued pamphlets stating "The police and the army are in your areas to ensure that the people can carry on with their normal activities To go to work and to go to school"

● Yesterday, a spokesman for the Police Directorate in Pretoria replied to a telex sent by the Mail, inquiring into the death of Mr Anthony Mosoenyane

According to his family, Mr Mosoenyane died after being detained by the Security Police on Tuesday last week.

In the reply, the spokesman said "The deceased died in Natalspruit Hospital and not in police detention"

● In the Eastern Cape, Sapa reports that seven people were detained in Graaff Reinet following unrest in the black township on Thursday night, in which a youth was shot dead.

According to a police spokesman, between 200 and 300 youths had attacked the house of the Mayor of the Graaff Reinet township, Mr F Mpepho They then, according to the spokesman, attacked the mayor

By RAYMOND MASHAO

PUTCO will be quicker to pull its buses out of areas of unrest and slower to return

This was confirmed yesterday by Putco's public relations officer, Mr Pat Rogers, who said that if there was any unrest "we will act more quickly than we have done in the past when we used to operate normally"

Asked if the company would consider a permanent withdrawal of buses in trouble spots, Mr Rogers said. "We would always monitor the situation we are there to provide service but we would be a little bit cautious"

In this month's edition of Putco News the company noted that during unrest in the past few weeks two drivers had been seriously injured and several others suffered minor injuries while serving their community

Seven buses were destroyed and 460 buses had broken windows and other damage Some were hijacked

The company said in all, unrest caused damage worth about R1-million and it took 18 months to replace a bus

"We are not prepared to take as many risks to life and property in future we shall be quicker to pull out of areas of unrest and slower to return"

● Putco also announced that members of the police force no longer travelled free on its buses

It was learned that the South African Police had decided not to renew the contract under which it paid an annual sum to cover fares for commuters, and they are now expected to be self-sufficient.

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Vaal shackles blitz bulldozed

MEMBERS of the Orange Vaal Development Board bulldozed several shacks, and arrested dwellers in an early morning raid in Small Farm, Evaton on Monday.

A bereaved mother of two week-old twins, Ms Maria Molo, whose one twin died on Monday, claimed she was slapped and fondled on the thighs by a white man who ordered her to pack "bag and baggage" out of their shack before

it was bulldozed. Because of the razing of shacks the Molo funeral had to be in the open air with no building for the ceremony.

Several other shack dwellers described how they were ordered out of their homes without notice and their premises destroyed. "We are homeless and do not know where to go," they told. The SOWETAN And yesterday an

emotion-charged funeral service held in the open air in honour of Daniel Molo (one of the twins), who died at the Sebokeng Hospital was conducted by an executive member of the Vaal Priests Solidarity Group, the Rev Peter Lenko.

He slammed the local authorities for not giving people notice to vacate the premises. "This is an evil action intended at intimidating our people. The oppressed people shall always revolt against such action," he told mourners.



THE OPEN AIR funeral of Daniel Molo after his home was razed by development board inspectors. His coffin can be seen on the chair. Pic. JOE MOLEFE

After the service mourners were ferried to the Evaton cemetery where the young Daniel was buried. On Monday several shack dwellers claimed to have been assaulted and arrested by board inspectors. Two buses were re-

ported to have been stoned by an angry mob following the demolition of shacks in the area. Mrs Emily Mokoena said at 10.30 am on Monday she was threatened with arrest after being asked to produce her reference book. She

was slapped, put in a van and taken out for no reason. Thereafter a bulldozer demolished her house. Mrs Maria Molo, whose child died on Sunday said she was making funeral prepara-

tions when officers came to her house and ordered her to take her property out. "I explained to them that I had a funeral of my son but they did not listen. One white slapped and kuddled me on the buttocks and thigh."

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I don't know about rent hikes, says Tshabalala

By SYD KHUMALO

THE announcement that rents in Soweto will be raised as from early next year took a dramatic turn yesterday when the mayor, Mr Ephraim "ET" Tshabalala, said he did not know a thing about rent hikes.

This follows an announcement by the Soweto Council town clerk, Mr Nico Malan, who explained that the increases were necessitated by a deficit the council had to meet with.

Mr Tshabalala said that he was surprised to hear that rents were going to be increased in Soweto "I am definitely sure that this move was made to discredit me because I had promised the people that the rents would be brought down instead of being increased.

"In view of the unrests and uprisings in the country, I would not even think of raising rent. I want you to tell the people that their mayor does not know anything about rent hikes and they must also know that I do not approve of such a move."

The mayor's declaration was supported by his deputy, Mr Isaac Buthelezi, who suggested that Mr Malan should be the one to answer any questions regarding rent hikes. "The statement was released by Mr Malan and he is the one who knows more about that."

Electricity

Meanwhile Mr Silas Tshabalala, who is chairman of the trade and transport committees, said that the rent hikes were caused by the need to maintain the services.

"We do not have our own water and electricity supplies in Soweto, and how would the residents feel if the Rand Water Board just decided to cut water supplies to Soweto, and Escom cut the electricity.

"We would remain with a dry Soweto and of course it would be a dark city. The people must understand that these things cannot be ignored."

He further warned that the mayor must remember he is just a colleague, and he had no right to expel him from the council because he was not elected into the council by the mayor, but by the people.

"The mayor went round to my ward and told my people that he had expelled me. I want to remind him that he is a councillor like me and it is the councillors in the council that elected him to the position he is now misusing. I may just as well tell him to kiss that position goodbye," he said.

Another councillor, Mr Patrick Gaboutloeloe, blamed Mr Edward Manyosi, chairman of the executive council, for the controversy. "You see, Mr Manyosi is an opportunist, he thinks that he will lead our council. He is a position-monger."

Mixed reaction to new housing

By David Braun,
Political Correspondent

The announcement by the Government that 1 600 flats would be built to accommodate Indians and coloureds living illegally in Hillbrow and Mayfair has been both welcomed and condemned by political leaders

Both the Progressive Federal Party and the Conservative Party have welcomed the decision to build the flats to the west of the Johannesburg city centre, but Actstop, which actively opposes the Group Areas Act, has bitterly opposed the move

The Chairman of the Ministers' Council of the House of Representatives, the Rev Allan Hendrikse, and his corresponding Cabinet colleague of the House of Delegates, Mr Amichand Rajbansi, as well as the Ministers of Local Gov-

ernment and Housing in each chamber, Mr David Curry and Mr Baldeo Dookie, joined four white Ministers in the release of a statement on the matter last night.

They announced that 1 100 flats for Indians were to be built in Burghersdorp in central Johannesburg and that 500 units were to be erected for coloureds in Newclare

FLATS

It is intended that coloureds and Indian families who were residing illegally in Hillbrow and Mayfair before November 20 1984 would be considered for this accommodation.

The flats would also be available for persons unsuitably housed in the Fordsburg, Burghersdorp and Mayfair East Indian areas

Members of the House of Delegates and the

House of Representatives were today called on to resign by Actstop

Mr Cassim Saloojee, its chairman, said it was now clear that "the Rajbansis and the Hendrikses" were actively participating in the implementation of the Group Areas Act and were "wishing people into separate racial ghettos"

Mr Alf Widman, the Progressive Federal Party MP for Hillbrow, welcomed the announcement, but said that people should not be forced to move from wherever they wanted to live

Mr SP Barnard, the Conservative Party MP for Langlaagte, which includes Mayfair, welcomed the news. He warned that unless the Government started enforcing the Group Areas Act in Johannesburg, the CP would start taking offenders to court.

CP claims credit for removals

By David Braun,
Political Correspondent

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The Conservative Party is taking full credit for the pending removal to their own areas of hundreds of coloured people and Indians living illegally in the white Johannesburg suburbs of Hillbrow and Mayfair

Mr Clive Derby-Lewis, Johannesburg regional chairman of the CP, who has been personally involved in a campaign to kick coloured people and Indians out of the white areas, today hailed the Government's announcement that the "illegals" would be provided with housing in their own group areas as a "signal victory by the CP for the people of Hillbrow and Mayfair"

He said his party has made what it called "Government laxity with regard to the implementation of the Group Areas Act in Hillbrow and Mayfair" an issue in the parliamentary and provincial by-elections next week.

NEW HOUSES

Mr Derby-Lewis said the coloured people and Indians involved also had the CP to thank for their new housing, while the legal residents of the two white suburbs had the CP to thank for the return to "legality" in their areas.

Because of the Government's decision, the CP was suspending the legal action it was planning against landlords who were allowing coloured people and Indians to live on their properties.

Mr Derby-Lewis added that the CP would monitor the situation closely to see that all coloured people and Indians left the areas, and that none was allowed to live there again.

● See Page 4, World section

Sowetan 22/11/84

Vaal residents angry at latest rent move

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By JOSHUA RABOROKO
VAAL TRIANGLE employers and officials of the Lekoa Town Council and the Oranje-Vaal Development Board are on the verge of another confrontation, following the latest moves forcing black employees to pay rent and rate arrears.

The Vaal Chamber of Commerce is upset by letters received by employers from the council and the board ordering them to deduct rents from their employees' wages.

Employers told The SOWETAN that they received court orders to pay rents for their employees, failing which they will be prosecuted in courts of law

Angry residents in the five Vaal Triangle townships have not been

paying rents since September 3

Several attempts to recover arrears from residents have been unsuccessful. The attempts include circulars to residents, warning them of eviction, the stopping of essential services and possible legal action

Employers interviewed by The SOWETAN have expressed "absolute surprise" at the move by the council and the board. They said that they were not consulted by the authorities and expressed anger at this type of attitude

"I will have to hold a meeting with my employees on this matter before making deductions. I already know that some are not happy," a manager of a leading transport company said

The manager of a chain store

said "My employees have refused to let us deduct money from their wages because they fear victimisation in the townships. I explained the implications of their refusal and they are still adamant, because we have already warned them about deductions in the light of a stayaway. We have good relations with our employees," he added

An executive member of the VCC said that most of their members were "dissatisfied and angry with the board's decision" because they were not consulted

"They are not eager to pay, but at the same time are law-abiding citizens," he said

He was sure that this action would not be accepted by other employers.

Council tells pensioners to pay rent — or else . . .

EVICTIION THREAT

Soweto

23/11/84

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By ELLIOT TSHINGWALA

SCORES of pensioners in Soweto could face eviction in terms of a Soweto City Council move that they must now pay rent.

Since 1981 all pensioners and disabled people who could prove they had no source of income were exempt from paying rent — a standing order of the now defunct

Soweto Community Council, and then the Soweto Council.

There are now fears that pensioners and disabled people who did not pay rent because they had no source of income could be facing eviction.

A source in the Soweto City Council yesterday confirmed that the rent-free scheme for pensioners, applicable in the days of Mr David Thebehali, was no longer in practice. "Everybody is expected to pay rent, including pensioners," the source said.

And this week a couple who both get a disability pension faced eviction after being told they were R484 in arrears.

The couple, Mr Benny Biyane and his wife, Fikile, both crippled, have not been paying rent after being informed that their applications for exemption in terms of the council's pensioners rent free scheme were being processed.



Mr BIYANE and his son Lucky (8) . . . they may be without a home by the end of next week. Mr Biyane was crippled a few years ago and his wife is a paraplegic. Pic JOE MOLEFE

Shocked

Mr Biyane was shocked when "black-jacks" told them this week that they owed R484. This means they have had to pay rent since the new council took over.

The Biyane couple — who get R50 each per month — must now be prepared to use most of the money for rent.

By NIKOPANE
MAKOBANE

THE Sharpeville

Civic Association has been promised a meeting with the Lekoa Town Council this week to resolve the house rent issue which sparked the September 3 unrest in the Vaal townships.

At a report-back meeting yesterday at the local community hall, hundreds of residents were told that the pending meeting follows talks between the association, the council's

SOWETAN, Monday, November 26, 1984

RENT: Civic body meetings

Town Clerk Mr N P Louw and senior officials of the Orange-Vaal Development Board last Thursday.

The residents mandated the association to demand the scrapping or reduction of some of the elements of service charges. The residents maintained that there was no need for exorbitant tariff increases because they were "happy" with some of

the things the money was meant for

Speakers at the meeting also raised their objection to the recent move by the council and the board to introduce a law that forces employers to be rent collectors by deducting employees' money without consulting them

The meeting further decided that despite the betrayal of the authorities in enlisting employees to help them recover

rent while negotiations between officials and the association were still going on, the association should continue to hold talks with them.

Decision

Mr Phillip Molefe, publicity secretary of the association, told the meeting that Mr Louw had told them he and others "were only employees" of the council and could not attend to

their demands

He said only the council could take a final decision on the matter and hence he would try to arrange a meeting for them with the councilors

Meanwhile Sharpeville residents at the weekend started a street-cleaning campaign after refuse had not been collected in the area for the past four weeks

When The SOWE-

TAN visited the area, they saw youths detouring money from motorists — supposedly meant to help buy fuel for people who had offered their vans and trucks to collect and transport people involved in the campaign.

Mr Molefe told The SOWETAN yesterday that his association commended and supported the campaign. The township, he said, had become an eyesore and

the rubbish could very soon have turned into a health hazard.

"However I want to appeal to youths to stop harassing motorists. This exercise, if it gets out of hand, will lead to an unnecessary confrontation.

"We understand that those who have offered their transport need to be assisted, but things have to be done in a proper manner. We intend meeting with student leaders to co-ordinate manpower and see how best funds can be channelled in an orderly fashion," he said

Soweto lights: Work to end next year

Soweto
26/11/84
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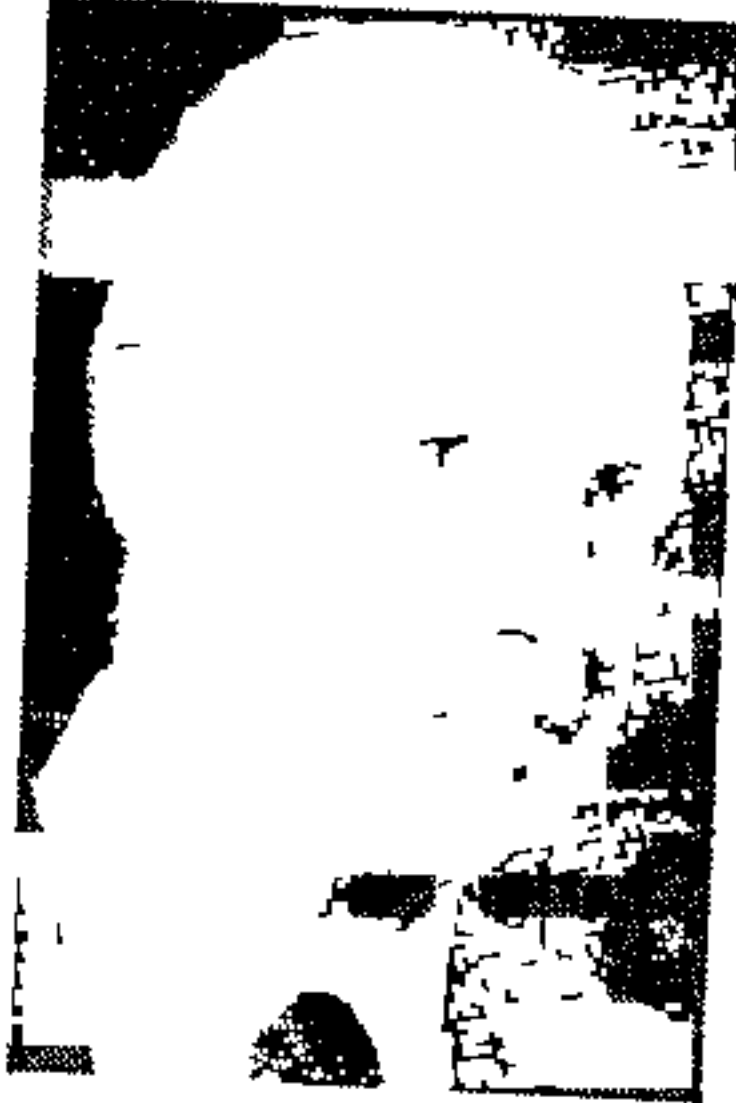
THE R265-million Soweto electrification scheme, originally scheduled for completion last December, may now be completed next year.

Ninety-percent of the 105 000 houses will have electricity by Christmas, according to the West Rand Development Board chairman, Mr John Knoetze

However, although Mr Knoetze told The SOWETAN this week that "work on the scheme was well ahead of schedule," the project appears to be dragging. At the outset the scheme was scheduled to be completed by December 1983, but the deadline was later shifted to January 1984, then March 1984 and May 1984.

The then Minister of Co-operation and Development, Dr Piet Koornhof, told a Press conference earlier this year that the whole complex will be switching on under the new scheme by the end of August.

It is feared that the delay will have an adverse effect on the capital costs of the project, considering that it was originally estimated to



BOARD CHAIRMAN:
Mr John Knoetze.

cost about R211-million. The WRDB chairman said the total costs when the project is completed will be R265-million.

So far R183-million on the installation of cables and wiring of 90 000 houses in Greater Soweto, of which 61 000 houses in the complex are already connected to power, excluding 20 000 houses which had electricity before the scheme started three years ago.

Mr Knoetze said over 5 000 kilometres of cables had been installed and 3 000 kilometres of trenches dug.

"Soweto householders should be paying an average of R32 in monthly electricity bills," Mr Knoetze said.

Wattville councillors in threat to resign

By MZIKAYISE EDOM

ALL six members of the Wattville Village Council yesterday threatened to resign from their seats following the Government's "denial" to grant them the 99-year-leasehold rights to develop the township.

Mr Noel Mlokoti, the mayor of Wattville, told The SOWETAN yesterday that since the beginning of this year they have sent a number of memoranda to the Department of Co-operation and Development and the East Rand Development Board (Eradebo) on the matter but no positive answer has come forth.

He said on Friday last week he sent another memorandum accompanied by a letter to the Minister of Co-operation and Development and Training, Mr Gerrit Viljoen, demanding to meet him and discuss this (burning issue) failing which, all six members of the council will step down from their posts."

He said "Future developments in Wattville look very bleak unless the Government considers granting leasehold rights with immediate effect. There is no reason for me and my councillors to continue serving in this council which is not progressive as far as we are concerned."

Mr Mlokoti said there was enough land in Wattville to build houses to accommodate the more than 1 000 families presently on the housing list.



THREAT: Mr Noel Mlokoti, mayor of Wattville who has threatened to resign with his council if the Government does not grant his area leasehold rights.

Obie warns of influx of 'illegals'

By Colleen Ryan, Municipal Reporter

The Government's plan to move coloured families in Hillbrow to alternative accommodation will lead to new "illegal" residents settling in the suburb, the chairman of the Johannesburg management committee, Mr Francois Oberholzer, has warned

"There will be no way of preventing people moving in," he said at yesterday's meeting of the city council

Last week the Government announced a plan to rehouse Indian and coloured people living illegally in white suburbs in Johannesburg

As part of the scheme, it has agreed to build 500 flats in the coloured areas of Newclare-Westbury at a cost of R15,7 million

The opposition Progressive Federal Party in the council spoke out strongly against the housing scheme for "illegals only" and said homes should be allocated according to the council's waiting list

"The council could become involved in forced removals and we must ask ourselves whether we want to be party to a policy that can only engender hatred and racial friction," said PFP leader Mr Sam Moss

Mr Oberholzer described the PFP's stand on the issue as "irresponsible and politically dishonest".

He called on the PFP to oppose the scheme or to accept the fact that it was voting for "apartheid housing"

The recommendation was supported by the full council, with the PFP saying it could not oppose any funds for housing

Hillbrow gets cash boost from council

Municipal Reporter

The cinderella suburb of Hillbrow has been boosted by a R400 000 improvement grant from the Johannesburg City Council

The council agreed to the grant at yesterday's monthly meeting

A grant of R500 000 was originally earmarked for the suburb, but the council reduced the amount because of financial constraints

PFP city councillor for Hillbrow Mr Cecil Bass said the first phase of the redevelopment plan would now go ahead

Plans include narrowing roads to slow down traffic and the widening of pavements for pedestrians

Other long-term proposals are the building of a leisure complex, sports facilities, libraries and other cultural facilities

Local councillors are delighted with the grant — earlier this year the management committee threatened to cut Hillbrow funds

Businessmen have also lobbied for more attention to their suburb

STAR 28/11/84

Govt plan to move Indians called 'absurd'

By Gary van Staden,
Political Reporter

The Government's plan to build 1 200 flats in Lenasia to house "illegal" tenants presently living in the white flatland suburb of Hillbrow has been slated as absurd and idiotic by a member of the House of Delegates

Mr Faiz Khan, leader of the Progressive Independent Party and that party's only representative in the House of Delegates said he could not see the logic of moving thousands of people who already had homes into flats in Lenasia

"We have a waiting list of some 7 000 for homes in Lenasia and now the Government wants to move others into new flats in Lenasia when they already have homes," Mr Khan said

The recent announcement that 1 200 units would be built in Lenasia and 500 in Newclare to house "illegals" living in Hillbrow came after an intensive campaign by the Conservative Party to force the Government to act against Indian and coloured tenants living in Hillbrow flats

Facing a series of crucial by-elections, including the hotly contested Primrose constituency, the Government announced that they would build housing units in coloured and Indian areas so that the Hillbrow "illegals" could be moved

'UNHAPPY'

The move may have short-circuited the CP campaign but it has raised the ire of both Indian and coloured leaders, the Government's new-found partners in the tricameral Parliament

At least one management committee member in Newclare has already indicated he is unhappy with the plan

He told *The Star* that with a critical housing shortage in Newclare it was ridiculous to move coloured people who already had a roof over their heads into badly needed houses and flats to satisfy ideological demands

Mr Khan said that it was absurd to build housing units for those who already had homes while a massive waiting list was not even dented

Threat to demolish Alexandra shacks

By MOJALEFA MOSEKI

FAMILIES and couples living in more than 1 500 makeshift buildings in Alexandra will be thrown out when the town council evokes the Slum Act to demolish their buildings just after New Year.

The council took the decision to demolish all shacks and illegal structures on January 7 at its monthly meeting on Tuesday

In a separate move against the shack dwellers, a group of residents called on the council to stop the building of shacks, evict people living in these and demol-

ish the structures

The group asked not to be named for fear of reprisals but said they will stop at nothing to see to it that the council takes action against "illegal residents" who were overcrowding their yards

Speaking after the meeting, the town clerk, Mr Arthur Magerman, said "The council understood the fact that people had grown impatient with the progress of the building scheme by the council and erected temporary additional rooms"

He said a few others, whose buildings will not be demolished, obtained permission for the build-

ing of their rooms

He said they had decided to demolish these because "the whole building process has gone out of the council's control and most of these structures do not conform to the council's standards"

The group of residents urging the eviction of shack-dwellers said

• shack-dwellers caused overcrowding by building in free space of the existing houses without even consulting the bonafide occupants of the yard,

• they posed a health hazard because they had to share the few toilets and communal taps with bonafide residents,

• they were the main contributors to the high crime rate in the township because they quarrelled with neighbours often than necessary

Most of the shack-dwellers interviewed said they had been staying in one-room accommodation with friends or relatives and found it difficult with their wives around

"I have been living in Alexandra and working at Bramley, doing temporary work for more than two years now and I never got a chance to be registered or apply for a room So after staying with two other couples and four children in one room I left them to build myself this shack," said Mr Mlungisi Madameni of 12th Avenue

Another, who asked not to be named, said "Even if the council evicts us, we will just find somewhere to stay because there is no other place we can go to," she said

She said she had two sons working and only one of them was registered and the whole family of five had pinned their hopes on him to acquire a house



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Power boost for Mamelodi

THE MAMELODI Town Council has achieved a milestone in its short term of office, with the switch-on of the upgraded electricity supply in the township yesterday.

The local mayor, Mr Alex Kekana, told about 200 people who attended an open air ceremony that their achievement was historic and would mark the end of the problems the residents had put up with in the past. He said poor electricity had been a source of untold losses in the area.

He thanked the local residents for having the patience during "hard times".

Mr A F Aab, director of Technical Services for the Development Board for Central Transvaal, said "We live in the age of electricity and its use increases daily. From now onwards, this

council will have to put aside about R5-million each year to cope with the ever-increasing demand.

"It is also important for the consumer to be able to face the responsibility of paying for the service they require."

The maximum demand for electricity, Mr Aab added, has increased from 6 120 to 30 000 kilovolt amps during the past 15 years. His department was presently faced with the challenge of having to cope with about 57 applications for increased supply every month.

And with the proposed Mamelodi East Ext 1, the council will have to be ready for an additional demand for electricity.

Black housing sales — a rip-off

Consumer

By LEN MASEKO

Corner



THE second hand housing market in the townships is distorted, says a spokesman for a leading building society.

This, according to the spokesman, was because there was virtually no second hand market by which to judge prices in the black housing market.

As a result, he says, the seller either underpriced — sometimes grossly — his house. Sometimes the seller overcharged.

The spokesman said "Our building society was once called upon to finance a purchase of a house in one of the black townships. On inspecting the property, we found that he had grossly underestimated the price of the house — by about R15 000."

He advised home sellers to contact a building society before deciding on the price of their homes.

A lawyer, addressing a seminar recently, said the second hand housing market in the townships had gone haywire. He cited a case of a three-roomed house, bought from the State for R900, and ultimately sold to a private buyer at a whopping R39 000. This, he said, highlighted the need for the black consumer to be protected in the housing market.

Strict measures

"One may suggest that strict measures should be introduced to penalise home sellers who exploit consumers. One would also expect the authorities to control the prices of second hand homes," the lawyer said.

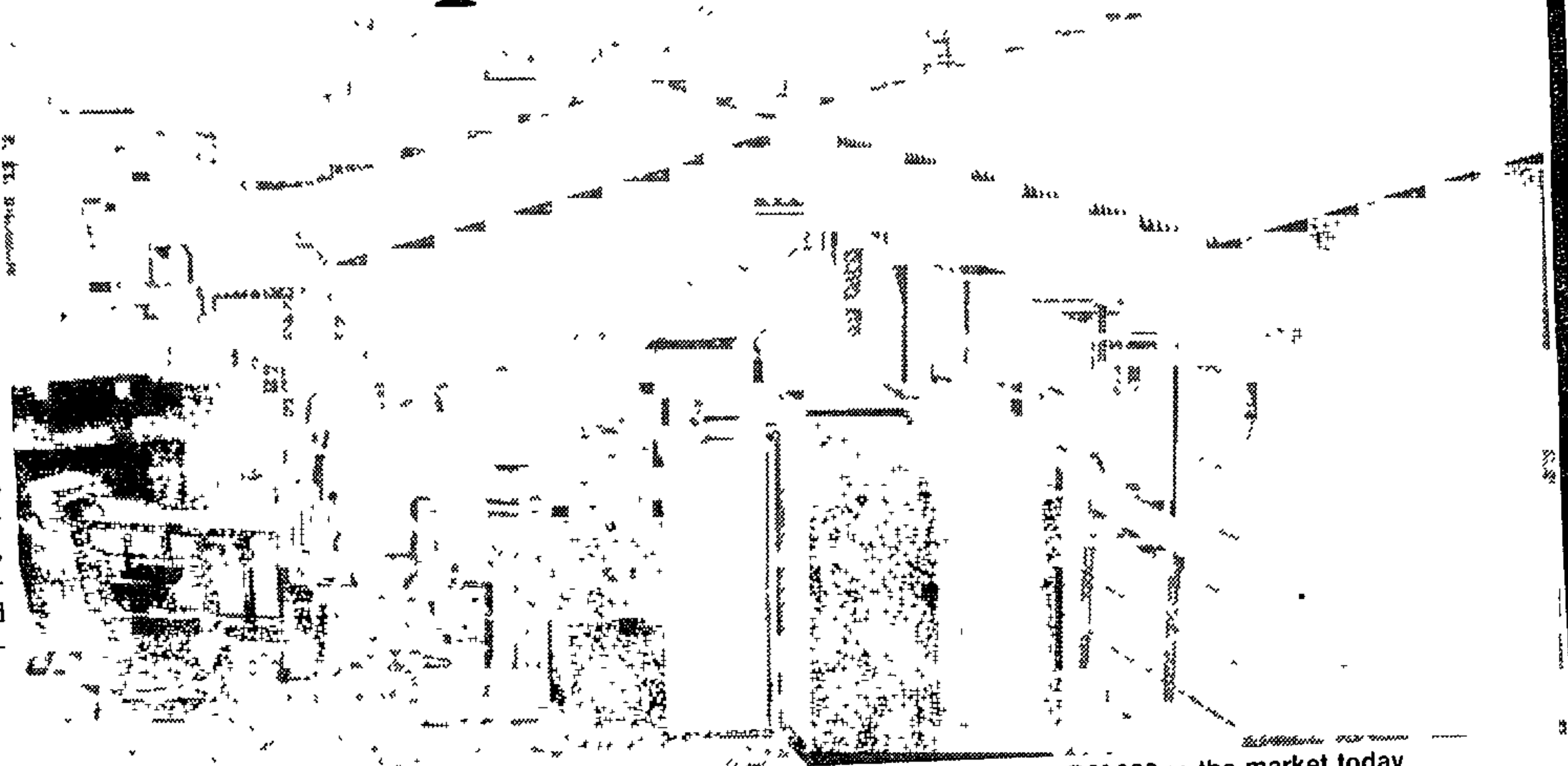
The lawyer said this type of exploitation was the result of the critical housing shortage.

A survey conducted by Consumer Corner revealed that matchbox houses sold for, at today's prices, between R16 000 and R25 000. Under the current Big House Sale, a four-roomed house costs in the region of R2 000.

Two owners of four-roomed houses in Soweto recently sold their dwellings for R17 000 and R20 000 respectively. Interestingly, there were no improvements made on the two houses.

Meanwhile the South African Consumer Council advises consumers — when buying second hand homes — to compile a list of, among other things, the following: construction of foundations, wiring, roof and gutters, roof beams, insulation, floor coverings (carpets and tiles), possible alterations to the original plan and additions, plumbing, doors, windows, paintwork and drainage system.

"This estimated amount must be added to the price of the house to calculate the overall cost. Does it still pay to buy that house? Also, bear in mind that maintenance costs on older houses are usually higher," says a spokesman of the council.



HOUSING Matchbox houses such as the one in the picture fetch up to R20 000 in the market today

RENT COLLECTION

Business scapegoats

Predictions of labour unrest and threats of legal action have followed the news that employers in the Vaal Triangle area are being forced by the Lekoea Town Council to deduct arrear rents from workers' wages

The council has had jurisdiction over the riot-torn townships of Sebokeng, Sharpeville, Bophelong, Boipatong, Zandela and Denysville since late last year when the Black Local Authorities Act elections took place. It took over from the Orange Vaal Administration Board which has since been transformed into a development board in terms of the Black Community Development Act.

Protests against rents, one of the council's few sources of income, have been one of the major causes of unrest in the area over the past few months. According to the Orange Vaal Development Board's Marinus Leeferink, approximately 70% of the residents in the townships have not paid rent for September, October and November.

Stop orders

Rents in the area range from R50 to R70 a month. Leeferink says approximately 30% of residents have signed stop order forms to allow their employers to deduct rentals which are then forwarded to the council. Now the council has put the screws on Vaal Triangle employers to get money out of township residents by invoking an obscure regulation of the Blacks (Urban Areas) Consolidation Act.

Leeferink says Proclamation 186 of 1968, which was issued in terms of the Urban Areas Act, permits the council to order employers to deduct a portion of workers' wages to pay arrear rentals. In terms of the order, 25% of the salary may be deducted.

Leeferink says this may mean that in some cases, deductions will continue for a number of months. Notices from the council have been issued to most employers in the Vaal Triangle, barring households, although Leeferink says householders might also eventually be served with orders. Payment points have been opened up in Veereniging and Vanderbijlpark in an effort to collect rents.

According to both Leeferink and the Lekoea Town Clerk, Klasie Louw, employer response to the move has been favourable. The FM has a different impression. The Vaal Industries Association was due to meet development board representatives on Tuesday to discuss the issue and the Vaal Chamber of Commerce was meeting with Co-operation, Development and Education Minister Gerrit Viljoen on Wednesday.

One employer told the FM "We have not communicated the content of the order to our employees. We are concerned about the way the whole thing has been handled. The

development board and the town council are passing the buck for rent collection and are expecting local industry to do the donkey work. What is unclear is who will pay the administrative costs of this exercise.

"We employ about 2 000 workers and just about all are in arrears. We are expected to collect rent from them on top of all our other work. We also foresee industrial unrest if employers are seen to be wearing the jacket of local government."

He pointed out that his company would be placed in an even more invidious position if it refused to make the deductions.

"The development board and the council are just about bankrupt. If we don't deduct they will retaliate by using the old methods of getting at people to pay, like cutting electricity supplies and evictions. That will affect the workers employed by my company and fuel emotions."

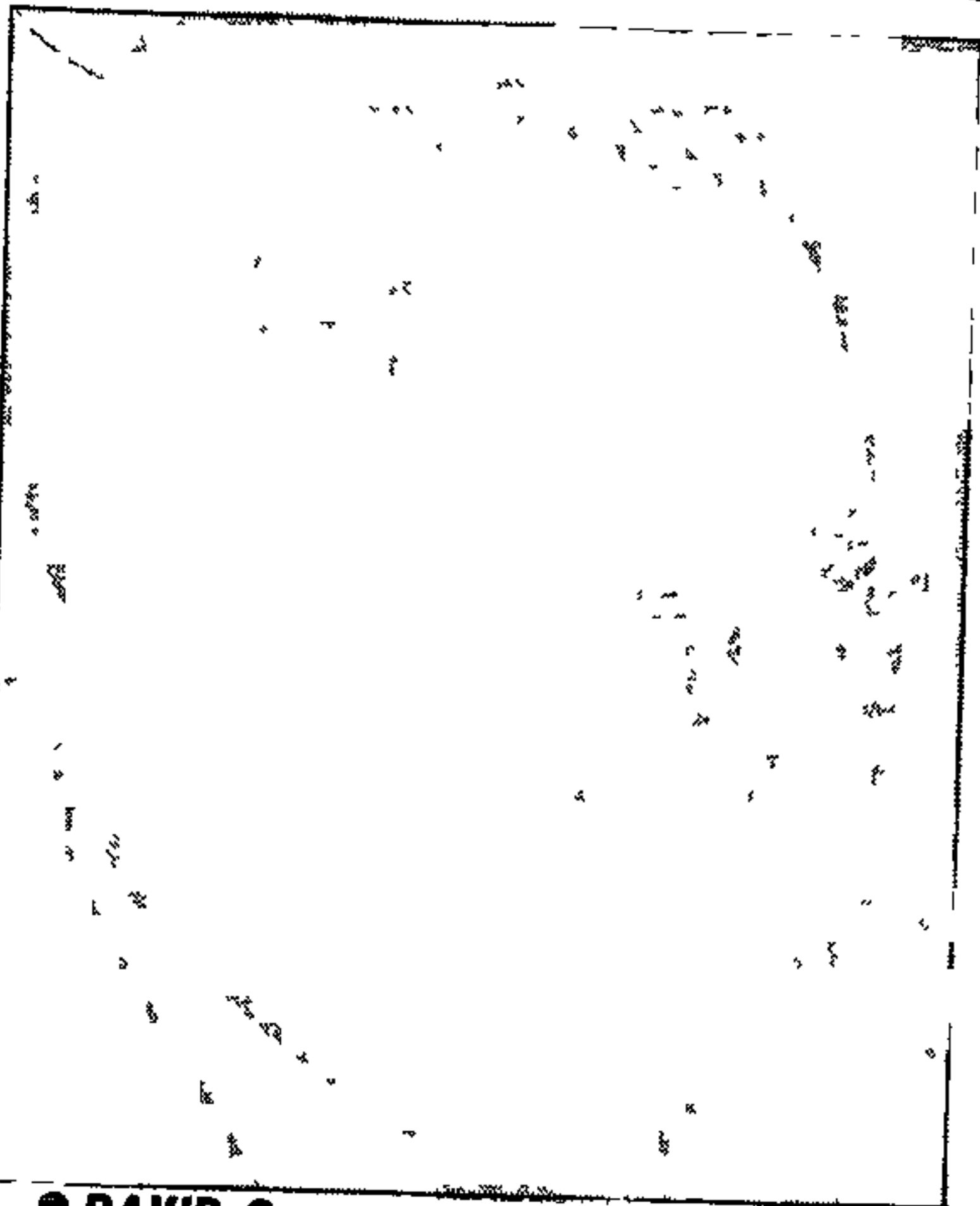
A trade union source told the FM that workers are "absolutely furious".

"Many of our members had signed stop orders with employers to deduct money for their rents, but now they have cancelled them. Now they are suffering as 25% of their wages are being deducted. Some employers are deducting the money but are not paying it over until the matter is sorted out."

Notwithstanding these considerations, serious questions have been raised about the legality of the council's action. One lawyer told the FM that the notice is not valid as the section in the Urban Areas Act in terms of which it was issued was repealed when the Black Community Development Act came into effect. But the board says this is not so.

C. Herald 11/12/84 (127) (24)

Housing plan seen as enforcing Areas Act



● DAVID Curry... "The people are being exploited."

By Tyrone Seale

THE Government's decision to build 1 600 new homes for the hundreds of Indian and coloured families who are living illegally in the white Mayfair and Hillbrow areas of Johannesburg is an attempt to further enforce the "infamous" Group Areas Act, yet the newly-elected black MPs are doing nothing about it.

This is what progressive community organisations said last week in response to the move to rehouse the "illegals" in what is regarded in many circles as the first public result of the new style of consensus politics in the New Deal

The announcement last week was made in a joint statement by a number of cabinet ministers which included the Indian Minister of Local Government, Housing and Agriculture, Mr Baldo Dookie, his coloured counterpart, Mr David Curry, and the Labour Party leader and Chairman of the Minister's Council in the House of Representatives, the Rev Allan Hendrickse

Other officials were the Minister of Constitutional Development and Planning, Mr Chris Heunis, Minister of Finance, Mr Barend du Plessis and the Minister of Communications and Public Works, Mr LAPA Munnik

SHORTAGE

The statement said that the families were living in the white areas because of a shortage of accommodation in their own areas and not because they had chosen to live in the white suburbs

However, it is common knowledge that many of the outlawed families in the Golden City's white suburbs have moved there out of will.

Many of them have been stuck with problem of covering great distances to their places of work in the centre of the city

Many of the families in the working-class area of Mayfair and the class mixed bag of Hillbrow are also mixed, due to coloureds and Indians striking up relationships with whites, sharing flats and eventually forming families

In addition to this, there is the nagging housing shortage in the city's black areas. This problem is, of course, not exclusive to Johannesburg

But whichever way one looks at it, the Government's new plan to build the 1 600 homes is just another attempt to retain the Group Areas Act, said some of the people I spoke to

SUPPORTED

One of the men I spoke to and who supported the move was Mr David Curry

Mr Curry said that while he and his party wanted to see the scrapping of the Group Areas Act, their position was firm on the permanent settlement of black families

Mr Curry said: "At the moment, those families are living illegally in Mayfair and Hillbrow. None of them will be prosecuted, and we do not want our people to live in constant worry about permanency of residence

"All of us in this country are living separately. The families we are talking about are being exploited by their landlords and if they had a choice, they would have lived in their Indian or coloured areas"

● Mr Cassiem Salojee, chairman of Act-stop, an organisation which has fought, for many years, the Group Areas Act in Johannesburg's black townships, said that the new coloured and Indian MPs had not only gone back on their word about the scrapping of the Group Areas Act, but that they were actively enforcing this law

EVICTED

Mr Salojee said: "One of the first things Hendrickse said when he and his party decided to participate in the new tricameral parliament was that they would not

tolerate a situation where a single coloured or Indian person would be evicted from these (white) areas

"Now they are actively enforcing the law by building separate homes for these families, knowing full well that they are pushing them into racial ghettos

"The Government is also setting the scene for wide-scale prosecution of coloureds and Indians living in the white areas. They (the Government) have said that they would give housing to people who have been there up to November 20.

"They will only be able to confirm this by checking with the people and digging into their history. Once they have this information, it will be very easy to also prosecute these families

"This nonsense about bringing about greater reforms and justice just does not apply," he said.

● Mr Arminen Abrahams, of the Cape Action League, said: "The Group Areas Act is one of the most oppressive pieces of legislation on the statute books."

"It is no different in principle from resettlement in the rural or urban areas anywhere in South Africa. On our very threshold we have removals of more than 200 000 people to Khyelitsha. We therefore see the plight of the people in Mayfair and Hillbrow as similar to forced removals all over South Africa

"We stand for the right of anybody to live where he or she chooses. We have no special comment on these MPs as we see them as part and parcel of the Government"

RDM 1/12/84 (127)

Over 18 000 township homes sold

Mall Reporter

MORE than 18 000 houses have been bought in the Big Sale by people living in Soweto and other West Rand townships.

By November 27, almost 6 000 people had bought their houses for cash, more than 10 000 had bought on part-payment, and more than 1 100 had converted from home ownership to 99-year leasehold.

And 124 people have bought their houses with West Rand Development Board loans under the new five-year hire purchase scheme, introduced by the Government to aid those who could not obtain building society loans because they lived in two or three-roomed houses.

Some people who obtained building society loans have now converted to the HP scheme because their building societies no longer want to grant mortgage loans on houses which cost less than R2 500.

Rent issue may lead to Vaal strikes

MORE VAAL Triangle industries are threatened with strikes following a ruling by the Oranje-Vaal Development Board and the Lekoa Council ordering employers to deduct rents from their employees' wages.

By **JOSHUA RABOROKO**

This warning comes from several trade unionists who told **The SOWETAN** that workers have expressed anger and indicated that they rejected the order and may take industrial action.

Workers at two institutions — Pilkington Tiling, and the entire staff, including nurses, at Sebokeng Hospital — have gone on strike in recent days in protest against the deductions.

Prosecuted

Employers have indicated that they will not do the "donkey job" of the council and board by making such deductions. However some have expressed views that they will be prosecuted if they do not do so.

Angry Vaal residents

have not been paying house rents since September 3.

The unions, which include the Council of Unions of South Africa, Federation of South African Trade Unions, and Oranje-Vaal General Workers' Union, said that they have already talked to their legal advisers on the aspect.

"We have received reports from workers that their momes have been deducted for rents. They are unhappy. Others have indicated that they will take action," a spokesman for Cusa said.

OVGWU's spokesman said that they have approached several employers who "sympathised with us," and promised to look into

the problems. But, he added, others have been "very rude" and "chased us out of offices."

Mr Fezile Dabi, of Cusa's Legal Unit, said they have approached legal experts in this regard and the matter might be taken to court within the next two weeks.

The Sharpeville Civic Association was due to meet the officials of the council to discuss the controversial issue.

Clerk

The Lekoa Town Council clerk, Mr P N Louw, said that the response has been "very good" from employers who deducted rents from wages. It was important that essential services be paid," he said.

Star 7/12/84 (127)

Soweto Civic Association has new look

By Chris More

A new-look Soweto Civic Association (SCA), this week announced radical resolutions taken at its AGM

The association, comprising 13 registered branches in Soweto, elected new executive members "who have closer ties with the grassroots"

Dr Nthato Motlana, president of the SCA, is the only top member of the original Committee of Ten, which was the executive head of the civic association, to be returned to office.

EXECUTIVE

The new executive, which takes over from the personality studded Committee of Ten as executive head of the SCA, comprises eight active members from branch level.

The new publicity secretary, Mr Amos Masondo, announced that the executive was elected for their commitment to the service of the association. He pointed out that whereas the former Committee of Ten comprised well known personalities, his executive was made up of people whose deeds in the community were larger than their social stature.

The new executive committee of eight is Dr Motlana, Mr Masondo, deputy president, Rev Frank Chikane, vice-president, Mr Isaac Mogase, recording secretary, Mr Pat Lephunya, treasurer, Mr Nat Ramokgopa, organiser, Mr Mr Vusi Khanyile and an additional member, Mr Alfred Khasago.

Some of the more important resolutions were aimed at alleviating the problems facing pensioners and senior citizens of the giant township. The committee has been mandated to find ways to improve the manner in which pensioners receive their pay and to get them higher pay.

A need for a co-ordination of civic associations throughout the country led to the new committee being mandated to invite other bodies to a meeting within three months to unify civic activities.

Although the SCA has not come out clearly as an affiliate of the United Democratic Front (UDF), many of the association's projects have been done in conjunction with the UDF.

Among the resolutions taken at the AGM was the demand for the unconditional release of all detainees

Star 10/12/84 127

Call to scrap service charges in Sharpeville

By Chris More

About 5 000 Sharpeville residents yesterday reaffirmed their decision to ask the Leokoa Town Council to scrap some service charges and reduce others in this Vaal Triangle township.

A meeting of residents also renewed a mandate given to the Sharpeville Civic Association to discuss with the council rents and related problems.

Residents were adamant that rents

should be reduced to R30, a demand made in September.

Residents said that due to the economic strain in the country it was unfair to expect unemployed and underpaid people to pay high rents

They said that R30 was not suitable for the pockets of all families, but that it was a reasonable charge

Sub-tenants have complained that their landlords are making them pay

exorbitant rents — up to R80 for a back room or garage

Publicity secretary Mr Chippa Molefe said that negotiations to prevent the council forcing people to pay rents through stop-orders were continuing.

He said, legal advice had revealed that the Orange-Vaal Development Board and the council were vulnerable and could be challenged in court about the move.

PENDING

"The proclamation through which the stop-orders were made has no force. Its validity can be tested in court. We have instructed our lawyers to write to the council on the matter," Mr Molefe said.

"In our talks with the council's executive committee we asked them to stop the deductions pending the decision of the full council," he said.

The association was mandated to ask the council to scrap those charges for services that did not exist and to reduce charges on those that were unsatisfactory.

Residents demanded that the army and police be removed from the township and that the bus service into the township be resumed

Stew 12/12/84 (127)

R5 rent suggestion was preposterous — mayor

By Phil Mtimkulu

It was preposterous to suggest that Soweto residents should pay R5 house rent a month, the new mayor, Mr Edward Kunene, said yesterday

When the ousted mayor, Mr Ephraim Tshabalala, and his Sofasonke Party were canvassing for votes during the implementation of the Black Local Authorities Act last year they promised to reduce the house rental to R5 on assuming power in the Soweto Town Council

But the rental had never gone down and Mr Tshabalala had been at pains to explain why this was so

Mr Kunene yesterday scoffed at the idea that it would have been possible to reduce the rental to that amount

"We have to be realistic in this mat-

ter We all know that R5 does not stretch very far these days and is not even sufficient to buy food.

"How then can Soweto houses be maintained on a such a pittance?" he asked

Mr Kunene said the suggestion that rental could be reduced had just been election propaganda "but it misled ignorant and poor people"

The ousted mayor was today due to bring an application in the Rand Supreme Court requesting that the mayoral elections held on Monday be set aside

Mr Tshabalala contends the elections were invalid because they were held at a special meeting instead of the monthly meeting as set out in the Black Local Authorities Act.

Sawyer 13/12/84 127

Alex housing crisis

MORE THAN 500 families in Alexandra, who could not be accommodated in the newly-finished flats, will have to wait longer for housing.

The town clerk, Mr Arthur Magerman, yesterday said that the 324 units in the 13 blocks of flats were "full" and 500 families were on the waiting list.

Chances of these people being accommodated in the 88 houses still under construction were dashed by the announcement that the houses have been guaranteed to 25 families staying in buses and about 100 others temporarily accommodated in zinc huts in the township.

"The families will have to wait for Phase 3 of the building project next year," said Mr Magerman.

ROM 13/12/84

127

City council 'yes' to plans of R110m

A record year for Jo'burg housing

By MARGARETHA GOOSEN
Municipal Correspondent

THE Johannesburg City Council had a field year as far as its housing projects were concerned — plans for more than 4 500 housing units worth R109 900 000 were approved in the past 12 months.

With the exception of the Casa Mia Villa in Berea, which already offers accommodation, and 200 flats being built in Newclare, tenders for the other projects will go out early next year.

Mr Jan Burger, chairman of the housing committee, said this week he was grateful the council was in a position to make inroads into the enormous housing backlog in the city.

This was largely due to favourable building conditions brought about by the recession, and the council hoped to wipe out most of the backlog before the next economic upturn, he said.

Mr Aleck Jaffe (PFP, Bellevue), a housing committee member, agreed that 1984 was a "tremendous year" for housing.

"We had major problems, but did everything possible to get houses built," said Mr Jaffe. He added that this year's record was second only to the project launched in Soweto after the Second World War.

Mr Burger said the council was helped by the Department of Community Development in many cases, but had also built up a strong housing fund which enabled it to offer housing at reasonable prices.

The council announced its latest project as the building of 924 economic houses at Ennerdale.

As the council was able to get a fair price from big contractors, it was estimated houses could be sold for R37 000, Mr Burger said.

The council was able to offer loans that cost substantially less than those available through building societies. Deposits would only amount to R300, administrative costs would amount to R60 a year, he said.

Plans approved by the council this year include:

- The building of 551 core houses in Eldorado Park Extension 9 (R11 800 000).
- 744 economic houses and 417 sub-economic houses at Westbury Extension 3 (R24 million).
- 236 economic houses and 120 units for the aged at Moffat View Extension (R15 200 000).
- Twenty-three economic houses and 120 units for the aged at Crown Gardens (R3 900 000).
- Sixty units for the aged at Vrededorp (R1 300 000).
- 500 flats in Newclare (R16 600 000).
- Forty-two units for the aged in Claremont (R800 000).
- 924 economic houses in Ennerdale (R23-million).
- Three centenary old age homes, to house 120 people each at Westdene, Nancefield and Lenasia (R9-million).
- The Casa Mia Villa, to house about 300 pensioners (R3 300 000).
- And the 200 flats under construction in Newclare (R9-million).

...the present value of the minimum lease payments the discount borrowing rate of the enterprise and the fact that at the inception of the lease, the lessee is in a similar term and with similar security the used asset

22 The requirements should be applied regarded as stand

Effective date

arrangement

21 2 The nature of any re-purchase commitment or option arising from a sale and leaseback

covering all periods commencing on or after 1 July 1982

Katlehong mayor denies evictions

127

Save for 17/12/84

SOWETAN Reporter
THE MAYOR of Katlehong, Mr Albert Khumalo has denied that he has evicted 16 pensioners to make way for himself and his family. He made this denial at a Press conference last week.

Mr Khumalo was accompanied by members of the Katlehong Council's Executive Committee at the meeting

He however, confirmed that he and his family will occupy a house previously occupied by pensioners. His house was destroyed on September 8 during the unrest

"I have nowhere to stay and I think it is right

for my family to have a roof over their heads and I see nothing sinister in occupying the said house", Mr Khumalo said.

At one stage, the team of reporters from The SOWETAN were threatened with violence by one of the councillor's present at the meeting, Mr.T.P J Siluma who accused them of writing "lies".

Mr Khumalo told the Press conference that five people who were occupying the two houses which he is going to use with his family has been moved to the Katlehong old age home.

Mr Khumalo denied that the council had "dumped" the aged at the so-called Ebhongweni hostel.

He added that after his house has been repaired, the two homes which housed these people would be used as a "guest house"

Illegally

Mr Khumalo denied a report which appeared in The SOWETAN last Monday stating that 16 pensioners had been kicked out of the two houses earmarked to accommodate himself and his family. He said only five people who were "illegally" staying at the two houses have been accommodated at the Katlehong old age home.

Mr Khumalo who claimed that his burnt-out house was valued at R250 000, said "I am a poor man and I and my family deserve accommodation until such time as we are able to raise enough funds to repair our destroyed property."

22 124

SHACK . . . an Eradebo policeman pointing to all that remained of one of the shacks that were demolished in Daveyton yesterday.

Pic MBUZENI ZULU

Eradebo wrecks shacks

By MZIKAYISE
EDOM

THE EAST Rand Development Board yesterday demolished about 10 shacks erected on the outskirts of Daveyton, Benoni by families who were protesting against the housing shortage in the area.

The families, believed to be members of the Sinaba Party, led by Mr Shadrack Sinaba, a member of the Daveyton Town Council, erected their shacks on Monday at about 11 pm

The shacks were erected on the outskirts of Daveyton, at the Holfontein Farm, now known as the Etwatwa Site and Service

Scheme

According to our sources, the families put up the structures at the farm after a meeting held by the Sinaba Party at the weekend, protesting against housing shortages in the township

The meeting, the sources said, was led by Mr Sinaba

Trucks

Mr Sinaba was yesterday not available for comment. He was said to be on holiday in Transkei.

The families were said to have arrived at the farm in trucks and erected their shacks throughout Monday

might

Yesterday morning, Eradebo police accompanied by Mr J H Opperman, the Chief Director of Eradebo, arrived at the scene and demolished the shacks

Eradebo, The SOWETAN was told, confiscated all the squatters' belongings, including furniture and clothing, and took the goods to the Board's offices

Mr Tom Boya, the mayor of Daveyton, said his council had no comment to make because the land belonged to Eradebo

He said "We suspect that there are forces behind the whole thing, and the council has nothing to do with the erection of the shacks. We would like to warn the people to stop squatting because they will

find themselves in a mess"

Mr Opperman said "We would like to warn the residents that they should stop squatting. All the families staying in the shacks in Daveyton will be accommodated in Holfontein as soon as the place is ready and, we are appealing to them not to take the law into their own hands"

STAR 20/12/84 (127)

Funeral Notices

OVICH
passed away
1984, remem-
with love by
Preez

VIDYCH
loving memory
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the good times
ed together
love Richard

de JESUS
We will always
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and thought-
to us Deeply
and sadly
by Louis, Pat,
and Gary

AMIRA
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LANGE
The cremation service
for Edgar, late of Had-
don will be held at the
Braamfontein Crema-
torium Chapel, Graf
Street, Braamfontein on
Friday 21st December at
1 pm Donations in lieu
of flowers should be
sent to the German
Aged Home, 7 Lewis Rd,
Richmond, 2092 THOM
KIGHT AND CO Tel
837-8176

NOLTING
A service for Kurt, late
of Algernon rd, Nor-
wood, Jhb, will be held
at the German Lutheran
Church, Edith Cawell
Street, Hillbrow on Fri-
day 21 December at 12
noon, prior to the cre-
mation which will take
place privately. Dona-
tions in lieu of flowers
may be send to Deutsche
Frauen Verein, P O Box
3874, Jhb. Doves and
WILMOT TEL
339-5967

SINKOVICH
The funeral service for
Michael (Big Mike), late
of Joubert Park, Jhb,
will be held at the Cath-
olic Cathedral of Christ
the King, Saratoga ave,
Berea on Friday 21 De-
cember at 2 pm prior to
the interment at West-
park Cemetery THOM
KIGHT AND CO TEL
837-8176

SWART
The funeral cortege of
Lionel Llewellyn Swart,
late of Roodepoort will
leave the N G Kerk cnr
Coetzee and Orange
Street, Roodepoort West
on Friday 21 December
1984 after a service
commencing at 12 mid-
day, prior to interment
at Westpark Cemetery
DOVES AND WILMOT,
Randburg funeral home
793-3575

In Memoriam

DEBLEY

4 000 coloureds on waiting list for homes

By Yussuf Nazeer

There are more than 4 000 coloured people on the waiting list for homes and many applied as long ago as 1978, the director of the Johannesburg City Council housing department, Mr MP Wilsnach, said yesterday

He said many families were living in overcrowded, unpleasant conditions, yet had continued to pay rent

It was only fair that these families should receive attention for homes before the Elliot family who applied on February 14

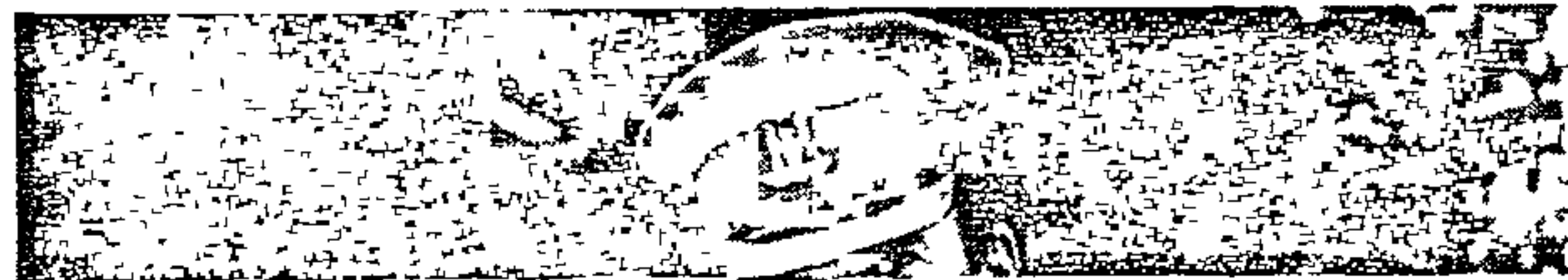
Mr Wilsnach was replying to a report in *The Star* about the plight of Mr and Mrs David Elliot who, with their three-year-old daughter and a month-old-baby, are sleeping in a car in Hoy Street, Newclare

Mr Wilsnach said it seemed the Elliot family had been comfortably housed, but were evicted for non-payment of rent — "which, if true, would not seem to be reason enough for them to receive priority allocation before more responsible families on the waiting list"

Mr Elliot, who is employed, rejected this statement as prejudicial, and said if he were given a home he would be able to pay the rent

Mr Wilsnach criticised the Newclare Ratepayers' Action Committee for "sensationalising" the Elliot case

He said only two to four homes became vacant each month, and with more than 4 000 applicants wanting them, officials had to be as fair as possible by allocating them to those who had been on the list the longest



127

Wradebo accused of favouritism

THE West Rand Development Board (Wradebo) has been accused of favouritism when issuing building contracts as well as being bent on frustrating black builders.

A Soweto councillor, Mr Joseph Khumalo, has asked the Soweto City Council to look into the alleged malpractice following complaints by some contractors.

He contends that white contractors are given priority when contracts are issued out.

"I have proposed to the council that the practice be investigated because black contractors are not usually given a chance. And the very black contractors, who stay in Soweto anyway, are much cheaper compared to the contractors given such priority," the councillor said.

The said contracts are those falling under Wradebo's Home Improvement Scheme, through which the Board finances the improvement of existing houses in Soweto. Home owners, after ob-

tainning loans from the Board, repay the money in monthly instalments.

Mr W J Bodenstem, chief estate officer of the Wradebo has refuted the councillor's allegations, saying "Homeowners, who have acquired loans from us, choose their own contractors. We don't choose contractors for them. As a result, it is not true that we give certain contractors preference when such building contracts are issued."

Meanwhile the Wradebo has also been accused of deliberately frustrating black builders — withholding funds due to them for months for no apparent reason.

But, for fear of victimisation, the Soweto building fraternity has chosen to keep quiet about this malpractice.

Wradebo has countered the allegations, saying it only withheld funds in cases where builders did not fulfill their contractual agreements. If a builder failed to complete or faults were found in a job financed by the

Board, the Wradebo withheld funds until the contractor concerned attended to the complaints, a Wradebo spokesman told Corner.

Contractors found to have, on several occasions, failed to fulfill their contractual agreements are blacklisted and, thus barred henceforth from taking part in projects financed by the Wradebo.

One builder, Mr Solly Mphasane, told Corner that he was one of the many black builders victimised by the Wradebo. He is blacklisted.

He is experiencing difficulties in recovering money owed to him for two home-improvement projects, all financed by the Board.

Said Mr Mphasane "Certain Wradebo officials are out to destroy me.

"As for the money owed me, the officials concerned claim that they will not pay me because there were complaints resulting from those two projects. They are harassing me despite

the fact that one of the homeowners has already signed papers allowing for the release of the outstanding amount to me.

"The contract signed with this owner entitles me to the money in question after three months of completing the work with or without the owner's signature. It is now nine months since I completed that job. No money has been

forthcoming," Mr Mphasane added.

Wradebo's officer, Mr Bodenstem has confirmed that Mr Mphasane was blacklisted, saying the builder had failed to fulfill contractual agreements in six cases. He said the Board was holding the money owed to the builder until he attended to the two homeowners' complaints.

Consumer Corner

By LEN MASAKO



Boost for pensioners

A major supermarket group has reduced prices on 600 various items sold at its outlets.

Mr Sidney Matus, executive director of Spar organisation, said: "We have encouraged our stores to offer the consumer an even better range of groceries including imported foods

and also offer more service departments like bakery, fresh produce, fresh meat and wine departments. Our stores have a more viable profit mix that enables them to reduce costs on grocery items."

The price-cuts have been effective since last month.



EVERY TUESDAY, senior citizens such as in the above picture stand to qualify for a six percent discount on all food purchases, for shopping at OK stores throughout the country. "Pensioners are among the hardest hit by the escalating cost of living," says the chain's managing director, Mr Gordon Hood.

Soweto 21/12/84 (127)

18 000 houses have been sold in Soweto

ABOUT 18 000 houses have so far been sold under the Great House Sale in Greater Soweto.

This was disclosed yesterday by Mr John Knoetze, chairman of the West Rand Development Board, who added that this figure represented 50 percent of the total houses sold under scheme throughout the country.

Of the 18 284 houses sold so far, 6 000 applications from prospective buyers were still being processed.

"The mass sale is going extremely well, and I wish to emphasise that we are not pressuring tenants to buy their homes. It is to the ten-

ants' advantage to invest their money in the purchase of their homes," Mr Knoetze told a Press conference in Johannesburg.

However not all houses were available for sale, some would be set aside for renting purposes. In Soweto alone, 6 000 units would be retained for renting.

Sale figures in other areas falling under the Board's jurisdiction were Kagiso (1 600), Mohlakeng (456).

Mr Knoetze added "It is surprising that blacks are not taking advantage of the sale, which has brought down the prices of the houses

considerably. Other races would have jumped at the opportunity. However, I must say I am pleased with the progress of the sale."

The Great House sale will last until June 30, 1984. The mass sale may no longer be extended as was the case last year, according to Mr Knoetze.

Sinaba accused of misleading squatters

CONTROVERSIAL councillor, Mr Shadrack Sinaba, was yesterday accused of misleading the squatter community by promising them land and houses that never existed

This was said by Mr Tom Boya, the Mayor of Daveyton at a Press conference called by the Daveyton Town Council, to "put the record straight" concerning the erection of shacks by homeless families at the Holfontein farm on the outskirts of Daveyton

The eight shacks, which were put up on Monday night by members of the Sinaba party whose leader is Mr Sinaba were later demolished by the East Rand Development Board (Eradebo) police on Tuesday morning

Babies

On the same night the shacks were demolished thirty one members of the affected families, mostly women, some with babies on their backs — slept in the open at the office of Eradebo in Daveyton

The families spent their second night in the open at the offices on Wednesday. They vowed to continue sleeping in the open until they were provided

with alternative accommodation

The families told The SOWETAN they had erected the shacks at the farm protesting against the housing shortage in the area

He also added that they were given permission to erect the shacks by Mr Sinaba

"The council is aware that these people are aware that something is being done to alleviate the housing problem in Daveyton but, they have been influenced to behave in the manner they are doing because of somebody who now cannot deliver the goods

The council wants to make it very clear that it will not be intimidated by these irresponsible actions. Houses are not just planted but need planning," Mr Boya added

Mr Boya also accused Mr Sinaba of misleading the shack dwellers by "instructing them" to squat in Holfontein

Mr Sinaba denied these allegations at the

Press conference. At one stage, the meeting nearly went out of control following a violent verbal clash between Mr Boya and Mr Sinaba

Mr Sinaba said he never influenced anybody to build shacks in Holfontein. "These people went on their own to Holfontein and erected their shacks," Mr Sinaba said

He also denied collecting monies from the shack dwellers and accused Mr Boya and the council for not allowing him to speak in council meetings. Mr Boya denied this

Clash

Meanwhile a meeting called by the Daveyton Council to resolve the Holfontein controversy on Wednesday night was abandoned following a verbal clash between Mr Boya and Mr Sinaba

The clash came after Mr Boya had accused Mr Sinaba of encouraging shack dwellers to squat at Holfontein

Mr Sinaba later went out of the meeting after he had denied encouraging people to squat at the farm



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