

Housing & Hostels - Case

February — December

1975

Plakkers in huisvesting in Lansdowne

~~203~~
~~2124~~
124

Deur Ons Stadsverslaggewer

DIE Kaapse afdelingsraad gaan huisvesting en basiese dienste aan bruinplakkers verskaf. Die huisvestingskomitee se aanbevelinge in dié verband is gister deur die raad aangeneem

Die skema sal opgerig word op 'n terrein bekend as Lourdes-plaas, suid van Lansdowneweg. Dit behoort aan 'n groot houthandelaar.

Die skema sal net vir bruinmense wees, en diensgeld sal gehei word van die mense in die skema om rente- en delgingskoste van basiese dienste te dek.

Die huisvestingskomitee beveel aan dat die skema begin word deur in die eerste plek die gebied Philippi skoon te maak. Sodra 'n gebied skoonmaak is van onwettige plakkers, moet alle strukture wat daarna opgerig word, onmiddellik gesloop word.

VERVOLG

Grondeienaars wat onwettige plakkery op hul grond toelaat, sal vervolgt word omdat die raad in staat sal wees om alternatiewe huisvesting aan te bied.

In die komitee se verslag word gemeld dat die raad

se ingenieur, mnr M K Botha, gesê het 'n toegangspad sal na die gebied gebou word 'n Waterpyp sal aangelê en put- of emmerlatrines na gelang van die aard van

die terrein opgerig word.

Die raad het op sy vorige vergadering, op 28 Januarie, in beginsel tot die oprigting van tydelike plakkerkampe onder strenge beheer besluit.

Housing and Hostels
Cape.

HANDBARD 3

Q. column 199

19 February 1975

Coloured housing for Port Elizabeth

105 Mr I ARONSON asked the Minister of Community Development

(i) What is the Coloured housing requirement for Port Elizabeth (b) what is the estimated cost of providing such housing (c) when is it anticipated that these housing requirements will be met, (d) what will the additional housing requirements be after that date and (e) how many houses will be built in 1976 and 1977, respectively

The MINISTER OF COMMUNITY DEVELOPMENT

- (a) 16 500
- (b) R20 150 000
- (c) Within the next 5 to 6 years
- (d) Approximately 1 000 dwelling units per annum
- (e) 1 500 a year

(1) 24
~~(2) 85~~

R15 M. VANJAAR BESTEE

Staat ^{DB 20/1/75} ~~in~~ ^{20/3/75} ~~help~~ ⁱⁿ ~~met~~ ⁱⁿ ~~huise~~

Van Ons Tygerbergse Kantoor

DINAMIESE projekte wat die woningnood in die Skierie en Epping verlig en dienste in Epping sal verbeter is gister in Goodwood deur die Sekretaris van Gemeenskapsbou, mnr. L. Fouché, bekend gemaak. Die projekte sal die staat vanjaar sowat R15 miljoen kos.

In 'n persverklaring het mnr Fouché gesê die inlywing van Epping, 'n blanke woonbuurt met sowat 8 000 inwoners, by Goodwood se munisipaliteit, is nie meer ter sprake nie.

„Ondanks herhaalde versoeke deur die owerheid om Epping in te lyf, het Goodwood se stadsraad nie sy weg oopgesien om dit te doen nie en word Epping nou deur die Afdelingsraad bestuur. Die Afdelingsraad het in 1971 oorgeneem en ons aanvaar dit so,” het mnr. Fouché gesê.

„Die tempo waarin hierdie woningprojekte aangepak word, stel ons in staat om die agterstand in te haal en ons het alle hoop om dit in nie-blanke gebiede uit te wis,” het mnr Fouché gesê.

Opgeknop

Die projekte wat mnr. Fouché bekend gemaak het, is die volgende.

'n Lening van R1 261 935 is deur die Departement van Gemeenskapsbou aan die Afdelingsraad beskikbaar gestel om dienste soos paatse, stormwaterpype randstene en hoofwaterpype in Epping aan te bring. Van dié geld is R100 000 al bestee. Die hele projek sal einde Mei 1977 voltooi wees.

Drie miljoen rand is aan die Afdelingsraad gegee vir die kanalisering van die Elise in Epping om tot ekonomiese sub-ekonomiese verhoging van die lewensstandaard te help.

Die bufferstrook tussen Epping en Elisesrivier word gekoop en tussen vyf- en ses-honderd nie-blanke gesinne wat as plakkers daar gewoon het, is verwyder en elders geplaas.

Tenders

Op 1 April begin die Afdelingsraad, met geld wat hy van die Departement van Gemeenskapsbou gekry het, met drie groot projekte van sowat 2 700 wooneenhede in Elsesrivier. Die oorblywende plakkers sal daar gehuisves word. Dit sal die staat sowat R9 miljoen kos.

Die Departement van Gemeenskapsbou vra vandeesmaand ook tenders vir die oprigting van 20 groepwooneenhede in Epping. Dit sal sowat R200 000 kos. Mensie uit 'n hoer inkomstegroep sal daar woon.

'n Komitee van die Staatskomitee vir Epping ondersoek die moontlikheid van 'n verbindingspad of brug om Epping met Goodwood te verbind.

Mnr Fouché het dié feite bekend gemaak by die tweede sitting van die Staatskomitee vir Epping, wat gister in Goodwood gehou is. Talle inwoners van Goodwood, wat bekommerd vir die uitslag van gister bekommerd vir nuus het in die teetyd verneem dat die inlywing van Epping nie meer ter sprake is nie.

Voordele wat genoem is, is dat Goodwood 'n geweldige

nuwe koopkrag bykry as 'n verbindingspad tussen die tweedorpegebou word. Nadere wat genoem is, is dat Goodwood se sowat 22 000 inwoners nie sonder hoe belastinge die sowat 8 000 inwoners van Epping kan byneem nie.

In Epping het inwoners gister bekommerd op nuus gewag en die vrees uitgespreek dat inlywing vir hulle hoer belastinge sal meebring. Epping lewer minder as R100 000 aan Belastinge, terwyl munisipale dienste, soos in Goodwood, verskaf, R400 000 per jaar sal kos.

Mnr. Fouché het gister gesê die verbetering van dienste in Epping en die verbetering van huise tot ekonomiese huise sal 'n geringe verhoging in huur meebring. Dit sal egter minder as R20 per huise wees.

Voorwaardes

Mnr Tracey de Villiers, stadsklerk van Goodwood, het gister ná die vergadering gesê Goodwood se stadsraad het nooit geweier om Epping in te lyf nie. Die raad het egter voorwaardes gestel en die inlywing is gister nie bespreek nie. Die Komitee het slegs aangekondig dat Epping nou deur die Afdelingsraad bestuur word.

In 'n kort verklaring het die stadsraad gesê „Goodwood was bereid om Epping met sekere voorbehoude in te lyf maar meen nou die huidige regsgebied, naamlik die Afdelingsraad, te hou

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District Seven

F.M. 21/3/75 (124)

Cape Town City Council has called for tenders for the building of 6 000 dwelling units. These form the first units in the Council's ambitious Coloured housing scheme, the Mitchell's Plain project, which will eventually contain 40 200 houses costing in all some R300m.

The scheme is already 10 years in the making. In 1965 the Council agreed to go ahead on the project. Then began a long process of planning and liaison with Community Development regarding the details.

Only in October 1971 was Mitchell's Plain proclaimed for Coloured housing.

Ex-city Engineer Solly Morris (he retires this week) estimates that it will be a further eight to 10 years before the 4 046 hectares of land on the Cape Flats, between Muizenberg and Cape Town on the False Bay side, is transformed into what he calls "a total urban

environment" for 250 000 people. When complete, says Morris, it will be larger than Bloemfontein and twice the size of Kimberley.

The Department of Community Development has allowed the Council to raise R53m by way of loans to finance the first phase. So far, the Council has spent a mere R1m, mostly on preparatory works. It has yet to pay for the land. In fact a dispute has erupted regarding its price (see story on page 1034).

Since the Mitchell's Plain development was first mooted there has been a marked increase in Coloureds' real income, which has, in turn, had an effect on home owning potential. It has also caused a dramatic change in the preferred standard of housing. Coloureds have raised their sights. And Council, prompted by, amongst others, the Cape

Chamber of Commerce and Stellenbosch University's sociology department, has conducted market research to determine exactly what type of home Coloureds want.

On the strength of the response from a sample of 1 600 families, the first stage was upgraded to allow for three bedroomed dwellings for home ownership. In addition, so as to ensure variety in design, Council has taken the unprecedented step of appointing three "outside" architects to design a portion of the first phase, 1 500 dwellings in all.

Sites in the whole Mitchell's Plain area have been set aside for three neighbourhood shopping centres and there are plans for a 56-hectare CBD, which will include more shopping, light industry and, says Morris, an essential quota of "higher density" residential development to ensure that the CBD "lives". Needless to say, only Coloured developers may share in the action.

A lot of people are asking how on earth the Coloureds are going to commute to what has been called "a forgotten corner of the Cape Flats". The SAR has undertaken to have a rail service to Mitchell's Plain operating by 1977.

In the meantime, the Mitchell's Plain Bus Company has already been licensed and will provide an internal service as well as transport out of Mitchell's Plain "as soon as it is required". Council hopes to have 800 houses ready for occupation by the end of this year.

This is a promising development as far as its goes. But there must be more of it — and White capital should be allowed in to help it along.

Outgoing engineer Morris . . . a last fling



HANSAARD 9

Q. column 650
8 April 1975.

**Development of Coloured city near
Dassenberg**

*19 Mr C W EGLIN asked the Minister of Planning and the Environment

Whether any bodies for Coloured persons were consulted about the proposed development of a Coloured city near Dassenberg, if so, what bodies, if not, why not

**The MINISTER OF PLANNING AND
THE ENVIRONMENT**

Yes

(a) The Executive of the Coloured Persons Representative Council—

(i) at the time of the advertisement of the area concerned for investigation as a Coloured group area, and

(ii) in connection with the proposed change in the name of Dassenberg

(b) The Director of Local Government of the Administration of Coloured Affairs in his capacity as member of the Dassenberg Development Committee, who liaises continuously with the Coloured community

1. 43
~~2. 85~~

124
81

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ANSWERD 13 Q columns 880 - 81.
5-11 May 1975.

X Houses in Bothasig

283 Mr I G MURRAY asked the
Minister of Community Development

- (1) (a) On what date was the building of two- and three-bedroom houses in Extension 1, Bothasig, (i) commenced and (ii) completed and (b) how many of the houses were (i) let and (ii) sold when completed,
- (2) whether the building contracts contain a retention clause, if so, (a) what was the amount subject to the retention clause, (b) when did the retention period (i) commence and (ii) terminate and (c) when were retention moneys paid to the contractors,
- (3) whether any (a) deductions or (b) additions to the contract prices were involved, if so, what amount in respect of each building contract,

- (4) what are the dates of the (a) first and (b) last contract of sale entered into with purchasers of the houses

The MINISTER OF COMMUNITY
DEVELOPMENT

- (1) (a) (i) Contract No. 96/68 and contract No 70/69 commenced on 9 August 1971 and 26 July 1971, respectively
(ii) Contract No 96/68 completed on 8 February 1973 and contract No 70/69 completed on 10 September 1973
(b) (i) 75
(ii) 255
- (2) Yes
(a) 10% of the value of the work done and at completion 5% of the final value
(b) (i) Contract No 96/68 on 8 February 1973 and contract No 70/69 on 10 September 1973
(ii) Contract No 96/68 on 9 December 1974 and contract No 70/69 on 9 December 1974
(c) Final retention moneys still to be paid on contract No 96/68 approximately R739 and on contract No 70/69 approximately R11 700
- (3) (a) Deductions
(b) Additions to both contracts resulting in a nett provisional deduction of R123 554-98 from the amount of contract No 96/68 and a nett provisional deduction of R108 341-40 from the amount of contract No 70/69 pending settlement of the final accounts
- (4) (a) 4 April 1972
(b) 1 August 1973

HANSARD 16 Q 1066
30 MAY 1975

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**House-ownership for Bantu in Western
Cape** X

*5 Mr D J DALLING asked the
Minister of Bantu Administration and
Development

- (1) Whether in terms of Government policy it is intended that qualifying Bantu persons will in all the Bantu townships of the Western Cape be entitled to (a) purchase, (b) alter or reconstruct (c) sell and (d) bequeath houses, if not, (i) which rights will not be extended to Bantu persons resident in the Western Cape and (ii) in respect of which townships will these rights not apply.
- (2) whether he intends to extend any of the above rights to women, if so, (a) which rights and (b) under what circumstances.
- (3) whether he intends to introduce any changes in order to ease the difficulties of unmarried, divorced or widowed women in the Bantu urban areas in regard to occupation and/or ownership of houses, if so, what changes

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

In my announcement in the House of Assembly recently regarding these matters, I stated clearly that house ownership in urban Bantu residential areas would once again be put into operation on certain conditions on a date in the reasonably near future, the date to be made known in due course but, that certain administrative preparations first had to be made. My Department of Bantu Administration and Development is giving attention to the matter and particulars will be made known in due course. The hon member may rest assured that the matters raised by him will *inter alia*, also be considered.

Malays may buy rebuilt homes

ARG 45 6/6/75 (124)

THE Department of Community Development has agreed to the sale of renovated houses in the restored Malay area to the Malay community.

Home ownership in the area, a declared national monument, was discussed with the Minister of Community Development, Mr A H Du Plessis, by representatives of the Cape Town City Council last month

In a letter to the council the Secretary for Community Development, Mr L Fouche, said there was no objection by the Minister to the sale of houses in the area at a reasonable market value. The letter added that consideration should be given to a grant of R290 000 made to the council by the State =

Mr Fouche said purchase prices would bear a proper relationship to the prices which would have to be determined for other houses to be restored by the council.

52 HOUSES

The City Council has restored 52 houses in the old Malay Quarter and will approach the authorities for another grant to restore 66 more housing units

The secretary of the Schotsche Kloof Civic

Association, Mr H M. Kahn, said he appreciated the efforts of the City Council, the Department of Community Development and the National Housing Commission

He said discussions on selling houses back to the Malay community had been made by his associa-

tion. The houses were expropriated from their owners more than 30 years ago

'Generally we welcome the idea although we are a bit disappointed that only the restoration area is affected, and not the flats in the Schotsche Kloof area,' he said

DAILY DISPATCH, MONDAY, JUNE 2, 1975 (124) 9

Indians to hold mass meeting

EAST LONDON—The Indian Association, here is to hold a mass meeting tonight to discuss their future

The meeting comes after members of the association walked out of a meeting with the city council's housing sub-committee last week.

After a statement had been issued by Mrs R E. Venter, councillor responsible for housing, in which she said the meeting had been informal, another meeting was arranged.

"The mass meeting that we are having is a report back on that meeting," Mr K S Casoojee, acting chairman of the association, said last night.

He added the association's attorneys had been instructed to investigate why none of the association's objections had been forwarded to the Administrator.—DDR.

RP plea for Black

homes

12/16/75
The Argus Political
Correspondent

THE Reform Party today called on the authorities to build family dwellings for Africans in the Peninsula as a matter of urgency.

Mr H. Schwarz, party leader, said the party's parliamentarians had from time to time consulted leading figures in the urban Black community of the Western Cape.

Particular attention had been given to housing and educational needs, local Government structure and the feeling of security of the Black people.

This week the party's representatives had met senior officials of the Bantu Administration Board.

LAND

No family dwellings for Africans had been built for some time and no plans had been submitted to obtain loans, Mr Schwarz said.

Land had been set aside for accommodation for single persons, to be built by employers. There were plans to build more than 5 000 single units.

This could meet urgent labour problems but had already been shown that single accommodation created social problems. The real need was for family accommodation.

A major reason for the Black squatter situation was the desire of African men to have their wives and children with them.

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12/16/75
The Argus Political
Correspondent

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Housing staff 'abusing powers'

THE Athlone and District Management Committee is to ask the Cape Town City Council to rotate its housing staff to different offices, because of dissatisfaction about the conduct of staff in some of the townships.

The committee took this decision at its monthly meeting after concern was expressed at the treatment

received by tenants in some of the council's offices in sub-economic schemes.

The motion was tabled by Mr E. M. 'Babs' Essop, the Coloured Representative Council member for Strandfontein constituency, which includes the council's housing schemes at Hanover Park, Manenberg, Lavender Hill and Retreat. It was seconded by Mr T. J. McLaughlin.

Mr Essop said he was appalled at the general conduct of housing staff in the sub-economic townships. He said requests had been made to him by tenants to take the matter up with the City Council because the tenants feared 'victimisation and reprisals' from housing staff who were allegedly abusing eviction powers.

'I want to call on the council to immediately consider the rotation of its housing staff,' said Mr Essop.

'Housing staff have abused eviction powers on tenants living in the council's housing schemes. I feel a policy of rotation should be applied because of incidents between housing staff and tenants in the townships.

'Housing staff are often impolite and unsympathetic towards problems encountered by tenants in the townships, because they feel too secure by working in one housing office.

'A rotation of staff is needed to bring about harmonious relationships between tenants and staff. I think a rotation of staff in the council's housing offices at Manenberg, Bonteheuwel, Hanover Park, Heideveld, Bridgetown, Kew-Town, Steenberg, Retreat and Parkwood Estate is long overdue.

'I believe there is a need for rotation in housing offices if circumstances warrant it and I feel that a complete change of scenery is needed for housing staff at this stage in all the housing offices of the council.'

100 more houses in township

ARGUS 30/6/75

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The Argus Correspondent

FORT BEAUFORT. —

The construction of a further 100 sub-economic houses at Newtown Coloured township at Fort Beaufort has commenced and follows the construction in October and November last year of 55 similar houses at Newtown, all of which are already occupied.

The houses were allocated to Newton residents who were most urgently in need of adequate accommodation, and the new occupants have taken possession and have started to make gardens and to plant trees.

The new batch of 100 houses is to cost the Fort Beaufort Municipality R164 000.

Sixty of the new houses will be four-roomed and 40 will be three-roomed.

The municipality is also to spend another R45 000 on services to Newtown

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Committee will see council on 'infill' scheme

ARGUS 10/7/75

THE Athlone and District Management Committee is to discuss the question of more houses in Coloured townships with the housing committee of the Cape Town City Council.

The committee is not happy with reports that the council might extend its 'infill' scheme at Bon-teheuvel and Kalksteentfontein to other housing schemes on the Cape Flats. Under this scheme the council would build maisonette-type flats in existing townships so as to increase the housing density.

Mr. E. M. Essop, vice-chairman of the management committee, said at the monthly meeting of the committee yesterday that it would have to discuss overcrowding and improvements to existing houses with the council's housing committee.

Mr. Essop was re-elected as vice-chairman and Mr. H. F. Moses was re-elected as chairman of the management committee.

Cape Times 15-17/75
R4,5m for aged

MORE THAN 30 elderly Coloured people have been housed in the past few weeks at Bishop Lavis in the first stage of an R4,5m scheme which will provide homes for 900 old people in the Peninsula in the next five years

Mr Alan Johnson, the acting secretary of the Cape Peninsula Welfare Organization for the Aged, which is behind the project, said the CPWOA plans to build five old people's homes — three for Blacks and two for Whites.

So far the CPWOA has been given or promised R75 000 towards the homes

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FISH HOEK ROW ON REZONING

18/7/75 ¹²⁴ The Argus Municipal Reporter

THE Fish Hoek Town Council is to hold a public poll for rate-payers to decide on a move to rezone part of the town's existing sports fields for a group housing project.

More than 500 people packed the Town Hall last night at a special meeting called by the Mayor, Mr R. G. Hardie, to discuss the planned rezoning and to vote on the move by a show of hands.

The meeting was called after more than 180 residents had petitioned Mr Hardie.

After more than three hours of debate 220 rate-payers and registered municipal voters turned down the rezoning move, while 127 were in favour.

VOTE CALL

Mr Hardie told the meeting he would report the result of the vote to the Town Council, but as the meeting began to break up a resident said he had a written request for a public vote on the issue.

Almost 20 people stood up to back his call for a public poll.

A municipal ordinance requires only eight municipal voters to support this move.

The referendum will be held on August 13 for the town's 2 286 municipal voters to decide whether they back the scheme or not.

The result will have to be reported to a special meeting of the Town Council.

Although the outcome of the poll will not bind the Council to any action, it will have to be considered, with plans for the project, by the Provincial Administration.

SPORTS FIELDS

Earlier in the meeting, Mr Hardie outlined the history of sports field sites in the town since it began in 1920, and an architect, Mr Michael Lowe, explained the group-housing project.

Mr Hardie said Fish Hoek was one of the worst laid-out townships in the whole of the Cape Province.

He said: 'The problems created in the initial layout will always be with us — bad street intersections, few public open spaces and no provision whatsoever for schools or playing fields.'

'It is quite obvious that sufficient planning for the future of a fully-developed township was at no time in the past considered necessary. If this had been done and planned, all these moves would not have been necessary.'

SPORTS CENTRE

The rezoning plan involves about half the existing sports fields for the group-housing project. Linked to the move is a plan for a new sports centre at the old refuse tip.

Mr Hardie said planning allowed 50 percent of the projected group-housing

site to be retained as parkland.

The housing plan is for 99 'patio' houses and 41 'town houses'.

Mr Hardie said the town was faced with a 'once-in-a-lifetime opportunity' — it is more than a possibility if this site is not developed that a Government department would lay claim to it for their purposes, and in this respect Fish Hoek would have no redress.

Many residents spoke against the planned rezoning, and a number said group-housing could deteriorate into slums.

Captain G. N. Brits said: 'I am not being snobbish, but can the council guarantee that the people coming to live in the group-housing scheme will be part and parcel of our town.'

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Farmers' objection
Cape Times 30/7/5
 THE Cape Flats and District Farming Association yesterday requested Divisional Council approval of living quarters for Coloured labourers in the White farming area of Philippsburg.
 The objection was based on the Association's claim that the cottages had been built for 240 labourers without prior planning permission, that the labourers were not employed on farm work and that the farm occupant was a building contractor and not a bona fide farmer.
 The matter will now be referred to the Works Committee for further discussion.

R1 Administration ch home made fees rocket in Karoo

Graaff-Reinet Advertiser 31/7/75

Graaff-Reinet Municipality took a humane, responsible attitude

By Arthur Knott-Craig

ON Monday I published the "shocking increases" in the housing fees in the Graaff-Reinet Bantu township — increases which varied from 47 per cent to 283 per cent. That is the bad news. Now let me give you the good news. Graaff-Reinet Bantu, according to my informant, are the best off in the area falling under the jurisdiction of the Karoo Bantu Affairs Administration Board. In other municipal areas, fees went up even higher, but just for the moment I do not have the figures to supply to my readers.

I can just state this, which comes from a reliable source. The Municipality of Graaff-Rei-

net adopted a humane and responsible attitude towards its Bantu population, and helped no end to cut down costs so that the local Bantu population would not have to pay service charges which in other areas were increased by up to 2 000 per cent.

The picture which has come to light thus far is most depressing.

The Karoo Bantu Board has to supply essential services in Bantu townships, such as the supply of water, electricity, refuse removals and street lighting. They need money to do so because the municipalities will have to contract for the work.

It would appear that they tabled a schedule of proposed charges at a meeting which was met with very strong opposition, so they decided to write to the municipalities within the area of their jurisdiction and ask them what they would charge for these services.

Some municipalities levied separate service charges for the first time in their lives, these services having, in the past, come from general rates whilst others charged more than what was proposed by the Board, and some charged a lower rate.

Graaff-Reinet Municipality decided to keep their service charges to the Board down so

An offer to the Bantu Board

The Bantu Affairs Administration Board of the Karoo meets in Graaff-Reinet on Monday, I am informed.

This newspaper offers it all the space it requires to set out its reasons for increasing the housing fees in the area under their jurisdiction because the public is entitled to know what their problems are.

There is always two sides to a question: and we believe that both must be heard.

It is then for the public conscience to judge the issue.

(Continued on page 16)

Administration charge

(Continued from page 1)

that they could retain their labour force, which is essential to a growing area, and especially at a time like the present when ambitious schemes are being tackled.

If these charges in Graaff-Reinet had gone through, the White ratepayer would have carried these charges to a large extent as they have done for many years.

However, the Karoo Bantu Affairs Board decided that an administrative charge of R1 per Bantu home per month should be levied to cover the administration costs.

This R1 per Bantu home per month is in excess of the R1,80 every businessman has to pay for every Bantu he has in his service—and this charge was increased first from the normal 50c under the Municipal franchise to R1 under the Karoo Bantu Board and then to R1,80.

Nobody objected to this charge as they were under the impression that this levy would cover the costs of these services.

In addition to this increase of R1 per house, the Board also increased the housing fees, and together they caused the "shocking increases".

In Graaff-Reinet Bantu Township there are 900 houses, I am told. This gives the Bantu Board an annual income of R10 800 a year for "administrative charges".

A European is not allowed into the Bantu township without a permit, and the law lays down that no pictures are allowed to be taken inside a Bantu township.

But I am told that since the Bantu Board was created it has done absolutely nothing to improve the streets, which are said to be in a worse condition than they were when the Municipality ran the township; that no new houses or other amenities have been started or built—and six months of the year has sped along.

No doubt, when the chairman of the Karoo Bantu Affairs Administration Board, Mr Ken de Lange, and the Chief Director, Mr D Meintjes, returns, I will be able to get a full explanation of this shocking increase in costs.

I have asked for a meeting of the Chamber of Commerce and Afrikaanse Sakekamer to be called jointly so that this matter could be discussed.

It may interest all businessmen that other matters to be discussed at this meeting—the date will be made known in The Advertiser—will be the exploitation of Coloured people by city businessmen as explained in Monday's issue of The Advertiser by Ds W J du Toit, and the shortage of cement and coal.

ful housing fees incr

Pearston from 187-687 per cent

Graaff-Reinet Advertiser 4/8/75

Domestic servants earn between R4 to R6

By Arthur Knott-Craig

IF I were a member of the Karoo Bantu Affairs Administration Board I would never be able to sleep. My conscience would not allow me to. This is the conclusion that comes to me the more I gather facts in regard to housing fees which they promulgated on June 27 in Government Gazette No 1262 without giving the public any warning.

I was telephoned from Pearston over the weekend and asked to investigate the increases in that town

My informant, a farmer, said that the new fees were absurd, "because these people do not have the vaguest hope of meeting the new rentals"

His words were "The new fees are downright sinful"

The increases vary from 187 per cent to 678 per cent They are as follows

Rooiblok — a new sub-economic scheme paid for by the Municipality of Pearston in 1966

One-room 68c (old), R4,75 (new) — 598,5 % increase

Two-room R1,05 (old), R5,12 (new) — 387,6 %

Vaalblok Site rental 60c (old), R4,67 (new) — 678 %

Lodgers fees 40c (old), R1,90 (new) — 375 % (this is for a man, his wife and children)

Lodgers fees 40c (old), R1,15 (new) — 187 % (this is for a woman and her children)

Lodgers fees single 20c (old), 75c (new) — 275 %

Permit to enter the township — 15c (old), R1 (new)

Duplicate documents 35c

I was told that Bantu domestics earn between R4 to R6 a month, which is also a disgrace

How then can they afford to live in one of the houses in Pearston

I was told that a Bantu man had paid R250 to build his own house before the Board took over the Bantu township His site rental was 60c Now he pays R4,67

Now let us look at what the Pearston Municipality charges for its Coloured population

Old schemes

Two-rooms R3,20 (which includes a service charge of R1,20)

Three-rooms R4,70 (which includes a service charge of R1,20)

New scheme — 42 homes have been completed and the Coloureds are joyfully moving over because under the Bantu Board they would have to pay the same charge as the Bantu

Two-rooms R3,9 (R1,20 service charge)

Three-rooms R,25 (R1,20 service charges)

Four-rooms R6,0 (R1,20 service charge)

The service charges are for electricity, water, sewerage and other essential services like roads and are inclusive in the monthly payments.

Can your conscience allow you to sleep while this state of affairs is allowed to go on?

The Karoo Board will explain

The chairman of the Karoo Bantu Affairs Administration Board, Mr Ken d Lange, told The Advertiser last Friday when interviewed in regard to the increased housing fees in Graaff-Reinet that a prepared statement would be issued to The Advertiser for Thursday's issue

He explained that he and the Chief Director, Mr D Meintjes, had just returned from Pretoria, and could not prepare a statement before this week

This morning, The Advertiser learns, the matter was discussed at the general meeting of the Board, which decided "that nothing could be done about it now"

281
326
13 124

BANTOEWERKERS MOET MENSWAARD

Craff - Reinet Advertiser 7/8/75

Deur mnr K. H. de Lange, voorsitter van die Bantoesak

Die Adjunk-Minister van Bantoesake en Administrasie, mnr W A Cruywagen, het tydens samesprekings wat op 28 en 29 Julie in Pretoria gehou is met werkgewers van verskillende sektore, dit as die Regering se uitgangspunt gestel dat basies drie instansies verantwoordelikheid moet aanvaar om

'n bydrae te lewer tot die Administrasie van Bantoe-aangeleenthede in Blanke gebiede

Die drie instansies is in die eerste plek die Regering self, in die tweede plek die Bantoe self en in die derde plek, die werkgewers wat van bantoe-arbeid gebruik maak

Die minister het by hierdie geleentheid dit ook uitgespel dat die Regering se bydrae gelewer word in die vorm van 'n gunstige winsverdeling uit bantoe-drinkwinste naamlik dat 80% van winste uit blanke drank aan Bantoesake Administrasie sal toekom en slegs 20% aan die De

partement Bantoe-administrasie en -Ontwikkeling oorbetaal moet word en dat die Bantoe self sy bydrae lewer deur die betaling van huishou en sekere tariewe vir noodsaaklike dienste

In die derde plek en miskien die belangrikste, lewer die werkgewerspub-

1 320
2 334
3 121

EVERYONE GETS THE BLAME THE BOARD

Graaff-Reinet
Advertiser
7/8/75

By Arthur Knott-Craig

THIS "holier than thou" attitude of the Karoo Bantu Affairs Administration Board as evinced in their reply to my articles on the shocking rises in the housing fees in the area under their jurisdiction — and especially in Graaff-Reinet and Pearston to which I specifically referred — makes me want to run to the nearest toilet and puke my heart out. I make no apology to my readers for this strong language, because everyone in this community and other communities in the Karoo, from the citizens to the local authorities, stand condemned while the Board emerges as pure white as the undriven snow.

lance, and, if not, trying to increase my circulation. If anyone can be accused of placing race relations in the balance it is the Board by not keeping the public informed of the shocking increases in house rents, especially the people concerned. And for their information, let me just state categorically that circulation increases only by honesty of intent, to publish the views of every member of the community, and to maintain a balance. And this newspaper's circulation has been growing long before the Bantu Board came upon the scene.

Firstly, they have the gumption to ask me to publish their views verbatim "to try and maintain a balance" when I offered them all the space in these columns to reply. Secondly, I am accused of an attack on my integrity. This reeks of placing race relations in the balance.

I am asked if it is fair to insinuate that the Board increased the fees without conscience and

Everyone gets the blame, bar the board

1124
BAR

(Continued from page 1)

Nowhere did I suggest that I did not know what the plans of the Board were. This newspaper published an article on the capital projects of the Board, and that created quite a sensation because everyone said — and the article was even quoted at a meeting of the Midlands Agricultural Union in May this year — that now the Bantu were in for a better deal. Now this is where I take issue with the Board. Why did they not there and then supply figures to show the other side of the picture — what it was going to cost in increased fees? I, nor anyone else for that matter, has any idea of how the Board budgets, but I take it that it must be similar to that of a local authority. A local authority plans its capital programme for the year ahead, and then looks at its income. If that income does not balance, then they can either cut down on their expenditure, or otherwise increase Rates. Being the elected representatives of either the town or district, they would not dare to increase rates or even service charges by the amount the Board has. So I am saying this, not insinuating that if the Board had to put up white housing fees and services in the manner they have done in the Bantu township so that medium and long-term benefits can accrue, they will be out on their ear tomorrow. I thank the Board for giving me credit for pleading for higher wages for the non-white. I know how hard inflation is hitting all of us, that it was not only human and humane to do so, but also in the interests of all concerned. A man whose family has a full stomach and a roof over his head is a contented man. However, the platteland must not be placed in the same cate-

gory as the industrialised areas, especially where the infrastructure of a community is based on agriculture which has more 'downs' than 'ups'. The depopulation of the platteland in the past three decades is proof of that young people have left to earn better salaries in the cities, which can afford to pay higher salaries because they have the numbers. I agree that wages and salaries for Bantu must be improved appreciably, but I caution the Board here, for businesses in town can employ so many people and no more, and if wages or salaries had to rocket to keep up with the increases that the Board has made, or is to make in the future, and to help the mass of people which must be employed, staff could be reduced. What then would happen to the unemployed? How would they pay steep housing fees? One more consideration which must be taken into account is that not all the appeals in the press and the radio for higher wages for the Bantu will fall on receptive ears. How will these people who do not get increases pay their housing fees? What will become of them? If the Board guaranteed that every Bantu wage earner was, through legislation, to receive a socio-economic salary to meet their shocking housing fees, nobody would have decried these raises. The Bantu pensioner is one of the hardest hit by these phenomenal increases in housing fees. The Board has the welfare of the Bantu at heart. Will they knock at the door of the Government and ask for higher pensions to meet these increased costs? I will appeal — and do so now — to what industries are here, businessmen and housewives to increase the wages of their Bantu employees. In fact, that is why I called for a meet-

ing of the Chamber of Commerce and Afrikaanse Sakekamer, and anyone else who wishes to come along for that matter, to consider this matter and wage increases. I can only say that I have called that meeting, but so far I have not been told whether such a meeting will be held or not. I would like the Board's representatives there too to tell businessmen and housewives for that matter what they consider a "beter salarisbedeling" — just how much extra must be paid. What a Bantu must earn to make a decent living. I have one more point to make, and here I specifically talk about Graaff-Reinet Bantu township. Just what has the Board done to improve essential amenities for the Bantu? I know of two projects which are being tackled, the one is the new paint job on the Bantu offices in the township, and the other is the beer hall improvements. The Board has applied for a liquor licence so that hard alcohol can be sold in the Bantu township, and 80 per cent of the income from this will be spent on improvements in the township. All the profits from a beer hall go for improvements to the township. I have heard it said often if you pay the non white more, he will drink it out. Now the Board is creating more outlets to encourage just that, and they say "pay the Bantu more". I am therefore glad that I was incorrect when I reported that the Board had said that nothing could be done about the increased housing fees. I hope they will rethink on this matter. It is not too late. It is courtesy to allow a man to reply to an argument I offer that courtesy to the Board WITHOUT SAYING ANYTHING FURTHER. The whole issue now rests with public conscience. I have done what I could.

lightly, and if that was not my purpose, what then was my purpose? I insinuated nothing. All that I did was to publish increases in the fees levied by the Board and said that it was shocking. If telling people about these increases was to create drama let me just tell the Board without mincing words that they won't the race, and that I came third. They were the first to publish these increases by dish-ing out circulars in the Bantu township. Housewives were told about it. Then this newspaper heard about it. So let us not get dramatic about this aspect of the issue.

(Continued on page 17)

Beter

salarisbedeling vi

is 'n saak van

Graaff-Reinet
Advertiser 7/8/75 **erns**

Bantoeeraad (Karoo) se antwoord op verhoogde behuisingsfooie

SOOS belowe het die voorsitter van die Bantoesake Administrasieraad (Karoo), mnr K. H. de Lange, van Graaff-Reinet, op berigte in Die Advertiser gereageer, waarop gewys is op die verhoging van behuisingsfooie in Bantoeewoonbuurtes in die gebied onder die jurisdiksie van die Raad.

Die hoofdirekteur van die Raad, mnr F. J. Meintjes, het egter versoek dat die brief ook in Die Karoonuus gepubliseer word. Ons doen dit met graagte.

Met verwysing na die onlangse berigte, betreffende die verhoogde tariewe ten opsigte van Bantoebehuising, wat in verskeie uitgawes van u koerant verskyn het, wil ons u graag hiermee van 'n antwoord voorsien. Ten einde 'n balans te probeer handhaaf, word u versoek om asseblief hierdie brief volledig te plaas.

Ten eerste moet ten sterkste beswaar aangeteken word teen die eensydige en sensasiewekkende trant van u beriggewing. U verwys na die belangrikheid van die Eerste Minister se beleid van dentente maar terwille van die "nuuswaarde" is u bereid om die handhawing van voortgesette, goeie rasseverhoudinge in die weegskaal te plaas. Of is die opslagsyfer van u koerant belangriker?

Is dit billik om te insinueer (u uitgawe van 4 Augustus 1975) dat die Bantoesake Administrasieraad Karoo gewetenloos en ligtelik besluit het tot die verhoging van die betrokke tariewe? As dit nie u bedoeling was nie, wat was u bedoeling dan? Bloot vir die dramatiese effek daarvan?

U argumenteer dat hierdie Raad eerstens die dienste en geriewe moes voorsien het voor-

(Vervolg op bladsy 17)

124

~~17 3:0~~

2) 124

~~3 3:11~~

~~16 3:12~~

Beter salarisbedeling vir die swartman

(Vervolg van bladsy 1)

dat aanpassings in tariewe ge maak is. Dit is wel moontlik, maar dan sou die Raad duurder rondse van 'n eksterne bron moes bekom, wat die finansiële las op die Bantoe nog swaarder sou maak. Dit sou dus nie in belang van die Bantoe wees nie.

U is bewus daarvan dat hier die Raad sedert instelling gedurende September 1973 van die grond af opgebou moes word, wat personeel, beplanning, begrotings en kapitale programme, ens., betref. U is bewus van die omvang van die kapitale programme vervat in die 1975/76 begroting van hierdie Raad, 'n atskrif waarvan aan u voorsien was. Hoe kan u dan in opregtheid suggereer dat u nie weet wat die Raad se teenprestasie beplan vir die Bantoe bevolkings nie?

Graag gee ons u krediet vir u besonder heldere siening waar u op bladsy 16 van u 31 Mei 1975 uitgawe, oplossings vir die "dilemma" aan die hand doen. Dit, die verhoging van loone, is werklik waar die probleem lê en indien u die saak van goeie verhoudinge wil bevorder en indien u met gerustheid saam met u gewete wil slaap, is dit hierdie aspek wat u in u berigte moes beklemtoon en bevorder het. U beskou dit feit dat 'n huisbediende R4 tot R6 per maand verdien as "ook 'n skande". Ons beskou dit as die absolute kardinale skande en die oorsaak van baie wrywing.

Nog 'n stukkie "foutiewe" beriggewing. Hierdie Raad het nie, soos volgens u berig (4 Augustus 1975), besluit dat "niks nou aan die saak gedoen kan word nie."

Die sydelinkse bewering dat lede van die Bantoe-publiek nie menswaardig behandel is of word nie, sal met graagte ondersoek word by ontvangs van 'n spesifieke klag of klagtes. U kan verseker wees dat die handhawing van goeie menseverhoudinge die erns van hierdie Raad is.

Daar sal nou gepoog word om u omvattende antwoord te verskaf ter verduideliking waarom die betrokke tariewe so aanmerklik gestyg het.

Met die instelling van Administrasie Raad is 'n nuwe produk blootgeleë die onregverdig verdeling van die loonstruktuur in die land. Hierdie toedrag van sake is, oor 'n tydperk van jare onbewustelik (bewustelik) deur

Plaaslike Owerhede geskep, want dit is so dat die loonstruktuur bepaal en beïnvloed word deur die loonstruktuur van die betrokke Plaaslike Bestuur of Munisipaliteit. Dit is verder 'n feit dat die finansiële struktuur van Plaaslike Owerhede (veral in die Platteland) so ingestel was dat lae loone gehandhaaf kon word. Dit is gedoen in die vorm van subsidiëring en wel op 'n wyse wat baie moeilik waarneembaar was. Die blanke bevolking het uit eiendomsbelasting en ander diensgelde deur die Munisipaliteit gehel, die Bantoe se dienste in die Bantoe woonbuurt gesubsidieer en doen dit tans nog vir die Kleurlingbevolking. Daarom dan dat Kleurling woonbuurtes onder bestuur van Munisipaliteite, nog steeds, op papier, goedkoop geadministreer kan word. Dit sal vir elke denkende persoon tog duidelik wees dat vir 'n bedrag van 60 c per maand, daar nie vir 'n gesin water, vuilnisverwydering, sanitasie, strate en moontlik nog behuising, voorsien kan word nie. As na die maandelikse rekeninge van blankes deur die Munisipaliteite uitgestuur gekyk word, is dit nie moeilik om te verstaan hoe subsidiëring bewerkstellig is nie. Die mate van sukses van hierdie subsidiëring, blyk duidelik uit die feit dat swart bediendes tussen R4 en R6 per maand verdien.

Die Bantoesake Administrasieraad bevind hom dus in die onbenydenswaardige posisie dat waar 'n probleem voor sy ontstaan geskep is, hy die blaam daarvoor moet dra. Dit kom derhalwe daarop neer, dat waar die belastingbetaler voorheen die swartman via sy eiendomsbelasting en ander dienste tariewe gesubsidieer het, die werkgewer van Bantoe-arbeid nou bereid sal mot wees om 'n hoër loon te betaal en daardeur die regering se beleid ni om hom, die swartman, 'n menswaardige bestaan te verseker te bevorder. Dit sou toe 'n meer billike bedeling daargestel indien die werkgewer van swart arbeid 'n groter bydrae in die verband sal lewer. Sodoende sal die breë bevolking nie belas word met 'n bydrae vir 'n saak waarin hulle geen aandeel het nie.

Dit bring ons by 'n verdere gedagte. Terwyl Munisipaliteite, sedert oornam deur die Administrasie Raad, nie meer die Bantoe subsidieer nie, sou minstens verwag kon word dat as 'n re-

sultaat van die gevolglike besparing, daar geen tariefverhogings deur Munisipaliteite aangekondig sou word nie. Die teenoorgestelde het egter gebeur. Die dienste-tariewe van Munisipaliteite, wat nou sonder subsidiëring van die swartman verhaal moet word, het met gemiddeld 611 % gestyg, wat dus hierdie Raad genoodsaak het om tariewe met gemiddeld 268 % aan te pas. 'n Duidelike bewys dat hierdie Raad deur middel van ander inkomste bronne steeds die Bantoe se perseel- en huishuur so laag as moontlik probeer hou. Die volgende is 'n aanhaling uit 'n brief wat aan alle Munisipaliteite gerig was, tydens die oorweging van hierdie aangeleentheid deur die Raad en dien ter stawing van hierdie Raad se simpatieke benadering in hierdie saak.

"By interpretasie van hierdie Wet kan u hierdie Raad vir bogenoemde tariewe in die Bantoe woonbuurt vergoeding vraagelyk staande aan die laagste tarief wat u verhaal in die res van u Munisipale area. Hierdie Raad het op sy Raadsvergadering van 5 Augustus 1974 perseel en huishuurtariewe van die Bantoe woonbuurtes in sy regsgebied hersien en gevind dat, as gevolg van die moontlike prysstyging van hierdie dienste na totstandkoming van hierdie Bantoesake Administrasieraad, indien die Wet op die letter toegepas sou word, die perseel en huishuurtariewe met soveel as 416,1 % en 118,6 % onderskeidelik sal moet toeneem.

"Dit is te verstane dat so 'n

onrealistiese styging ontevredeheid onder die Bantoes sal meebring en vir die gemeenskap as geheel in 'n Munisipale gebied ernstige nadelige gevolge kan hê. Om hierdie rede en die feit dat voor die totstandkoming van die Bantoesake Administrasieraad in baie gevalle die belastingfonds die Bantoe-inkomsterekening gesubsidieer het en tariewe vir dienste gelewer noodwendig sal styg, word u genader om hierdie Raad skriftelik te verwittig wat die maksimum tariewe is wat u tot einde 1975 vir bogenoemde dienste van hierdie Raad sal verhaal."

Die Raad wil dit verder duidelik stel, dat geen bedrag vir die bewoning van 'n huis verhoog is nie maar die verhoging in tariewe reflekteer eerstens die verhoging in tariewe wat deur Munisipaliteite gemaak is en ten tweede, wat vir ons die belangrikste is, 'n beter finansieringsbasis om op medium en langtermyn vir die swartman voordele in die vorm van meer dienste sport, ontspanning, welsyn en skole asook behuising, te kan verskaf om sodoende aan hom 'n menswaardige bestaan te verseker.

Ten slotte wil ons 'n beroep op u doen om asseblief u ruimte, tyd en kundigheid aan te wend in die stryd ter bevordering van 'n beter salarisbedeling vir die swartman. Dit is 'n saak van erns vir hierdie Raad, wat in die verband reeds by verskeie geleenthede 'n beroep deur die pers en radio, op die werkgewers-publiek gedoen he.

Indian Attack Govt on housing shortage

By M. Williams

Staff reporter
INDIAN and Coloured leaders yesterday attacked the Government for the lack of planning and funds to relieve the acute and worsening shortage of housing.

The shortage has been highlighted by the scramble for housing in the Pretoria suburb of Leunium, where about 400 displaced Indians from other areas are given no space.

The Government's attempt to build flats for homes were frustrated when the board of places were to be allocated to the black Indians.

The former chairman of the South African Indian Council and a member of the South African Foundation, Mr. J. J. J. J. said the Government had failed to take into account the growth of the Indian population and the consequent growing demand for housing.

The Indian community has always struggled for housing. There has never been enough. But now the shortage has become critical. Mr. Joosub said in Lenasia, Johannesburg, the shortage was estimated at more than 2 000. In Pretoria it was about 1 000 and the shortage at other major urban centres, including Benoni and Germiston, was worsening.

The problem was aggravated by Indians from the platteland moving into towns because of shortages of schools and housing in the country.

Job opportunities were also more plentiful in the cities, Mr. Joosub said.

The chairman of the executive of the Coloured Representative Council, Mr. Sonny Leon, said lack of housing was the biggest problem among Coloured people.

The shortage was estimated at more than 100 000 units. In some areas, including Kimberley, three

families were sharing houses hardly big enough to accommodate one.

"The Government must consider a crash programme to relieve this tremendous shortage."

Mr. Leon said if the Government could find millions of rands to lend to South American countries, and spend R1 000 million a year on defence, it could surely find the funds to provide reasonable housing for its own people.

In the Cape Peninsula, alone the need was for 40 000 houses.

Mr. Leon said he addressed a public meeting in Cape Town earlier this week on the crying need for accommodation for Coloureds.

One mother told the meeting she and her family were part of a group of 22 sharing a two-bedroomed house.

"Coloured people are bewildered. They don't know where to go or what to do."

Handwritten notes and scribbles in the top right corner of the page.

Massive housing plan

wanted

20/8/75

Cape Times Political
Correspondent

THE PROGRESSIVE Reform
Party MP for Pinelands.

Dr Alex Boraine, said last
night that continued
peace in South Africa
would depend on starting
a massive crash housing
programme for the
country's homeless
tens of thousands.

This week Dr Boraine and
the PRP MP for Ron-
debosch, Dr P van Zyl
Slabbert, visited the
Crossroads squatter camp
near D.F. Malan Airport.

GREAT SIMPLICITY

Last night he told a report-
back meeting in Pinelands
of his impressions: Shacks
with the barest facilities;
four taps and six pit
lavatories for a com-
munity of about 7,000
people; drums for rub-
bish; extremely poor drain-
age and pools of water
"all over the place".

Three things had disturbed
him, Dr Boraine said:

● The squatters great sim-
plicity—they, simply said,
"Leave us with our chil-
dren, even if you can't
provide us with decent
housing, leave us where
we are and let us get on
with the job of living."

● That as a result of the ac-
tions of certain officials,
the squatters' own chil-
dren had begun to lose re-
spect for their parents
when they saw the
way they were being hand-
led.

LOST RESPECT

● That because of this treat-
ment the squatters had
lost respect for the White
man and there was now a
growing hostility towards
Whites.

Dr Boraine called for a
crash housing programme
for the homeless and a co-
-ordinated programme to
provide at least basic
facilities for those who
were forced to become
squatters.

"If we want peace in South
Africa, then we must em-
-bark upon a massive crash
programme to build
houses for the hundreds
and thousands of people
who are without homes,"
he said.

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123

124

'MITCHELL'S PLAIN HAS GOT TO WORK'

ARGUS 30/8/75 By Alun Vaughan

'EVERYTHING depends on Mitchell's Plain,' Councillor Tom Walters told a symposium on housing organised by the Cape Provincial Institute of Architects in Cape Town this week.

'If we want to avoid riots and revolutions we have got to make it work,' he said.

'We have got to make it work,' he said.

Mr Walters said the City Council had revised its plans of Mitchell's Plain and was now backing it to solve the three levels of the Coloured housing problem:

- Illegal shanties,
- shortage of housing and overcrowding, and
- the need for a settled house-owning Coloured community.

Instead of providing a mixture of economic and sub-economic houses for rent, and other houses for sale, the latest plan is to upgrade Mitchell's Plain to 60 000 houses, all of which will be marketed.

The sale of these new houses would draw people out of the existing sub-economic areas and create vacant homes for people currently living in illegal shanties.

Mr Walters said it was planned to eliminate all squatter shanties by the end of 1977. By that time houses would be going up at Mitchell's Plain at a rate of 6 000 a year.

Other speakers at the symposium noted the importance of Mitchell's Plain as a pilot project from which valuable lessons could be learned for dealing with housing shortages and allied problems in other parts of South Africa.

Mr Walters said the importance of Mitchell's Plain to Cape Town arose from the fact that there was so little alternative land for much-needed housing development.

BUDGETED

'Now we can get the money we don't have the bricks, we don't have the plans, and we don't have the land.'

He and other speakers said funds for housing had been available from the Government but local authorities had not been able to use the money. The central Government had budgeted to allow the spending of a million rand every eleven days on new housing but this had not been taken up.

Mr Walters said that last year Cape Town had spent R274 000 or one per cent of the rates on direct housing — 'a little over half what it spent on the municipal orchestra.'

1/ 8.5
2/ 12.4

124

Rents up almost 80pc for Blacks

^{2/9/75}
The Argus Correspondent
OUDTSHOORN — Site
rents in the African
housing area of Bon-
golethu have risen
from R2,50 to R4,48
a month—an increase
of almost 80 percent.

In addition, monthly
levies of 95c have been
imposed for children who
live with their parents
and levies of R1,90 for
lodgers.

The hardest hit are
elderly pensioners. The
average wage of African
labourers here is between
R10 and R11 a week,
although those in State
employment may earn
more.

The new rents and lev-
ies, published in the
Government Gazette,
apply to the Karoo Bantu
Administration area.

Local African leaders
have urged employers to
increase wages to help
their employees meet the
rising costs.

Marina denies irresponsibility

CAPE TIMES

17/9/75

THE Marina da Gama Company, a subsidiary of Anglo American Properties Limited, yesterday denied an accusation by Mr John Wiley, MP for Simonstown, that by scrapping parts of the marina plan it was failing to fulfil its obligations to the public.

In a statement to the Cape Times, Mr D M MacGillivray, managing director of the company, said he wished to correct "wrong impressions" that may have been created by Mr Wiley in his speech at Sandvlei on Saturday, as reported in the Press.

"There were two main aspects to his criticism: the abandonment of the harbour scheme and suggestions that this company enjoyed special advantages from the City Council and Provincial Administration.

"Implementation of the proposed harbour scheme was always dependent upon financial aid from the Government — a fact that has been consistently emphasized since the an-

nouncement of the project in 1970 and on which particular emphasis was placed at the official launching of the first stage of the project in October, 1974.

"Financial assistance had not been forthcoming from the Government when earlier this year an overall review of the project was completed. That review demonstrated that the escalation which had occurred since 1970 in the capital costs of the harbour and the breakwater had destroyed their economic viability and the company therefore withdrew its application for financial assistance in April, 1975.

"All possible alternative township development schemes for the harbour and golf course area were considered but did not appear viable. The decision was therefore taken to abandon, for the time being, plans for the development of the company's property east of Prince George Drive."

Mr MacGillivray said

the suggestion that the company had enjoyed advantages from the City Council and the Province was "vague and misleading".

"In view of the size and scope of the project as then proposed, certain concessions were in fact granted by the City Council but these were conditional on the construction of both the harbour and the breakwater, and will now fall away."

The company is negotiating a revised financial agreement with the Council and it is anticipated this will result in the normal cost-sharing arrangement applicable to any township developments in the Cape Province.

"This company has met all its commitments to the purchasers of plots and houses in Eastlake, and it will naturally fulfil all its stated commitments to purchasers in the second phase of the Sandvlei development where township services and waterways will be completed during 1976."

(1) 126

~~2~~



Old planks, corrugated iron, flattened cardboard boxes, a pet rooster and a dog. This is home, why demolish it?

INSIDE it is a home. Outside the "ponok" children are gambling aimlessly in the dusty metallic heat, amidst the derelict cars and glinting broken glass.

"I can't even let my daughters out — I'm scared for them here," says grey-haired Jane de Valuers. "A man was stabbed to death over the weekend near here, and there are rough types, people we don't know."

She and her family of 16, close-knit, home-proud Moslems, were shunted to Lourdes Farm four months ago from a Lansdowne farm where they had dwelt for a year. This two-roomed zinc construction is the third home they've erected for themselves in 16 months.

"If they move us out of this, I'm just going to give up and go and live in the bushes," her daughter, Mrs Rahima Oosthuizen, says.

Mrs Oosthuizen lives next door to her parents. Since her marriage five years ago she has tried to stay with them, shifting from one place to another, ousted by group area definitions, Divisional Council rulings or sheer officiousness.

"They've been calling my husband to their office every day, to frighten him — just because we've been having meetings here."

"We've explained that we're not against the council — it's just that the people must know their rights, and what they want changed. But the inspectors told my husband this is a 'glass house' and it can be broken down."

Ebrahim Oosthuizen is a bulider. When their share home in Lansdowne was demolished he

erected a new one at Lourdes Farm, as instructed. But within days of completing it, they were told to move further into the bush. The house would be bulldozed.

Their new home has cement floors and ceilings. They have wall-papered the zinc walls, built in arched doorways, and brightened the furniture with artificial flowers, carpets and pictures.

"Now they tell my mother we might have to move to a transit camp. The places there are built well, but you just get two rooms, built like barracks in long lines, side-by-side with strangers."

"And the council says they want our house, we mustn't pull it down." That house has cost them over R1 000 already.

BY ELAINE DURBACH, who visited Cape Town's "squatter" areas this week and found that many of these people are proud home-makers... but with little hope for the future.

flowed in from the one side, savvy husband and I worked right through the night lifting the floor of the room on that side. Now it is all right for a while.

There is no electricity. The Oosthuizens spent R400 on a paraffin fridge, essential for them to keep their halal food fresh between expeditions to the distant shops. They use a gas stove and oil lamps. There is no sanitation, or night soil service. Water has to be fetched from a tap.

There is little feeling of concerted determination here or at the other shanty camps, in spite of the foment of anger. Groups like the Cape Flats Committee for Interim Accommodation are trying to teach these people what they can achieve by co-operation, but when neighbours are strangers it takes a major disaster to unite opinions on any thing.

"The people here — even though they meet at our house to discuss things — are jealous of us," Rahima Oosthuizen and her mother say. "They call our children snobs, and yesterday one of the little girls was brought up. We can't be friends with such people."

Because of that social isolation, and their fear of rough elements, neither of these two families will move without the other.

That means that if the council finds houses for them, they would want them side-by-side. There is little chance of that.

Mrs De Villiers has been on the City Council waiting list for a house for 10 years.

"I'm going again to ask them on Wednesday. Maybe this time they'll have houses for us — then we could settle down at last."

Housing man 'took money as deposit'

By NORMAN WEST

SUN. TIMES (Extra)
5/10/75

A HOUSING official attached to the Tiervlei Housing Office, Mr Alfred Henry de Buys, was last week asked to resign his position after he admitted to a special Parow Town Council departmental inquiry that he had taken certain amounts of money and in one instance, a shirt, from people to whom he had promised houses.

Mr G W van Rooyen, Town Clerk of Parow, confirmed yesterday that Mr A H de Buys, formerly employed by his municipality as a housing overseer, had appeared before his council and members of the Ravensmead Management Committee on September 17 to face certain allegations against him.

Mr Van Rooyen also confirmed that Mr De Buys had admitted certain allegations against him concerning the acceptance of money and that his council had asked Mr De Buys to resign his position as an employee of the Parow municipality.

Repaid

"The money involved did not belong to the municipality and, as far as we know, Mr De Buys had already repaid the money. As far as the shirt which he accepted from Mrs Lorraine Snyders was concerned, Mr De Buys had claimed that the shirt had been given him as a Christmas present last year.

"Further than that, I cannot comment," Mr Van Rooyen said.

The amounts involved ranged from R3 to R20.

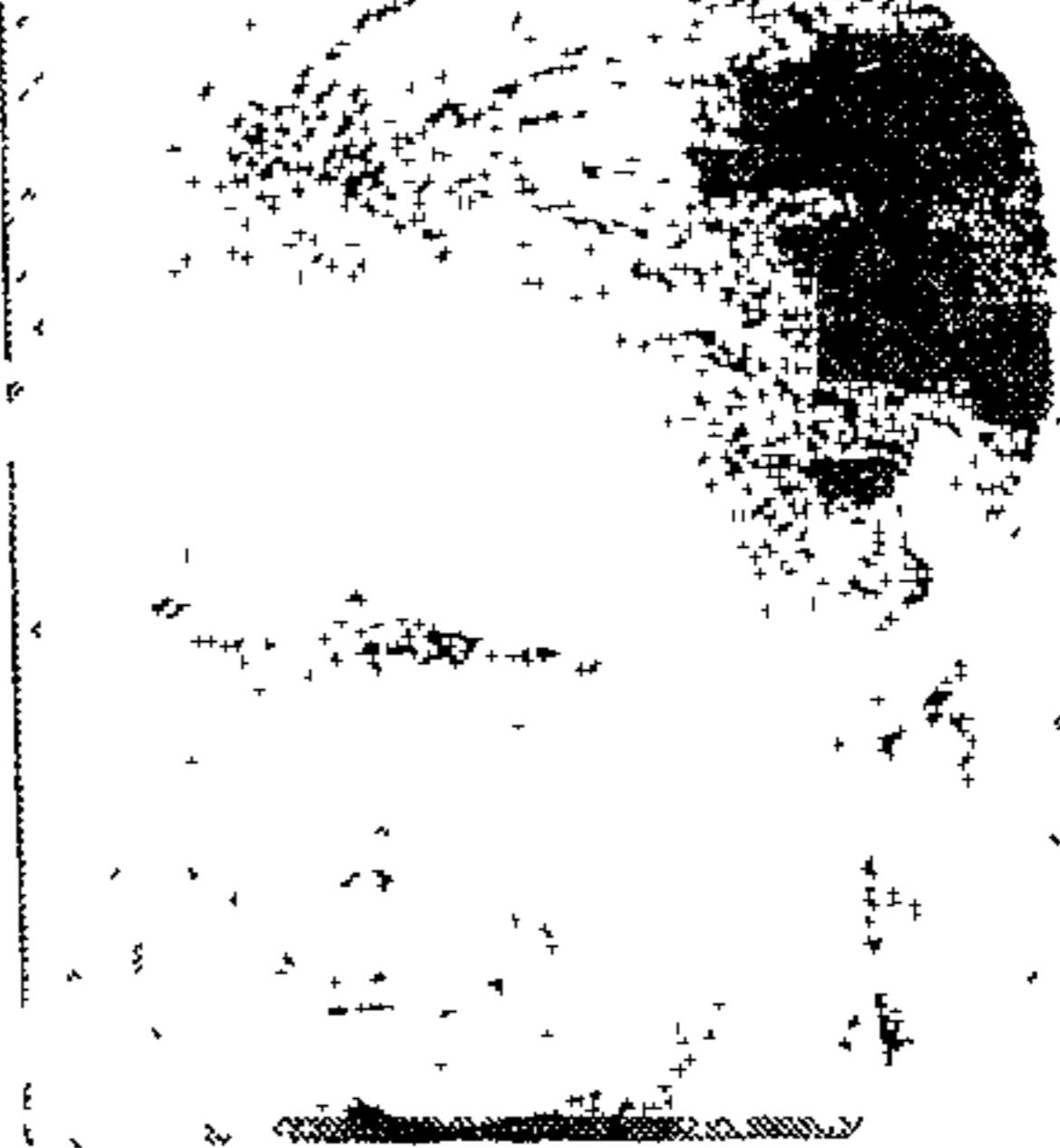
Mr Frederick Manuel, a married man with two children, and who lives in 12th Avenue, Tiervlei, made a statement to Mr Van Rooyen on August 18 in which he stated that Mr De Buys had failed to fulfill his promise to see that Mr Manuel obtained a house after he had accepted R3 which Mr Manuel had given him.

A shirt

Mrs Lorraine Snyders, a nurse at the Tygerberg Hospital who lives in First Avenue, Tiervlei, also made a statement to the town clerk on the same day. She said that Mr De Buys had brought her an application form for a house.



Miss Sophie Simon told the inquiry that she gave Mr De Buys R20.



Mrs Bessie Simon, who gave her daughter R20 "deposit".

that she had to have R20 as deposit.

"I handed Sophie the R20 to give to Mr De Buys as a deposit. On September 11, I encountered Mr De Buys in Aandblom Street, Tiervlei, and inquired about what progress he was making with regard to obtaining a house for me.

"He confessed that he had used the money for his own purposes and requested me to keep quiet and not to tell anyone about it as he was going to 'make it up' again. The money was meant to be a deposit on a house," Mrs Simon told the inquiry.

Mr De Buys said in his defence that he had at first told Mrs Simon's daughter, Sophie, to tell her mother to pay the R20 in at the housing office. He only took the R20 when Sophie told him that her mother had left "a parcel" for him.

He later admitted, however that he had accepted the money, and kept it for himself.

After Mr De Buys admitted that he had kept the R20, he was requested to resign immediately. He had been working at the Tiervlei Housing Office for about 18 months

"I filled it in and when Mr De Buys came to fetch the form, I handed him a shirt worth R4,99. That was before last Christmas. I waited and waited, but never heard from Mr Buys again. On August 12, this year, I approached Mr De Buys about the application. He told me that the form was with the Tiervlei Housing Office. Officials there denied any knowledge of an application form from me," Mrs Snyders stated.

Mrs Bessie Simon, 38, and mother of 10, lives in a corrugated iron bungalow in Ravensmead in an area known as "Akkerboord."

At the inquiry held on September 17, she said that her daughter, Sophie, had first approached Mr De Buys for a house. Her daughter came to tell her

'Isolated'

The Town Clerk of Parow, Mr Van Rooyen, described the reported cases as "isolated" and said that there was no "large-scale" similar transaction involved.

Parow council officials appeared surprised that the SUNDAY TIMES had obtained accurate information about the activities of Mr De Buys and of the departmental inquiry they had held, and what its findings were.

Mr R D Fortuin, present housing overseer at Tiervlei Housing Office, who had worked with Mr De Buys for several months said he had nothing to say and referred me to Mr Van Rooyen. The other official at the Housing office also refused to divulge any information.

Warning on inferior housing schemes

THE SECRETARY for Community Development has warned local authorities against building inferior houses for Coloured people and Indians to solve squatter problems.

According to a report to the Cape Town City Council's housing committee yesterday, the secretary said that no purpose would be served by creating instant solutions to the squatter problem in the form of site and service schemes or "shell" houses which provided outer walls and roof only.

The report also said Cape Town was the national focal point of National Housing Fund expenditure;

⊙ Pleas were made for the introduction of programmes aimed at drawing the attention of families to the advantage of home ownership so as to foster demand;

⊙ Considerable acceleration of Coloured and African urban migration was foreseen;

⊙ Employers relied too much on local authorities for the housing of their employees leading to financial losses in housing by the State

Papers had been delivered at the conference by housing managers, sociologists, engineers, town planners, statisticians, economists and industrialists.

Flat rents could soar by R80 ⁽¹²⁴⁾ a month

ARGUS 11/10/75

FLAT DWELLERS in the Peninsula face an increase in their cost of living by as much as R80 a month if applications for rent increases are granted. This threat could cause many — particularly pensioners — to seek cheaper accommodation.

The Rent Board has received a number of applications from agents to put up the rents of controlled buildings and people in uncontrolled flats have been told their rents must go up.

Those in controlled flats would like to move before the results of the Rent Board hearings, because any increases granted will be retrospective to the date of the application.

Controlled flats that are vacated are snapped up by people already paying high rents for uncontrolled premises which they fear will soon cost more.

BOND CHARGES

Some tenants of uncontrolled buildings have been told the increased rents are to cover the landlord's increased bond charges.

Landlords are no longer permitted to pass these charges to tenants of controlled flats but they are asking for increases to cover the higher costs of maintenance and administration.

Landlords have complained that the value of their income from flats has fallen.

One agent said rents from controlled flats were much the same as they were four or five years ago — only rate increases had been added since then.

While salaries of White people had gone up by an average of 58.6 percent in that time and landlords' living expenses had increased, the income from flats had not kept pace.

WARNED

In addition, devaluation would further increase the cost of maintenance because of the rise in price of building materials, he said.

He warned that because of rising building costs, new flats would soon be unobtainable at less than R200 a month.

Examples of the proposed rent increases are: a two-bedroomed flat with a garage from R136 to R217 a month; three and a

half-roomed flat with a garage from R114 to R150 a month plus R12 for the garage.

A tenant in a three-roomed flat at Three Anchor Bay who was faced with a possible increase of R47 a month moved out rather than pay the new rental.

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BACKING FOR COLOURED HOUSE PLAN

①124
EBS

ARGU'S 17/10/5

THE Athlone and District Management Committee has decided to support a plea by the Director of Local Government recommending to the Cape Town City Council that Coloured property owners be allowed to build more than one dwelling on a plot in an attempt to reduce the Coloured housing backlog.

This follows a refusal by the council to give consent to convert a single dwelling into a double-dwelling in Retreat.

A letter from the Director of Local Government to the council said every

possible means would have to be used to deal with the ever increasing backlog in Coloured housing. It said this would even mean the use of unorthodox policy regarding the subdivision of land.

It said: 'In the relevant instance, the property would appear to be about 960 sq metres in extent and having regard to the present trend of increasing densities, it would seem reasonable to permit two dwelling units on the property, that is on a basis of one unit per 400 to 500 sq metres.'

SUPPORT

The management committee decided to support the plea by the Director of Local Government at its monthly meeting yesterday.

The committee rejected a decision by the Town

Planning Committee of the council objecting to the move.

Mr W. D. Collins of the Athlone and District Management Committee said he supported the move because he had a property in Athlone which could develop in this direction if the council waived its present building regulations.

FEASIBLE

He said the Director of Local Government's proposal was feasible in the light of the present housing shortage facing the Coloured community.

Mr E. M. ('Babs') Essop, another member of the management committee, said the step was long overdue.

'If they increase the density in areas like Sea Point on a plot of land, then we can do so in Coloured areas,' he said.

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Rent increases won't be paid — Coloureds

17/10/75

EAST LONDON — Coloured residents here said yesterday they would not pay any increases in their rent as proposed by the City Council.

Their reaction follows an announcement that the council intends to increase the rentals in all Coloured areas from January 1.

The council is still attempting to recover R52 000 arrear rentals in the Coloured areas.

The council intends increasing the rentals in Buffalo Flats by a minimum of R2 a dwelling a month and in Parkside, Parkside Extension, Parkridge, Parkridge Extension, Windyridge Flats, Charles Lloyd Township and Pefferville by R1,90.

Residents have described the proposal as "unreasonable and ridiculous."

"We can hardly afford to pay our present rental and most of us are still paying off arrears. How are we going to meet the new increased rentals," they asked.

A driver with a funeral undertaker, Mr C. R. Meinie, said the R52 000 arrears should be enough warning to the council that the people cannot afford to cope with the increases.

"The council is trying to suck blood out of a stone. They are forcing our hand where we as a community will have to confront them

and this time we shall challenge anybody who would want to lock our doors if we cannot afford to pay the increased rentals," Mr Meinie said.

An Executive member of the Coloured People's Organisation, Mr J. Alexander, said the rentals imposed on the Coloured community in East London were the highest in the country.

He felt that the time would come when the council would be confronted by the people instead of the members of the Coloured Management Committee.

"As breadwinners we cannot stand any further increases in rentals. Due to inflation and the low wages being paid in East London, we can just about keep our heads above water at the moment.

"If the rents are increased the council will be faced with a deficit double the present R52 000," Mr Alexander said.

The Coloured Management Committee have a special meeting next Tuesday to discuss the question.

Another meeting will be held in the Parkside Hall by the Coloured People's Organisation officials next Thursday. — DDR

Underpaid Border blacks not spoilt

Daily Disp. 20/10/75

The communities of the Fort Beaufort black townships were shocked and disgusted when they read, in the Daily Dispatch of October 1, the report of the meeting held by Mr Louis Koch and the white residents of Fort Beaufort. The black people are, furthermore, becoming increasingly perplexed and disappointed by the conflicting statements which Mr Koch and his officials make.

The Daily Disptach quotes Mr Koch as saying that blacks should pay the same amount for municipal services as whites do. Surely Mr Koch is aware that he earns five times more than a black with the same qualifications? Both pay the same amount (13 cents) for a loaf of bread and 33 cents for a packet of cigarettes. Blacks are accustomed to paying the same amount as whites for every commodity they need. But it must be remembered that whites pay much less for these things in terms of the real value of income.

Can it be possible that Mr Koch can be sincere in his statements? When a black pays R3 for rent out of his monthly earnings of R20, he is left with a pitiful R17 on which to live and support his family. If a white earning R120 per month has to pay R30 for rent, he still has R90 to spend!

Mr Koch is further reported as saying that the blacks of Fort Beaufort have become spoilt by paying low rentals up to now. Black township residents have been paying 80 cents a month for over 50 years, but have received very little, if any, benefit from all that they have paid.

Then there is the 20 cents school levy which they have been paying for years. The population of schoolgoing age here is 4 000. Mr Koch promised a 16-roomed school, but work on it has not even started at this late stage of the year. The community is not spoilt by the low rentals; they merely want what they have paid in rentals to be spent on them.

Mr Koch is reported as having said that he has enforced the new high rentals because the blacks are "lazy" and the rentals will make them work. The black communities of Fort Beaufort would be obliged if Mr Koch could tell them where to find work. In an administrative position such as his, Mr Koch should have made a study of motivation. We should be obliged if he would quote title and author of the book which recommends high rental as a means of motivating people to work.

Mr Koch seems to have a double-edged tongue. At his last meeting with Fort Beaufort blacks, he promised that he

would speak to local whites about the appallingly low wages they are paying black employees. But the Daily Dispatch quotes him as saying that whites must reduce the number of their workers and increase the wages for the efficient ones. Surely this will aggravate the lack employment problem? Will those who are then still less able to pay the increased rental be evicted from the shanties they have built for themselves or be prosecuted for being in arrears with their rent?

Would you like to be a black worker in Fort Beaufort getting the average wage here of R15 per month with a family of five to have to pay R3 for rent?

V. H. Quner and L. M. Fanl, 126 Tlhis Location, Fort Beaufort.

Time for detente

I am reacting to the speech made by Mr E Koch of the Bantu Administration Board when he addressed Fort Beaufort ratepayers and said the site rentals were so low that blacks were living practically free of charge, that they had no ambition to work harder, that the Bantu should not be subsidised and must pay the same as whites for the same services, that when an employer increases a Bantu wage, it must be for a justifiable reason and not for his conscience or what the news advised or what the church dictated.

I want to tell Mr Koch that if his wild statement had been made by a black man he would face a charge of incitement. If he thinks the policy of his department is to put pressure on blacks he must know this is the time for detente not confrontation.

C. Rolo

958 NU5, Mdantsane

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THE City Council believes it will solve Cape Town's squatter problem within five years.

And a costly Government-backed crash programme should see the city's homeless thousands adequately housed within seven years, if target dates are met.

Council's biggest contract

1293
124
85

THE City Council has called for tenders for the largest contract it has ever put out, to provide 4 500 houses in one section of Mitchell's Plain.

The first 100 houses in the section will be marketed by the council early next year. The City Engineer, Mr J. G. Brand, said today they would be offered for sale to Coloured people already living in the city's townships. A visitors' centre for prospective Mitchell's Plain home buyers will be opened by the council in December.

RAIL LINK

Mitchell's Plain is planned ultimately to house about 250 000 people. By the time the project is completed, hopefully by the end of 1982, the council will have housed about 75 per cent of the city's Coloured population.

Mr Brand said a railway link between Cape Town and Mitchell's Plain should be completed by the end of 1977.

The 40 000 houses which will be built in Mitchell's Plain will equal the number of houses built for Coloured people by the council in the past 30 years.

But the Town Clerk, Mr H. G. Heugh, believes the Government will have to step in in the foreseeable future, to solve housing problems on a national scale.

Council officials say the number of squatters' shacks in the municipal area has already dropped since last year.

The council has reversed a previous soft-line on pondoks and says now that no new squatter shacks will be allowed.

The Mayor, Mr John Tyers, said today: 'We must draw a line somewhere and this is it.'

Pondoks

About 6 600 shacks were numbered and identified early this year, and as the occupants are rehoused, their pondoks will be torn down.

But at the same time, the council is pouring R350-million in Government housing loans into the mammoth Mitchell's Plain project, which will create a new South African city of 200 000 people.

At a rate of a house every 20 minutes the council will, in seven years, double the number of houses it has built in the city since World War 2.

At a Press conference today, City Engineer Mr J. G. Brand said: 'This is a staggering development. I do not think an equivalent housing scheme is being built anywhere else in the world at this rate.'

Target date

Mr Brand said he was confident that the existing squatter problem would be eradicated in five years. The target date for completing Mitchell's Plain is the end of 1982.

'By that time,' said Mr Brand, 'we hope that the position will have stabilised and the demand for houses will just equal the supply.' He said the new city should absorb Coloured people presently on the council's waiting list and the expected natural increase in population.

Mr Brand said: 'If we can meet the target date of 1982, we will not have a problem.'

Long-term planning for Coloured housing after Mitchell's Plain could see the City Council entirely replanning and rebuilding

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(2) 124

Coloured No Rent Hike

Sally
Disp.
23/10/75

EAST LONDON — The Coloured Management Committee has rejected a proposal that rentals in their areas should be increased from January. The committee asked that the East London City Council should bear the losses in administration, a ruling which the council would approach the Department of Community Development to bear the costs. The council intends to increase rentals in Parkside, Parkside Extension, Parkridge, Parkridge Extension, Charles Lloyd

Township and Pefferville by R1,90 and at Buffalo Flats by R2 a month.

The council's Director of Housing, Mr E. Pio, told the committee it was essential that rentals in all Coloured areas should be increased to meet a portion of the estimated deficit for 1976.

Mr Pio said the deficit in the Coloured areas amounted to R75 854 and the council would be asked to carry the balance of losses amounting to R35 703.

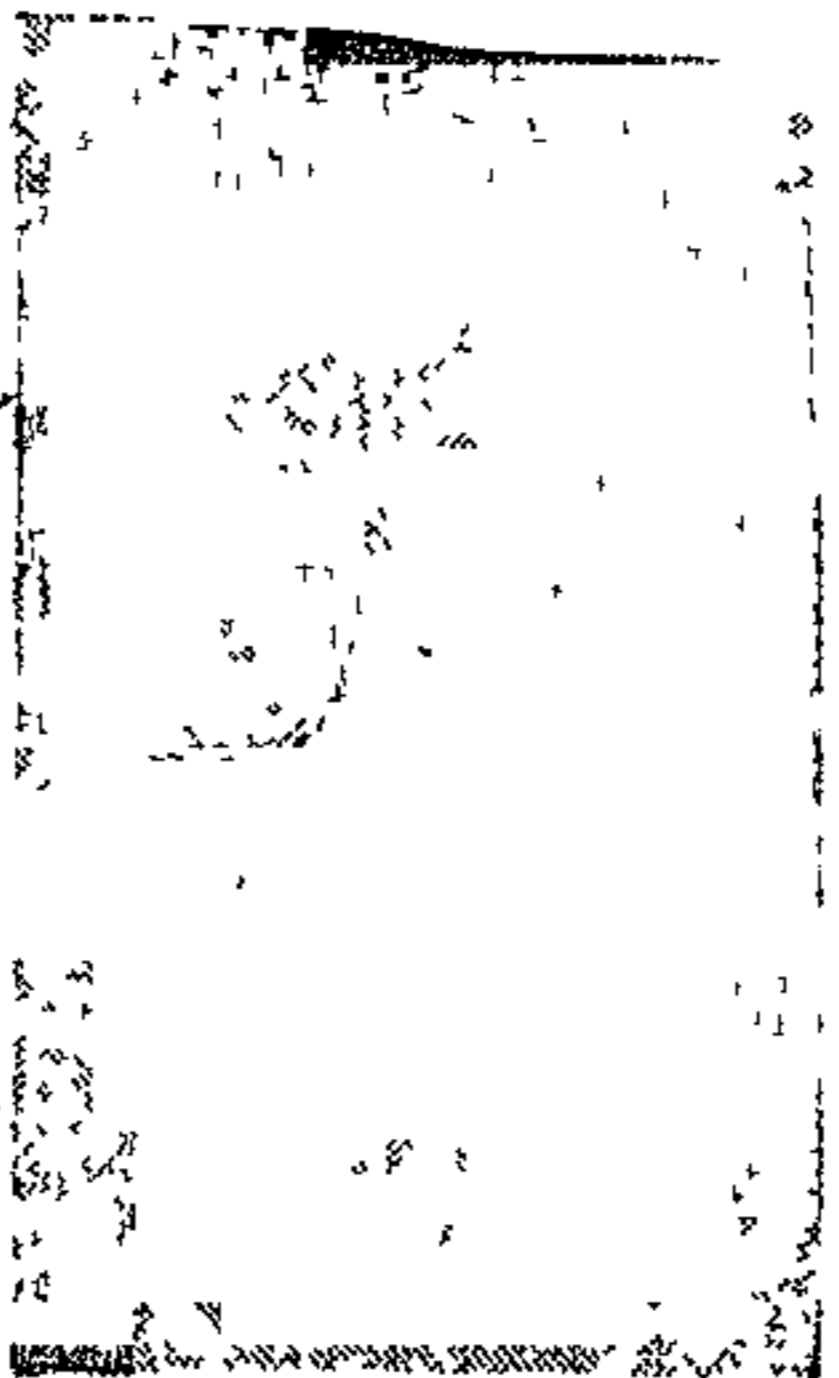
Arrear rentals in the Coloured townships at present stand at R73 000.

The Department of Community Development has instructed the council to increase their administration costs by R4 a month for white economic housing schemes and R3 a month for sub-economic and other schemes.

The committee felt people would not be able to meet the new increases as many were struggling to pay off their arrears, let alone pay their present monthly rentals.

The chairman, Mr P. Mopp, pointed out that to tax the pensioners any further would cripple them. They were already struggling to pay the high cost of electricity and water charges, food, rent and other daily needs "from the meagre R29 they receive a month," he said.

Four members of the committee, Mr Mopp, Mr J.H. Nash, Mr B. Phillips and Mr J. Marais will address residents at a meeting in the Parkside Hall tonight. — DDR



MR MOPP

The Cape Times

FRIDAY, OCTOBER 24, 1975

① 293
② 85
③ 124

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Housing and humanity

THE City Council's massive housing programme, details of which appear in our news columns today, is striking evidence of the City Hall's determination to solve the squatter problem and bring much-needed relief to the many thousands whose accommodation leaves much to be desired. The target date is 1982 and the project envisages the spending of some R350 million in government housing loans on Mitchell's Plain. It will see the creation of a city for 200 000 people. The Mayor of Cape Town, Mr Tyers, whose enthusiasm for the task in hand is commendable, estimates that in seven years the Council will double the number of houses it has built since the last war. Some idea of the magnitude of the programme may be gleaned from the City Engineer's claim that the building rate envisaged is in a world-record class. While the City Council is to be congratulated on

the breadth of vision which is being brought to bear on a grave social problem, there may well be misgivings about the new hard-line decision on squatter camps. About 6 600 shacks have been numbered and new creations will be demolished and their occupants asked to move back to their points of origin. In terms of statistics it may be desirable to draw the line somewhere, but humanitarian considerations demand that a shack, wretched though it may be, remain untouched until alternative accommodation can be provided. A drawing-board approach if pressed too far can easily lose sight of the basic fact that the fortunes of individuals are involved. In translating a magnificent plan into reality it would be unfortunate if the City Council gained a reputation for hounding luckless families from pillar to post. We suggest that a blind eye should on occasions, be turned.

Workmanship: MP's fight

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From Peter Goosen

PORT ELIZABETH.—Walls crack, floors and ceilings pull away from walls, door frames gape and leaks cause damage to ceilings and paint. These are the problems facing about 60 owners of houses in Valleisig, a suburb of Uitenhage.

The houses, built about nine years ago by the municipality with National Housing Commission funds, are in such a bad state of repair that at the instigation of the MP for Uitenhage, Mr Jannie Swiegers, the Minister of Community Development, Mr A. H. du Plessis, ordered a departmental inquiry.

Acting on behalf of the residents, who are paying for the houses over 30 years, Mr Swiegers has been fighting a running battle with the municipality.

It is alleged that the municipality did not conform to Community Development specifications for foundations when the houses were built.

The municipality has emphatically denied that there was anything wrong with the way the houses were built.

To back up its argument it asked the National Building Research Institute to carry out a survey of the houses. The survey will be made public when the Town Council discusses it on November 17.

Mr Swiegers told me this week that the official inquiry, ordered by the Minister had been undertaken by the head of the Department of Building Services, Mr W. Marais, and the Control Inspector of Works, Mr P. Kloppers.

He said: 'The Minister assured me that he would

let me know what the findings were. So far I have not heard and I have just sent an urgent telegram

asking the Minister if he will see me next week to try to get this matter expedited.'

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MITCHELL'S PLAIN

'SELL' SET TO BEGIN

W/E ARSUS (Rep. Arqus.) 8/11/75

By
KEVIN JACOBS
Municipal Reporter

ON December 15 a visitors' centre will open to prospective Coloured home buyers at Mitchell's Plain as a major step forward by the City Council to market the first 700 homes in a brand-new town being built at a pace probably unequalled in the world.

Forty thousand homes are planned among the scrubby Cape Flats dunes, financed by Government housing loans which could climb to R400-million, and designed and co-ordinated by a team of almost 30 architects, town planners, sociologists, engineers, quantity surveyors and draughtsmen

Mitchell's Plain will provide homes for a quarter of a million people — creating in eight years the most concentrated property market the country has seen and matching in that time the City Council's Coloured housing output of the past 30 years

It's a property market which the city's planners earnestly hope will match

- THE start of a new city . . . Architects' models of one of the first developments at Mitchell's Plain.



the staggering demand for homes among the Peninsula's Coloured communities

The council's housing and services work gangs have been trebled and 65 more professional staff have been taken on by City Engineer, Mr J G Brand, to implement the planning, design and construction of the project

'The project forms the major portion of a crash programme and it will go a long way to solve the housing problem,' says Mr Brand

About 30 different house designs are reflected in present plans for the massive undertaking and more will be incorporated in later phases, he says

Present plans have prepared only for homes to match the earnings and standards of 'economic' wage earners, and homebuyers will need a minimum deposit of R200, paying the balance over 30 years

The City Council aims at selling as many of the houses as possible, and the massive cash backing from the Government means the need for housing bonds disappears

Built with money lent by the Department of Community Development, the homes will be sold to buyers at cost — meaning no profit margin

Homebuyers will pay the council who in turn will repay the Government for the loans advanced

The council has tentatively tested the demand by Coloured people for their own homes and is confident there will be no difficulty in selling

R24-m PE

scheme — a

test for

'Big One'

W/E ARGUS (Proprietor Argus)

15/11/75

124
285

From Peter Goosen

PORT ELIZABETH. — A R24-million scheme to build 5 800 houses for Coloured people here is being used as a dress rehearsal for a R350-million project to house 200 000 people.

The Port Elizabeth Municipality's Housing Dept is finalising plans for the extensions to its Chatty scheme on which work will start next year. The 5 800-home project is scheduled for completion in 1980 and will include home ownership, sub economic and economic homes, halls, old aged homes and administration buildings.

The Director of Housing, Mr D J Cleary, said this week his department's plan to send a team to study building methods being used in the Cape

Peninsula was to ascertain how costs could be cut and what snags were likely to crop up.

The Port Elizabeth officials will arrive in Cape Town on Tuesday and will visit several schemes being built for the Cape Divisional Council.

'We are using the Chatty scheme as a dress rehearsal for Bloemendal, our biggest housing project to date and it is vital that this scheme be a success. If there are going to be any snags, we want to know about them before we start,' he said.

Bloemendal — planned as a self-contained town — will be the first scheme designed for Port Elizabeth which will not be specifically for any race group.

'This scheme could be used to house anybody, White, Coloured or Asian. The most modern design concepts have been included. There are few through roads and a continuous green belt will contain all public facilities such as schools, halls, and clinics,' Dr Cleary said.

Designed to house 200 000 people Bloemendal would contain about 41 000 houses. Work was scheduled to start in 1981.

Other projects in the planning stage include a pilot scheme to provide newly wed Coloured couples with 120 bed-sitter flatlets costing R360 000 and a slum-clearance scheme consisting of flats and maisonettes which will cost R2 234 000.

Decision on Atlantis houses today

THE Atlantis Development Committee meets in Cape Town today to decide on the allocation of the first 20 houses in the vast Atlantis complex, which will eventually house about half a million Coloured inhabitants.

The first factory in the growing city is already in production making insulation materials and workers at the factory will probably be among the first of the city's residents.

At present they commute to Atlantis from nearby settlements such as Darling.

Others likely to be among the first to move in are Divisional Council employees already working on the development of the project.

Situated between Cape Town and Saldanha, the Atlantis complex will eventually consist of six linked cities, each housing about 80 000 people. Each city will have its own residential areas, business zones, schools, hospitals and other amenities.

The Atlantis complex will have two large industrial areas, each about 1 000 ha in size.

TELEVISION SETS

The first of these industrial areas is already growing fast and a contract for the building of a factory to produce television sets was signed last month.

Several other companies have reserved factory sites and inquiries have been received from many industrialists, including some from overseas.

Mr J H Heyns, chairman of the Atlantis Development Committee, recently visited Europe to address industrialists on the Atlantis project and has received several indications that overseas interest in the development is high.

To encourage industrial development at Atlantis, the Government has announced a number of tax concessions and subsidies for prospective industrialists.

Progress in slum project

AR 6 US
25/11/75

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THE Divisional Council of the Cape has built more than 2 600 living units at Elsie's River during the first five years of a project aimed at eliminating some of the worst slums in the country, according to a recently published progress report.

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The report gives a complete history of the progress of the urban renewal scheme at Elsie's River, which was assigned to the divisional council in 1970.

The council was faced with the problem of rehousing some 90 000 people — a population equal to that of Kimberley — with a minimum of disruption of their social lives.

After detailed surveys, census-taking and planning, the work of rehousing the squatters is well under way and whole communities are being moved out of their squalid shanties and into serviced homes.

13.

COMMUNITY SPIRIT

Wherever possible, groups of families have been kept together to keep a community spirit alive and eliminate disruptions.

Another measure aimed at reducing social disruption is to provide families with houses in the same area in which they have lived, wherever possible.

Squatters are moved from their shanties into transit camps while the shacks are dismantled and replaced with proper housing units. The occupants are then moved back into a familiar area.

In addition to housing the divisional council is providing schools, crèches, a fire station, churches, clinics, homes for the aged and other necessary community facilities.

The illustrated report shows that good progress

is being made with the elimination of the squatter problem at Elsie's River.

It ends with a warning that the provision of housing is not enough to ensure a stable, healthy community.

In order to eliminate alcoholism, drug addiction, vandalism and 'skolie' gangs a programme for social rehabilitation is urgently required if the Elsie's River project is to be a success.

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MoH on poor Coloured conditions

THE social and economic conditions of the Coloured people in Cape Town are on the whole unsatisfactory with malnutrition, a high illegitimacy rate and poor housing, according to the Medical Officer of Health, Dr R. M. Langerman.

The report, which covers 1974, outlines the social and economic differences between Cape Town's White community, its Black inhabitants and the Coloured people.

Dr Langerman goes on: 'A section of them (the Coloured people) are skilled tradesmen and earn good wages, but the majority are unskilled labourers and many of the men earn less than R20 a week in full employment.'

INCOME

'The family income may be augmented where possible by earnings brought in by the wife and children. The measures taken for the prevention and relief of distress are inadequate, and there is no compulsory insurance against sickness.'

The Coloured make up the majority of the residents in Cape Town. In 1974 there were 246 200 White people, 443 710 Coloured people and 95 000 Blacks living in the Peninsula.

MALNUTRITION

The report adds: 'There is much malnutrition among the Coloured people. Housing, apart from municipal schemes, is expensive and poor'

'The social and cultural level is low but is showing signs of steady improvement'

'The principle of compulsory education does not as yet apply to non-Whites. The illegitimacy rate is high and venereal disease is rife.'

'The social contrast between Whites and Cape Coloured people can be expressed by the statement that whereas among the Whites it is only a small minority who belong in the depressed classes. Among the Coloured it is the majority

HOUSING

'The same contrast is seen in housing conditions. A small minority of Whites live in overcrowded conditions, but the majority of the Coloured people do'

The report says the various sections of the community are 'to a great extent inter-mingled.'

It adds: 'There is nothing approaching complete segregation of the races.'

The report says that the Department of Community Development's attempts to unscramble the present 'hotch-potch of White and non-White areas' is placing an additional strain on the municipality's attempt to reduce overcrowding and slum clearance.

MORTALITY RATE

The infant mortality rates, regarded as one of the most sensitive indexes of health conditions of a community, show that in 1974, 43 White infants under the age of one year died

However, 526 Coloured babies and 296 Black babies under one year died in the same period.

The death rate for every 1 000 live births is 120 for Whites, 389 for Coloured people, 687 for Blacks and 291 for Asiatics

The principal cause of death among non-Whites is gastro-enteritis. Among White babies it is prematurity

1. Health + Disease - Nutritional Disorders
334
124
85
Health + Disease - Venereal Disease
238

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Mitchell's Plain opens for buyers

MITCHELL'S PLAIN, the largest Government-sponsored Coloured housing project undertaken in the country, will be open for inspection to Coloured potential home buyers from next Monday.

This was announced by Mrs E. Stott, chairman of Cape Town City Council's

housing committee, during an inspection tour yesterday.

Coloured leaders who visited Mitchell's Plain on the inspection tour paid tribute afterwards to the authorities for establishing 'a showpiece housing project for the Coloured community.'

The tour was conducted by the executive committee of the City Council to give members of the Coloured Representative Council and members of the non-White management committees under the council's jurisdiction, a preview of Mitchell's Plain.

BEST PROJECT

Mrs Alatheia Jansen, executive chairman of the CRC, said:

'This is the best housing project I have so far seen for the Coloured community.'

'It is more than just a housing project — it is a city with all the necessary amenities for our people,' she said.

Mr E. M. ('Babs') Essop, the CRC member for Mitchell's Plain, said the project was 'something worthwhile.'

'It is the first time the authorities have taken the trouble to establish decent homes for our people and provide all the necessary amenities before our people occupy houses in a project,' he said.

Mr Arthur Stanley, the CRC member for Liesbeek, said the project was 'well done by modern standards.'

Mr I. J. Stober, president of the Association of Management Committees of the Cape, said: 'It is a good housing project for home ownership schemes.'

124
ARBUS 10/12/75 103 and tutors. Comment

or fewer tests? Essays and

13. General

PS 23.9.1975

D.D. 12/12/75

Coloureds must pay rentals or...

EAST LONDON — Coloured residents in municipal housing schemes had until January 15 to come to some agreement to pay their arrear rentals, or they would be evicted and their assets attached.

Arrear rentals in Coloured areas now total R70 000 and the Town Clerk of East London, Mr J. J. Human, said the situation could no longer be tolerated.

"The situation is most undesirable and has to be rectified," Mr Human said. "When the council tried to take steps against those people who had allowed their rent to fall in arrears, it was called off at the insistence of the Coloured Management Committee.

"This is all wrong

because the collection of rentals does not fall into the terms of reference of the Coloured Management Committee and they have no right to interfere," Mr Human said.

But Mr Human added that genuine hardship cases would be dealt with sympathetically as they were at present.

Rentals from economic and sub-economic houses include a contribution to the city's rates which amount to about R37 300 a year.

Housing officials said yesterday the Coloured population was increasing steadily and they pointed out that neither Gonubie nor Beacon Bay had one house for Coloureds, while the Department of Coloured Affairs often resettled Coloureds in East London.

This was one of the reasons why there was a backlog of 1 287 houses for Coloureds.

The chairman of the Coloured Management Committee, Mr P. Mopp, said part of the problem of arrear rentals lay in the fact that Coloureds earning salaries that put them in the economic bracket, had been put into sub-economic houses but still had to pay economic rentals on a sliding scale, depending on their earnings.

"They resent these sliding scales, which mean that a person has to pay a higher rent than his neighbour in an identical house, because he earns more."

Mr Human said sliding scales were set down by the Department of Com-

munity Development and council could do nothing about them.

"I agree with Mr Mopp on this matter and we have taken it up at the highest level," Mr Human said.

The head of the council's housing portfolio Cllr R. Venter, said it was not true that the council had been lax in rent collections.

"We are trying to contain a very complex situation that has wide financial and political connotations.

"We are not satisfied with the situation at all and we are doing everything we can to overcome it," Cllr Venter said.

"We need more qualified staff and the full cooperation of the tenants," Cllr Venter said—DDR

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THESE houses, soon to be completed, mean much more than new homes to the families who will occupy them. They mean, in most cases, escape from sub-economic housing in a squalid area and the only chance of home ownership.

Dream home for only R10 700

A NEW three-bedroomed house and garden in a pleasant area for only R10 700 sounds too good to be true. But this is the house which a young couple from District Six — Mr and Mrs Melvin Pick of Constitution Street — have just bought and moved into.

They were among the first families to move into the Cape Town Chamber of Commerce housing scheme for Coloured employees at Belhar.

Mr Pick works for Shell, one of the 58 firms participating in the scheme, and was told about it by his employers just as he was planning to buy a less pleasant house in Retreat for R14 000.

He and his attractive wife Denise, who works as a telephonist and receptionist, and their three-year-old son Edson, were living with Mr Pick's mother in the flat where he was born. 'We are so delighted to have this house,' said De-

nise happily. Belhar will be a much better place than District Six or Retreat for Edson to grow up in.

'We shall be living near other people in the same kind of job and income group as my husband, with no need to worry about skollies as we would have done in Retreat.'

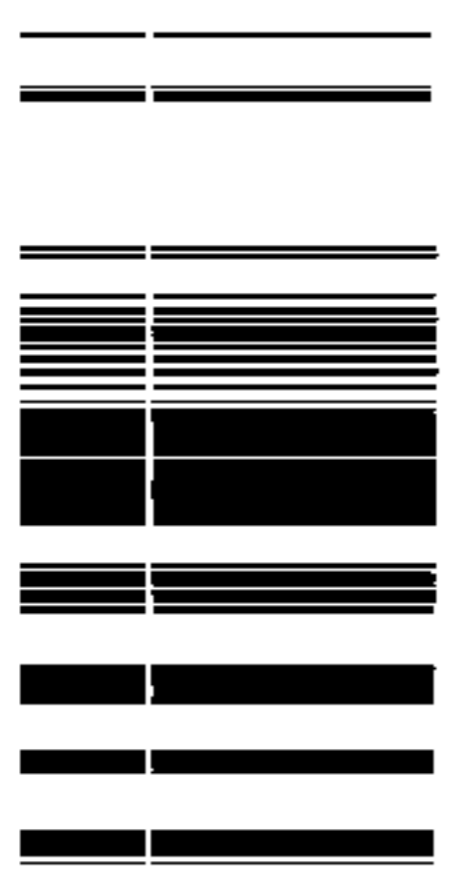
Mr and Mrs Pick chose their house soon after the foundations had been laid in July, and have visited it every weekend since to

see how the building was progressing and to make plans for the future.

But Edson has not moved in with them yet. He is staying with his maternal grandmother in Heathfield until his mother has found a maid to look after him while she is at work.

A creche is planned for the housing estate and a site has been allocated for it, next to that planned for the church. But it has not yet been built.

DR MARTIN PUTTERRILL, head of the university Low Cost Housing Research Unit, looks at a model of some of the group housing on which work will soon be started at Belhar.



In this plan you can pick your neighbours

COUPLES buying houses in the second stage of the Belhar scheme, who attended a meeting at the University of Cape Town recently, looked at the coloured name cards fived to each other's lapels before they looked at faces.

For the differing colours of the cards identified their future neighbours. Each street had a different colour and the meeting was held as much to introduce prospective neighbours as to tell them about changes to the original design of the houses.

Dr Martin Putterill, head of the university Low Cost Housing Research Unit, who is co-ordinating the scheme, emphasised that if they were not happy with the sites allocated to them on the estate they could ask for a change.

Afterwards he told an Argus reporter that if any of the couples had taken an instant dislike to a prospective neighbour they could apply for a different site. 'They do not have to explain why,' he said.

MORE CONCERNED

But for the first hour of the meeting it was clear that the couples were more concerned with what their houses would be like — and the cost — than with meeting their neighbours.

They listened with anxious attention while Dr Putterill and an architect explained changes that had been made to the original design, to make it more economical, because of rising building costs, and told them they could

suggest further changes that might make the houses easier to live in.

They looked worried when he explained that the tenders from the builders originally called in were too high and that, in an effort to keep the prices of the houses down a firm of contractors had been called in who would build in concrete poured into a mould on the site, with an outer skin of concrete blocks.

ALL-IMPORTANT

But there were no objections and afterwards, in conversation, it became clear that to these people it was the chance to own a house, in a pleasant district, that was the all-important thing.

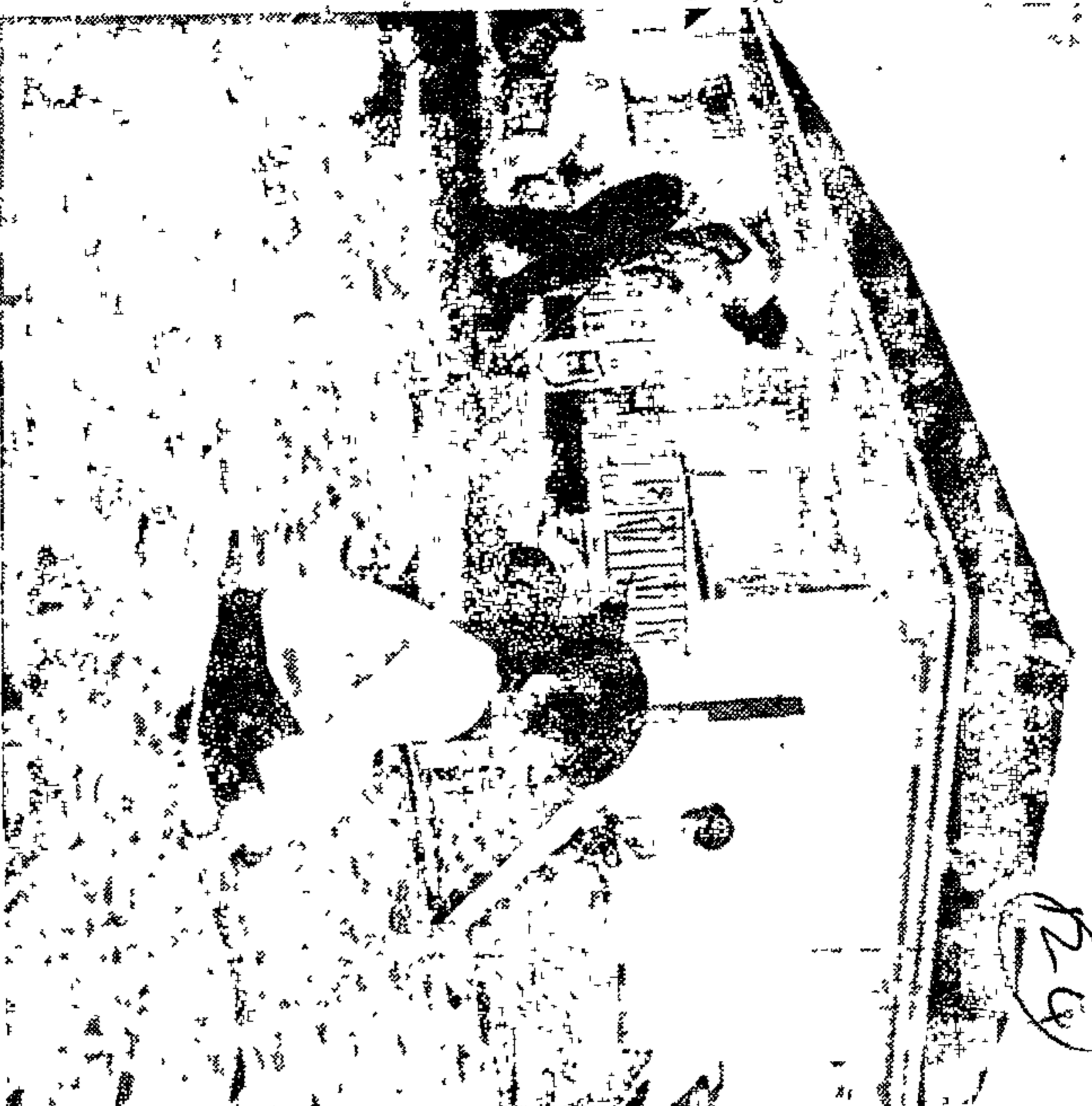
To some, like Shell employee Mr H. Cookson, that means escape from a sub-economic house in Heideveld with one room and a kitchen, where he and his wife live with their three sons.

'It will be wonderful to have three bedrooms, and other rooms,' he said.

MAKE FRIENDS

Clearly, he was eager to make friends with his prospective neighbours during the social break for a cup of tea rather than to find objections to the site and house.

New life for Coloured families



CHILDREN always enjoy digging in the sand of a building site. But for this child, the housing scheme at Belhar means much more than just a new home and some fun with building materials. It means a chance to grow up in a better environment, and a better start in life.

WORRIED by the shortage of good modern housing for Coloured people to buy, the Cape Town Chamber of Commerce decided to do something about it.

With the help of a research team at the University of Cape Town they started a scheme for firms to help their Coloured employees buy houses on a new estate being built at Belhar, Bellville South.

Now the first families are moving in and, if everything goes to plan, 116 will be in their new homes by Christmas and work will soon be starting on a further 193 houses.

Fifty-eight employers, including the University of Cape Town, are taking part in the non-profit-making scheme — the first of its kind in South Africa.

INTERESTED And another 140 have said they would be interested in taking part in a further scheme, to build 1 000 houses, when land is available.

The site at Belhar was provided, at the price they originally paid for it, by Cape Divisional Council. Because of restrictions on the ownership of Coloured housing land the Chamber of Commerce did

not buy it — each site is being transferred directly to the purchaser of the house.

Employers taking part in the scheme elected a management committee. And the University of Cape Town formed a Low Cost Housing Research Unit, headed by Dr Martin Putterill of the Graduate School of Business, to design and co-ordinate the scheme.

INTEREST-FREE

Employers taking part in the scheme had to provide an interest-free loan of R600 to the committee for each house allocated to one of their employees, and provide security to the building society giving the employee a bond.

In addition to this, some employers are subsidising their employees by paying some of the interest on the bond.

Employers nominate employees buying houses in the scheme, and are responsible for making monthly repayments of the bond — deducting the money from the employee's wage or salary.

NOT TIRED

But Dr Putterill emphasised that the families will not be moving into tied houses. They are free to sell them, at a profit, from the moment they are bought.

And safeguards have been built into the agreement so that an employee wishing to change his job can ask his new employer to take over the security pledged with the building society.

'Or he can have his house revalued and perhaps find that the market value has gone up to the extent that the collateral is no longer required by the building society,' Dr Putterill suggested.

'UNFETTERED'

'I was agreed that these people should have completely unfettered home ownership.'

The first houses to be built on the site are of the same type as those built for white families at Sun Valley, Fish Hoek.

There are five variations of the original design, and the prospective owners were able to choose what they wanted and consulted about possible modifications.

It was originally estimated that these houses would sell for R9 500. Building costs have escalated this year, but their selling price has been kept down to between R10 000 and R11 200.

The next stage of the scheme will be group housing. These houses will be built with two bedrooms but in such a way that more can be added.

Higher tax forecast

5/2/76

NM

150A

Mercury Reporter

DR. LAWRENCE McCrystal, chairman of the Government's Anti-Inflation Publicity Campaign, yesterday predicted increased taxes or higher loan levies done in this year's Budget.

He told members of the Natal Consumer Association in Durban: "I have no inside knowledge. But I believe the Government will have to put up taxes or increase loan levies."

He said that if money from the 1969 levies — due to be paid out this year — was allowed to go into circulation it would have an inflationary ef-

fect on the economy.

"If I were the Minister of Finance I would take it back again," he said.

The drop in the gold price and the higher oil prices were mainly responsible for inflation. But some of the blame rested with attitudes prevalent among the affluent White society.

"They expect to get a job, they expect to be given a pay rise every year and they expect a better standard of living every year. It has become the norm. But if we don't beat inflation their standard of living will not continue to rise."

Cape Times 9/2/76

The low-cost 'courtyard'

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By KENNETH GARDNER

This concludes an article on low-cost housing of a type which the writer, an architect, believes Cape Town should have. The first part of his article appeared on February 5.

AT VARIOUS recent local seminars sociologists, architects, planners, economists and others have to a man listed the housing needs of the low-income family in the following order

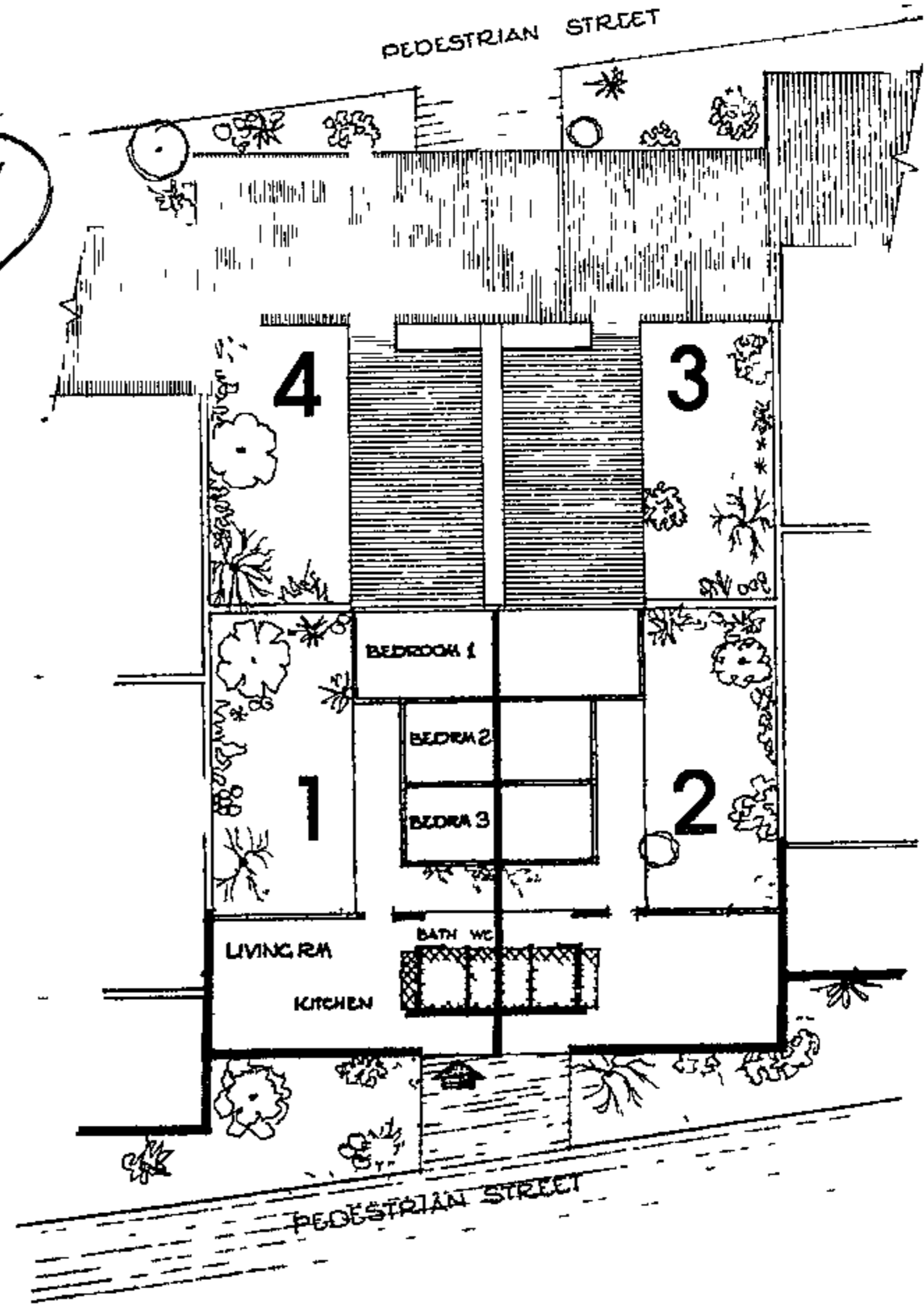
- (1) The need for privacy from other families
- (2) The need for security of person and of possessions (against crime)
- (3) The need for security of tenure of the home and lowest cost.

If it is a community that we wish to establish the following must be added to the list as well:

- (4) The need for pride of place — this can only come from actual ownership of a house, from having a stake in the community

(5) The need for the self-respect that comes from helping oneself rather than from being helped. Self-help means self-respect

The bureaucratic "book-of-rules" approach is out. The spec-builder's "prescription-as-before" is out. Informed contemporary professional opinion agrees that less (cost) can mean more (effective housing). Considerations of cost should be secondary to the other requirements of sub-economic housing listed above. It is a paradoxical fact — and one which will somehow have to be learnt in Pretoria as well as by municipal authorities — that economy and practical-aesthetic considerations



are not in conflict, but are pointing in the same direction today. They are pointing away from miles of sterile streets lined with row upon row of little houses, each in the middle of its fenced (or unfenced) plot; and towards courtyard-type house-clusters (offering privacy, security, low land-use and relatively high density) planned in integral neighbourhood units, each having a vehicle-free communal landscaped core leading to sites for the necessary shops, schools, churches, creches and other public buildings. Existing town-planning and building regulations have to be altered if and where necessary to make these things possible.

Hardly questionable in this country when applied to middle-income housing, these precepts are unarguable in the case of sub-economic housing. What as the sense of giving a man 350 square metres of land when half that amount will offer him not less but more privacy of a more defensible nature, and create a better environment, at lower cost?

Suggested method

Modifying the Peter Lands self-help approach to local conditions, while also incorporating the foregoing principles, well-planned neighbourhoods could be initiated along the following lines:

- (a) Municipality purchases suitable land, and installs roads and services

Plan showing how four courtyard-type units can be grouped together, with shared party-walls and the shortest possible service-runs to the street. (The numbers shown are in the landscaped courtyard areas.)

dots, packing-cases and other possessions, and starts living for the first time with full services, complete privacy, and security of tenure — for under R16 a month

(e) Commencing immediately, and over the years, with his own materials and at his own pace, the owner completes (inside his four given walls) the rest of a three-bedroom house plus living-room, kitchen, and garden courtyard, with his own labour or that of his family or friends. Note that the interim unit is as at no time visible from the street (Any architect who waxes lyrical about the poetry of the pondok should try living in one...)

There is no doubt that from the environmental, economic and land-use points of view, we simply have to stop building little individual houses (or duplexes for that matter) on plots that are twice as big as they need to be — apart from the soulless sterility of the scene that they create, such houses, unlike their larger and more glamorous prototypes in suburbia, offer virtually no privacy, and no security, in neighbourhoods where these two things are desperately needed by their occupants.

(b) Municipality lets contract for construction, on each 180-square-metre house-site, of masonry or precast party-walls at back and two sides plus wall to street with entrance door, and a small house-nucleus consisting of bathroom and kitchen sink, with concrete floor, asbestos roof, and no electricity, hot water or finishes

(c) At this stage, at the present time, costs per unit (land, roads, services, four walls and house-nucleus) will have been approximately R3 000 to the municipality which will then sell the package to individual families at cost, on suitable low-deposit, low-interest, long-term mortgage basis. If a rate somewhere between the present extremes of one percent and 9 percent could be adopted, the family would have to fund only R15,79 a month to amortize a loan of R3 000 at four percent over 25 years.

(d) Family moves in, complete with former pon-

If the conventional house (land, roads, service and building) today costs a municipality between R9 000 and R13 000, then it is readily apparent that the adoption of the self-help approach outlined above would enable a municipality to house from three to four families at least for the price of one on conventional lines Q.E.D.

The provision of utterly basic site and services only (land and a standpipe) will perpetuate the scourge of shanty-towns. The building of complete "middle-bourgeois" houses will bankrupt us all (and fail to provide the needed quantity of housing). Surely the answer lies precisely in between the two?

Bid to beat rising rents

Cape Times 9/2/76

A SUGGESTION that tenants of municipal housing schemes be permitted to purchase their homes to avoid facing continual rent increases, because of rising administrative and maintenance costs, is contained in a memorandum the housing committee of the Labour Party has sent to Mr H H Smit, the new Minister of Coloured Relations.

In a letter accompanying the memorandum, the Labour Party's national secretary, Mr F E Peters, states that there was "great dissatisfaction" over several aspects of housing which the committee intended to discuss with the Minister in the near future.

The committee, however, requests the Minister to grant it an interview as soon as possible on a matter of urgency — the massive increase in rent which will come into effect from March 1 in housing schemes of the Cape Town City Council.

The party's housing committee consists of Mr D M Curry, Mr F E Peters, Mr E Essop, Mr W J Meyer, Mr G J Fortuin, Mr B Savahl, Mr P J Kleinsmidt, Mr M Fakier, Mr W S Müller, Mr B Andrews and Miss K Williams.

The committee states that the conversion of all letting schemes was seen as "the lasting solution to the problems of rent increases" — both from the tenant's and the local authority's point of view.

MAINTENANCE

The crippling maintenance and administrative costs to the local authority would be eliminated.

The committee states that the Port Elizabeth Municipality and the Divisional Council of the Cape had successfully and commendably carried out conversions from letting to selling schemes.

The City Council, however, offered the excuse that dwellings in its letting schemes did not conform to building regulations.

"It is remarkable that the discomfort hazards, etc, are non-existent while the people remain tenants but that these contraventions of the building regulations become threatening when the very reasonable request is made for houses to be sold to the occupants," the committee states.

FOOTNOTES:

- (1) Respectively RP 84/1970 and RP 19/1972.
- (2) P. Raup, "Law Reform and Agricultural Development", in H.M. Southworth and B.F. Johnstone, Agricultural Development and Economic Growth (Cornell University Press, 1967) page 270.
- (3) Raup, *ibid.*
- (4) RP 19/1972, page 34.
- (5) *Op.cit.* page 69.
- (6) Cf. for instance, Assembly Debates, August 11, 1966, Volume 17, Columns 565 - 572.
- (7) Commission of Inquiry into European Occupancy of the Rural Areas An. 865 of 1960, page 58.
- (8) *ibid.*
- (9) M. Lipton "White Farming in South Africa", Journal of Commonwealth and Comparative Politics, XII(1) March 1974, pages 56-7.
- (10) *Op.cit.* page 56.
- (11) *Op.cit.* pages 57 and 52.

30-year leases

*3 Mrs H SUZMAN asked the Minister of Bantu Administration and Development.

Whether the provisions for 30-year leases apply in the Cape Peninsula, if not why not

†The DEPUTY MINISTER OF BANTU ADMINISTRATION AND EDUCATION

No The *status quo* is being maintained. The provisions for 30-year leases have not been extended to urban Bantu residential areas in the Cape Peninsula, because generally speaking, it would not have been in line with the declared policy of the Government which recognizes the Western Cape as a preferential area for Coloured employment

Hansard 4

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4.2 Vergoeding

Die Departement Landbou-ekonomie en Bemaking onderneem jaarliks aanvullende produksiekosteopnames afgewissel met volledige bedryfs- en kosteopnames in die volgende gebiede:

<u>Streek</u>	<u>Agro-ekonomiese streeknommer</u>
Transvaalse Hoëveld	B1
Noordwes-Vrystaat	B5
Wes-Transvaal	B4
Swartland	K1
Rûens	K3

Vir die doe

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Republiek.

Vervolgens

arbeiders

Langa/Guguletu/Nyanga: Family housing units

304 Mrs H. SUZMAN asked the Minister of Bantu Administration and Development

(1) Whether there is a waiting list for family housing units in (a) Langa, (b) Guguletu and (c) Nyanga, if so, how many applications were listed for each township at the end of 1975;

(2) whether any family housing units were built in these townships during 1975; if so, how many in each township,

(3) whether any family housing units are to be built in these townships during 1976, if so, how many in each township, if not, why not

The MINISTER OF BANTU ADMINISTRATION AND DEVELOPMENT:

(1) (a), (b) and (c) Yes, but due to the fact that the same names could appear on more than one waiting list

and the continuous amendment of such waiting lists, reliable information is not available

(2) No family units were built during 1975.

(3) No, but the position is at present being investigated by the Bantu Affairs Administration Board: Peninsula Area.

streke B1, B5 en B4

tuasie met betrekking

in die Republiek voor

stel word om dieselfde

leurlingarbeid in die

urling- en Bantoeplaas-

tabelle uitgebeeld.

Hansard 4 vol 270

18/2/76

TYPE OF FAMILY EMPLOYEE - CASUAL

RACE - COLOURED

YEAR - 1972/73

AVERAGE MONTHLY KIND WAGE FOR ALL ECONOMIC REGIONS = R 1.98

DEVIATIONS FROM AVERAGE MONTHLY KIND WAGE BY ECONOMIC REGION

EC REGION DEVIATION	1	2	3	4	5	6	7	8	9	10	11	12
EC REGION DEVIATION	-1.54	-1.49	-1.43	-1.38	-1.49	-1.45	-1.63	-1.65	-1.67	-1.59	-1.26	-1.35
EC REGION DEVIATION	13	14	15	16	17	18	19	20	21	22	23	24
EC REGION DEVIATION	-1.24	-0.97	-1.57	-1.53	-1.77	-1.48	0.11	7.40	-1.15	0.00	3.29	0.00
EC REGION DEVIATION	25	26	27	28	29	30	31	32	33	34	35	36
EC REGION DEVIATION	1.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.02
EC REGION DEVIATION	37	38	39	40	41	42	43	44	45	46	47	48
EC REGION DEVIATION	1.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
EC REGION DEVIATION	49	50	51	52	53	54	55	56	57	58	59	60
EC REGION DEVIATION	-0.50	-1.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

TYPE OF FAMILY EMPLOYEE - CAS

AVERAGE MONTHLY TOTAL AGR

DEVIATIONS FROM AVERAGE MO

EC REGION DEVIATION	1	2	3	4	5	6	7	8	9	10	11	12
EC REGION DEVIATION	-21.59	-14.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
EC REGION DEVIATION	13	14	15	16	17	18	19	20	21	22	23	24
EC REGION DEVIATION	-14.01	-32.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
EC REGION DEVIATION	25	26	27	28	29	30	31	32	33	34	35	36
EC REGION DEVIATION	-13.53	1.54	1.23	77.70	0.00	11.70	0.00	218.22	0.00	-13.16	-28.47	-36.99
EC REGION DEVIATION	37	38	39	40	41	42	43	44	45	46	47	48
EC REGION DEVIATION	-5.21	193.17	-41.30	-20.30	-42.33	1.32	54.02	43.09	11.85	66.72	2.54	-0.91
EC REGION DEVIATION	49	50	51	52	53	54	55	56	57	58	59	60
EC REGION DEVIATION	-10.20	-42.41	0.00	-13.53	-29.99	57.49	1.33	-22.33	-20.91	-25.52	-28.93	0.00

Hansard 4

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20 FEBRUARY 1976

Family housing units

282. Mr. C. W. EGLIN asked the Minister of Community Development.

- (1) (a) How many family housing units were built for Coloured persons in the Cape Peninsula during 1975 with assistance from his Department and (b) where were they built,
- (2) whether any of these units were used for the accommodation of persons removed as a result of Group Area proclamations, if so, how many;
- (3) (a) what was the estimated shortage of housing for Coloured families at the end of 1975 and (b) when is it expected that this shortage will be met.

The MINISTER OF COMMUNITY DEVELOPMENT:

- (1) (a) 4 546 In addition 4 355 dwelling units are under construction and in various stages of completion.
(b) Mitchell's Plain; Groenvlei; Newfields; Goolhurst; Silvertown; Lavender Hill; Bonteheuwel / Kalksteentfontein; Hanover Park, Atlantis; Grassy Park; Hout Bay; Belhar; Ocean View, Scottsdene and Elsie's River.
- (2) Yes 289 dwelling units in respect of which almost without exception the occupants were removed from slums.
- (3) (a) 38 000.
(b) Within 7 years if funds could be made available.

Housing

before

Cape Times
guns, 2/2/76

says

Eglin

Political Correspondent

AMLD rumours of a large cut-back in funds for Coloured housing, the Progressive Reform Party leader, Mr Colin Eglin, has called for a major rethink on government priorities before the Budget on March 31.

His call comes at a time of speculation in parliamentary circles that the Cape Town City Council's housing allocation may be cut by as much as 50 per cent, or some R15 million.

Reacting to a reply given him in Parliament yesterday by the Minister of Community Development, Mr Marais Steyn, Mr Eglin said there was no point in spending hundreds of millions on defence if conditions in the cities were allowed to become a danger to peace and stability.

Mr Steyn revealed that by the end of last year there was an estimated shortage of housing for 38 000 Coloured families. This backlog might be met within seven years — if funds were available.

"OMINOUS" REPLY

Describing the Minister's reply as "ominous", Mr Eglin said later the figures given to Parliament showed the Government had last year again fallen behind its housing target.

"Catching up with the backlog in seven years pre-supposes adequate funds — which are apparently not available," Mr Eglin said. "And it makes no allowance for the natural increase in the Coloured population or for the influx from the rural areas."

The Government, he said, must get its priorities right. "Before spending money on buying out land speculators in Port St Johns, or going in for the mass removal of people, or wasting money on getting rid of the Coloured people from places like District Six, the Government must provide housing for the

(1) 262 - Cape

(2) 124

(3) 85

(4) 256

Coloured may be casualty of drastic cut-backs

DELAYS in the provision of homes for
action in the Government

MITCHELL'S

THE Cape Town City Council's crash housing programme at Mitchell's Plain may be a major casualty of the Government's drastic cut-back in spending. The city is likely to receive less than half the money it needs for its housing plans this year.

It has been established that the city's request for R38-million for its housing commitments this year has probably been cut by about 60 percent and that it is more likely to receive about R15 million.

Mitchell's Plain is the backbone of the council's efforts to overcome the serious housing shortage. Officials have spoken optimistically of 40 000 homes in eight years, a building rate unmatched anywhere else in the world.

It was hoped that the R400 million project would wipe out the housing backlog by 1982 with provision for 250 000.

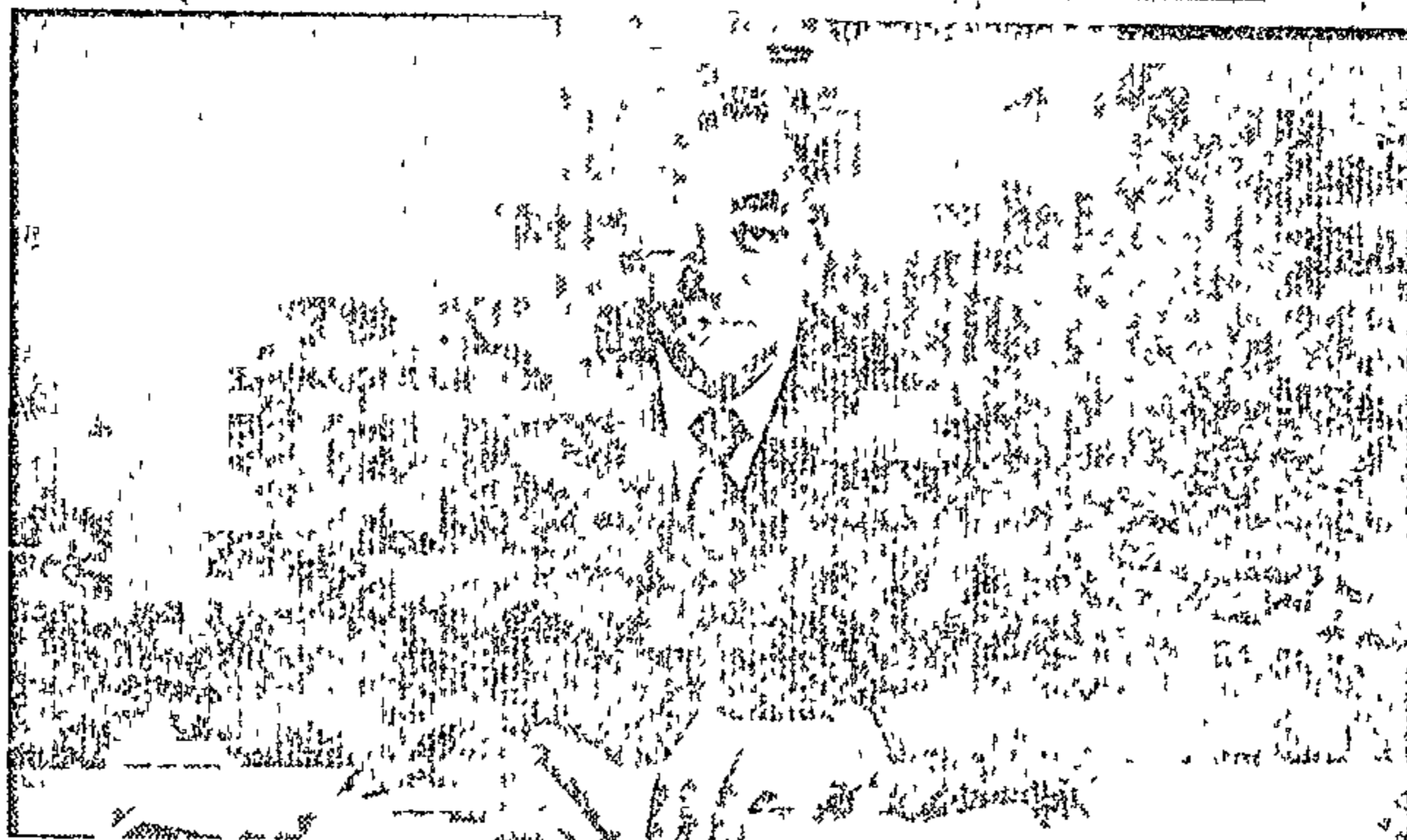
Severe cut-backs in Government spending, however, will inevitably mean expensive delays — both in terms of overall cost and in terms of coping with the housing crisis.

This week Cape Town's City Engineer, Mr J Brand, was unable to confirm the R15 million figure as no official notification had been received.

Mr H G Heugh, the Town Clerk, did, however, say the council had been warned that it would get nowhere near R38 million and that a figure in the region of R15 million had

By

Marion Burnett



FEDERAL Party leader Mr W J. Bergins: I am very disappointed.

a half percent a month, a house costing R11 000 now could end up costing as much as R17 000 because of the delay.

The same sentiments were expressed by Federal Party leader Mr W. Bergins, who said, 'I am very disappointed

'Housing is one of the most urgent needs of our people. I cannot understand why the Government should want to increase the backlog and cause unnecessary suffering.'

All race groups

Mr David Curry, deputy

the expected cutback in area in which we feel no

One of the fatalities of the latest round of housing finance could be R43 million submitted by the Durban-based company, Ileo Homes, for 4 000 houses in Area II at Mitchell's Plain.

Mr Heugh said that as it did not look as if the council would get sufficient funds to build all 4 000 houses, the tender might have to be renegotiated for fewer houses or abandoned.

The tender is at present still under consideration. It was submitted for approval to the National

(LSC)
(2) (124)

Cape Times 24/2/76

Mitchell's Plain budget cut 60pc

By Theo van Leeve

THE Town Clerk of Cape Town, Mr. H. G. Heugh, confirmed yesterday that the City Council had received Government notification of a drastic cut-back in funds for its Mitchell's Plain housing project.

Its request for an allocation of R38m for its project to house 250 000 people by the 1980s would most certainly not be granted, he said.

It was more probable that a figure of R15m would be granted — a cut-back of almost 60 percent. No official figures had yet been finalized but the Government had definitely intimated that drastic cut-backs would be made.

ILICO PROJECT

The Government had asked the City Council not to finally accept the Ilco housing project tender at Mitchell's Plain, which would have cost R43m.

The Ilco project would have assured the council of low-priced housing quickly, but needed a constant stream of funds for the project to proceed full blast, he said.

Mrs Eulalie Stott, chairman of the City Council's housing committee, said that cuts should not be made to the Mitchell's Plain budget. "It is essential in the interests of having a contented population at home that people in need of houses should get them without further delays."

Mr Sonny Leon, leader of the Labour Party, called on the Government to review its decision in the light of the critical shortage of housing for the Coloured people.

Budget cuts may not affect Atlantis project

Cape Times 26/2/76

WHILE the Cape Town City Council examines the implications of the drastic cut-back on their Mitchell's Plain budget, officials of the Divisional Council of the Cape say they do not expect their multi-million rand Atlantis project to suffer.

If Atlantis does escape the squeeze on funds while Mitchell's Plain suffers, there could be an angry reaction from both Black and White politicians.

The Atlantis project is seen by many as an ideological development while Mitchell's Plain is being built to meet a desperate need.

Mr J H Heyns, MPC and

chairman of the Divisional Council, said that housing at Atlantis was geared to the industrial development there and any cut-back would affect this development.

And Mr P S Burger, the project director, was confident that Atlantis would not be affected. The budget for this year, he said, was about R10m, or about a third of the original Mitchell's Plain budget for 1976.

CUT-BACK

Mr W R Vivier, secretary of the council, said he had received no official word from the Government on a possible cut-back.

Professor S P Cilliers, the Stellenbosch sociologist and the leading authority on the Coloured housing problem, said it would be unwise for housing development in the OI economic region (Greater Cape Town including Mitchell's Plain) to suffer while Atlantis funds were uncurbed.

Mitchell's Plain, he said, would serve established industries which were not

functioning effectively because of the housing problem experienced by their staffs.

"If there is to be a cut-back on funds in the OI economic region rather than Atlantis it will not be in the interests of the whole campaign against inflation.

"It will be an exploitation of the situation for purely ideological purposes," Professor Cilliers said.

Mrs E Stott, chairman of the City Council's housing committee, said the implications of the Government's 60 percent cut in loan funds for Mitchell's Plain were still being studied.

Her committee had asked the Executive Committee to send a deputy to see the Minister of Community Development about the situation.

She hoped that it would not lead to a cut in the number of housing units built this year. "I would rather see standards lowered than the number of houses reduced," she said.

Mrs Stott said the department was "as concerned as we are" about the situation, and would do everything they could to ensure that the building programme at Mitchell's Plain went ahead.

There are 8 000 families on the waiting list for the City Council's home ownership schemes and about 17 000 on the rental list. Mrs Stott said this meant that many families would have to wait for seven years before they could get a home.

Meanwhile Mr H G Heugh, the Town Clerk, said yesterday that the lowering of housing standards advocated by the commission of inquiry into housing matters would be applied generally throughout the country and would not only affect Mitchell's Plain.

The commission had been given its terms of reference by the Department of Community Development and he was not in a position to say what they were.

But he was sure the department would not allow inferior houses to be built. Construction methods and design would be the items to be affected.

Mitchell's Plain would be affected by the lower standards in housing but so would all building projects in the public sector, he said.

The new move would not affect contracts that had already been entered into.

It was imperative that the thousands of people on the City Council's waiting list be housed as soon as possible.

In a statement yesterday, the commission gave a list of the department's commitments in the Programme of Action against Inflation They were:

- A cut in the department's budget of R28m for the 1976/77 financial year
- The commission was investigating the high cost of housing, and if necessary means to enforce more moderate standards

2/124
JH

MITCHELL'S PLAIN

Cape Times 26/2/76

Spending should not be cut

From Mr J R ALTMAN,
general secretary,
National Union of Com-
mercial and Allied
Workers (Boston House,
Strand Street, Cape
Town):

I WRITE on behalf of thousands of Coloured members of this trade union to express strong support for the views expressed by Mr Lofty Adams, CRC member for Kaselsvlei, on the report that the Cape Town City Council may receive only R15m from the Government instead of the R38m which it requested for the Mitchell's Plain housing project.

While according to press reports Mr Adams directed his criticisms more at the City Council than at the Government, it seems that basically the main force of criticism should be against the Government in getting its priorities wrong in cutting expenditure as part of the anti-inflation programme.

It is necessary for Government spending to be cut, in order to assist the fight against inflation, but to cut down on essential projects such as the Mitchell's Plain housing scheme is extremely short-sighted. The Government has a moral obligation to do its utmost to provide housing for the thousands of Coloured persons who have been moved out of their homes in terms of the Group Areas Act, and to cut down on expenditure for housing is not only an evasion of the Government's moral responsibilities, but is a move which can have bitter effects on race relations.

Should the Government fail to fulfil its obligations in this respect, then the full responsibility will fall upon the Cape Town City Council, and here we agree fully with Mr Adams that in this event the City Council could cut down on non-essential projects.

~~(1) 85~~
(2) 124

ARGUS 27/2/76

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(2) 120

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**Mitchell's
Plain: No
official
notice**

THE Cape Town City Council had received no written notification of how much money was involved in the Government cut-back on Mitchell's Plain, Mrs E. Stott told councillors at the monthly meeting yesterday.

She was replying to a question by Mrs E M Harding, who asked what the effects of the National Housing cutback would be on the development of Mitchell's Plain.

Mrs Stott, who is chairman of the Housing Committee, said her committee would urge the Minister of Community Development to give the maximum amount possible to Mitchell's Plain.

She said that, if there were to be cuts, these should be on the number of more expensive houses built, so that more smaller housing units could be provided.

The lay-off of workers in the council's building section was not related to the Government cut-back, she said.

The staff had been retrenched in the interests of greater efficiency and in order to reduce costs, she said.

YEAR - 1972/73

RACE - ASIAN

AVERAGE MONTHLY CASH WAGE FOR ALL ECONOMIC REGIONS = R 18.39

DEVIATIONS FROM AVERAGE MONTHLY CASH WAGE BY ECONOMIC REGION

	1	2	3	4	5	6	7	8	9	10	11	12
EC REGION DEVIATION	.00	-17.83	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
EC REGION DEVIATION	-15.7	.00	14	15	17	18	19	20	21	22	23	24
EC REGION DEVIATION	-10.33	.00	26	.00	10.26	27	28	28	33	34	35	36
EC REGION DEVIATION	37	38	.00	39	.00	40	.00	40	45	46	47	48
EC REGION DEVIATION	49	.00	50	51	.00	52	.00	52	57	58	59	60
											-17.34	

Housing projects for Coloureds

*11 Mr C W EGLIN asked the Minister of Community Development

(1) What amount was sought by the Cape Town City Council for housing projects for Coloureds for the period ending March 1977,

(2) whether this amount is to be granted if not, (a) what amount is to be granted and (b) what are the reasons for the difference

The MINISTER OF COMMUNITY DEVELOPMENT

(1) R37 million

(2) According to indications not the full amount

(a) According to expectations approximately R15 million

(b) A shortage of funds

YEAR 1972/73

AVERAGE MONTHLY CASH WAGE FOR ALL ECONOMIC REGIONS = R 12.4

DEVIATIONS FROM AVERAGE MONTHLY CASH WAGE BY ECONOMIC REGION

	1	2	3	4	5	6	7	8	9	10	11	12
EC REGION DEVIATION	.00	-1.73	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
EC REGION DEVIATION	-1.15	.00	14	15	17	18	19	20	21	22	23	24
EC REGION DEVIATION	-1.46	.00	26	27	29	30	31	32	33	34	35	36
EC REGION DEVIATION	37	38	.00	39	.00	40	.00	40	45	46	47	48
EC REGION DEVIATION	49	.00	50	51	.00	52	.00	52	57	58	59	60
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Cape Times 2/3/76

Judge attacks firm's conduct

Staff Reporter

A CAPE TOWN Supreme Court judge yesterday reproved a property-owning company, Owen Wiggins Trust Company Ltd, for its "unconscionable conduct" when he dismissed the company's appeal against an interdict preventing it from ejecting a group of Coloured families from cottages occupied on two Paarl farms.

The interdict was granted on August 16 last year after the families living on Klein Parys and Carolina, Paarl, were given notice "by order of the Paarl Divisional Council" to vacate the cottages by August 18 because of impending demolition.

A counter-application by the company was overruled.

In the original proceedings, Mr Johannes Mars, Mr Dennis Goosen, Mr Peter Morris and Dr Renatus Arendse, a member of the Coloured Re-

presentative Council for Bergvliet, and acting on behalf of 11 occupiers, applied for an order preventing Master Holmes (Pty) Ltd, a subsidiary company of Owen Wiggins Trust, from implementing the ejection.

In an affidavit, Mr H O Wiggins said that the Divisional Council had had complaints about the condition of the cottages. The properties concerned were to be developed as White townships and the ejection notices were issued after correspondence

between his company and the Paarl Divisional Council.

Dr Arendse later established that the Divisional Council had not ordered the demolition of the houses but ordered that they be vacated because of defects.

In his judgment, Mr Justice Steyn said "Owen Wiggins Trust wished to develop the land concerned 'as White townships'. It was accordingly in their interests to have the families ejected from the premises."

This could have been done by consent or by due process of law. However the company "saw fit" to misrepresent the position to the occupiers and led them to believe that the buildings were to be demolished as a result of an order by the Divisional Council.

The company "well knew" that no demolition order had been issued by the Divisional Council and that the defects applied only to the homes of three occupiers. These defects could have been remedied and demolition was not required.

Demolition was used as an excuse to have all the cottages vacated.

"The abuse which this property-owning company perpetrated is the more reprehensible because it affected persons who are poor and illiterate. They would therefore have been unlikely to assert their rights against what they assumed to be an act of officialdom," Mr Justice Steyn said.

"This conduct causes even greater concern when Mr Owen Wiggins himself not only opposes the application for an interdict but, appeals to a full Bench of this division against the order granting them relief.

"The court records its disapproval of the unconscionable conduct," he added.

Mr Justice Steyn dismissed the appeal with costs.

Mr Justice Broeksma and Mr Acting Justice Schock concurred.

Mr D A Ipp, instructed by Mallinck, Röss, Richman and Company, appeared for the tenants and Mr M Jacobs, instructed by Cloete and Partners, appeared for Owen Wiggins Trust Company Ltd.

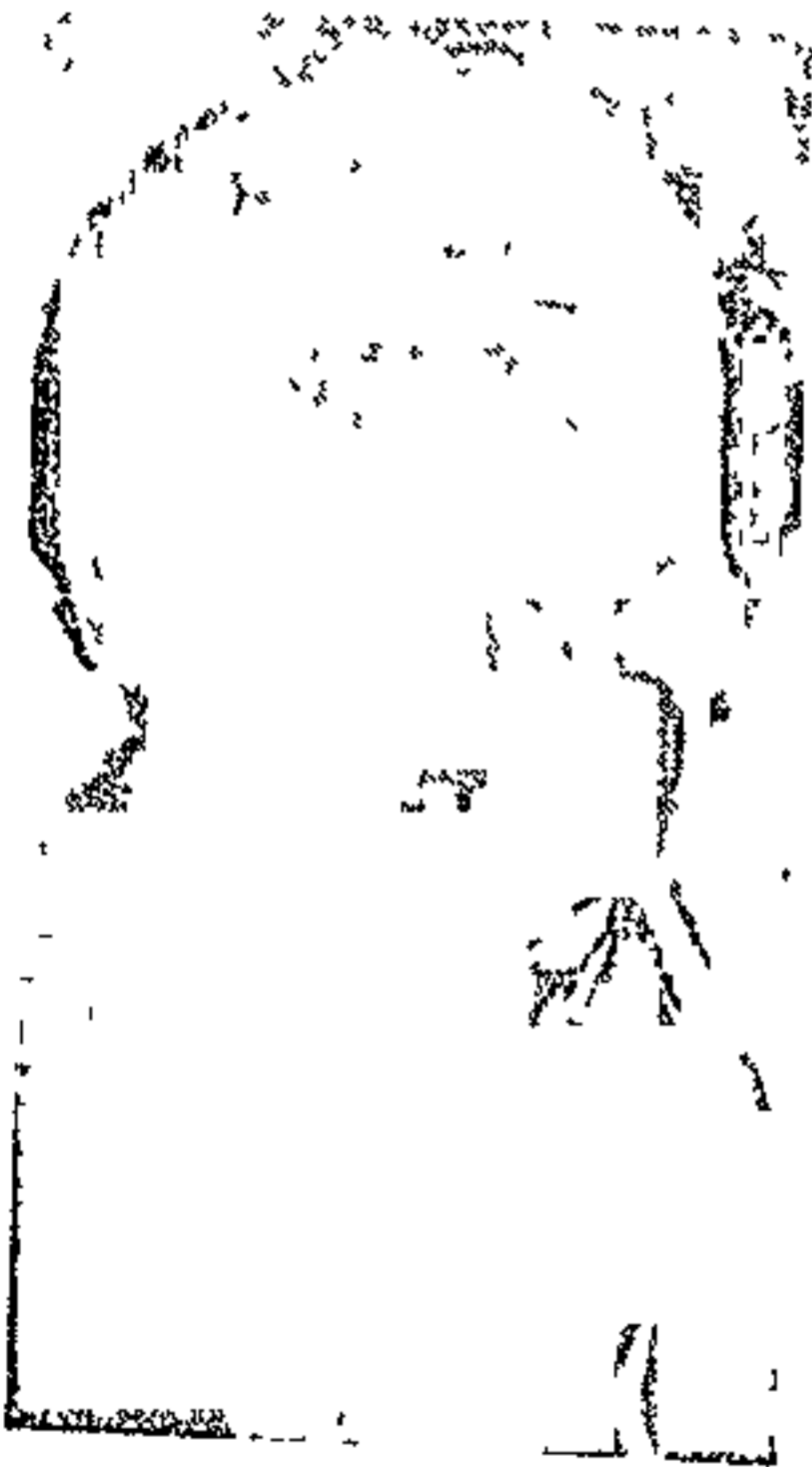
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PROPERTY
PHONE 2-2101 AFTER HOURS 2-1956
GARDENSET WEG

Prop

National competition for designs for Mitchell's Plain



Mr David Jack



THE Cape Town City Council is arranging a national competition for architects to design housing for low-income families, suitable for incorporation into Mitchell's Plain

Mr David Jack, recently appointed Director of Planning Services, a post akin to that of city architect in many cities, said this week that five hundred families examined and commented on the full-scale mock-up of a house that was built at the planning offices in Newlands. Their comments will be

The City Council's commitment to housing its Coloured community is matched by the encouragement it is prepared to give Coloured professional staff

On the Mitchell's Plain team there are two town planners and two draughtsmen. An architectural assistant, Mr Abubaker Safardien (left) recently obtained the highest marks in the country for his National Technical Diploma and as a result the City Council has awarded him a bursary to study architecture full time at the University of Cape Town

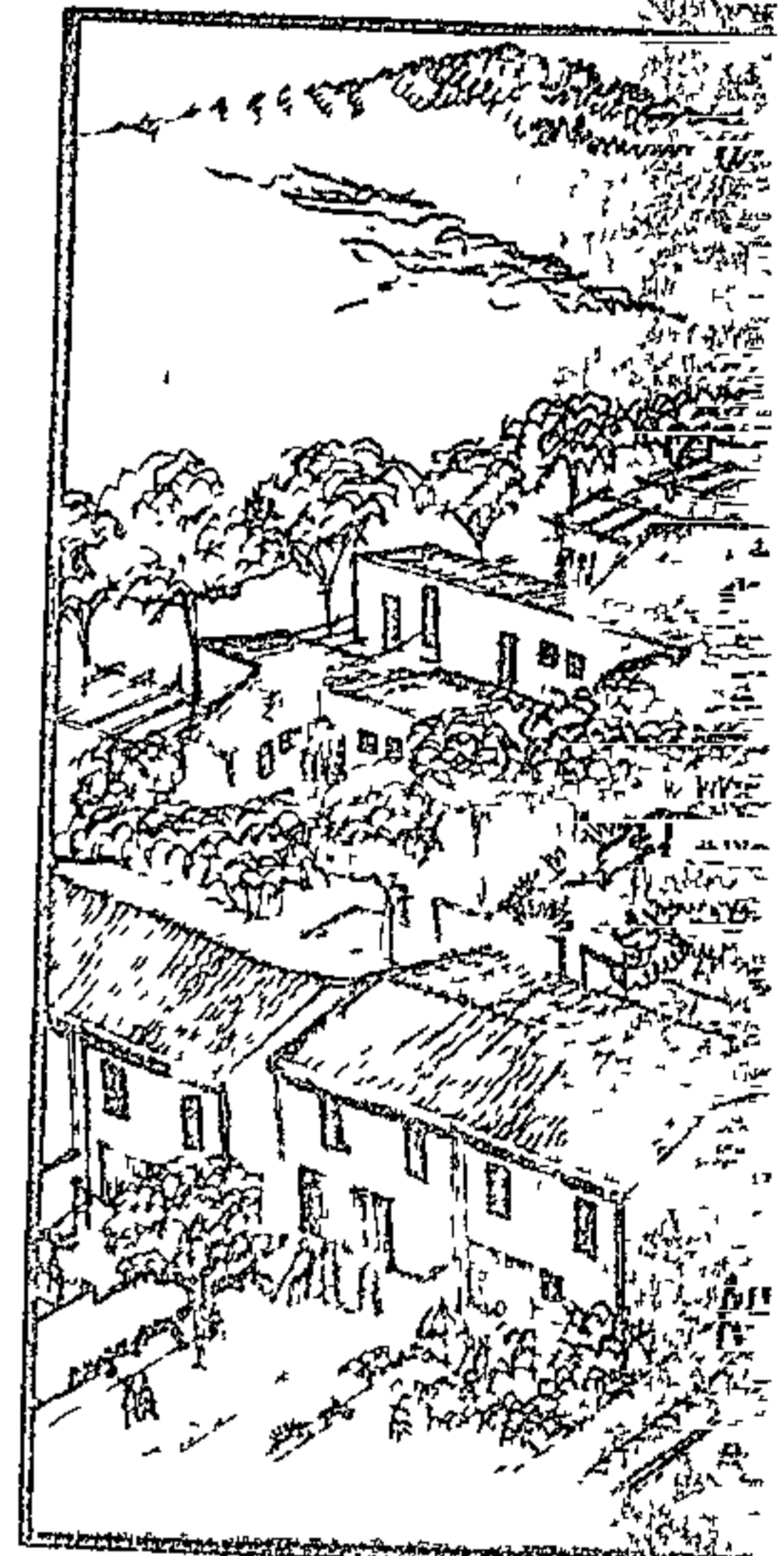
even more valuable when they are living in the new town

"The competition will draw much of the skill and imagination in the country to which we would not otherwise have had access"

The competition is sponsored by Everite who approached the Institute of Architects about a competition for the design of housing for low-income home owners. It now has the support not only of the Cape Town City Council but of Community Development. While Everite will provide the prize or prizes, the National Housing Fund will finance the erection of one or several of the best designs at Mitchell's Plain

Competitions of this kind often draw the most adventurous designs from architects and this will demand designs to be kept within strict budget limits, calling for great ingenuity from architects who want to put forward innovative ideas

It is hoped that the competition will make the architectural profession and the building industry, civil engineers, and others involved in the construction field more aware of Mitchell's Plain, the aspirations of its planners, the problems associated with it and the work being done by the multi-

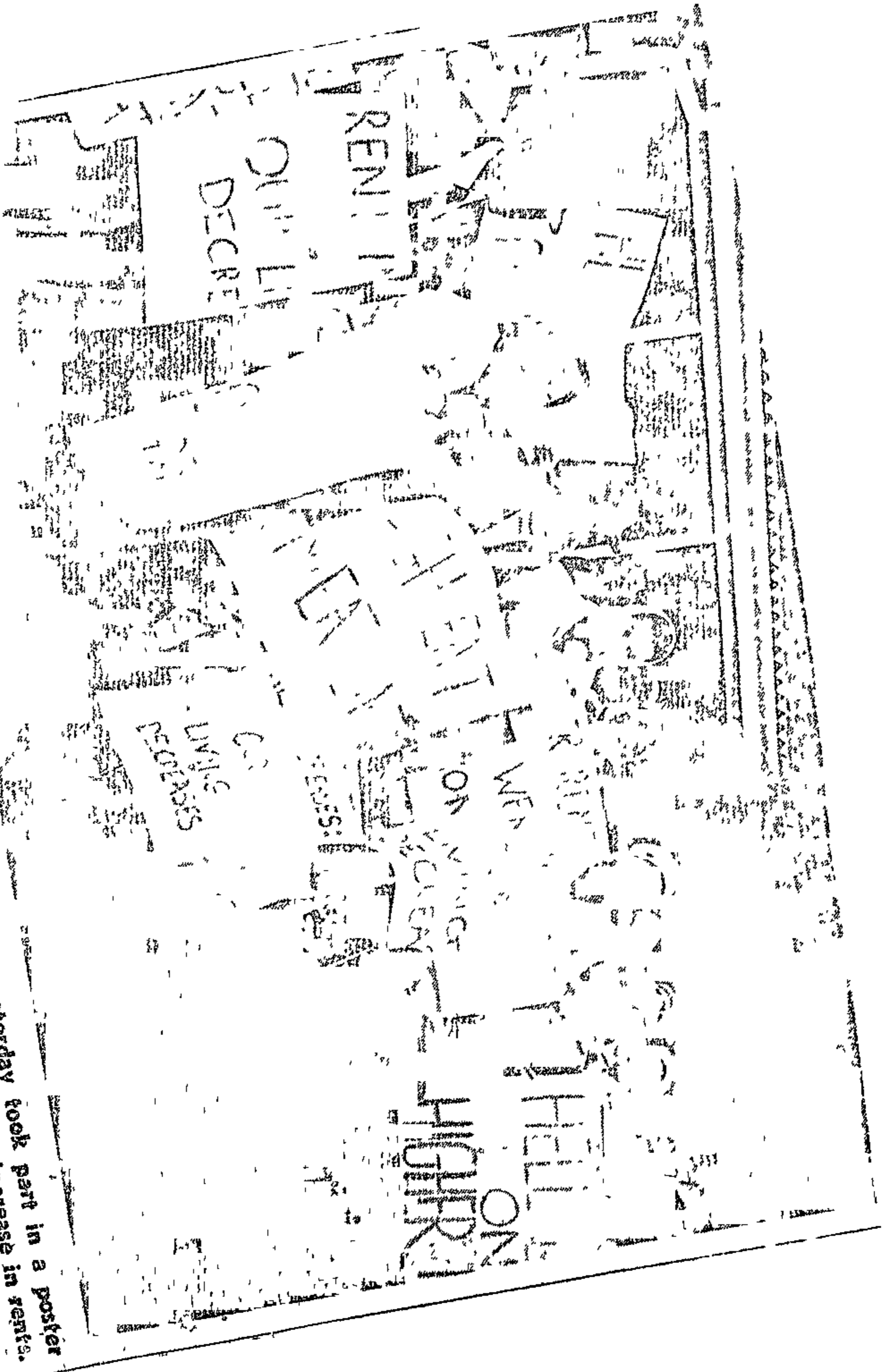


disciplinary team working on the new city. The task of building homes for low income families calls for much effort and realism.

Terry Brasher, who won an international students' competition in the United States, is project leader for the competition. A small group within the planning unit is formulating the regulations for the assessors who are still to be appointed

The hope is for prototypical houses which provide basic accommodation and facilities for growth with several options in the design for different kinds of additions. They will be for owners with incomes between R100 and R200 a month but who may have additional wage earners in the family

The show houses back... face... Las... on Rand... more local... was... ing... sign... Jack... City... spons... an



Members of Cape Town City Council houses yesterday took part in a poster protest outside the Council's rent offices at Kewtown, Athlone, against the latest increase in rents.

Silent Protest Over Rent Hikes

Members of the Council housing schemes on the Cape Peninsula yesterday conducted a silent protest against the latest increase in rents.

2124
85

Employer-assisted

staff housing

CAPE TIMES

9/3/76

By GORDON KLING

ORGANIZED commerce in Cape Town is to intensify its drive for employer-assisted staff housing in the face of recent Government spending cut-backs at Mitchell's Plain and other Coloured housing projects in the Cape Peninsula.

The Cape Town Chamber of Commerce says in its latest information circular that reduced spending on housing by the Government has made the role of employers more important

Priority is to be given to a second Coloured staff housing scheme similar to the first project currently under construction at Belhar, South Bellville.

Houses in the new development are expected to cost about R11 000 to R12 000. The chamber is canvassing employers to determine the number of houses that are required in this price range.

MITCHELL'S PLAIN

Interviewed in Cape Town yesterday, the director of the chamber, Mr Brian MacLeod, said it was possible that the new project would be located at Mitchell's Plain

"We may be forced to take up space there," he said "But it would be more desirable if land could be obtained closer to the city"

Other locations being considered were Belhar, Kraaifontein and Eersterivier. There was no possibility of building at Atlantis, the industrial township rising on the west coast to the north of Cape Town.

Mr MacLeod said the new scheme would involve about 1 000 houses. It was expected that construction would begin in about a year.

OCCUPATION

The forerunner of the scheme, the project at Belhar, is now in its final stages. Occupation has

been taken of 116 houses and some 200 more, in a group housing scheme, are under construction
Mr MacLeod said nearly

two hundred firms had already shown an interest in assisting their Coloured employees to obtain suitable housing

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2/85

124

Staff Reporter
THE Cape Town City Council will spend about R200 million on houses for Coloured people at Mitchell's Plain this year, the City Engineer, Mr J G Brand, said yesterday. He was commenting on

the decision, announced by the Prime Minister, Mr Vorster, that the Government would make an additional R50m available to the council over three years so that it could accept tenders for 4 700 homes at the new

Coloured city. The City Council originally planned to spend R38m at Mitchell's Plain this year but funds were cut to only R15m. The new contract adds to other schemes at pre-

sent under construction. In announcing the decision at the official opening of Mitchell's Plain yesterday, Mr Vorster credited Mrs A A Jansen, chairman of the CRC Executive. He said it was after Mrs Jansen had

made representations to the Government that the housing programme was necessary for the economic

Twice the size of Bloemfontein'

WHEN Mitchell's Plain is completed in eight to 10 years' time it would be a city more than "twice the size of East London, Durban or Bloemfontein", the Mayor of Cape Town, Mr John Tvers, said yesterday.

He was speaking at the official opening ceremony of the new city.

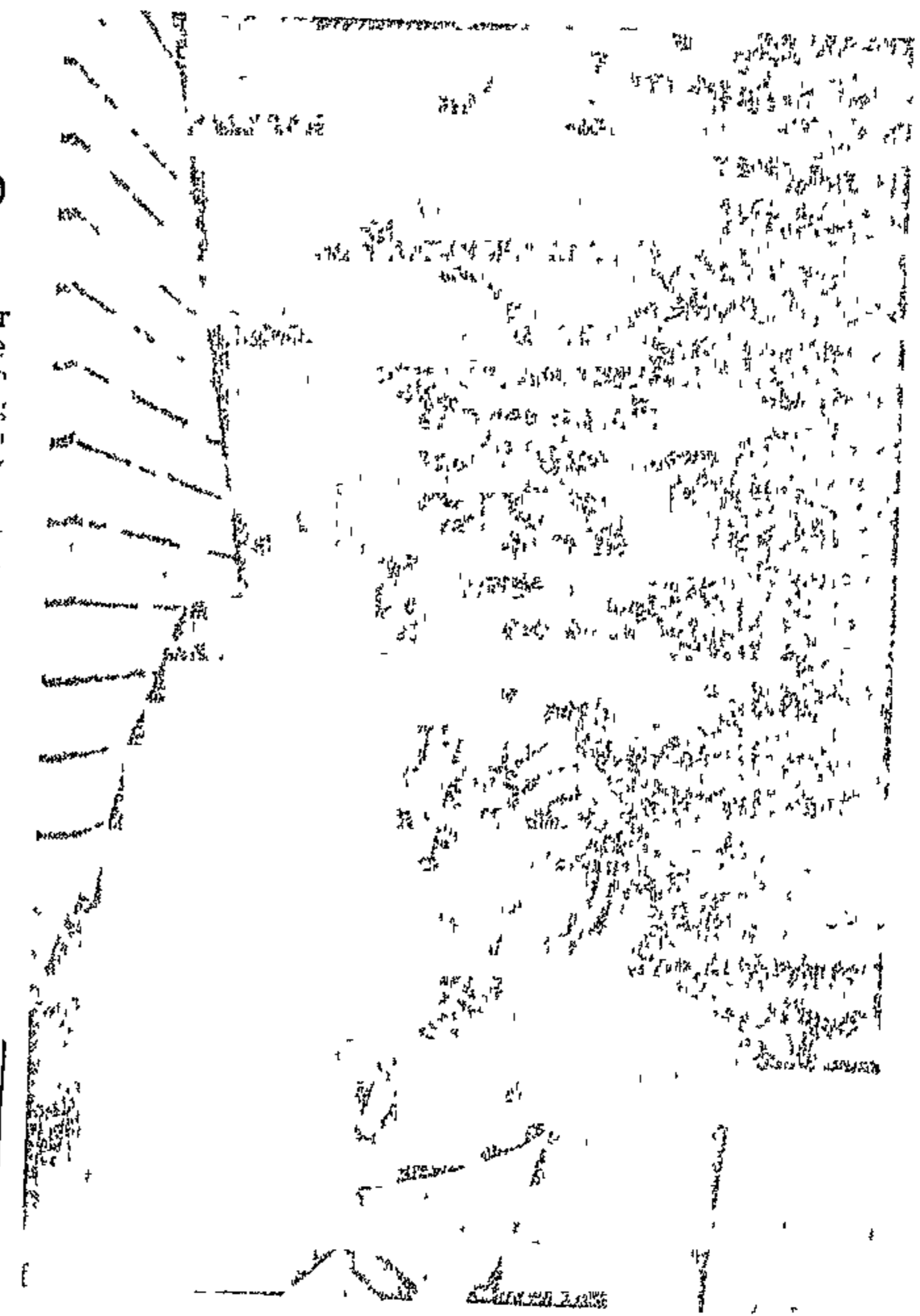
Mr Tvers said there would be 40 000 homes for about 250 000 people and Mitchell's Plain would have all the facilities of a modern city.

Cape Town had a proud record for the provision of housing for its less advantaged people. So far it

had built 40 000 homes for about 50 percent of the City's population but the council still had a waiting list of 25 000 families who wanted to rent or buy homes.

The City Engineer, Mr J G Brand said that what had already been achieved at Mitchell's Plain had taken only 15 months.

He told those who would occupy the houses that "it is not what dwelling is that matters, but what it achieves to ensure security, responsibility, stability, community affection, happiness and pride -- all the ingredients for building a sound city and nation".



Mr S F P Klassen, the first man to buy a house at Mitchell's Plain, with the key to his front door. The key was presented to him by Mr Marais Steyn, Minister of Community Development, at the official opening yesterday.

THE Prime Minister

has

THE Prime Minister squatter areas serviced

He was offered R500m. Mitchell's Coloured houses

Mr Vorster's successful action. Town City Council. DIVISIONAL COUNCIL. should most sceptical. ters could. modated with. of an inferior. ing to be consi-

MILLEN. "There is this stage no for the simple. ferior measure. my mind, or bryo of. areas."

He said the intended to maximum housing units. economy could be. "Housing is

ATLANTIS ATLANTIS

W/E ARGUS 13/3/76

SEVENTY families have already moved into the first residential area of Atlantis — the Coloured city now taking shape 6 km north of Cape Town.

The scope of Atlantis is best demonstrated by the population projections for the next 34 years:
 ○ 57 000 inhabitants by 1980
 ○ 355 000 by 2000
 ○ 500 000 by 2010.

This growth will be made possible by a corresponding building rate which now stands at 2 000 residential units a year; by 1990, it will have risen to 3 000 a year. Several hundred houses are already complete.

The original idea behind Atlantis was to relieve the housing shortage in greater Cape Town and the congestion in the existing metropolitan area. From this grew the idea of turning it into a balanced, self-contained city, exclusively for Coloured people.

INTEGRATED

The development has been planned as a city complex with two primary industrial areas and an integrated system of regional services. Six residential areas of between 60 000 and 100 000 inhabitants will be built, each with its own town centre and sports, medical and educational facilities. And, on a clear day, a magnificent view of Table Mountain.

Construction of the first town, Wesfleur, is already well under way.

Its inhabitants have a choice between three types of house, according to their economic status — a lower income unit, for those who earn less than R200 a month; a middle income unit, for salaries of R200 to R300; and to suit the pockets of those who earn more than R300, the upper income house.

RECOGNISE NEEDS

Mr Lionel Murray, the United Party MP for Green Point, who visited Atlantis recently, said he was enthusiastic about the fact that the town would recognise the needs of people of different economic standing.

Atlantis will provide the opportunity for people to find their own level — which has been denied them in many of the housing projects on the Cape

Atlantis by a series of centralisation concessions including low-interest loans for up to half of the total capital requirements of a project, tax concessions and reimbursement for part of the cost of moving a factory.

The first factory at Atlantis has been in production for some time, making plastic insulation material, and several others are being built, including one to make television sets.

FACTORY UNITS

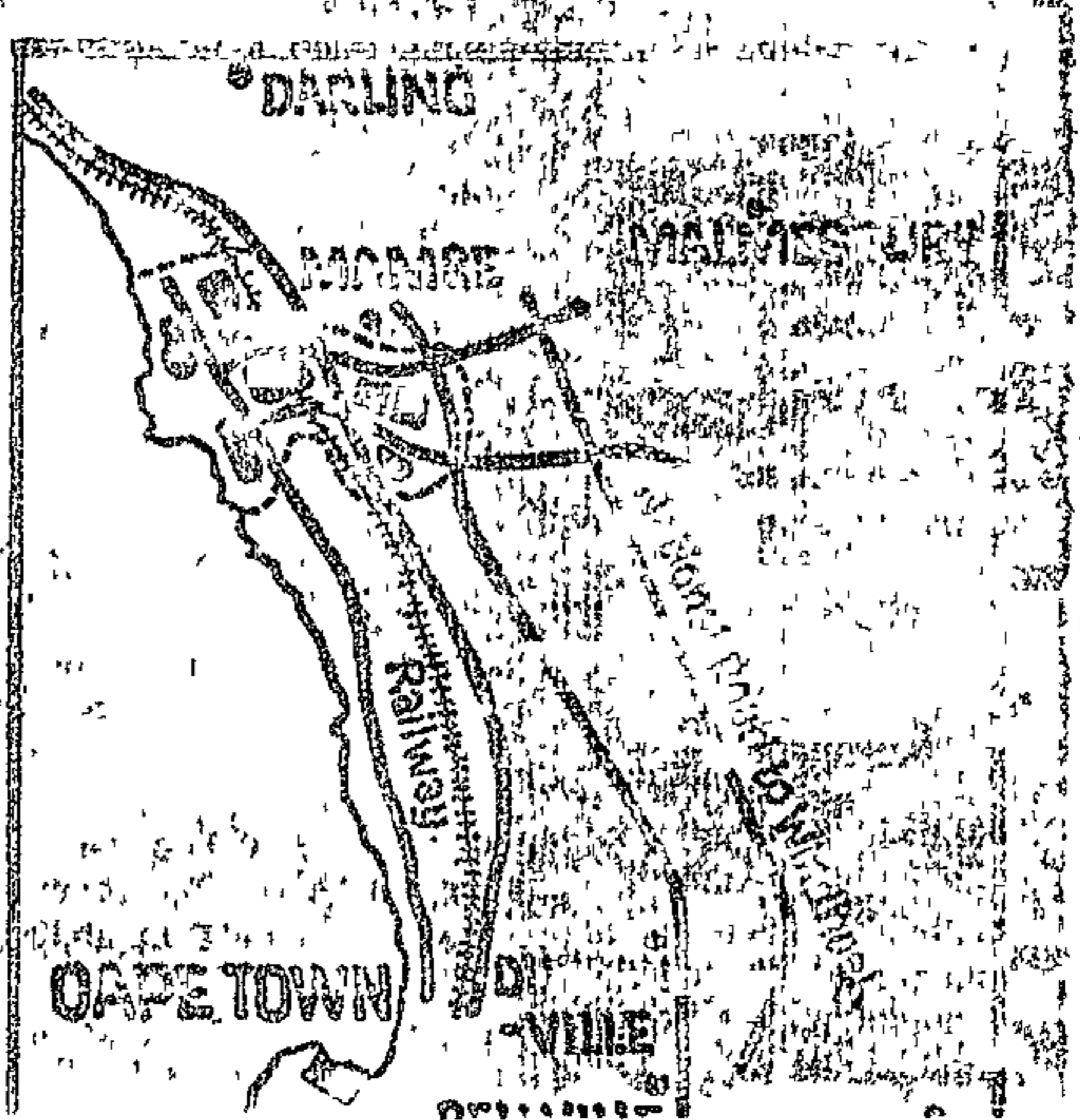
Fourteen of the per factory units have been built by the Industrial Development Corporation, and four have been let.

The first industrial area comprises 420 hectares, of which 75 ha have already been provided with comprehensive services.

Mr J. H. Heyns, chairman of the Atlantis Development Committee, who visited Europe late last year to address industrialists on the project, reported on his return that he had received several indications that overseas interest was high.

Local industries at present negotiating to settle in Atlantis include clothing, textile, steel, furniture, tool and food manufacturers.

① 85
 ② 124



CAPE TOWN TIMES
20/3/76

Cutbacks force housing replan

124

Staff Reporter

THE CAPE TOWN City Engineer's Department which has been badly hit by the drastic cut-back in State housing funds, has been forced to replan the house-building programme for this year.

A spokesman for the department said most of this money would still be spent on Mitchell's Plain. About 8m of the 15m was contractually committed to projects which had already been started.

Of the remaining R7m about R1m would be spent on low-cost housing outside Mitchell's Plain. This will probably provide about 250 sub-economic houses.

This will result in a slow-down in the rate of building houses for the Coloured people.

The City Council was originally promised R38m for its housing programme but this figure was cut to R15m. But this month more funds were made available so that the council could accept a massive contract for 4 700 houses.

Now the City Engineer's department has had to work out a plan which still has to be approved by the City Council, to share out the basic R15m between its various projects.

A sum of R250 000 has been earmarked for amenities in Mitchell's Plain, particularly for a swimming bath and to make a start on a library. A further R140 000 will be spent on other amenity projects such as a swimming bath in Manenberg.

Huge Plain contract attacked

ARGUS 29/3/76

CAPE TOWN CITY COUNCIL helped to squeeze the ailing building industry by tying up R40-million of work at Mitchell's Plain — using Government money — in one massive contract, says a top official in the industry.

Mr W. J. Lea, president of the Cape Peninsula Master Builders' Association, said it was 'disgraceful' that the Council contracted a vast amount of building work in one costly package which few contractors could compete for, when the industry as a whole was heading for disaster.

Mr Lea said he had personally raised the matter with the umbrella Building Industries' Federation of South Africa (BIFSA) who in turn had taken the issue to the Government.

'I was told by our BIFSA member that this would not happen again, but I understand it is going to,' he said. 'If it does, then it is time the Government stepped in and did something.'

Mr Lea's remarks followed a week of gloomy reports on the depressed state of the building industry which is heading deeper into the worst slump since World War 2.

At the same time he said out-of-work labourers being returned to the Transkei by Cape contractors unable to keep them employed could become a source of unrest in the homeland.

'The Government should see there is sufficient work in Cape Town at least to employ the contract labour allocated to us,' he said.

'MUST STOP'

The controversial R40-million contract was awarded to Ilco Homes of Durban — one of six tenderers — to design and build 4 000 houses and allied services at Mitchell's Plain.

Mr Lea said 'This situation must stop. The Government must rethink. If they continue with this policy it will take years

and years to repair the damage to the industry.

'There must be work for all. Putting out work in such big blocks will be disastrous.'

If the R40-million tender had been broken up into smaller packages, 'perhaps 10 smaller contractors could have survived this critical period.'

'BIT OF WORK'

Mr Lea said future projects at Mitchell's Plain should be split up by the council into smaller tenders of various sizes 'to give all builders in Cape Town a bit of the work.'

He said 'We have to look to the future. The smaller man will be forced out of business, leaving only the wealthy firms who can face the situation and lose a bit of capital to keep going.'

'That means that healthy competition we have had will disappear.'

Mr Lea said the more drastic the slump in the industry the bigger the boom, which was bound to follow.

But the industry faced chaos when the economy recovered unless available work and Government money was spread evenly through the industry now.

'Many of the men here today are going to have to find other jobs. The industry will lose these highly trained men, and BIFSA has spent millions to train them.'

'We can cope with the normal growth rate at present but we will not be able to cope when things improve.'

①-30
②-124

CAPE TIMES
30/3/76

LOST JOBS

Continued from page 1

tract, they would not bring a single worker from Durban to Cape Town.

"We will engage all the workers we need in Cape Town," he said.

Mr J H Heyns, PC, chairman of the Divisional Council of the Cape, which is also involved in large housing projects, said it had not been necessary to dismiss a single worker.

"And I can't see us paying off anybody in the near future," he said.

Announcing the Pan Fabrics division close-down, a South African Nylon Spinners director, Mr M Odhag, said Pan's operations would be phased out over the next few months. He said Pan had about ten percent of the market in this field.

Unemployment

A SANS statement said the closure should not affect in any way the operations of Meritex underwear, Leinet and Paul Steiner, which share certain common services with Pan at The Circle, nor would it affect the operation of Pan Knitwear and other units.

Pan Fabrics, formerly Republic Textiles, was brought into the group when SANS took over the Alexander Sagov group of companies in 1973. The SANS group amalgamated this business with the well known operation it had acquired through the purchase of the Priced brand 1973 at Hammerdale.

Assets

The SANS statement noted the Pan operation was progressively adjusted to the changing requirements of the market for well developed fabrics.

It is now clear, however, that considerable new investment would be necessary to meet Pan's production and future market requirements.

SANS main assets lie in the field of yarn spinning, finishing and the non-woven fabric industry. The latter is derived from wool, which is derived from sheep that

1733 Lose

jobs at

Mitchell's

CAPE TIMES

30/3/76

Plain

Staff Reporters

A TOTAL of 1 733 building workers at Mitchell's Plain, have been paid off since January this year and there could be further dismissals next month.

(1) 31
(2) 124
(3) 55

This was disclosed to the Cape Times yesterday by Mr J G Brand, Cape Town's City Engineer.

He said that the present strength of the remaining work force at Mitchell's Plain was 2550. This means that between a half and a third of the men working on the giant housing scheme have been dismissed at a time when two other major employers have announced shutdowns which will displace hundreds of Cape Town workers.

Yesterday the giant Bellville-based yarn manufacturers, South African Nylon Spinners, said that it is to close down its Pan Fabrics division in a move which will put most of Pan's 179 employees out of work.

Earlier this year one of the largest garment manufacturers in South Africa, Le Brothers, revealed to close its Cape Town factory towards the middle of this year, leaving employees out of work.

Wastage

to be written rep...

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CAPE TIMES
31/3/76

Council hits at master builders

Staff Reporter

THE MASTER BUILDERS' ASSOCIATION, which this week criticized the Cape Town City Council for awarding a massive housing contract to one firm, came under fire at the monthly meeting of the council yesterday.

The association said the council could have helped 10 building firms to survive if it had split up the contract for 4700 houses at Mitchell's Plain instead of giving it to one firm.

Mr A H Honikman, chairman of the council's Utilities and Works Committee, said he wanted to repudiate these charges. In the past the Master Builders' Association had urged the council to enlarge its schemes so that its members would be able to tender using pre-cast building methods.

This was what the council had done at Mitchell's Plain but the tenderers using pre-fabricated building had submitted tenders R10m higher than the tender from a Durban firm which used conventional building methods.

The result had been "squealing" and an attempt to undermine the successful tenderer, almost certainly Ilco Homes of Durban. The City Engineer had been asked to visit Durban to investigate the firm and had reported favourably from every angle.

124

Langa/Nyanga/Guguletu: Housing

650 Dr F VAN Z SLABBERT asked the Minister of Bantu Administration and Development

- (1) How many Bantu (a) (i) males and (ii) females of 16 years and over and (b) children under 16 years were accommodated in Langa, Nyanga and Guguletu, respectively, as at 31 December 1975,
- (2) (a) how many of the males of 16 years and over in each of these townships were accommodated in bachelor

Hansard 10 col 743
 2/4/76

quarters and (b) how many of them qualified to be in the urban area in terms of section 10(1)(a) or 10(1)(b) of the Bantu (Urban Areas) Act;

- (3) (a) how many of the persons who were on the waiting list for accommodation for married persons at the end of 1974 were given such accommodation in each township during 1975 and (b) how many persons were there on these lists at the end of 1975.

The MINISTER OF BANTU ADMINISTRATION AND DEVELOPMENT:

(1) (a) (i)	Langa	Nyanga	Guguletu
	24 235	9 872	15 489
(ii)	2 369	2 946	12 910
(b)	3 733	3 901	25 901
(2) (a)	22 855	7 581	4 115
(b)	5 964	1 184	1 924
	Langa and Guguletu (combined list)		Nyanga

- (3) (a) 183 38
- (b) Due to the fact that the same names could appear on more than one waiting list and the continuous amendment of such waiting lists, reliable information is not available

① 293
 ② 124
 ③ Migrant Labour Camp

MR TOM WALTERS,
 a member of the City
 Council Housing Com-

mittee, yesterday at-
 tacked the "squattings
 bill" now before Par-
 liament and said it
 would effectively eli-
 minate the future
 movement of Coloured
 labour.

Section 3C of the bill
 contains a clause which
 will make it compulsory
 for an employer to obtain
 a certificate from a local
 authority, like the Cape
 Town City Council or the
 Divisional Council or any
 town council, stating that
 proper housing is avail-
 able for a prospective em-
 ployee or that the em-
 ployer will provide
 proper housing.
 Mr Walters said that,
 because of the acute hous-

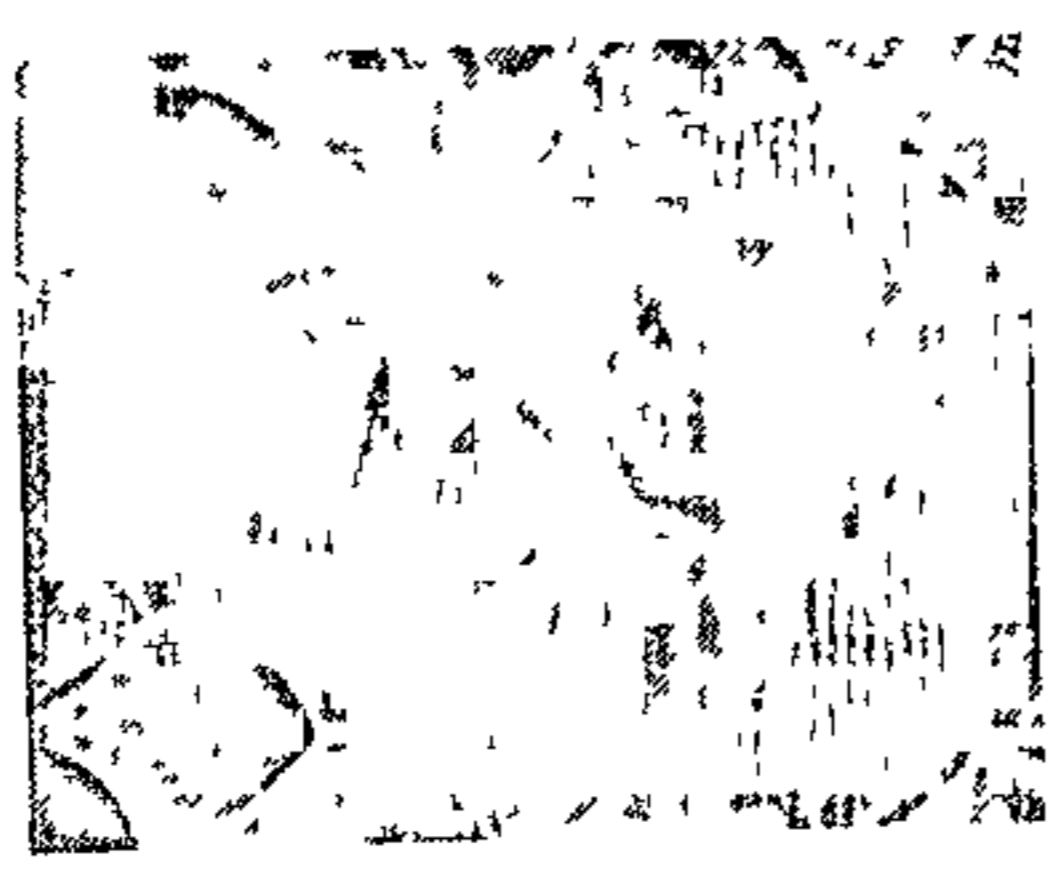
THE CITY OF JOHANNESBURG

ing shortage in Cape
 Town, for instance, it will
 be "impossible" to issue
 such a certificate, in view
 of the long waiting list
 for "proper housing".

"The Government is in
 fact, creating machinery
 for the control of
 Coloured labour.

"Even at the most op-
 timistic calculation, the
 crash building pro-
 gramme proposed by our
 city engineer in con-
 junction with the Depart-
 ment of Community De-
 velopment and to be fun-
 ded by the National
 Housing Commission
 would not eliminate the
 squatter problem for at
 least eight years

"Therefore, the city
 council simply would not
 be able to issue a cer-
 tificate stating that



Mr Tom Walters
 speaking at a public meeting.
 (S. A. J. News Photo)

cans, but also in respect
 of Coloured labourers
 from other areas," he
 said.

"This means that,
 unless for instance, hous-
 ing is provided for con-
 struction workers on site,
 then their movement to
 the city will be
 eliminated.

"Furthermore, prob-
 lems that stick out like a
 sore thumb as far as a re-
 sult of this rushed legis-
 lation is concerned are
 the questions of what is
 actually meant by proper
 housing and does 'proper
 housing' include accom-
 modation for the work-
 ers and children of the work-
 ers, or are we now ex-
 tending the legal concept
 of migrant labour to the
 Coloured population?" Mr
 Walters asked.

"The solution does not

the bill to control the
 movement of citizens but
 in a massive programme
 of cheap housing situated
 near the demand for or la-
 bour, plus site and serv-
 ice camps.

"I have suggested to the
 construction of emergency-
 type camps several times
 to the secretary of the com-
 munity development," Mr
 Walters said.

He said the emergency
 camps he envisages should
 be similar to those built
 all over Europe after the
 last war and should be
 administered by social
 welfare officials who
 were trained in the man-
 age of the people.

"I believe that this par-
 ticular clause in the bill
 is going to create a new
 law in backwaters who
 will not be seen but re-
 main a scar on the con-
 science of our prosperous
 society," Mr Walters
 added.

AR645 6/14/76

POORER GROUP NEED HOUSERS MOST

THE GREATEST need for houses for Coloured people was for those earning less than R160 a month, according to Mrs. E. Stott, chairman of the Cape Town City Council's housing committee.

Speaking at the annual meeting of the Kalk Bay and District Ratepayers' Association last night, she said Mitchell's Plain did not cater for these lower-income people as the high cost of amenities and services increased the cost of houses there.

She said, however, that the council hoped Mitchell's Plain would attract people living in the council's older housing estates, and that these older and less expensive homes would in time become available to the lower income groups.

Mrs Stott said she did not see the payment of higher wages as the simple answer to the housing problem. This would merely add to inflation. She would prefer to see an interest rate of between five and six percent introduced for home loans instead of the present eight percent rate.

SUBSIDY

A subsidy on housing goes straight to the pockets of the poor, she said.

Reply to a question, she said that almost no garages had been provided at Mitchell's Plain because of the additional expense which would have been involved.

The streets had been designed with dropped curbs and this would enable residents to park their cars next to their houses.

She gave a brief history of the planning of Mitchell's Plain and said that, while she knew that most Coloured home-owners preferred a separate plot of land with an enclosed garden, there was simply not enough land available for Coloured housing and the housing density at Mitchell's Plain had to be kept high if houses were to be provided for all those who needed them.

The meeting was attended by about 50 people.

(2) 85
(1) 124

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9/4/76

Family housing for Bantu in Peninsula

*4 Dr. F VAN Z SLABBERT asked the Minister of Bantu Administration and Development

What provision is made for the housing of persons entitled to family housing in Bantu townships in the Cape Peninsula and for whom such housing is not at present available in these townships

†The MINISTER OF BANTU ADMINISTRATION AND DEVELOPMENT

Persons entitled to family housing in the urban Bantu residential areas in the Cape Peninsula are presently registered as lodgers with occupiers of existing family dwellings.

The provision of additional housing is being investigated

Mr G. W. MILLS Mr. Speaker, arising out of the hon the Minister's reply, is it

necessary for a White person to have a permit to enter a Bantu township in the Cape?

The MINISTER: Yes, a White person who wishes to enter an urban Black residential area should get a permit.

(in Transvaal)

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Differential rates 'spread the burden'

CAPE TIMES 10/11/76

A SYSTEM of differential rates could save the man in the street from being taxed out of existence, the Leader of the Opposition in the Provincial Council and a Cape Town city councillor, Mr Cyril Brett, said yesterday.

He was commenting on the broad hint by Mr Harry Gie, Provincial Secretary, that legislation on differential rates might be introduced in the Provincial Council next month.

The new system, if approved, is likely to mean that commercial properties will be taxed at a higher rate than private residential property.

"This is something we've been asking for years," Mr Brett said yesterday. "The present system in which properties in Adderley Street and Muizenberg are taxed at the same rate is ridiculous."

The main advantage of a differential rating system was that it spread the burden of municipal taxes more evenly.

AMENITIES

He said that many people who lived in the surrounding towns and the Divisional Council areas contributed nothing to Cape Town although they worked in the city and used the amenities.

A higher rate on commercial properties would be passed on to customers but this indirect contribution would be spread evenly and in this way people from places like Parow, Fish Hoek and wealthy areas like Constantia would contribute a fairer share.

People who rented flats might find their rents rising slightly and in this way they would also contribute more in indirect payments to the council.

Other suggestions by Mr Gie to increase the income of local authorities were also welcomed.

A City Treasury official said that if full rates were paid on all State and Provincial property the annual payment to the city would be about R8m a year.

Langa/Nyanga/Guguletu: Family housing units 848

727 Dr F VAN Z. SLABBERT asked the Minister of Bantu Administration and Development:

(a) How many family housing units are there in Langa, Nyanga and Guguletu, respectively, and (b) how many such units are planned for each of the next three years in each of these townships.

849

WEDNESDAY,

The MINISTER OF BANTU ADMINISTRATION AND DEVELOPMENT

- (a) Langa 1 122
- Nyanga 1 594
- Guguletu 7 376.

(b) The Bantu Affairs Administration Board, Cape Peninsula Area, is at present investigating the provision of further family units in its urban Bantu residential areas

F.W. 23/4/76

Mitchell's Plain marches on

About 120 of the 286 Mitchell's Plain houses available for occupation in the next few weeks have been sold to Coloureds Cape Town City Council (CCC) is quite satisfied, arguing that the full sales drive has been under way for only two months Council tenants were given first option for the month of January, and only then was the scheme open to all-comers

Not unexpectedly, opinion is divided about the merits of Mitchell's Plan Among residents it ranges from "a downright disgrace" to "bait lekker". Among architects and town planners opinion is similarly divided The most biting criticism is that, in the face of a severe Coloured housing shortage, Council embarked on an over-ambitious scheme which has had to be drastically pruned because of cost

One point is clear — for the houses available the standard of finish leaves a good deal to be desired, particularly in those completed by CCC's own building team Rough brick interior finish, designed to have a rustic effect, may be fashionable in certain levels of society, it leaves Coloureds cold

There has been criticism, too, that bathroom and kitchen tiling has been lowered to minimum standards (a single row of tiles above the bath and kitchen sink, for instance) that guttering and downpipes have not been painted; and that the general exterior painting is dull and monotonous CCC officials and architects, on the other hand, have been on the horns of a dilemma raise standards of finish and the price goes up another R400-R500, putting it beyond the reach of all but the

best-off of a not very well-off community (who, in any case, would probably prefer to build their homes a good deal nearer town) or skimp on finishes and concentrate on sound basic construction, leaving it to the owner to fix up the shell to his own liking later

In view of the slender capital allocated for the scheme, the latter course has been chosen Just as well, since houses are being offered at R11 500-R12 200/unit at a monthly redemption, over 30 years, at a monthly redemption, over 30 years, of between R70 R90 The critical assumption is that each household has an income of not less than R400/month and, at this stage, at least one car

Prospective buyers have been critical of the fact that this first portion of the scheme has as yet no shops, no public phones, schools nor police post CCC says these services will become available as soon as about 50 houses are occupied. CCC has already built a supermarket and butchery to a buyer's specifications and these will open shortly. The Coloured Development Corporation also plans to establish a large supermarket

Negotiations are underway between the PWD and the Police for the construction of a large, central police station In the meantime PWD will rent a couple of houses for a temporary police station to look after the handful of residents who have moved in

On transport, Mitchell's Plan Passenger Bus Service, an offshoot of Tollgate Holdings in which Coloured shareholders will hold at least 50% of the equity, plans to start as soon as passenger flows warrant it. And SAR's rail service will start in mid-1978. By then, the whole Mitchell's Plan scheme, for better or worse, should be near completion



Mitchell's Plain house . . . are these ideal homes?

124

1976

Council go-ahead for sub-economic houses

27/4/76 DD



MR OPPERMAN

EAST LONDON — Housing took up the major part of last night's council meeting here, but not one of the eight items was discussed.

This was probably the fault of the Action Committee system where councillors do all their debating in committee, leaving the open council

meeting for rubber stamping, or for those against the majority vote to note their dissention — after a dress rehearsal in the Action Committee.

The city council agreed to apply to the Department of Community Development for permission to proceed with two sub-economic housing schemes — one at Pefferville and one at Stoney Drift.

The Pefferville scheme is for 15 sub-economic houses which will cost a total of R78 210, or R5 214 each.

The scheme at Stoney Drift, for whites, will cost a total of R373 100, or R8 479 each.

After the meeting, the head of the finance portfolio, Cllr P. Opperman, said although these were above the minimums set by the Department of Community Development, the department realised the costs were rising and were generally sympathetic to increased costs.

There will also be R100 000 spent on roads and services and a further R7 590 on landscaping and play equipment in the Stoney Drift scheme.

After the meeting, the councillor in charge of housing, Cllr R. Venter, said it was hoped these schemes would be the forerunner of larger

schemes which were necessary, particularly in the case of the Coloured people.

Cllr Venter said the Garcia Flats complex was nearing completion and these would provide 136 one, two and three bedroomed flats for whites in the economic group. — DDR.

Families evicted at Butterworth

Some families have been evicted from their homes at Msobomvu Location, Butterworth

They now have nowhere to go except return to

their original homes in the rural areas or seek accommodation with friends in the township

Police have been used to eject some families who

refuse to vacate the houses

People have been seen sleeping in the open with their belongings

The superintendent of

the township, Mr M Mboto, said he had to use force to have the families evicted from the houses they occupied

"These families we have evicted were not supposed to be there. Because the men's hostels were still under construction we decided to house all single men in the four-roomed houses. We had eight men in a house," Mr Mboto said

"To our surprise we found that the men were now staying with women and this was contrary to conditions of occupation. Single men are now sent to the hostels

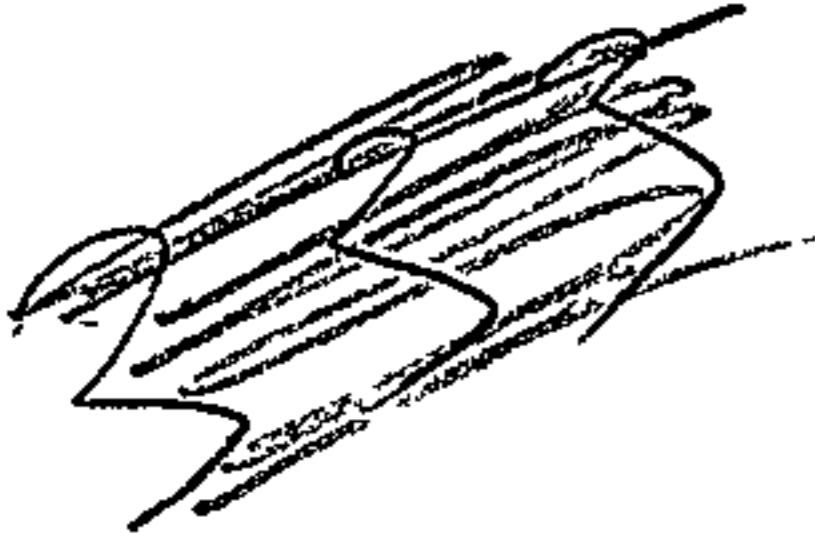
"These men were registered as unmarried when they came to work in Butterworth. Most came under contract and were not supposed to bring their wives. They have gone against regulations. We evict them because of need these houses for married people who are on the waiting list," Mr Mboto said

He said many people were living illegally in the new houses at Msobomvu. The demolition of the tank houses had to be carried out

- (1) 104
- (2) 261
- (3) 124

- ① 104
- ② 261
- ③ 124

30/4/76 DD



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HANSARD NO. 13

899 Housing in Nyanga/Langa/Guguletu

745 Mrs H SUZMAN asked the Minister of Bantu Administration and Development.

Whether the Cape Peninsula Bantu Affairs Administration Board intends to convert any hostel accommodation in Nyanga, Langa and Guguletu into family housing units, if not, why not, if so, (a) when and (b) how many such units are to be provided in each township

The MINISTER OF BANTU ADMINISTRATION AND DEVELOPMENT

The Bantu Affairs Administration Board is at present investigating the provision of further family units in its urban Bantu residential areas, whether this will eventually result in the conversion of hostel accommodation into family housing units is not known at this stage

(a) and (b) Fall away.

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7/5/76

The Rent Board investigation arose after the chairman of Oppidan House at Rhodes, Mr Ashley le Grange, laid a complaint with the board.

He furnished details, after consulting with the student tenants and then the Rent Board inspectors started their blitz.

"We had to do this because for years students have been forced to pay exorbitant rents because of the great shortage of accommodation in Grahams-town," Mr Le Grange said.

Section 10 (A) of the Rents Act prohibits the increase in rents in rent-controlled premises without the permission of the Rent Board. All landlords I spoke to admitted that they had not asked the board for permission.

Rooms

Professor Butler said that a great deal of work had been done in restoring his property. He confirmed that he had not approached the Rent Board for permission to increase the rent. "I did not know I had to do so, but I know that ignorance of the law is no excuse," he said.

Although official records list Mr Josman as the owner of the property investigated by the board, he said it was registered in the name of a company known as Messrs Raim (Pty).

The problem of the company was that it was not known that the rent had been determined by the board, said Mr Josman.

Mrs Rivett confirmed that the company of which she was a shareholder was charging R215 rental. However, she added: "The students don't rent the house from me as such. They pay per room, and the total comes to R215."

Mr D. R. Butler said he had not known that the rent for his property was controlled.

The Rev G. Buchanan confirmed that he charged R331, but his wife said she was responsible for the house.

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VIPS NAMED IN STUDENT RENT BLITZ

By NIC VAN OUDTSHOORN
MANY PROMINENT people — including top church men, academics, educationists, business men and a lawyer — have been letting houses in Grahamstown to Rhodes University students at as much as 1 000 per cent more than rents laid down by the board.

8 TIMES

2/5/76

After a blitz inspection conducted by the board, they were told that if they did not reduce the rents immediately to the rates set by the board, they could be prosecuted.

The Rent Board said also that the landlords could be asked to refund to tenants the amounts they had been overcharged.

The board found 24 cases of overcharging in the 30 properties. Another 50 properties will be checked from tomorrow.

Among the landlords involved are Professor Guy Butler, head of the English department at Rhodes University and a well-known poet; the Rev G. D. Buchanan, Anglican archdeacon of Albany; Mr G. Josman, secretary-general of the Eastern Cape Zionist Council and a retired attorney; Mr D. R. Butler, headmaster of the prestige Kingswood College; a school-teacher and an attorney.

The Rent Board also valued the properties of Mrs D. Rivett, wife of a Rhodes professor, a lecturer and a business man, who were told that they had been overcharging in terms of the valuation.

No rents had been fixed for their properties, but in July they will appear at an inquiry where board inspectors will recommend that much lower rates be applied.

Ignorance

All those mentioned by name confirmed these facts when approached by the Sunday Times this week.

Here's how tenants were overcharged

HERE are details of rent overcharging in Grahamstown:

Professor Guy Butler rented out premises for R220 a month. Rent for his property is pegged by the board at R51,80.

The Rev G. D. Buchanan charged R331 a month for property for which the fixed rental was R78,85.

Mr G. Josman charged R120 a month for a R10,78 property and R145 for a property which is pegged at R17,90.

Mr D. Sacks, a busi-

nessman, charged R104 for a property pegged at R12,80.

Mr D. R. Butler charged R142 for a property for which the fixed rate was R65.

Other cases — in which the Sunday Times could not contact landlords — include:

A house rented out for R140 a month. The fixed rental is R13.

A R17,45 house rented for R146.

A house rented out at R160, as opposed to the

fixed rental of R42.

In the following cases Rent Board inspectors, after valuing the properties, have informed the owners that they will recommend to the Rent Board in July that the rentals be lowered and fixed:

Mrs D. Q. Rivett has been told that the rent for her property might have to be reduced from R215 to R131; that of a Rhodes lecturer, from R150 to R80, and the property of a prominent businessman from R175 to R114.

~~185~~
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CAPE TIMES 13/5/76

More money for low cost houses

Staff Reporter

THE CAPE TOWN City Council has been officially informed that money is available to build more houses for Coloured people at Mitchell's Plain.

This was disclosed to the Cape Times yesterday by Mrs E Stott, chairman of the council's Housing Committee

"I'm overjoyed," Mrs Stott said. "I'm especially pleased as we have been told the money is intended particularly for low cost homes, the area where Coloured people most desperately need help."

The City Council originally planned to

spend R38m on houses this year but the allocation from the National Housing Fund was drastically cut to R15m. Later the Government announced that more money would be made available to enable the council to accept a massive contract for houses at Mitchell's Plain

Now comes the news that still more money — this time from overseas sources — is available.

Mrs Stott said this meant that the council would be able to build almost as many houses this year as they had originally planned.

AVAILABLE

"We have been told that the money is available and will be channelled to us through the National Housing Fund."

The interest rate on loans for sub-economic housing is one percent and Mrs Stott said she understood that the Treasury would pay the extra interest on the overseas borrowing.

At this stage there was no intention to build up the council building unit — from which hundreds of workers were paid off when funds were out — as most of the extra houses for Mitchell's Plain would probably be built by contractors, she said

This means, however, that many more jobs will be created in the building industry and the men paid off by the council could soon find work in the industry again.

The low cost houses will be built for people with a monthly income of R200 or less.

FAMILY STILL WITHOUT HOME



CAPE TIMES 13/5/76

Mr Holman and his family in their home — a toilet. At the back Mrs Holman is holding her youngest child, Roland, 15 months. In front are Susan, 6, and Victor, 8. Report, page 3.

Picture MONTY COOPER.

Cape Times 14/5/76

Help offered to family in toilet

Staff Reporter

THE SECRETARY for Community Development, Mr L. Fouché, yesterday instructed his department to investigate the plight of the Holman family who live in a Woodstock toilet, a spokesman for the department said.

The Cape Times offices were yesterday inundated with telephone calls, offering help for the Holman family, from the Department of Community Development, the Cape Flats Committee for Interim Accommodation, a city councillor and the public. Small cash donations were received by post.

All the offers followed the photograph and report on the Holman family living in a toilet in Woodstock for the past two weeks which appeared in the Cape Times yesterday.

A spokesman for the Department of Community Development said the department would investigate all the particulars of the Holman

family's case. The instructions for this investigation came from the Secretary for Community Development.

Mr George Phillips, City Councillor for District Six, Woodstock and Salt River, said he was shocked that a family was living in a toilet.

He said he suggested to the Council yesterday that the old Hout Street washhouse, in the Malay Quarter, which was to be demolished, be used to accommodate people living in similar conditions to the Holman family.

He said people living in toilets was not good publicity for Cape Town.

Several cash donations were sent to the Cape Times by members of the public. One donor suggested that a relief fund be set up to help the Holmans.

Steyn attacks toilet picture

HOUSE OF ASSEMBLY.

— The Minister of Community Development, Mr Marais Steyn, said last night that the opposition press in South Africa was denying the public the opportunity of judging Parliament on the full facts of the debates

Replying to the second reading debate of the Prevention of Illegal Squatting Amendment Bill, Mr Steyn said members of all parties had gained facts, opinion and judgments during the debate.

The public of South Africa, which had the final say, and had to pay the taxes, had the right to this information as well, but had been denied newsworthy facts which opposition papers left out

Mr Steyn singled out the Cape Times, which recently published a front-page picture of a family said to have been reduced to living in a toilet, as an example of inaccurate reporting.

TO TAKE A DIG

This report, which officials of his department had found to be completely inaccurate, had been published in order to take a dig at South Africa when the bill was being debated, he said

Mr Steyn said the report in the Cape Times contained one irresponsible untruth after the other. These were facts which could easily have been checked with him or his department. If they had been investigated and were still found to be true, the newspaper could still have published its picture and report

"I want to register my protest and that of all decent members of this House against the abuse of the privilege and freedom of the press, he said.

NEW CODE

He hoped the new press code, which he believed was being prepared, would soon be accepted by the Newspaper Press Union.

"I am convinced that if they will adopt it and will discipline their own newspapers, such things will no longer appear in South Africa," he said.

who make up one-fifth of the population, he said

"The public does not realize that this year alone we built almost as many houses as were built between 1920 and 1960 — a period of 40 years"

A DUTY

This meant, he said, that houses were being built 30 times as fast as the average over the period 1920-1960. The press had a duty to report these facts so that the public could make its own judgment

"Our case should be judged on the full facts"

Mr Steyn said the Cape Times report on the family said to have only a toilet for a home had stated that the family had been evicted from their previous home in terms of the Group Areas Act and that no other home had been offered to them.

The facts were that the family had lived previously in Woodstock,

which did not fall under the Group Areas Act, that they had applied for a house and been offered one by the Cape Town City Council, but had moved to Franschoek without leaving their address so had not learnt of the opportunity.

Mr Steyn said the father had been jailed for vagrancy and had subsequently been cared for for four months by the National Institute for Crime Prevention and the Rehabilitation of Offenders.

He did not wish to have to reveal these facts, but it was in the interest of the public that he should do so

"This unfortunate man had a picture of his wife and children in a toilet paraded on the front page of the Cape Times in order that it could have a dig at South Africa at a time when this bill was being debated," Mr Steyn said — Sapa

Editor replies

MR STEYN must be more specific if he wants the public to believe that the report contained "one irresponsible untruth after the other", the basis for his extravagant attack on the Cape Times and the press in general

For instance, his charge that the Cape Times reported that no other home was offered is demonstrably false. Mr Holman did not say that no other home had been offered; He said he had been unable to find a new home. The Cape Times report specifically went on to say, 'Last week a spokesman for the City Council said the Council had offered Mr Holman a home but no reply had been made to the offer. Mrs Holman said they had not received any offer of a home, but that it probably did not reach us because we had no fixed address.' The previous report mentioned the Council's offer of a house at Bonteheuwel, but that no response had been received

Far from being irresponsible, all along the Cape Times sought and obtained information from what appeared to be the relevant authority, the City Council who made it clear that it was impossible to say when the Holman family would receive a home

Since publication of the plight of the family, offers of help have been warmly received by the Holmans and their circumstances have eased somewhat. — Editor, Cape Times

Mr Steyn said the facts the opposition newspapers had omitted were statements he had made at the beginning of the second reading debate concerning the number of houses built by the Department of Community Development. "The public does not realize that half the funds spent on housing are spent on the Coloureds,

Cape Times 18/5/76
**Steyn attacks
report on
family in toilet**

Political Correspondent
HOUSE OF ASSEMBLY —
The Minister of Community Development, Mr Marais Steyn, last night made a slashing attack on the Cape Times over a picture and report last week about a family living in a Woodstock toilet.

Speaking in the debate on the Prevention of Illegal Squatting Amendment Bill Mr Steyn said the report had contained 'one lie or irresponsible untruth after another'

He said he wished to register the protest of all "decent members of this House" at "such an abuse of the freedom and privilege of the press"

He said the picture — which showed Mr Holman and his family of four cramped in a tiny toilet — had been paraded on the

front page of the Cape Times "in order to have a dig at South Africa while the bill is being debated"

A Nationalist member "It's malicious. Who is the reporter?"

Mr Steyn: "I'm not interested. That's the responsibility of the newspaper concerned."

He said that the newspaper could easily have checked the facts with his department before publication.

The day after the report appeared senior officials of his department had interviewed Mr Holman. The replies he had given were a complete contradiction of what the newspaper had said.

The Minister said he hoped that the new press code would soon be accepted by the Newspaper Press Union so that it could discipline newspapers

Full Sapa report and Cape Times rebuttal, page 7.

Mitchell's Plain: Call for tenders

ARGUS 2/6/76

The Argus Municipal
Reporter

THE Cape Town City Council is preparing to call for tenders for 5 000 new houses at Mitchell's Plain after being told by the Department of Community Development that up to R50-million has been made available above the housing funds already allocated to the city this year.

It is understood the huge project could be financed partly by foreign loans which the Government has allowed to be invested in housing in South Africa.

At this stage the council has been told by the department merely that the money is available, and the council has asked the City Engineer, Mr. J. G. Brand, to prepare tender documents as soon as possible.

About 5 000 homes will be tied in one vast tender.

Mr. Brand has told the council that some of the houses and services could be under construction by January next year if urgent steps are taken to design a scheme of this nature.

R50-m promise

gives boost to

Mitchell's Plain

w/e Areas

5/6/76

KEVIN JACOBS

Municipal Reporter

FIFTY-MILLION rands promised to Cape Town this week by the Government means the City Council can keep up its construction programme at Mitchell's Plain. The 5 000 homes it will pay for is a firm indication of the Government's promise to 'move heaven and earth' to provide housing for all Coloured people working in Cape Town.

The assurance — from the Minister of Community Development, Mr Marais Steyn — was given to Mr J B Drake, president of the Cape Town Chamber of Commerce.

At the chamber's recent annual meeting Mr Drake told members he had approached Mr Steyn over

the organisation's concern at the application of the new anti-squatting legislation. Mr Drake said the chamber felt the proposed law was 'unrealistic and unenforceable in a humane way'.

But Mr Steyn had assured him that the Department of Community Development had undertaken to 'move heaven and earth' to 'promote housing to all Coloured people in bona fide employment'.

TENDERS

The City Council announced this week that up to R50-million was being made available by the department in excess of the money already allocated this year for housing projects to allow the council to call for tenders for a huge 5 000-house scheme in Mitchell's Plain.

The Prime Minister, Mr Vorster, gave the first indication of the extra finance when, he officially opened Mitchell's Plain in March. Subsequently Mr Marais Steyn announced

in Parliament that the Government would allow foreign investors to provide money for housing in South Africa.

It is not clear whether the Government's newest allocation comes from State funds or from foreign loans. City Council officials say they have merely been told that the money has been made available.

BELHAR

Another boost for Coloured housing was mentioned by Mr Drake at the chamber's meeting. He said 116 houses built under the organisation's staff housing scheme at Belhar in Bellville South had been completed and owners had already moved in.

The chamber is now tackling a group housing scheme of 208 homes which it hopes to begin opening to owners in August this year.

But the demand for staff housing has prompted

the chamber to undertake a second scheme, and approval has been given for a project on 250 plots, also at Belhar.

Mr Drake said: 'It is encouraging indeed that so many members of the chamber are disturbed about the housing shortage and are assisting employees to acquire houses.'

SQUATTER

'Where you have housing shortages of the magnitude of that in the Cape Peninsula, squatter problems are inevitable.'

Mr Drake said he was assured by Mr Marais Steyn that no squatter shacks built before November 15 last year would be affected by the new legislation, and that the obligation of employers to provide housing for workers would not affect the employment of Coloured people drawn from the greater Cape Town area.

HOMES for Coloured families under construction at Belhar by Model Development.

With this week's announcement of the hefty cash boost to Mitchell's Plain development, the City Council also said it had accepted a tender for a further 357 houses in the Strandfontein area of the new town, and was preparing a tender for another 291 in Westridge, the first area developed.

ACCEPTED

The council has accepted the tender — on the basis of deferred payment — from Porter's Cape Construction (Pty)

In addition the council has agreed to make 82 serviced plots in Mitchell's Plain available to the Peninsula Community Association, and to sell a further 30 plots to individuals.

In the same area, 72 houses under construction will be completed externally and offered for sale on a trial basis to families willing to complete the internal work.

720

RENT RISES

AVERAGE

W/L ARGUS 5/6/76

20 PERCENT

RENT increases determined by the four greater Cape Town rent boards averaged 20,4 percent in the nine months from July to March.

The increases ranged from 0,2 percent to 36,5 percent, and individually averaged 25 percent for Cape Town, 28 percent in the Peninsula area, 12,8 percent for Goodwood, and 15,8 percent for Bellville.

The biggest increase in the country was a determination for 947,5 percent in Maritzburg.

Explaining the high percentage increase record in some cases, the Minister of Community Development, Mr Marais Steyn, said in Parliament earlier this year that some applications had not been made for many years — in one case as long ago as 1942.

The 40 rent boards throughout the country made a total of 9 736 determinations during the nine-month period. In addition there were 4 193 applications pending at the end of March, and 1 409 for review by the Rent Control Board

The Minister explained that the average percentage increases were not absolute figures, but because of the large amount of research work involved had been arrived

at on the basis of test spot checks

In a number of cases in Johannesburg rents had been reduced by the rent boards concerned when applications for reductions were made by the tenants of the flats. These reductions had ranged from nine to 25 percent.

The Minister also gave details of alleged contraventions of section 21 of the Rents Act, which limits the grounds on which tenants may be ejected from their accommodation.

Of 57 alleged contraventions throughout the country, four had resulted in not guilty verdicts, 16 were not prosecuted, in seven cases the rents were rectified, two were settled by the landlords and tenants, and 27 were under investigation.

The remaining case was in Cape Town where the prosecution was successful and resulted in the company and the managing director each paying admission of guilt fines of R100

The Minister said that the results of the action taken served as proof of the difficulty experienced in proving charges of this nature.

(1) 124
(2) 31

Mitchell's Plain men may get old jobs back

ARGUS 12/5/76

THE Government's scheme to allow foreign capital for Coloured housing may lead to the re-employment of workers who lost their jobs at Mitchell's Plain after cutbacks in State housing expenditure earlier this year.

This was said yesterday by Mr Stan Evans, acting Town Clerk of Cape Town, after the announcement by the Minister of Community Development,

Mr Marais Steyn, that, subject to certain conditions, foreign concerns could finance and tender for the construction of housing.

Mr Steyn told Parliament on Monday that the Treasury had approved the scheme in principle and it would be introduced once the conditions had been decided.

SPEED UP

He added that this could mean an additional 6 000 to 8 000 Coloured houses in 1976/77 in the Peninsula and vicinity and would speed up the provision of housing for squatters.

Mr Evans said the council welcomed any move that would allow a return to a building rate of up to 6 000 a year in the target the council set earlier in the year.

'We are also very grateful that the Government realises the urgency of solving the housing problem in the Western Cape.'

The council's Mitchell's Plain project received a serious setback when its request for R38-million to meet housing commitments for the year was cut by about 60 percent and only R15-million granted.

MORE MONEY

At the opening of Mitchell's Plain, however, the Government announced that another R50-million spread over three years would be made available.

Mr Evans said this concession helped substantially but it still meant a target of only about 4 200 houses would be reached.

The Government's latest decision, however, could mean a return to the level of productivity 'of which we are physically capable'.

If top production figures were reached, we might be able to take back the labour put off at Mitchell's Plain. Hundreds of workers were involved, he said.

In addition, other work — such as the old age home in Green Point — could be reinstated.

~~320~~
(2) 124

Demolition notices to schools 'normal'

CAPE TIMES 12/6/76

Staff Reporter (1) 320
(2) 124

Mr A MacLACHLAN, chief director of the Bantu Affairs Administration Board, said in Cape Town last night that before schools in African townships could erect new buildings they had to approach the Department of Bantu Education which would then make recommendations to the board.

Mr MacLachlan was commenting on the demolition notices served by the board on the occupiers of illegal buildings in Langa, Nyanga and Guguletu this week.

Many of the notices were served on schools, ordering them to demolish illegal structures which include school soup kitchens, classrooms and storerooms, within 10 days or face prosecution.

Mr MacLachlan said such notices had been served before and it was a normal procedure to get people to "put such matters right".

The school soup kitchens are funded by the Peninsula School Feeding Scheme.

Dr B M Horwitz, chairman of the scheme, said that he intended discussing the matter with the board at "the first opportunity" and thought the "whole matter must be a mistake."

The Peninsula School Feeding Scheme feeds approximately 102 000 children including between 14 000 and 15 000 African children daily at school soup kitchens in Nyanga, Langa and Guguletu through 21 distribution points.

With a budget of R200 000 yearly the scheme hands out approximately 22 million meals a year.

~~① 320~~
② 124

Langa soup kitchens for demolition

CAPE TIMES 12/6/76 0320
By JILL McILRAITH ② 124

NOTICES to demolish all illegal structures in Langa, Nyanga and Guguletu have been served on the occupiers — including the administrators of school soup kitchens which provide hot, protein meals for more than 14 000 African schoolchildren every day.

In notices served by the Bantu Affairs Administration Board, the occupiers are ordered to demolish the "unauthorized existing structure/prefabricated buildings" within 10 days or face prosecution.

Mr A MacLachlan, chief director of the BAAB, said last night that notices had been served on all occupiers of illegal buildings and not only on school soup kitchens.

He said the board would not summarily demolish the buildings, but would wait for the people concerned to come and discuss the matter so "it could be put right".

The Peninsula School Feeding Scheme, which provides the funds for the soup kitchens threatened by demolition, feeds between 14 000 and 15 000 African schoolchildren daily at 21 distribution points.

Dr B M Horwitz, chairman of the feeding scheme, said the notices served on principals of schools with soup kitchens which were regarded as illegal structures, had taken him by surprise.

"At this stage our most immediate aim is to meet with the board officials. We can only surmise that the

~~(1) 31~~
(2) 124

1000 workers on site...

Continued from page 1

63 percent in some sections would be carried out

Cape Town's City Engineer, Mr J G Brand, speaking from his home last night said he could not confirm these figures until he reached his office this morning.

Mr Brand said there were about 1000 workers left on the site yesterday. He said he had no comment on claims that more workers would be paid off on Friday

CLAIMS DENIED

He denied claims by workers that they were being laid off because private concerns were taking over construction of the massive housing scheme.

They had said that foremen were told on Monday morning that they should stop construction on unfinished houses because private concerns were taking over.

Workmen claimed that it was intended that 80 percent of the construction at Mitchell's Plain was originally intended to be done by the City Council's building unit. This was slowly being reduced

Mr Brand said this was not true and that no fixed percentage had been set for the division of work between the Council workers and private contractors. This percentage was

constantly changing.

At the end of March, Mr Brand told the Cape Times that 1733 workers at the scheme had been paid off since January and that further reductions might be necessary the next month.

This was caused by the reduced financial allocation for the year ending on March 31, 1977.

A workman said yesterday that when paying them off "the Council was politely shoving an unemployment card into our hands and passing the buck for our employment to the Government".

Mr Brand asked what the Council could do if the allocation of funds for the new housing complex had been cut back

1000s lose

Cape Times 16/6/76

Plain jobs

By BRIAN O'FLAHERTY

APPROXIMATELY 1500 building workers at Mitchell's Plain have been paid off since April this year leaving about 25 percent of the building force the Cape Town Council employed to develop the Coloured housing complex.

This means that about 3200 workers have been paid off since January.

Workmen from the development scheme contacted the Cape Times last night to say that they had been informed that they would be laid off as from Friday.

When they were told, some of them were seen "crying like children because they had lost their livelihood", a workman said

The work force is made up entirely of Coloured artisans. At the start of the project there were about 4000 men employed on the site.

They said they were told verbally on Monday that a staff reduction of at least 50 percent in all sections and as high as

Continued on page 2



JUNE 1976 7/11

HANSARD NO. 20

124

1235 Port Elizabeth Projected population figures for Bantu townships

Audio/visuals

Is it essential to show any such as a film or videotape?

1031 Mr T ARONSON asked the Minister of Bantu Administration and Development -

- (1) What are the projected population figures for the Bantu townships of Port Elizabeth for each year up to 1985,
- (2) (a) what is the present shortage of dwellings and (b) when is the shortage expected to be eliminated,
- (3) what is the estimated cost of the dwellings to be built up to 1985

The MINISTER OF BANTU ADMINISTRATION AND DEVELOPMENT

- (1) As numerous factors have an influence thereon such figures cannot be projected
- (2) (a) Nothing is as for housing are unreliable and accurate information is therefore not available

16 JUNE 1976

1236

- (b) The speed at which housing can be provided depends on various factors such as the availability of funds, progress with the acquisition of land, etc. No indication can, therefore, be given as to when the housing shortage will be eliminated. The Bantu Affairs Administration Board, Cape Midlands is, however, progressing therewith as fast as circumstances permit
- (3) It is for instance, not known to what extent employers will be prepared to provide housing for their Bantu employees and to what extent Bantu will participate in the home-ownership scheme. Consequently, the cost of provision of housing by the Bantu Affairs Administration Board up to 1985, cannot be estimated

due for your attention been decided?

playing at home or in the meeting room by you?

able as a meeting for our audience and as a film for your subject?

right size for the projected?

be able to see? ais or platform? enough room for the projection of one or two projection screens?

be able to hear? need to use a microphone? public address system needed? Will there be any background noises and can they be silenced during your presentation?

be darkened easily? sufficient power supplies needed for projected visuals or films?

(a) What equipment will you have at your disposal? Will there be an experienced projectionist available?

(b) Are there any suitable visuals or other aids (e.g. films, videotapes, sound tapes, slides, etc.) already available?

(c) What facilities are there for obtaining or making others you may need?

Budget

Has a budget already been prepared? If so, how much money has been allowed for:

paid ^{Cape Times.} off at ^{22/6/76.} Plain

~~1234~~
~~5375~~
~~3 124~~
124

Staff Reporters

THE massive work force employed by the Cape Town City Council to develop Mitchell's Plain has decreased by 3 079 workers since mid-February — of these, 1 994 were paid off by the council.

This was revealed to the Cape Times by the City Engineer, Mr J G Brand.

In a letter replying to questions by the Cape Times, Mr Brand said that movements in staff engaged on the Mitchell's Plain project involved 3 079 workers between February 14 and June 18.

Of these, 218 workers absconded, 674 resigned, 499 were dismissed, 1 994 were paid off and four died. This brought a total of 3 389 workers from the original work force.

In the same period 310 workers were engaged and the net movement of staff was 3 079.

VARIATION

The variation in the number of men employed in the Services and Building Units would depend entirely upon the future departmental construction programme.

Mr Brand told the Cape Times earlier that staff reductions were caused by reduced financial allocations for the year ending March 31, 1977.

The present strength of the Services and Building Units was approximately 1 500 men.

"It is anticipated that this number will probably have to be reduced still further in the coming months."

REDUCTION

The reduction in funds for Mitchell's Plain earlier this year had resulted in a drastic cut back in departmental construction, the letter said.

"Additional authorities have, however, been received from the Department of Community Development which will enable the City to let further contracts, one of which has already been accepted by Council and the National Housing Commission."

It was hoped that the additional contracts would be advertised shortly.

Reduced financial allocations had not affected the proposal to build 5 000 low-cost homes at Mitchell's Plain.

The cut-down in staff should not affect the overall programme for the completion of Mitchell's Plain or the time limit, Mr Brand said in the letter

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~~1/31~~
~~2/12/76~~

Cape Times 24/6/76
**More to lose jobs
at Mitchells Plain**

Staff Reporter

A FURTHER 30 to 50 workmen at Mitchells Plain will be paid off this Friday, bringing the total number of workers paid off since February to at least 2 024

This was revealed yesterday in a letter from the City Engineer, Mr J G Brand, replying to questions asked by the Cape Times.

Earlier this week Mr Brand revealed in a letter that 1 994 workers had been paid off from Mitchells Plain since mid-February this year

There are about 1 500 workers left at the site from the original massive force of more than 4 000 men who were employed to develop the housing scheme.

Between February 14 and June 18, 1 391 workers absconded, resigned or were dismissed. Four died. In the same period 310 workmen were employed.

A Labour Department spokesman said that the number of workers paid off at Mitchells Plain had affected the unemployment figures in the building trade "to an extent" but that there was a general slackness in the building industry at the moment.

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Council to pull out of Mitchell's Plain

By BRIAN O'FLAHERTY

THE Cape Town City Council is to withdraw almost all its building workers at Mitchell's Plain by the end of the year and hand the bulk of construction over to private contractors

This was disclosed yesterday by a spokesman of the City Engineers Department

"We are gradually phasing out the building unit employed by the council at Mitchell's Plain and the bulk of the work is being transferred to private contractors"

There are now only 848 workmen left at the site,

from the massive work force of more than 4 000 men employed by the council

Last Friday 6 more workmen at the gigantic Coloured housing development were paid off, bringing the total number of men paid off since mid-February to 2 000

It is not known how many will be paid off this Friday

The decision for reducing the council building unit was made by the council, in consultation with the Department of Community Development, and "arises from the change in the method of financing the housing scheme"

The staff reduction was being spread out gradually and by the end of this year or early next year the building unit will have been reduced to a minimum

The spokesman said that he expected that some of the men who would be paid off might be re-employed by the contractors taking over the development

It was also possible that some of them would be given jobs at other council housing projects

The present programme for the scheme was not affected by staff reduction

Housing dilemma

Solution could be to have more children

THREE over-crowded Heideveld families, frustrated by years of fruitless applications to the City Council for bigger houses, are convinced there is only one solution — to have even more children.

Council officials and social workers are dismayed at this new and bizarre interpretation of the housing shortage on the Cape Flats.

One mother has already the Heideveld family planning clinic she has decided to stop using contraceptives. She, her husband and children, ranging in age from four to 17, share a rented house with one bedroom, a kitchen and a bathroom cum toilet. One of the children has a club foot, another is an epileptic and a third needs regular treatment for a kidney ailment.

CROWDED

'We have been applying for a bigger house since 1969,' she says. 'Each time the council official says they must first deal with even more crowded families. I was told there were people with nine children in the same situation.'

'So the answer seems to be to have a bigger family.'

Two other Heideveld women claim they were actually told to have more children before they could be considered for bigger houses — a mother of four says she was advised to 'make another four.'

But a senior official of the council's housing branch denied emphatically, that any member of his staff would have made such a suggestion.

'It has been explained to these families that there are people on our waiting list whose need is even greater than their own — but they have obviously misinterpreted the situation.'

'A family's position on the waiting list for transfers is determined not only by the date they applied, but also by the number of children. We must naturally consider the most over-crowded cases first, and those who must wait their turn frequently become bitter and resentful.'

ARBITRARY

'People simply can't accept that a situation can be so bad,' explained Mr Robbie Ferron, field work director of the University of Cape Town's School of Social Work.

'Tenants don't appreciate how acute the housing shortage is — they are suspicious of officials, of fellow tenants, of the whole system.'

Decisions taken by harassed council officials often appeared arbitrary and inexplicable, especially since reasons were not always made clear.

The UCT legal aid committee, which deals with hundreds of cases involving housing, last year sent a delegation to the council's housing committee to discuss the possibility of issuing explanatory pamphlets to tenants but, recalls Mr Ferron, got a lukewarm reception.

THREATENING

'People on the Flats will believe almost anything. In such a situation, tenants will resort to all kinds of tricks and ploys to improve their position on the waiting list. This is only natural because to them the whole system seems corrupt.'

The housing official agreed: 'These families possibly think that by threatening to have more children — thus aggravating the problem — they can force our hand.'

'The danger is that "solutions" like this tend to spread like wildfire — one person thinks he has

found a way round the problem, and soon everyone gets to hear about it.'

But even if the families were to have more children, there was no guarantee that they would get bigger houses any sooner. Transfers were at a premium, since people were loathe to give up their tenancies, and vacancies seldom occurred.

Mrs Eulalie Stott, chairman of the council's housing committee, said it would be disastrous if tenants started having more children in order to get bigger houses.

APPRECIATE

'As it is, not enough poor people appreciate that the quality of life can be greatly improved by limiting the size of their families.'

'Fortunately, however, the message seems to be getting through — the average Flats family comprises a husband, wife and four children.'

But the tragedy is that the relatively responsible couple, who limit the size of their family, must usually take their place on the waiting list behind the



Dr R. J. Coogan

less responsible family with droves of children.

Mrs Stott blames the present housing shortage on the Government's earlier 'policy of economy'.

SUB-ECONOMIC

'From 1960 to 1970, we were not allowed to allocate three-bedroomed houses to sub-economic tenants, which led to over-crowding and made it impossible to provide for large families.'

'Now, happily, the Government has changed this criterion but we have not got enough three-bedroomed houses for families who used to fall into the sub-economic category.'

'Most families have grown, and the children are older and need more space.'

As Mr Ferron put it: 'A situation has been created in which people have no alternative but to resort to illegal measures, like squatting, or counter-productive ones, like producing more children.'

Dr R. J. Coogan, Cape Town's Medical Officer of Health, reacted with concern when told of the Heideveld woman's decision to discontinue her course of contraceptives.

FIRST CASE

'This is the first case of its kind that we know of, and it will certainly be investigated,' he said.

He said that family planning had resulted in a steady decrease in the number of both Coloured and White families over the last five to eight years, although many men still needed to be educated.

There had also been a marked drop in the number of Bantu births.

R2,4m contract for Coloured housing

THE largest building contract ever to be put out for tender in the Southern Cape district has been awarded to Murray and Stewart (Southern Cape). This is worth R2,4 million and will provide 552 sub-economic and 103 economic houses for Coloured people. The contract period is approximately two years, Mr Dale Norton, Manager, said.

Two years ago Mr Norton said that he foresaw economic and sub-economic housing contracts playing a major role in all Cape Province contracting, and his branch has since made special provisions to adapt to this type of work and has, in fact, handled six sub-economic housing contracts since then.

Most of this work is done with concrete blocks and the success or failure in such contracts depends partly on learning to make these cheaply, using local aggregates and sand wherever possible. Mr Norton said that his firm had studied this matter carefully and were, at present, achieving great success in this field in spite of using a very wide variety of local materials. In his area there was a very large number of Coloured people living without adequate housing and providing them with good homes was essential if they were to be encouraged to become part of the productive, settled work-force of the area.

CAPE TIMES 7/7/76

Marina man hits back at critics

Chief Reporter

MR M C FELLING, a director of Marina da Gama at Muizenberg, said yesterday that critics of the waterside housing scheme were mostly disappointed speculators and not residents in the scheme, in which "exceptional township development" was taking place.

"We have become a scapegoat for speculators who have found they are unable to make a quick buck out of the scheme," he admitted. Mr Felling said reports including one in the Cape Times yesterday about the drastic curtailment of the

original Marina da Gama project, which would have included a large yacht harbour, did not give the positive side of the picture. This was that development of the Sandvlei scheme, which would eventually comprise 1 500 houses for 5 000 residents, was going ahead at an exceptional rate.

Of 117 homes already built or being built, 75 had been developed since January last year. There were now 250 people living at Marina da Gama.

"The scheme is by no means just a Disneyland venture on the part of Anglo American," said Mr Felling. "We are at present concentrating on the development of the Sandvlei scheme and we are making great strides in bringing this to reality."

Satisfaction

"And judging from the replies we have had to a questionnaire that was circulated recently among residents, there is a high degree of satisfaction with the quality of life they are able to enjoy there."

"Much has been said about the ecology of the area, but surely the fact that 132 bird species and 18 species of fish have been recorded at Sandvlei are factors that alone point to a very healthy ecology there. This ecology, which we say the scheme has enhanced rather than destroyed, is part of this quality of life that residents are enjoying at Sandvlei."

Mr Felling also said the benefits of the Sandvlei scheme were not only to residents but also to Capetonians, who were finding that they could participate in the scheme indirectly through such things as boat-hiring and sailing tuition for youngsters, within the marina complex.

Mitchell's Plain: Land dispute proves costly

By Roger Williams
Chief Reporter

Cape Times
15/7/76

124

CAPE TOWN City Council has become involved in costly and lengthy arbitration proceedings, in a dispute with a cement company over the true value of land the council expropriated in 1974 for Coloured housing at Mitchell's Plain.

Actual expenses incurred in the proceedings so far, the record of which is nearing 10 000 typed pages, have not been divulged, but it has been unofficially estimated that the ultimate cost will run to more than R1m

Six advocates of the Cape Bar, including four seniors, are engaged in the deliberations of the arbitration tribunal, which began hearing evidence in September last year and which since then has been in session for 105 sitting days

In addition it has spent a total of five days on inspections

Expert opinion

Some of the legal representatives have been overseas to consult expert opinion, and as a result several expert witnesses from abroad are expected to testify before the tribunal

At issue in the arbitration proceedings is the difference between the amount claimed by the National Portland Cement Company of Philippi, on the Cape Flats, and the amount offered by the City Council as compensation for the 1 739 hectares the council expropriated from the company in terms of the Housing Act

The expropriated area is said to contain about 10 million metric tonnes of limestone

Market value

Originally, National Portland Cement claimed that the market value of the land amounted to R27 114 000. But the City Council, on the advice of its property consultants, contended that the market value

was not more than R1,5m on the date of expropriation

The cement company subsequently reduced its claim from R27 114 000 to R20 765 511, and it gave particulars as to how it had arrived at this figure

The Cape Times this week put certain questions to the Town Clerk, Mr H G Heugh, about the duration and cost of the arbitration proceedings

He was also asked who would ultimately be called on to bear these costs, and whether any attempt had been made to settle the matter outside the present arbitration proceedings.

Concerned

In his reply, received yesterday, Mr Heugh said that while the City Council was also concerned about the duration and the costs of the proceedings, it had been left with no alternative but to resist the cement company's claim, to go to arbitration and to investigate the company's demands in the finest detail

"Before replying to the questions raised in your letter I must impress upon you that this matter is sub judice and I am unable for that reason to deal with your letter at length

"Dealing specifically with as many of your questions as I am able to, I would advise as follows (The replies are summarized)

(1) QUESTION — On how many sitting days had the tribunal been in session?

Answer — The tribunal has been in session for 105 days and there has been a total of five days on which it has conducted inspections in loco either of Mitchell's Plain or surrounding areas, or of the factory itself

"Altogether 35 witnesses have already testified and I enclose a list of those who have been called by both parties to date

"While the number of witnesses called so far by the council exceeds the number called by claimant, you will notice that of the 21 witness-

ses called by the council 10 are experts in the employ of central Government, Provincial Administration, a local authority or the CSIR

(2) Question — When is the tribunal expected to complete its work and make known its findings?

Answer — It would be presumptuous of me to estimate when the tribunal is likely to make known its findings, but I would like to state that two of the council's witnesses are presently under cross-examination and there are at least four more witnesses who will have to testify

"It is hoped therefore that the evidence will be concluded during September, having regard to the fact that the tribunal will adjourn on August 5 until September 7, as the umpire, Advocate G Friedman SC, will be away overseas attending an international conference on behalf of the General Council of the South African Bar

(3) Question — How many advocates and how many attorneys are involved in the arbitration proceedings? and (b) how many technical, professional and other experts are involved?

Answer — Six advocates are engaged in the proceedings

"They are Mr G Friedman, SC (umpire), Mr W G Burger (arbitrator), Mr W Vivier, SC, (counsel for claimant), Mr L R Dison, SC (counsel for claimant), Mr H Snitcher, QC (counsel for respondent) and Mr H L Berman (counsel for respondent)

The other arbitrator is Mr Alan Yeld, general manager of the Citizens' Housing League

"The City Council has employed only one attorney, Mr J F van Niekerk

"Claimant however, has at various times employed or had in attendance a total of three attorneys

"One attorney, Mr Kaplan, was from Johannesburg and was looking after the interests of the parent company, Anglo-Alpha, and Messrs

Boehmke and Butler appeared on behalf of the National Portland Cement Company

"I must point out, however, that Mr Kaplan has not been present throughout the proceedings nor has Mr Boehmke, who became ill and has since passed away"

Fees paid

In reply to further questions about the fees being paid to the legal representatives and professional experts, the cost of overseas trips and of preliminary investigations, and whether attempts had been made to settle the matter outside the present arbitration hearings, the Town Clerk replied

"While it would be improper to discuss the question of costs at this stage and who would bear them, may I point out that in arbitration proceedings flowing from an expropriation in terms of the Housing Act No 4 of 1966, any costs that are recoverable by one side from the other are payable according to the magistrate's court tariff of fees

"The legal costs of pleading, trial and appeal in a Supreme Court action are taxable according to a higher tariff

"While the costs are admittedly high and a cause for concern, they are unavoidable and are of far less significance than the amount of compensation which is at stake

Prolonged

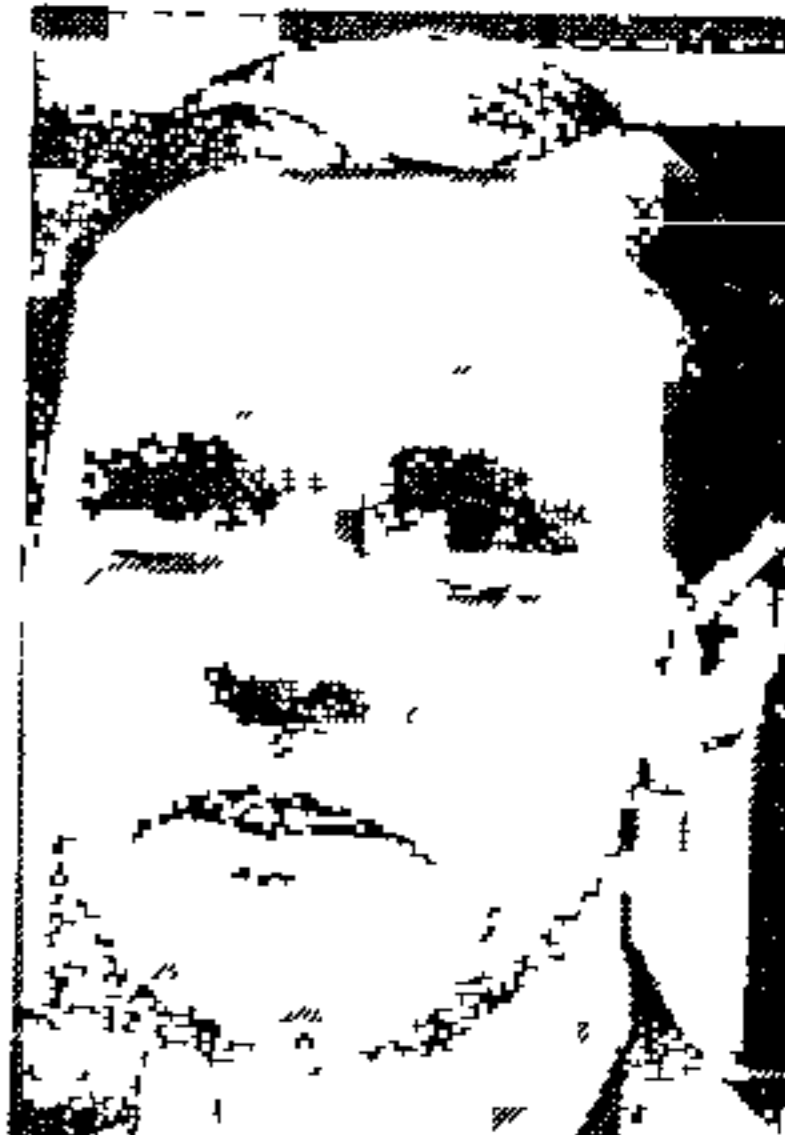
"I would add that it has been suggested that should this matter have been heard in the Supreme Court it would have been brought to finality far sooner

"I am advised that in fact this is not so and, on the contrary, the matter would most likely have become far more prolonged and drawn out in that in the first instance there would have had to be lengthy pleadings before an application could be made for a date of hearing

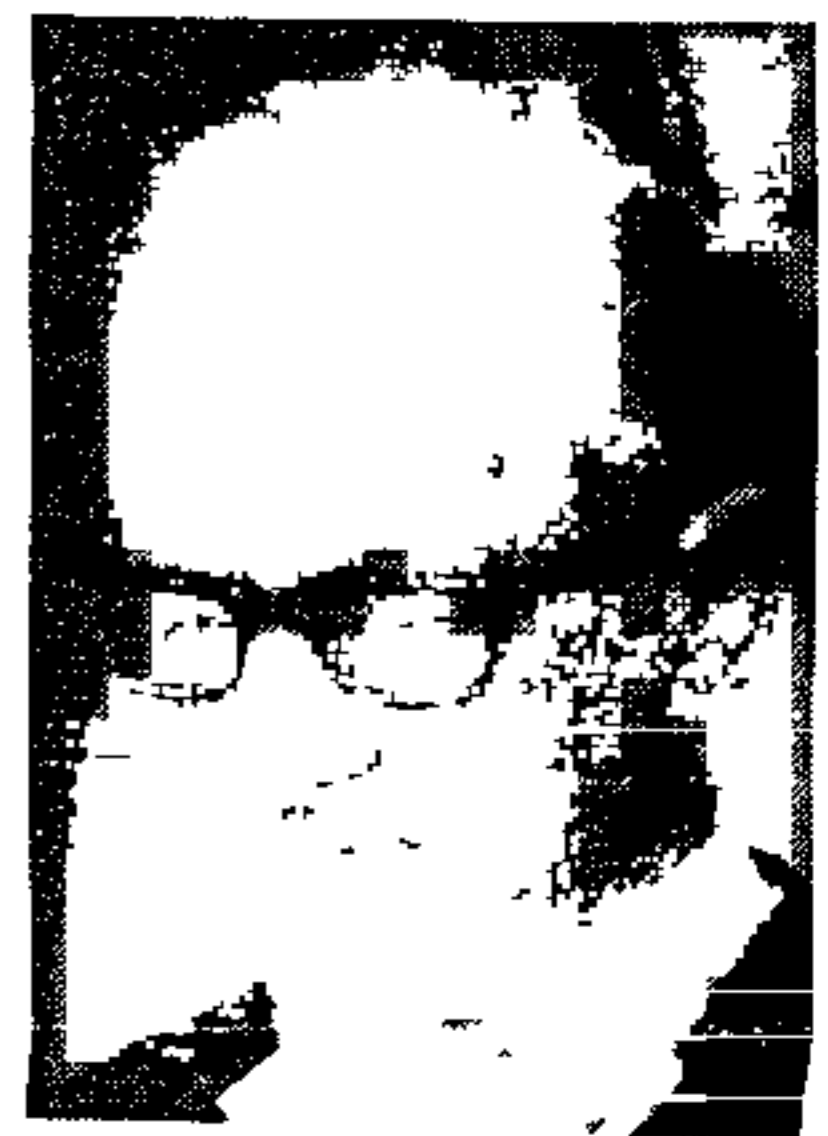
"Once pleadings had been closed it is quite likely that there would have been at



Mr Gerald Friedman, SC — umpire



Mr W Vivier, SC — for the cement company



Mr H Snitcher, QC for City Council

least a six months' wait period for a date of trial and once the trial commences the court may or may not have decided to sit on five days of the week, as trial actions in the Cape Provincial Division are normally heard on four days in the week

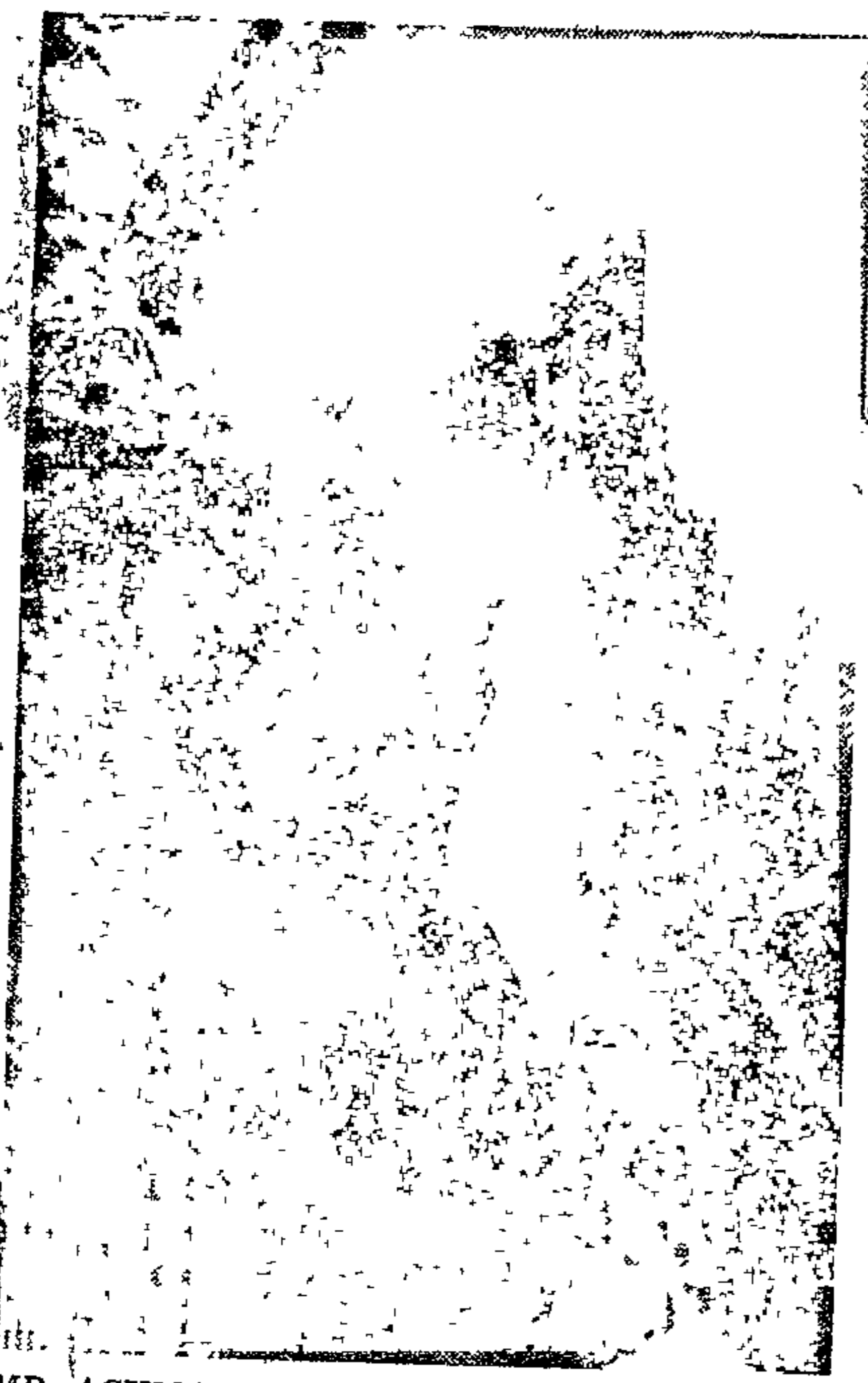
Delays

"Furthermore the judgment of the court of first instance is subject to appeal to the Appellate Division, with the attendant delays"

Mr Heugh added that the City Council was acting with the full knowledge and co-operation of the Department of Community Development and that the arbitration was now reaching a crucial stage

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RESIDENTS SAY THEY'RE BEING NEGLECTED



MR ACHMAT DAVIDS shows the exterior of his home which he asked the council nearly six years ago to paint.

By Rashid Seria

MALAY QUARTER residents claimed this week that houses restored at a cost of more than half-a-million rands were being neglected by the Cape Town City Council and many had fallen into disrepair.

And the Schotsche Kloof Civic Association has accused the authorities of delaying the sale of the restored homes to the people and not providing any of the amenities it promised some time back.

Some people told me this week they were no longer interested in buying the homes they were renting from the council while many others said they were so disgruntled with the council they had not registered to vote in the coming municipal elections.

Now the council has started an investigation into the complaints and Mr G. R. Hofmeyr, assistant town clerk, has promised that each case will be looked into and followed up.

RESTORATION

In June 1970, the council started restoration work on the first 52 homes in the Malay Quarter which were built in the 1800s.

*Malay
quarter
houses
falling
into
disrepair*

(24)

clared a historical monument by the National Monuments Council.

Work on the second batch of 62 homes is expected to start as soon as the second phase plan has been finalised, and the Government approves a grant and loan.

Restoration work on the first batch was financed by a Government grant and a loan from the Department of Community Development.

Several residents said this week they had been waiting for long periods, some more than 12 months, for the council to paint the exteriors of their homes and repair leaks.

NOTHING DONE

One resident, Mr Achmat Davids, said he had asked the council in 1970 and again this year to paint the exterior of his home but nothing had been done.

At least three others said they had given up waiting and had painted the exteriors themselves.

One woman claimed the council had filled the cracks in her home's exterior about four months ago, but she was still waiting for the painting to be completed.

Mrs A. Jaffer said the leaks and dampness in her home were so bad that part of her wallpaper had been ruined.

Mr S. Keraan said he had changed his mind about buying his home because of its condition. He said he had to wallpaper his lounge because there were so many cracks in the plaster.

Two other residents, Mr M. T. Ajam and Mr H. Khan, both officials of the civic association, claimed they had to go to Argus Action before a drain was

repaired and the outside of one home painted.

Mr Ajam, the chairman of the Schotsche Kloof Civic Association, said there was general discontent in the area.

'We were promised so many amenities that the civic association asked the council to scale them down. To date none has been provided. The result is that our rugby and soccer players are going to the open patch of lawn at the back of Grootte Schuur Hospital to practise.'

'The people are also anxious to know when the houses will be sold to them. They are paying high rentals which could go towards paying off the house.'

Mrs S. Keraan said: 'A top official from the City Engineer's department told our civic body that the council deducted annually about R150 from each dwelling's rent for maintenance. We would like to know what is happening to this money.'

FOLLOWED UP

According to Mr G. R. Hofmeyr, assistant town clerk, each of the cases brought to his attention is being investigated and will be followed up.

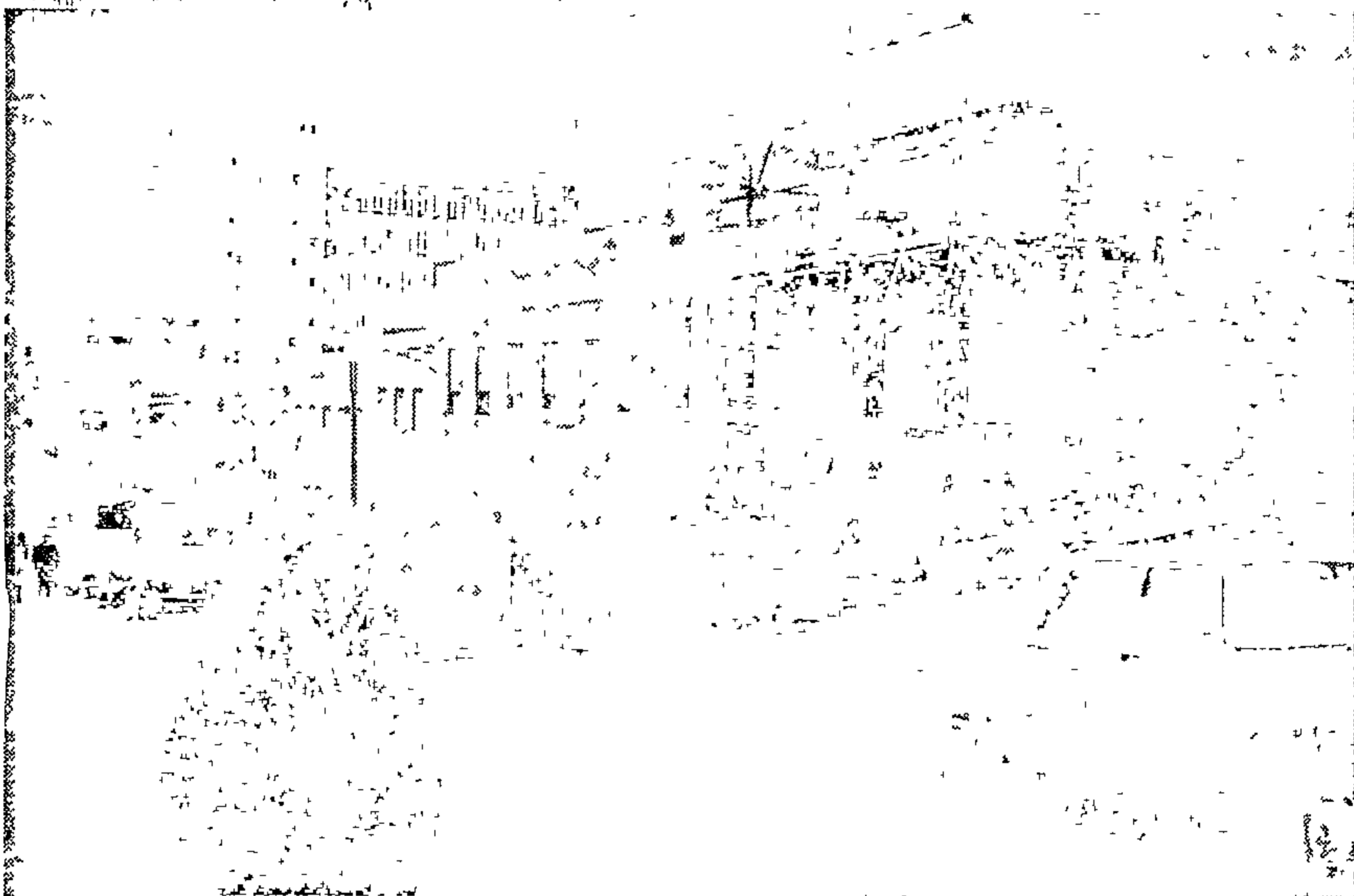
Tenants with complaints should go to the housing branch which will investigate the complaints and, if justified, request the City Engineer's department to carry out the repair work.

The engineer's department, Mr Hofmeyr said, tried to carry out the repairs as soon as possible. Many complaints brought to the department's attention had been attended to and many were being attended to.

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JULY 24 1978

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PART of the Malay-Quarter showing some of the renovated homes and one that the City Council is still busy renovating.

DRG 45 25-17175



Dana Le Roux

John Pauling

THE housing branch of the City Council 'conservatively' estimates that 35 000 Coloured families in greater Cape Town have no home of their own. Where do they live? In pondoks, with friends or relatives, in rented rooms, rented garages. MARGARET McNALLY spoke to three women who farm out their children to live with other people, and who move around with the remainder of their family in search of a place to live.

Thirty-nine-year-old Louise Marinus and her family have been waiting for a council house for nearly five years. Louise has five children. Her three oldest sons live with friends and relatives and she and her husband and their two youngest children, including a two-month-old baby daughter, live in the small rented bedroom of a friend's house in Heideveld.

My children are scattered. My oldest son lives in Houw Hoek with my husband's mother, my second son stays with my sister in Salt River and my third son lives in Elsie's River with his godparents. He's been living with them since he was two years old. He's 13 now.

I'm very worried about my 18-year-old son. He gives me a lot of trouble. He's been in jail and in court quite often. He spent his 18th birthday in jail.

It's terrible to have to live with him away from me. If we'd all been living together this wouldn't have happened. He hasn't had a proper home. He's been travelling around too much, living with different people.

He can't go to her straight after school because her 'hunsbaas' won't allow her to have people staying with her.

He sometimes comes to see me, but there's no place for him to sleep here. He often asks me when we're getting a place. I know he wants to come and stay with us. Now he just has to keep moving around — same as us — paying his board.

I don't know how long we're going to have to wait for a cottage. Here, in this house we're staying in one room. I've got to cook, wash, sleep, bath, do everything in this room.

We sleep in a three-quarter bed. Lucien, my four-year-old son, sleeps with my husband and I. The baby sleeps in the bath.

A social worker at the Heideveld clinic told me it's unhealthy for my baby to be living crowded in one room. She said we should be living in our own house, but each time we go to the council to ask when we're going to get a house they tell us they're still trying to find houses for the people who applied in 1969.

Edna Godfrey is a widow with two children, 13-year-old Gavin who is mentally retarded and 11-year-old Ruth. In September last year they were evicted from their council house when Mrs Godfrey failed to pay the rent on time.

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a fortnight ago. As a result the State coffers public indecency.

That is not the end of her confrontation with the State, according to Miss Kemp. She intends deducting the fine and her legal expenses, and certain other items such as pythons food, from income for tax purposes. What are the rules that apply to this, at first sight, somewhat bizarre situation?

Speaking very generally, income tax is a levy payable by all persons on their taxable income. The latter includes all receipts of money or money's worth from a Republic source, except those of a capital nature, less expenditure incurred in the production of such receipts. It is around these two concepts, of capital and expenditure incurred, that the citizens of South

fit-making is, as it were, 'casual' and not part of one's business.

Damages awarded by a court of law attract the same logic. If they flow from a transaction which was income-earning they are income, otherwise not. For example, damages for defamation of character are excluded; compensation for loss of earnings caused by a master unlawfully breaching a service contract is taxable.

Rather more difficult that capital is the concept of expenditure incurred in the production of income. In most businesses, at least the following will be allowed as such expenditure — telephone, stationery, wages, entertainment, wear and tear on equipment, subscriptions to professional and trade associations and journals.

Coloured city plan has 'gone sour'

ARGUS 2/8/76

The Argus Municipal Reporter

SOMEWHERE in its multimillion rands planning Mitchell's Plain has 'gone sour,' says Mr Frank van der Velde, one of three young men aiming for City Council seats in the September elections.

The projected new suburban city for Coloured people does not seem to be materialising into what was originally proposed, he says

'I am very saddened, it seems to have gone a little bit sour somewhere, and I would very much like to know why. It's something I can look at if I am successful'

Mr van der Velde, a 33-year-old electrical engineer, is opposing Mr Frank Firth in Ward 12, with the support of the Cape Town chapter of

Jaycee. He also has the backing of the Bergvliet /Meadowridge Ratepayers' Association.

Mr Firth, 70, is standing for a second term on the city council and is also a divisional councillor.

Mr van der Velde has the open support of Jaycees, an under-40s organisation which aims to 'develop young men through service to the community'

NOT NEW

He says: 'In most of the centres in the country we run the Junior Town Council scheme. We have put people up before for councils, so it's not something new.'

His decision to stand for election stems from the Jaycee aim and his own involvement in a ratepayers' organisation.

'I thought I ought to try my hand at the council.'

'Eight percent of the council's work is technical, and I am an engineer. Primarily from that point of view I thought I could make a positive contribution.'

Speaking of 'negative' aspects of the city's situation, he says urban freeways have been built, encouraging heavier traffic, millions are being spent on the exhibition hall —

'I have a name for it — White Elephant Hall' — while sewage schemes still remain a priority.

'What angers me,' he says, 'is that they have



Mr Frank van der Velde

allowed the sewage situation to get so chaotic'

The exhibition hall and Foreshore freeway system will leave the city with an inheritance of very high capital expenditure, and I suppose we will be paying the interest for years to come'

A keen mountain-hiker, he says: 'Possibly through my hobby I am a conservationist.'

But he is no 'tooth-and-nail' climber. 'I like doing it with my family. There is another good reason to stand for the council: For my kids and their future in Cape Town'

Mr van der Velde says canvassing scared him at first 'But I am enjoying it now, it's very interesting, a study in itself.'

'Apart from whether I am successful or not I would like to keep it up. It's the best way to serve people, and they come out with a lot.'

Cape Times 3/8/76

Plain planning: 'Expertise not adequate'

Chief Reporter

THE CITY Engineer, Mr J G Brand, disclosed yesterday that the planning unit for the massive Mitchell's Plain Coloured housing scheme on the False Bay coast "unfortunately does not have adequate professional expertise for the planning of the project at a sufficiently fast rate."

Replying to questions put to him by the Cape Times, Mr Brand said steps were being taken to advertise extensively again throughout the Republic and Rhodesia for experienced urban planners.

Shrunk

The reason for the questions was that the City Council's Planning and Design Unit, established in January last year, is understood to have shrunk appreciably in size and scope.

Most of the unit's staff, which at one time numbered about 45, have left for various reasons — in some cases because of apparent dis-

satisfaction with the way the Mitchell's Plain project has been handled by the City Council.

One of the allegations made is that it appears the City Council is poorly prepared for a project of this magnitude, in terms of approach and resources.

No phasing out

Mr David Jack, under whose direction the Planning and Design Unit was established, has since become the City Council's director of planning services, with little association with the Mitchell's Plain project.

Asked yesterday if the unit was to be phased out altogether, the City Engineer replied: "This is certainly not the intention. On the contrary, steps are being taken to increase its size."

Mr Brand added that the original concept of Mitchell's Plain as a "model" city for the Coloured community



Double-storey "townhouses" under construction at Mitchell's Plain

remained unaffected. The reason why a number of half-completed houses were temporarily not being worked on was the present shortage of national housing funds.

The greatly-reduced

departmental building unit was building one section at a time, and the incomplete buildings would be finished next year.

It was not possible at this stage to assess the effect of this delay on final costs.

Replying to a further question, Mr Brand said there had been a net movement of 3 168 building workers in the Mitchell's Plain project since mid-February. This was made up as follows:

Absconded 238. Resigned 734. Dismissed 523. Reduction 2 036. Died 4. Engagements 367.

Re-employment

The City Council had not been able to re-employ the laid-off workers on other Council projects but it was possible that many were being re-employed in the private sector — "especially on the large municipal housing contracts now in hand."

Mr Brand, replying to further questions based on a statement to the Cape Times by Mr M D Arendse, former leader of the Labour Party in the Coloured Representative Council, denied that Government dissatisfaction with the City Council's handling of the development of Mitchell's Plain was the reason for the Council's handing over the scheme to private contracts.

Mr Arendse, who for a while was employed by the City Council as a building

foreman, said in his statement that the cost of the houses at Mitchell's Plain had increased because of "high building costs resulting from inefficient top-level supervision. The houses are now unsaleable."

Mr Brand said in reply: "Contrary to what Mr Arendse alleges, all the 'unsaleable' houses to which he refers have been eagerly sought by the Coloured community and all the houses completed, and many in course of construction have been sold.

No complaints

"Building costs admittedly are increasing and will, no doubt, continue to increase, but this is due to increasing labour and material costs and it applies to departmental and contract construction alike."

Mr Brand said he had not heard a single complaint about the quality of building materials used at Mitchell's Plain, which he said were of an extremely high standard.

Homes became rooming houses

DEPARTMENT ACCUSED OF 'PROFITING'

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By NORMAN WEST

Sun T. 15/8/76 EXTRA

THE Department of Community Development is making a handsome profit from letting rooms in houses the Department bought over the heads of the Coloured tenants when they declared part of Woodstock "Frozen".

Now Lower Woodstock tenants who have lived in these houses for generations, claim that the Department virtually "robbed" them of their traditional homes and turned them into money spinning rooming houses over which they have no further say.

Their former sub-tenants have been turned into instant Community Development tenants, each with a separate lease agreement.

In some houses there are up to six different tenants of the Department sharing the same house and paying individual rentals.

Boss

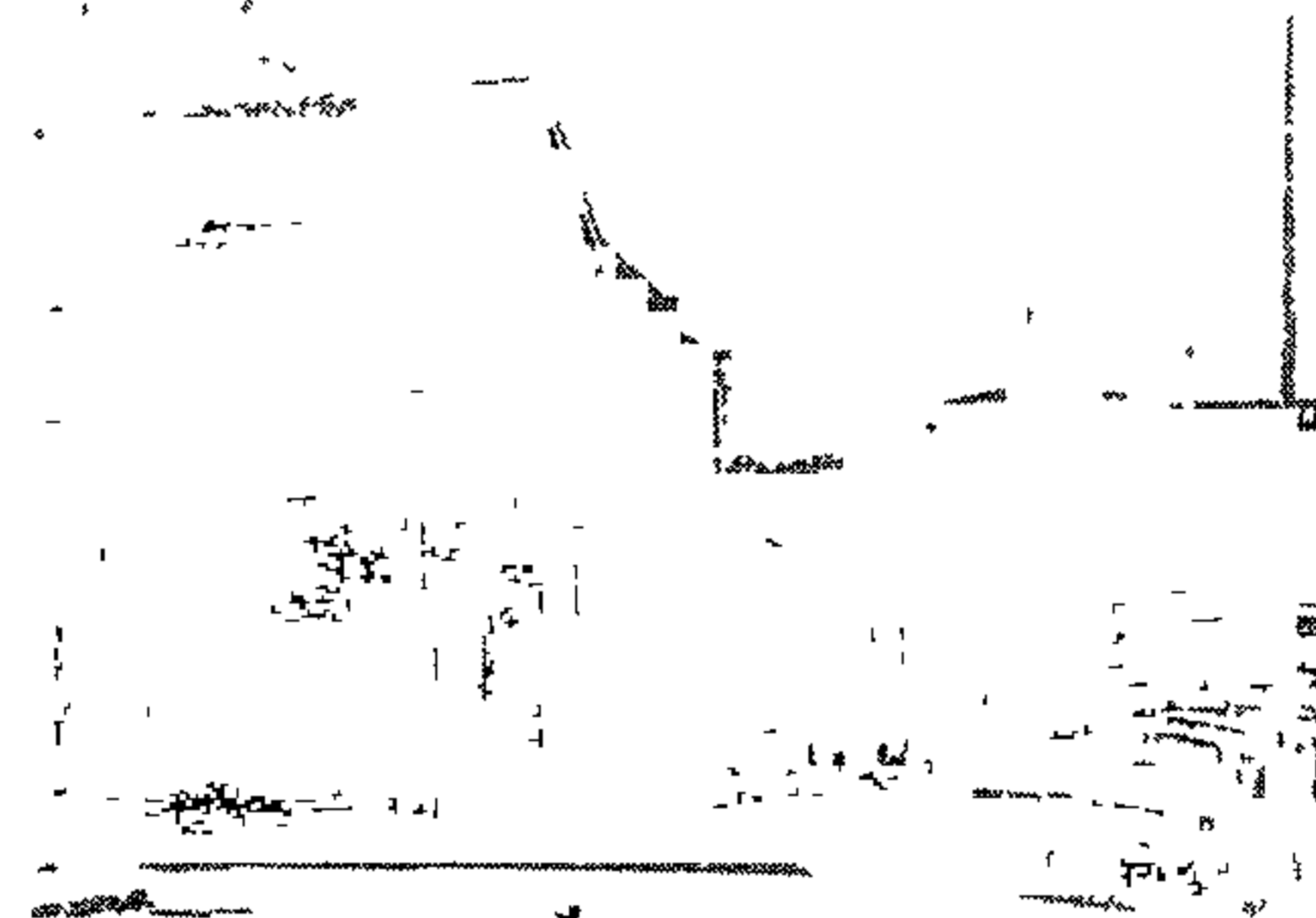
"I used to be the boss in my house. Now I am the charwoman, as my former tenants now demand that I clean the place because I have the benefit of the lounge and two rooms.

"Since the Department took over, my nice, quiet home, where my authority was always respected, has become a sort of boarding house.

"The Department, by its arbitrary action, has created slums of our homes," one tenant told me.

In interviews this week, several tenants told me that although they never owned the houses they occupied, they had lived in them for decades, paying their rentals monthly to the owners of the properties, in many instances, White property barons.

They had always enjoyed the privilege of sub-letting rooms, either inside their roomy double-storey dwellings, or in their backyards, mostly to accommodate



These are some of the houses in lower Woodstock bought over by the Department of Community Development and turned into "rooming houses".

When the Government decided to freeze the area, most of the houses were bought from the original owners by the Department.

Option

The tenants were not given an option to buy the dwellings for their own occupation, because they became "unqualified" in terms of the Group Areas Act — all properties were to be sold to the Department.

The Department of Community Development earlier this year became the new landlords.

Claim that officials came to their homes, noted who were the main tenants and who were sub-tenants and left.

Next tenants and sub-

tenants all received "white cards" from the Department declaring them all tenants with equal rights in the eyes of the Department.

Under the traditional system, of the total of R70 (rent to the owner, R50, water and electricity, R20) the sub-tenants would contribute altogether R45 and the main tenant R25.

Now the main tenant has to pay R40 to the Department and the sub-tenants are paying R10 each, also to the Department, a handsome return on a house which was normally rented for a total of R50 payable by the main tenant to the private property owner.

"So the Department, without consulting us, has turned our traditional homes

into rooming houses — all to their own benefit," angry tenants claimed this week.

They pointed out that this was not the only gripe they had with the Department.

The R20 electricity bill remains to be paid by the main tenant in whose name the electricity account was registered — the other tenants are sometimes reluctant to contribute towards it, they said.

All tenants use the one toilet and one bathroom — which the main tenant has to clean. The former sub-tenants feel no further responsibility or respect towards the main tenant.

Mr Ed Abrahams, Coloured Persons Representative Council member for Tafelberg (which includes District Six and Woodstock) took the matter up with the Department.

Mercy

A spokesman for the Department told him that they would not have left the lot of the former sub-tenants to the mercy of the former main tenants when they took over as owners of the properties.

The spokesman said that as tenants of the Department, all the families in the houses in question became their responsibility and they would, in time, provide all their tenants with alternative accommodation where necessary.

City's explosive housing crisis

Cape Times 16/8/75

AS WINTER gales ripped through the Peninsula this week, a community which, some say, now numbers 200 000 souls shivered out of sight in the bushes

The squatter community is scattered around the Peninsula, in shanty towns and hamlets, but it is a community, nevertheless, bound together by a common experience of misery

It requires a considerable effort of imagination, if you are warm and comfortable, to place yourself in the position of those who are not. And so there has been little public reaction to newspaper reports of homeless thousands, pictures of bulldozers at work and so on

For most newspaper readers, the shantytowns are as remote and unknown as outer Mongolia.

Little concern

And as there is little public concern, there is in turn little serious attention being given to the problem by the politicians, who in the nature of their calling are finely attuned to stirrings of public opinion

We are talking of the White political sector, of course, which is the only sector with any real political power. Parliament is where the power is. And the squatters themselves are not represented in Parliament.

Because this is so, the Cape housing crisis will have to explode in a visible and spectacular way, it seems, before anything really effective is done about it.

It is arguable whether the problem can be solved within the framework of the current socio-political dispensation in South Africa.

The Chamber of Commerce and those of its members who are taking part in the employer housing scheme have shown that they at least appreciate what is at stake.

But the Chamber of Commerce scheme, while setting a fine example, cannot of itself make much difference. The scale of the problem and the numbers and costs involved are simply too great.

The Chamber of Commerce scheme, incidentally, owes much to the missionary zeal of Professor S P Cilliers, who has been warning of impending crisis for the past decade, addressing seminars of business men and anyone else who would listen.

Professor Cilliers, if he has sometimes appeared as

Political survey

By GERALD SHAW

an Old Testament prophet, has been a prophet with a difference, armed with facts, figures and population statistics which demonstrate that the housing scarcity at the Cape is building up to a crisis which will leave nobody in the Peninsula unscathed.

Professor Cilliers is a sociologist and he is aware that the effects of overcrowding, slum conditions, poor housing and no housing at all can be very accurately predicted.

Indeed, the frightening wave of violent crime, spilling over into affluent Peninsula suburbs, has already demonstrated that he knows what he is talking about.

In 1969, Professor Cilliers pointed out that population projections at that time suggested that the White population of the Peninsula in the year 2000 would be 831 000 and the Coloured populations would be 1 412 000. In 1970, he was urging that private enterprise be allowed to take part in building programmes, even if this cut across existing racial restrictions.

In 1971, Professor Cilliers estimated that 43 000 Coloured families were in need of housing in Greater Cape Town. He pointed out that the incidence of crime among Coloured people was already five times as high as it was among Whites.

In 1972, Professor Cilliers said that at least 55 000 dwellings were urgently needed to accommodate about 315 000 Coloured people in the Greater Cape Town area. At that stage, it was estimated that 27 000 families were living in squatter conditions — at least 173 000 people! Another 141 000 were in need of housing.

Some of the recommendations made by Professor Cilliers at that time have been implemented, or partly implemented.

A start has been made with private participation in housing schemes. But there is a maze of bureaucratic red tape to be cut through and, so far, it can hardly be said that real headway is being made.

All this applies to the housing of Coloured people

which, in the Cape, is the major problem. There are also the African squatters at places like Crossroads, whose plight is made even more complicated by the maze of legislation which applies specifically to Africans in urban areas.

But it is the lack of housing for Coloured people that is creating a runaway crisis which will have to be tackled decisively and quickly if it is not going to get right out of control. It is not only a question of squatter camps. There are thousands of Coloured people battling to maintain decent family standards in conditions of overcrowding that are simply intolerable.

A young Coloured couple have no chance of getting a home of their own for seven years or so, as things now stand, and most of the time must double up with in-laws.

Even if they have saved up enough to buy or build a home of their own, the scarcity of land zoned for Coloured residential occupation — through the tyranny of the Group Areas Act — makes it unlikely that they will be able to find a plot or, if they do, it will probably cost as much per square metre as land in Bishopscourt!

It is an intolerable situation. Much of the blame must be placed squarely on the shoulders of the Group Areas Act. But the key factor is political. If you do not have a parliamentary vote, you can be pushed around at will and you invariably are.

In many ways, the present situation in the Cape Peninsula is rather like Johannesburg after World War II when the shantytowns on the outskirts of the city became a menacing social problem.

Eventually, it was a man of unusual vision who took the lead in solving the problem — Sir Ernest Oppenheimer persuaded the mining industry to make a massive loan available to the Johannesburg municipality to build houses.

Something of this sort will have to happen in Cape Town if anything of significance is to be achieved. The whole housing issue is immensely complicated and is riddled with bureaucratic and ideological hang-ups.

It will take someone who can command the muscle, influence and resources of an Ernest Oppenheimer to make any impression on the Peninsula's housing crisis.

Let us hope that such a man comes forward soon — before an outbreak of plague or bloody violence, or both, has to jolt the Peninsula into action.

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Additional R50m likely ^{CT} for Mitchell's Plain 20/8/76

Chief Reporter

THE CITY ENGINEER of Cape Town, Mr Jan Brand, said yesterday he understood the Department of Community Development would make another R50m available for the development of the giant Mitchell's Plain Coloured housing scheme on the False Bay coast.

He made this disclosure at the signing by the mayor, Mr John Tyers, of the biggest single housing contract in the history of Cape Town, and probably also South Africa.

The contract is for 4 560 houses in Area H at Mitchell's Plain, and is worth R42,4m.

Addition

Mr Brand said the R50m he believed would now be made available by the Government would be in addition to the R50m promised by the Prime Minister, Mr Vorster, when he officially launched the Mitchell's Plain project in March.

This total additional allocation of R100m would be over and above the R15m made available at the beginning of the year, after a drastic cut-back of nearly 60 percent in funds for the project.

Mr Brand said the additional funds would enable the City Council to proceed on schedule with further stages in the development of Mitchell's Plain, which would eventually contain 40 000 houses and 250 000 people.

Development would be at a rate of 6 000 houses a year, over a period of eight years.

Suburb

The Area H contract signed yesterday by the Mayor and by Mr A C Demmers, managing director of Ilco Homes Consortium Cape Town (Pty) Limited, was accepted by the City Council on March 30.

Area H covers about 200 hectares and will, when the contract is completed in September 1979, provide homes for about 25 000 people in what will be one of Mitchell's Plain's 12 suburbs.

The Mayor said at yesterday's signing ceremony that the contract, because of its size and the inclusion of planning and design, heralded a new era in the provision of public housing by the City Council and the Department of Community

Homes bid was R10m, or about 25 percent less than that of the next-lowest tenderer, Murray and Stewart of Cape Town. Murray and Stewart has

since entered the low-cost housing market through its parent company Murray and Roberts Holdings, which has bought a 50 percent stake in Ilco Homes.

Mitchell's Plain move by UWC

CF-24/11/74

THE UNIVERSITY of the Western Cape would like to make its presence felt at Mitchell's Plain and has asked the City Council to consider providing a site for a building

The council's Housing Committee approved the idea and has asked the City Engineer, Mr I G Brand, to look for a possible site and discuss it with the university

In a letter to the council, Dr R E van der Ross, Rector of the university, said the building could be used for lectures and demonstrations. Popular and academic courses could be conducted and community services such as legal aid and marriage guidance could be provided

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U20/11/76

White works at Plain criticized by UWC Prof

By MARK AUGUST

PROFESSOR W H THOMAS, director of the Institute for Social Development at the University of the Western Cape, said this week that it was highly irregular that Mitchell's Plain should be planned, constructed and administered by Whites only

Professor Thomas told the City and Civil Service Club that Mitchell's Plain was probably the City Council's most unwelcome "offspring" "To date there is no formal representation by any of those people who can 'represent' the future residents. This dilemma relates to the abolition of the municipal franchise of Black people," he said.

A voice

The first completed segment of Mitchell's Plain already had an active ratepayers' association which functioned as a voice for the new residents, but such a group could not fill the role of "spokesman" for the new town of 200 000 inhabitants, since their interests were largely limited to the more immediate residential environment.

The White local authority was responsible for the town. He in turn was responsible to White councillors who had no direct financial commitment to the area, he said

Professor Thomas suggested the creation of a separate Development Corporation. The board could act as a sounding board for the type of development desired by the people

Nominees

He suggested that the board be composed of a nominee of the Cape Town City Council, a person representing the Planning Unit and the City Engineers, a nominee of the Divisional Council of the Cape, a nominee of the Athlone Management Committee, one of the CRC members representing Cape Town constituencies, a representative of the ratepayers' association, the Teachers' Association, Church organizations, welfare organizations, the University of the Western Cape, the Coloured Development Corporation, the Chamber of Commerce and the Cape Chamber of Industries with the Employers' Association

The members of the committee could be appointed for a period of one year

Stark contrast

Professor Thomas said developments at Mitchell's Plain seemed to be in stark contrast to those at Atlantis, the other "new town" for Coloured people being built 45 km north of Cape Town

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CT 15/11/76

Mitchell's Plain compensation argument today

ARGUMENT in the case before an arbitration tribunal to decide the amount Cape Town Municipality should pay a cement company in compensation for Mitchell's Plain, starts today — one year and 147 sitting days after the case began.

It is considered likely that the tribunal will reach its decision before the end of the year.

The National Portland Cement Company of Philippi, on the Cape Flats claimed originally that the market value of the land expropriated by the City Council in 1974 for Coloured housing at Mitchell's Plain was R27 114 000.

The company subsequently reduced this claim to R20 765 511.

But the City Council, on the advice of its property consultants, contends that the market value of the land was not more than R1,5m on the date of expropriation.

Six advocates have been engaged in the tribunal's proceedings for the past year. There are two arbitrators, Mr W G Burger, an advocate, and Mr Alan Yeld, general manager of the Citizens' Housing League.

Umpire

Should the two arbitrators disagree on the amount payable by the City Council for Mitchell's Plain, the umpire, Mr Gerald Friedman, SC, will be called on to give a decision.

About 40 witnesses gave evidence before the tribunal, including three experts from overseas. These were a township developer from

Germany, a cement producer from California and an economist from Britain who specializes in the establishment of factories.

Apart from the written record of the proceedings, more than 500 exhibits have been handed in — including about 1 000 pages of technical information.

Costs

The Town Clerk, Mr H G Heugh, said in reply to questions put to him in July that it would at that stage be improper to discuss the question of costs of the arbitration, and who would bear these costs.

He added, however, that "while the costs are admittedly high and a cause for concern, they are unavoidable and are of far less significance than the amount of compensation which is at stake".

While the arbitration costs are still being regarded as "strictly sub-judice", it has been unofficially estimated that the ultimate cost will run to more than one million rands.

Plan grows to give Coloured own homes

Argus 15/11/76

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THE move to help more Coloured families to buy their own homes is growing following a decision by the Cape Chamber of Industries to take part in a housing scheme at Belhar.

The chamber has asked member firms whether they are prepared to help those employees who are paid a minimum family income of R370 a month to buy houses in the scheme, at a cost of between R11 000 and R13 000.

The deputy director, Mr J Roos, says the response so far has been gratifying. Firms have not yet been asked to commit themselves, but more than 40 have asked about the scheme following an article about it in the chamber's newsletter at the end of last month.

The chamber will act in collaboration with the Peninsula Community Association, a non-profitmaking organisation administered by the Citizens' Housing League.

SMALL LOAN

Firms whose employees buy houses through the scheme will be expected to make a small interest-free loan which would be repayable on transfer of the property, and deposit with a building society collateral security equivalent to about 15 percent of the purchase price.

This deposit will earn normal building society rates of interest and be refundable when the balance of the mortgage loan reaches 80 percent of the value of the property — which normally happens within two or three years.

FIRST SCHEME

The Belhar housing scheme was pioneered last year by the Cape Town Chamber of Commerce. Fifty-eight employers took part and 116 homes were completed by last Christmas.

Of another 192 homes due for completion by June, some are already occupied. Work will start on another scheme for 239 houses in the new year and so far nearly 300 member firms of the Chamber of Commerce have asked for details.

A spokesman for the

FIRST SCHEME

The Belhar housing scheme was pioneered last year by the Cape Town Chamber of Commerce. Fifty-eight employers took part and 116 homes were completed by last Christmas.

Of another 192 homes due for completion by June, some are already occupied. Work will start on another scheme for 239 houses in the new year and so far nearly 300 member firms of the Chamber of Commerce have asked for details.

A spokesman for the Peninsular Community Association said 181 homes at Belhar would be available for the Chamber of Industries scheme if final approval to the sale of the land was given by the Department of Community Development.

EIGHT DESIGNS

The Afrikaanse Sakekamer has a similar scheme at Belhar, under which 100 houses are to be built for purchase by employees of member firms, with help from their employers.

Sakekamer's project committee chairman, Mr de Wet, said there would be a choice of eight designs. The homes would be between R11 000 and R13 000.

R2,2m housing contract passed

THE City Council's Housing Committee yesterday approved a contract of more than R2,2m for 775 sub-economic houses at Kalksteefontein, but the chairman Mrs E D Stott is desperately worried about the cost.

She told the Cape Times that when the cost of the land, services and overheads were taken into account the dwellings would cost about R5 000 each.

The houses, which will all have two bedrooms and electricity, would have to be let for R27,85 a month. "This puts them beyond the capacity to pay of nearly half the people on the housing waiting list."

The money for the project would be advanced by the Department of Community Development and the interest charged would be one percent.

Originally, it was planned to build 386 of the houses with only one bedroom but with provision for the later addition of more bedrooms.

The committee, however, decided in favour of building all the houses with two bedrooms and making provision for a third.

Mrs Stott said that limiting the number of bedrooms to

one would have saved the tenants only R2 a month.

"I don't believe one family can be expected to live decently unless they have a three-bedroomed house with electricity," she said.

But the rising cost of electricity was a problem and she wondered whether people who earned about R100 a month could afford it.

The other problem was the lack of accommodation for unattached people. "There is hardly a family that does not have an aunt or a grandparent staying with them so two bedrooms are not really enough."

Letting or selling

The Kalksteefontein houses will be available for letting or selling and she said her committee hoped that the new houses would attract buyers from the older housing estates.

It was only in the older estates that the Council could offer housing within the reach of the poorer people.

The committee recommended to the executive committee that the tender of the firm Slingsby and De Jager should be accepted. The tender price was R2 207 551.

Argus
4/11/76



MITCHELL'S PLAIN under construction — but
no sign of the rail link.

The whole viability of the vast
housing scheme depends on a
line that hasn't even been
budgeted for by the SAR.

Mitchell's Plain rail concern

UNLESS the South
African Railways
builds a rail line to
Mitchell's Plain in two
years, the City Council
will have to construct
additional roads to the
town, at a cost of
millions of rands
which the city does not
have.



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But the SAR has not yet earmarked any money for building the line — the last cost estimate was R13-million — and even top S.A.R. officials apparently don't know when construction will start.

Yet yesterday City Engineer Mr Jan Brand, whose department is responsible for overseeing work on the R400-million town for Coloured people, said 'The railway is absolutely vital... the whole viability of Mitchell's Plain depends on it.'

Just a year ago Mr H. J. L. du Toit, assistant general manager of the Railways in charge of planning, optimistically told a Cape Town conference examining the problems of urban transport that within seven years the planned double line would ferry 100 000 people to and from Mitchell's Plain every day.

NEXT WEEK

A decision on the future of the vital rail link could emerge at a meeting of the planning committee of the SAR's Western Cape System in Cape Town next week.

The council's executive committee has decided to go to Cabinet level to argue in favour of the project, and it is believed they aim to approach the Prime Minister if necessary.

Already Cape Town's Town Clerk, Mr H. G. Heugh, has been in touch with the Secretary for Community Development, Mr L. Fouche — whose department is paying for Mitchell's Plain — to tell him of the city's concern.

HIGHEST LEVEL

Mr Fouche said this week 'This matter has been raised with the Railways at the highest level. They are suffering from a funds deficit but they are giving attention to it.'

City Engineer Mr Brand said it was 'pretty obvious' that a Mitchell's Plain rail link with Cape Town was imperative.

In two years the new Coloured town will have 10 000 families, according to the city council's programme of development.

CONGESTED

Forcing them to rely on buses and private cars to get to and from work will throttle already-congested roads and burden the city council with the responsibility of more roads

which have not even been contemplated,' says Mr Brand.

'The whole viability of Mitchell's Plain depends on the railway line... it is absolutely vital.'

The SAR gave no firm undertaking to build the line when the council went ahead with initial planning for Mitchell's Plain which is proposed to house 250 000 people by 1982.

SCHOEMAN

But the council put its faith in Mr Ben Schoeman's 'as soon as possible' promise.

Within five years, says Mr Brand, 30 000 families will probably have settled in the town.

At this stage only drawings have been done and the only money set aside for next year is to cover consultants' fees for blueprints for five road bridges which will cross the line.

DEPENDS

A Railways public relations official, speaking for the general manager, Mr J. G. H. Loubser, said, 'A physical start on construction and laying the line depends on the availability of funds.'

But no one seems able to say when and to what extent funds for the line will be found.

A spokesman for the system manager in Cape Town said no comment could be made until after the meeting of the planning committee on Tuesday next week.

12W

4/1/76

Priority for line to Plain

Cape Times 9/11/76

SPENDING on the new railway line to Mitchell's Plain may be reduced next year but the project still has priority at railway headquarters in Johannesburg

This was confirmed yesterday by Mr Theo du Toit, the railways public relations officer

He denied in a telephone interview from Johannesburg that the project had been "deferred indefinitely" He said no decision had been made on the project yet

"We are looking at all our planned projects to curtail capital expenditure and this is one project where we may be able to spend a little less next year," he said

At present work was still in the preliminary stage and it might be possible

to spread it out over an extra year to help the railways stay within their budget for next year, Mr Du Toit said

The railways were aware that housing development was continuing at Mitchell's Plain and the line still enjoyed priority in railway planning

Mr H G Heugh, the Town Clerk of Cape Town, said the railways had never given a firm undertaking of when they would construct the line All they had promised was that the line would be built as soon as possible.

The only official word the council had received on the line was from railway headquarters in Cape Town and this was to the effect that it was unlikely that funds would be available next year

Women in row over rent rise

30/10/76

STAR

A group of Eldorado mothers with babies in their arms stormed into the Johannesburg City Council's Coloured Affairs offices yesterday to protest against rent increases. "We can't pay these increases," they said. Some were not working,

others were divorcees and some were widows supporting up to seven children

Dr E J Jammie, head of the council's Coloured and Asian Affairs Department, listened with two officials to the women's complaints

Stories were related of escalating food costs, furniture instalments, and increasing expenditures which made it difficult for the tenants to meet rent increases as well

- Mrs Jane Davis said her present rental of R87, was being increased to R110
- Mrs I Maraj, presently paying R82, would have to pay R98

STRUGGLING

"How are we going to pay these increases when we are already struggling desperately to pay the present rent?" asked Mrs G. Coetzee, a mother of five

Mrs B. Solomons said the moves were unjustified in view of the "dirty environment" they were living in at Eldorado Park's Extension Two

Dr Jammie decreased on the spot the rent of unemployed divorcee Mrs E Stigling (with four children) from her present R80 to R72. She was due to pay R98

Unemployed Mr A Daniels also had his rent decreased

Other rents could not be decreased, according to Dr Jammie, because it was felt the "income of these people did not warrant it"

(124)

Council puts R350m into homes plan

Cape Times 24/10/75 (1) 124 (3) 293 (2) 85

By BOB MOLLOY

THE Cape Town City Council has begun a R350m crash programme aimed at solving the City's housing scarcity, rehousing all squatters and making full provision for natural population increase within seven years.

This was announced by the Mayor, Mr John Tyers, at a press conference held in the Mayor's Parlour yesterday to release details of the scheme

The R350m., in Government housing loans, will go to create Mitchell's Plain — a new South African city larger than Bloemfontein or East London, representing the most ambitious housing scheme attempted anywhere in the world.

From this year houses will be built at the rate of one every 20 minutes, giving a total at the end of seven years equal to the number of houses built in the City since World War II

Since 1952, the City Council has built more than 36 000 houses and accommodated 53 percent of the Coloured population.

Provision of houses for the White group has been mainly by private enterprise and utility companies for which the Council has sponsored loans within the municipal area. Council schemes for Whites have also been carried out at Sanddrift, Albowville, Ottery, Kingfisher and Diep River

The present crash programme will concentrate on the Coloured group and will encourage home ownership. It is expected that present occupiers of council housing will be among the first to buy at Mitchell's Plain — leaving their dwellings for use by persons from lower economic groups

Mitchell's Plain will provide 40 000 dwelling units to house some 250 000 people, with the first 300 of these available

for inspection before the end of this year. Business and commercial centres will be incorporated and Coloured entrepreneurs will be encouraged.

Private firms of architects have been commissioned to design houses of pleasing character. The first 1 000 of these will be on sale at the beginning of 1976 on terms of easy payment

Mr Tyers gave an assurance that the scheme would be a non-profit one and repayments would serve merely to recover loans.

Applicants

At present there is a waiting list of 20 000 for Coloured housing, with a further group of 6 800 families squatting in numbered shacks

As houses become available they will be allocated equally to squatters and waiting-list applicants, with a quarter going to accommodate persons moved in terms of the Group Areas legislation

This means that of every 200 houses 75 will go to squatters, 75 to the waiting list and 50 to Government requirements.

Hand-in-hand with the new development goes a new City Council hard line on squatting. From now on no further squatter pondoks will be allowed either on private land within the municipal area or on municipal open space.

The Council has a team of 13 rangers to control the influx. Their main work so far has been to identify squatter families, number their pondoks for future rehousing and ensure that settlements have basic services.

From now on, new shacks will be demolished

and squatters will be asked to move back to their point of origin.

"We had to draw the line somewhere — and this is it," Mr Tyers said yesterday. He added that without some form of control on people entering the municipal area without houses it would be forever impossible to clear the shanty towns.

Given that the target dates were met, the new 1 813 ha development at Mitchell's Plain would house all present squatters, clear the Council's waiting list and accommodate the projected natural population increase for the next seven years.

City to scrap ARGUS marina deal

The Argus Municipal Reporter 20/8/76

MOST of the City Council's almost R8-million commitment to the ambitious Marina da Gama scheme will be cancelled in a new financial agreement with the developers, following the decision last year to abandon more than half the waterside project.

Plans for a multi-million-rand seaside development, ocean breakwater, small-boat harbour and golf course were scrapped when soaring costs discouraged Government financial help.

Of the 5 600 houses initially proposed, only 1 500 are now planned.

The council's executive committee will discuss a draft of the new agreement at a special meeting on Monday. The committee's chairman, Mr Isaac Ospovat, said recently the revised agreement would leave the Marina da Gama company 'in exactly the same position as any ordinary township developer.'

The original agreement committed the council to spending about R4.5-million on services alone for the marina.

But a change in provincial policy since then meant the developers would have to be responsible for the cost of roads and drainage.

In a report prepared for the executive committee, the City Engineer, Mr Jan Brand, says 'The revised financial agreement will now provide for Marina da Gama Limited to provide these services, including sewerage, at its own cost in the same way as any private developer does.'

Water and electricity has been and will continue to be installed by the City Council.

VIABILITY

The Marina da Gama company stressed in early planning that the present Zandvlei scheme and the proposed development on the seaward side of Prince George Drive were planned as two separate projects.

The viability of the ocean marina and the small-boat harbour depended on Government financial help.

Plans for a golf course have also been abandoned. In terms of the new agreement the council will

cancel a lease for 28 ha set aside for the course.

Planning already approved on the seaward side of Prince George Drive will probably be cancelled.

The executive committee will probably want the City Council to ask the Government again to consider building a small-boat harbour.

Otherwise the land will be set aside for later township development.

In 1971, when the initial agreement was signed, the executive committee felt the marina project would mean 'urban revitalisation' of a dormant area.

The proposed harbour and ocean breakwater were seen as 'probably the main public attraction of the entire project and clearly a vital public facility.'

The executive committee approved the project in principle as far back as 1969 to allow development of derelict swamp and scrubland.

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Mitchell's Plain site: City pays R4,25-m

ARGUS 17/12/76

THE Municipality of Cape Town is to pay National Portland Cement Company Ltd R4 250 000 as compensation for expropriating the land on which the Coloured township, Mitchell's Plain, is being built.

In addition the Municipality is to pay the costs of the arbitration, as well as the qualifying fees and expenses of eight witnesses who gave evidence during the arbitration hearing.

The award was announced in the boardroom of the Citizens' Housing League today.

Mr R. W. A. Yeld announced that the arbitrators — he and Mr W. G. Burger — had reached agreement on the amount of compensation to award. The arbitration gave no reasons for their award.

This agreement means that the umpire, Mr Gerald Friedman, SC, was not called in to make a decision.

The portion of Mitchell's Plain owned by National Portland Cement Co Ltd until it was expropriated on April 5 1974 measures 1 740 ha

National Portland Cement initially claimed the value of the land at the date of expropriation was R27 114 000. The claim was subsequently reduced to R20 765 511 and at argument stage to R12 318 746.

The Municipality of Cape Town maintained the value did not exceed R1,5-million. At argument, this figure was increased to R1 750 000.

The arbitration tribunal began its sitting to determine the value of that portion of National Portland Cement's land on which Mitchell's Plain is situated on July 7 1975.

The tribunal sat for more than 150 days and heard evidence from about 45 witnesses

The record of the proceedings runs to 10 500 pages with a further 1 500 pages for the nearly 300 exhibits handed in.

The funds for the award will not come from the

trators and the umpire, as well as for a portion of National Portland Cement's costs, in spite of the original claim having been reduced by more than R22-million.

DIFFERENCE

In addition, there is the difference between the costs allowed on the Magistrate's Court scale and the actual costs. In the case of National Portland Cement, who employed two Senior Counsel, this difference could amount to as much as R1 200 or more a day.

In fact, the actual legal costs of the arbitration are expected to have exceeded R1-million.

During argument, the council contended that the Magistrate's Court tariff

(Continued on Page 3, col 1)

pockets of the City's Divisional Council ratepayers, but will be paid initially by the Department of Community Development.

It seems likely the money will be recouped from homeowners at Mitchell's Plain and the purchase price of the 40 000 houses will be slightly increased.

Another possibility is that all taxpayers will contribute to foot the bill.

The costs of the protracted proceedings are awarded on the Magistrate's Court tariff. On this scale, an advocate is entitled to R90 for his appearance on the first day of the hearing, as well as R67,50 for each subsequent day. Attorneys' fees, as well as fees for consultations, letters and other necessary preparations are also provided for.

Because the award was higher than the offer made by the council, according to law the council is liable for the costs of the arbi-

Agreement expected on Mitchell's Plain land

Chief Reporter

A long-standing dispute between Cape Town City Council and a cement company over the real value of the land on which a giant Coloured housing scheme is being developed at Mitchell's Plain will be resolved in an announcement to be made tomorrow.

In this announcement an arbitration tribunal appointed more than a year ago will give the amount it has decided the City Council will have to pay for the land.

R27m claim

Originally the National Portland Cement Company of Philippi, on the Cape Flats, who were the owners of the property, claimed that the market value of the 1 740 ha expropriated by the City Council in April 1974 was R27 114 000. The company subsequently reduced this claim to R20 765 511 and in legal argument before the tribunal last month the claim was again reduced, to R12 318 000.

The City Council originally contended that the land in question had a market value

of not more than R1,5m on the date of expropriation. This offer was increased to R1,75m during argument.

Agreement

The two arbitrators in the dispute, Mr W G Burger, an advocate, and Mr Alan Yeld, general manager of the Citizens' Housing League, are understood to have agreed on the amount Cape Town City Council must pay for the land. There has therefore been no need to call on the umpire, Mr Gerald Friedman, SC, to give a decision.

Costs of the arbitration have been considerable, and it

will be known only tomorrow where the liability for costs will be. Six advocates have been engaged in the tribunal's proceedings, on more than 150 sitting days. The record of these proceedings runs to 10 500 pages. About 40 witnesses testified before the tribunal, including three experts from overseas.

APR 45 16/12/76

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Plea to ease Coloured housing backlog

BUSINESSMAN Mr Renier van Rooyen has appealed to business houses to make a positive contribution to easing the big Coloured housing backlog in the Western Cape by building 'no-strings-attached' home-ownership schemes for their Coloured workers.

Mr van Rooyen, the head of a major clothing chain store, made the plea at the official handing-over of the company's first batch of houses at Austenville, Blackheath, to 17 workers, most of whom previously lived in squalid conditions.

'We are all aware of the glaring shortage of suitable accommodation and especially home-ownership schemes for the Coloured people,' Mr van Rooyen said

SHORTAGE

'A lot is being said and a lot has been done, but the shortage is still far too great. We will be only too pleased to share our knowledge and experience with any company who would like to do something to assist their workers.'

Criticising the high price of land in Coloured areas, Mr van Rooyen said his company's biggest single problem had been the abnormally high price of plots and the limited number of conveniently situated plots which were offered for sale.

Proper housing, especially home-ownership schemes, was one of the largest single shortcomings of South African society and the authorities should give serious consideration to the availability of far more conveniently situated and reasonably priced plots to make it possible for people to elevate themselves, Mr van Rooyen said.

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Black housing: State appeal

GERMISTON — The burden of providing housing for everyone was becoming unbearable for the State, the Deputy Minister of Bantu Affairs, Mr W A Cruywagen, said here yesterday

He said it had become imperative other sources should be sought to assist in meeting the ever-growing need

The home-ownership scheme for blacks introduced this year afforded an opportunity to get money from many sources which had not been utilised

Regulations had existed for black home ownership, and many houses had been bought and built by blacks in urban black residential areas until the end of 1967, when home ownership

had been temporarily discontinued

These regulations remained in force and still formed the basis of home ownership as recently announced

Mr Cruywagen emphasised that in terms of the regulations the land in urban black residential areas could not be transferred by title deed to black people They

could own homes on a lease-hold basis only.

Only in the cases of houses bought from the Bantu Administration Board did they retain a pre-emptive right to buy the property should it become available within the first five years.

Apart from this condition a black home owner could sell his house or leave it in his will to whoever he wanted —
SAPA

Dear Sir/Madam,

SUPPLEMENTARY EXAMINATION AND RE-ADMISSION 1977

We have pleasure in being able to inform you that the Senate has decided to grant you (a) supplementary examination(s) in the following course(s):

Shortly, you will be informed about the arrangements for the examination(s).

Having noted with concern that you have only passed one course in the October/November series of examinations the Senate has issued a warning to you that unless you satisfy the minimum requirements for re-admission by passing one supplementary examination you will be refused re-admission to the Faculty of Arts.

Yours faithfully,

O. METCALF
Faculty Officer

OM/SER

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The Cape Times, Tuesday, December 7, 1976 3

Mitchell's Plain people oppose hostel

RESIDENTS at Mitchell's Plain, Cape Town's big new housing development for Coloured people, are unhappy about plans to build a hostel in the area for contract workers

Mr Chris Stevens, chairman of the Westridge Ratepayers' Association, said that residents who attended a meeting last week were against the hostel

He said there was nothing racial in their attitude. It was just that the people of Mitchell's Plain did not want the hostel in their area.

They were sensitive as the 144 workers to be housed there were from Transkei while there was a great deal of unemployment in the Cape.

Distances

Mrs E D Stott, chairman of the City Council's Housing Committee, said the contractors wanted labour for work on the giant housing scheme and they wanted to accommodate them on the site

This was convenient as it meant the workers did not have to travel long distances. As far as she knew the men were being employed from the local labour pool

The residence is being built of concrete blocks and when it has served its purpose it will either be demolished or taken over by the City Council. It is situated in the industrial area of Mitchell's Plain

A spokesman for Ilco Homes, the contractors, confirmed that the hostel would accommodate 144 contract workers from Transkei

More housing for Mitchell's Plain planned

MITCHELL'S PLAIN, the huge Coloured housing scheme, will enter its third phase soon if the Divisional Council can borrow about R11-million.

At its meeting yesterday, the council decided to apply for two loans — one for R2 698 185 from the sub-economic National Housing Fund to finance the provision of services and one for R8 866 000 from the Department of Community Development to build 2 220 houses.

The housing engineer, Mr J. W. Coetzee, told the council the houses would be adapted to the approved township layout and would cost between R3 500 and R4 000 each.

The scheme had been designed to keep service costs at an economic level and maintenance costs were as low as possible.

The council decided to apply for funds for the whole scheme but initially to build a pilot scheme of 250 houses.

ESTIMATES

It also decided to urge the South African Railways to finance the building of a rail link. Planning of roads in the area had been designed to accommodate the railway line and its road-over-rail bridges.

Meanwhile, capital expenditure totalling R14 191 549 has been provided for in the Divisional Council's 1977 estimates.

This includes work on roads, water mains, canal schemes, sewerage

schemes, recreation areas and the purchase of equipment.

The estimates were presented to the council yesterday by Mr I. N. G. Hampshire, chairman of the finance committee.

Main roads to be built include the north-south expressway linking the west coast road to Atlantis at a cost of R1-million, the reconstruction of Elsie's River Halt Road (R1 250 000), the reconstruction of Lansdowne Road (R1 500 000) and Elsleben Road (R1 800 000).

The Elsie's River is to be canalised in co-operation with certain municipalities at a cost to the council of R1 600 000.

Early in 1977, Melkbosstrand will be receiving water through the new supply main which links up with the Voelvlei pipeline. The total cost of this is estimated at R2 500 000.

Planning of new housing schemes to the value of R40-million has been completed. This includes 6 664 houses and their services at Mitchell's Plain, Elsie's River, Belhar and Atlantis.

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Cape Times 31/12/76

Residents cannot build elsewhere

Staff Reporter
NYANGA residents in need of accommodation as a result of last weekend's unrest will not be allowed to build temporary homes in Langa or Guguletu, as stated by the acting chief director of the Bantu

Affairs Administration Board, Mr F J van Eeden, on Wednesday.

Mr Van Eeden said yesterday that his statement was the result of an "unfortunate mistake on my part"

On Wednesday he told the Cape Times in a telephone interview that it had been

decided to allow people in need of accommodation as a result of the unrest to erect temporary structures at the homes of friends in Langa and Guguletu, provided that the structures were safe and did not constitute a fire hazard

Mr P S Pietersen director of labour and community services at the BAAB said yesterday, however, that there

had been a "misunderstanding" between officials of the BAAB

He said the BAAB's "concession" was in fact that Nyanga residents in need of accommodation as a result of the unrest could now erect temporary structures in the backyards of their sites in Nyanga where their previous houses had been either damaged or destroyed.

He said this had been decided lest the situation "get out of control" with Nyanga residents building "all kinds of structures" in Cape Town's various Black townships and the BAAB not being able to keep control.

He emphasized that Nyanga residents must report to the Nyanga office of the BAAB before building such structures so that assistance could be given, procedures explained and so that the building could be done under "persian".

Mr Pietersen said that from observations made yesterday

illings and we re very
is of this as well as the
time is running out”

Conditions

firm did not know how
could go towards
ng conditions in view
nt Government policy
pe Times investigation
day showed that
employed by the firm
accommodated in
-storey blocks in
tu without electricity,
t water or ceilings,
- kitchen space, no
ses, and inadequate
n facilities
personnel manager of

The Guguletu blocks were
impressive units providing all
modern facilities

The company intended to
close down its Langa sheds by
the end of this year but the
recession in the building
industry could delay this

Durban-based Ilco Homes,
which has been awarded the
contract for phase two
development at Mitchell's
Plain, and in which Murray
and Stewart has a 50 percent
stake, was considering renting
the accommodation which
Murray and Stewart had
already vacated at Langa

Setback

Ilco's managing director,
Mr A C Demmers, said in an
interview yesterday that
Government regulations
pertaining to Black labour in
the Cape had been a major
setback to the group

“We had intended erecting
housing far superior to that at
Langa near the site in
Mitchell's Plain, but the
authorities have been
unwilling to grant us
permission to do this”

The planned
accommodation was of a
permanent type which could
be taken over as blocks of
flats to be used by Coloured
people in the area

Industrialists pointed out
that the construction and
engineering sectors were not
currently represented on
BAAB although the sector
was the largest employer of
Black migrant workers in the
Cape

Outdated

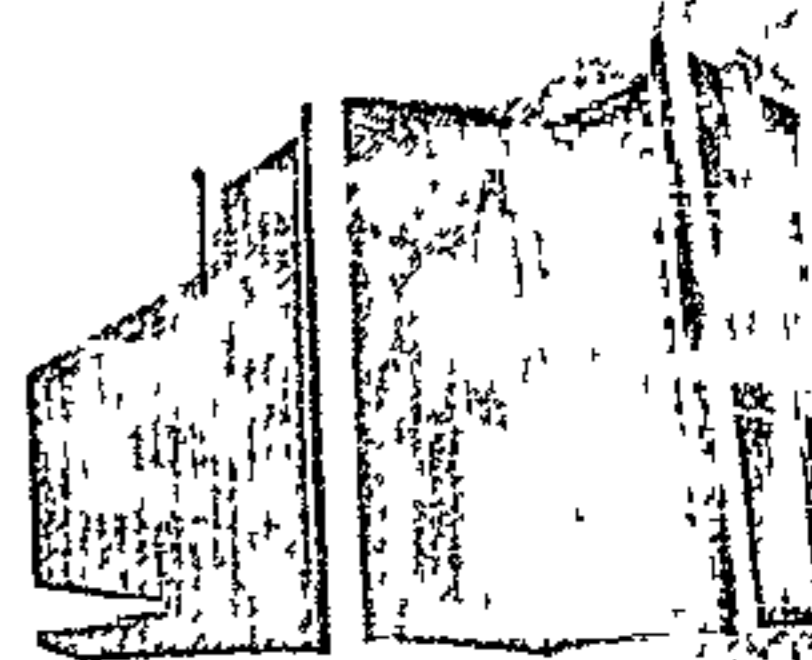
The local manager of LTA
Construction, Mr A W Smith,
said that most migrant worker
housing was based on
outdated standards and the
units were intended to be only
temporary But he doubted
that most firms were intending
to embark on new projects
under existing regulations

“We are trying to provide
something liveable,” he said

Escom and stevedoring
undertakings, along with
Murray and Stewart, are
committed to modern housing
blocks for the workers Mr R
P A Myburgh, manager of
Escom in the Western Cape,
said construction of a R2
million project would begin at
Guguletu in about three
weeks Work had begun on
the stevedores' blocks



More than R300 000 is at risk to the company which developed this improved accommodation for its migrant workers It does not own the land or the building but the project is a trendsetter which other enterprises are beginning to follow
Inset The building's exterior.



Call by industry on housing for migrant workers

By GORDON KLING

Cape Times

11/1/76

INDUSTRY in the Cape largely agrees that urgent improvements are needed in housing standards for migrant workers, but millions of rands are at risk in improvement ventures which are being thwarted by uncertainties surrounding Government policy on Blacks in the Peninsula.

The heads of major construction firms and other undertakings which employ thousands of Black workers in the Cape say the problem is assuring major proportions industry requires the Black workers, but is unable to own buildings which it must erect to house them in the African townships and is accordingly reluctant to commit the necessary funds to this end.

The chairman of the Bantu Affairs Administration Board in the Cape, Brigadier J H van der Westhuizen, yesterday said a recent report compiled by the University of Cape Town Labour and Development Research Unit would be considered by BAAB as soon as possible and appropriate action would be taken in due course.

The report found living conditions were inadequate for a 20th century human being.

In terms of official policy employers were entitled to employ Black workers in the Cape if they could provide

The expense was part of labour costs

The Cape Times recently learnt that the Board is conducting its own investigation into the housing problem

"We aren't happy about the standard of housing we provide for our migrant workers," said Mr P A Mathews, Cape manager of Dary Maid "Who is?" he asked "There are so many things that the workers lack in their dwellings and we're very conscious of this as well as the fact that time is running out."

Conditions

The firm did not know how far it could go towards improving conditions in view of current Government policy.

A Cape Times investigation yesterday showed that workers employed by the firm were accommodated in double-storey blocks in Guguletu without electricity, no hot water or ceilings, inferior kitchen space, no mattresses, and inadequate ablution facilities.

Murray and Stewart, Mr A Keal, said conditions in compounds erected by his firm at Langa were "shocking"

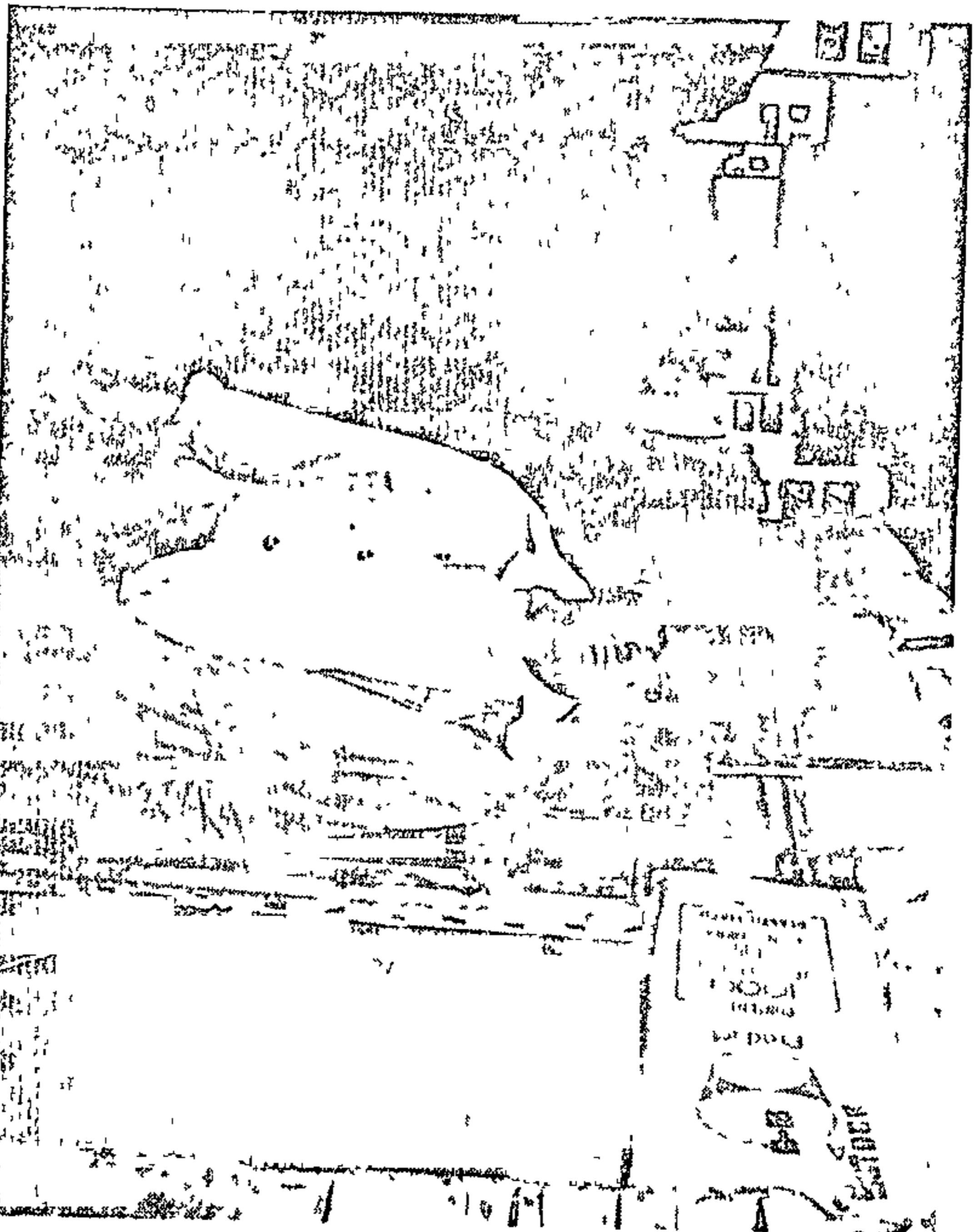
"We aren't happy about this, but we're already risking R300 000 at two new blocks in Guguletu which we are not permitted to own. If for some reason we could not utilize the blocks they could revert to BAAB, which already owns the land"

Impressive

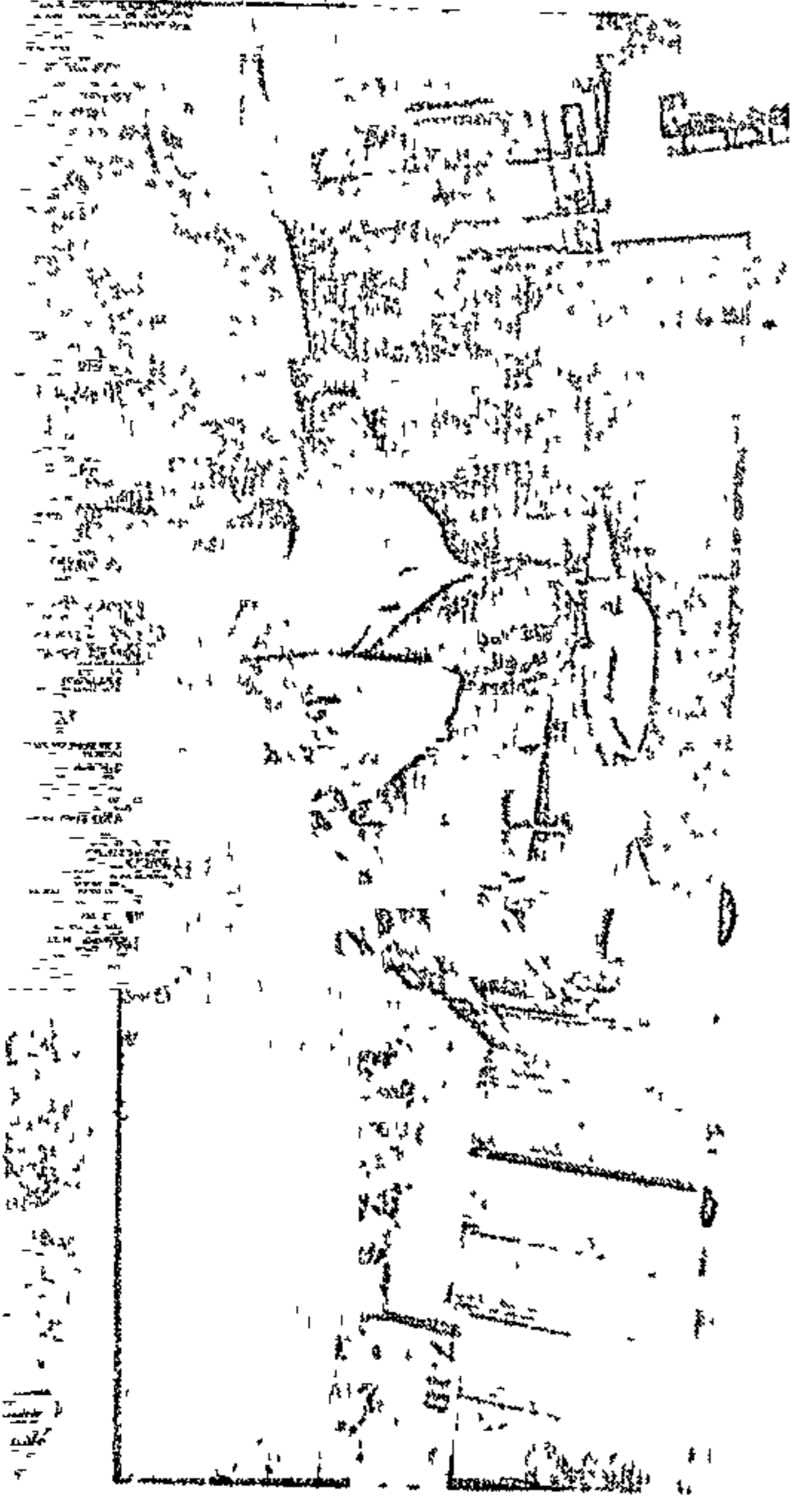
The Guguletu blocks were impressive units providing all modern facilities.

The company intended to close down its Langa sheds by the end of this year but the recession in the building industry could delay this.

Durban-based Iico Homes, which has been awarded the contract for phase two development at Mitchell's Plan, and in which Murray and Stewart has a 50 percent stake, was considering renting the accommodation which Murray and Stewart had already vacated at Langa.



Cardboard alley. About 40 men live in this dormitory, one of four in a double storey block in Guguletu, which has neither electricity nor hot water. The firm which houses its employees there believes the accommodation is inadequate, but current Government policy is cited as impeding improvement.



Migrant labour

'sheds' below

Cape Times

6/11/77

housing standards

— Researcher

Own Correspondent

JOHANNESBURG. — The quarters of 15 000 migrant workers in Cape Town — “sheds” built by employers, and barracks built by the South African Railways and harbours — contravene basic standards, and would have to be demolished if assessed.

This is one of the findings of a study of housing conditions of nearly 40 000 migrant workers living in “single” hostel accommodation in the city.

The study by Mr David Selvan, published last week by the Southern Africa Labour and Development Research Unit of the University of Cape Town gives a detailed analytical breakdown of all types of accommodation available and finds “on average it is of a pitifully low standard”.

“It does not by any standard adequately cater for the basic material living needs of a 20th century human being. No man whatever his background should have to spend his working life in such

poor and often unhealthy conditions.”

The study details migrant worker accommodation in Langa, Nyanga and Guguletu — all areas of recent conflict — as well as accommodation outside the townships. It says that besides the nearly 40 000 single men living in single accommodation there are an estimated 100 000 Africans living illegally in the townships.

With very few exceptions the study shows all facilities and accommodation provided are substandard.

Examples of the findings were:

• The mun barracks at Langa, built in 1927/28, housing 2 032 men, had rooms housing 14 men in each. They were described as “dark, often

dirty and morbidly depressing.” There were no ceilings, no covering on brick floors, no lockers, no wall plugs, there was one bare electric light to a room.

• Four-four dormitories and “sheds” provided by private companies for 3 472 workers, most housed 42-50 men each, sleeping in double bunks. There were no dividing walls between the beds. In many cases workers used cardboard to keep out the wind and for privacy. The only heating in the dormitories was a central coal stove. The sheds have no heating.

• Employers have provided one lavatory for about every 19 men and one shower for more than 20. Standards demanded one of each for 12 men. In almost all cases there was no hot water. Showers were open and lavatories had no doors, seats or paper in them.

• The Nyanga employers’ hostels and temporary sheds (built in 1968) together housed nearly 3 500 men, had roofs that leaked through the summer, as they were not raised above the groundlevel. Mud and water was carried into them in the rainy season.

There were no kitchen facilities whatever. Outside each hostel there was one tap and virtually no showers. On average 60 people performed their toilet, cooking and washing with two toilets and two cold water taps.

• The “special quarters” of Langa — regarded as a better than most — housed 300 men with single or double rooms. Beds were not supplied, nor mattresses. There was no electricity and no hot water.

University of Cape Town gives a detailed analytical breakdown of all types of accommodation available and finds "on average it is of a pitifully low standard."

"It does not by any standard adequately cater for the basic material living needs of a 20th century human being. No man, whatever his background, should have to spend his working life in such

accommodation there are an estimated 100 000 Africans living illegally in the townships.

With very few exceptions the study shows all facilities and accommodation provided are substandard.

Examples of the findings were:

• The main barracks at Langa built in 1927/28, housing 2 032 men, had rooms housing 24 men in each. They were described as "dark, often

men each, sleeping in double bunks. There were no dividing walls between the beds. In many cases workers used cardboard to keep out the wind and for privacy. The only heating in the dormitories was a central coal stove. The sheds have no heating.

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• The "special quarters" of Langa — regarded as a better than most — housed 300 men with single or double rooms. Beds were not supplied, nor mattresses. There was no electricity and no hot water.

Mr Selvan said "It is clear that men are genuinely dissatisfied with their living conditions. At least one of the employers which houses men in the temporary dormitories in Langa has had its men out on strike recently. The question has long been put as to how long these bad living conditions can be passively accepted without giving rise to open unrest."

Suggestions

Among his suggestions for improvements were the need for proper cooking and ablution facilities — which would demand a complete overhaul — the covering of floors, inspection and repair of guttering and roofs, the use of single bunks only, providing of mattresses, painting of dormitories and supply of electric fittings for heaters and provision for ceilings.

Such suggestions would provide only the barest necessities of human decency. Some buildings should be demolished and rebuilt under new specifications, he said.

7/1/77
Cape Times

New look at housings of workers

By GORDON KLING
Industrial Reporter

THE Bantu Affairs Administration Board is to make wide-ranging recommendations on the controversial standard of housing provided to migrant workers living in Cape townships.

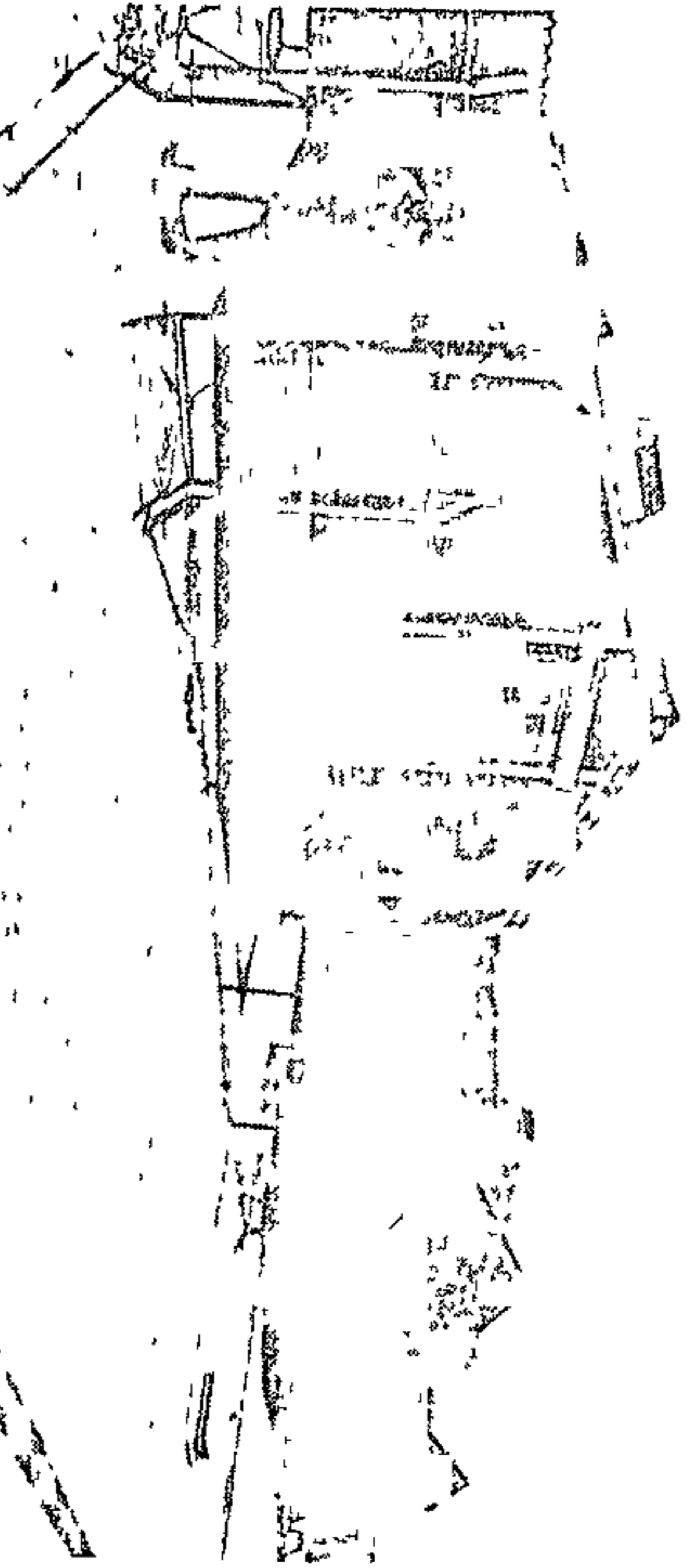
This was disclosed yesterday by a senior BAAB official in Cape Town who said a comprehensive report had been compiled on housing in the townships. The report is due for release early next month.

Meanwhile, at least one Cape Town firm has taken angry exception to a critical report on the dwellings of the 15 000 migrant workers in the City by the Southern Africa Labour and Development Research Unit of the University of Cape Town.

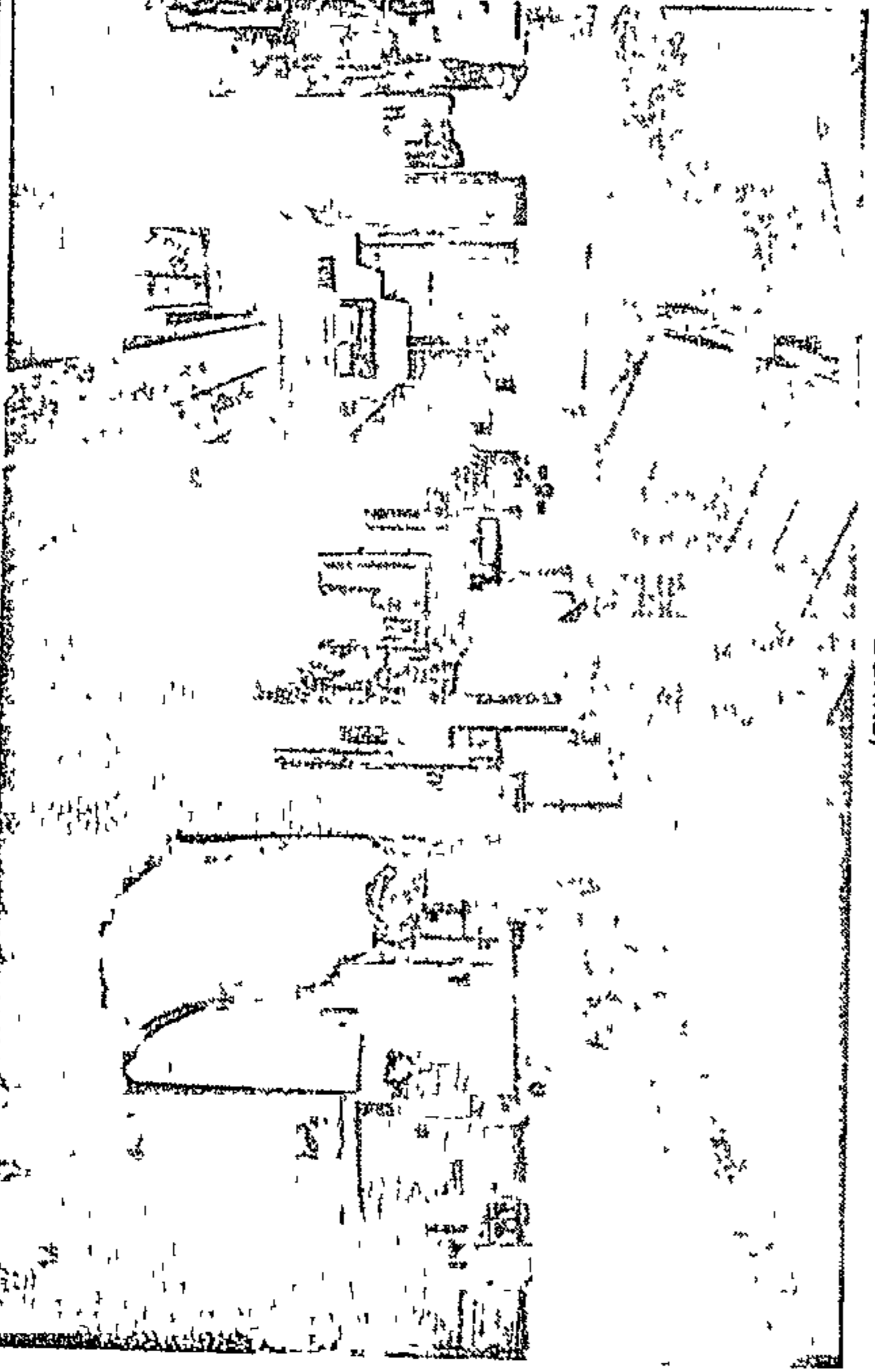
Excerpts from the report were first published by the Cape Times last month. It found that the type of accommodation offered to migrant workers did "not by any standard adequately cater for the basic material living needs of a 20th century human being".

'Rolls Royce'

The personnel manager of the
mayor-Cape Town fir



One of the better migrant-worker compounds at Langa has been fenced off to keep out residents of poorer units in the township. But the lack of privacy and other shortcomings listed in a recent study by a research group at the University of Cape Town still exist. The one kitchen in each hostel serves 54 men sleeping in two-tier bunks.



1 workers, Mr M J Manchester,
3 yesterday conducted the Cape
c Times on a tour of its Langa
hostels

I The compound, which was
o described as the "Rolls
Royce" of the township, had
been fenced off from other
r units in the area with barbed
d wire to prevent other residents
a from swamping its facilities

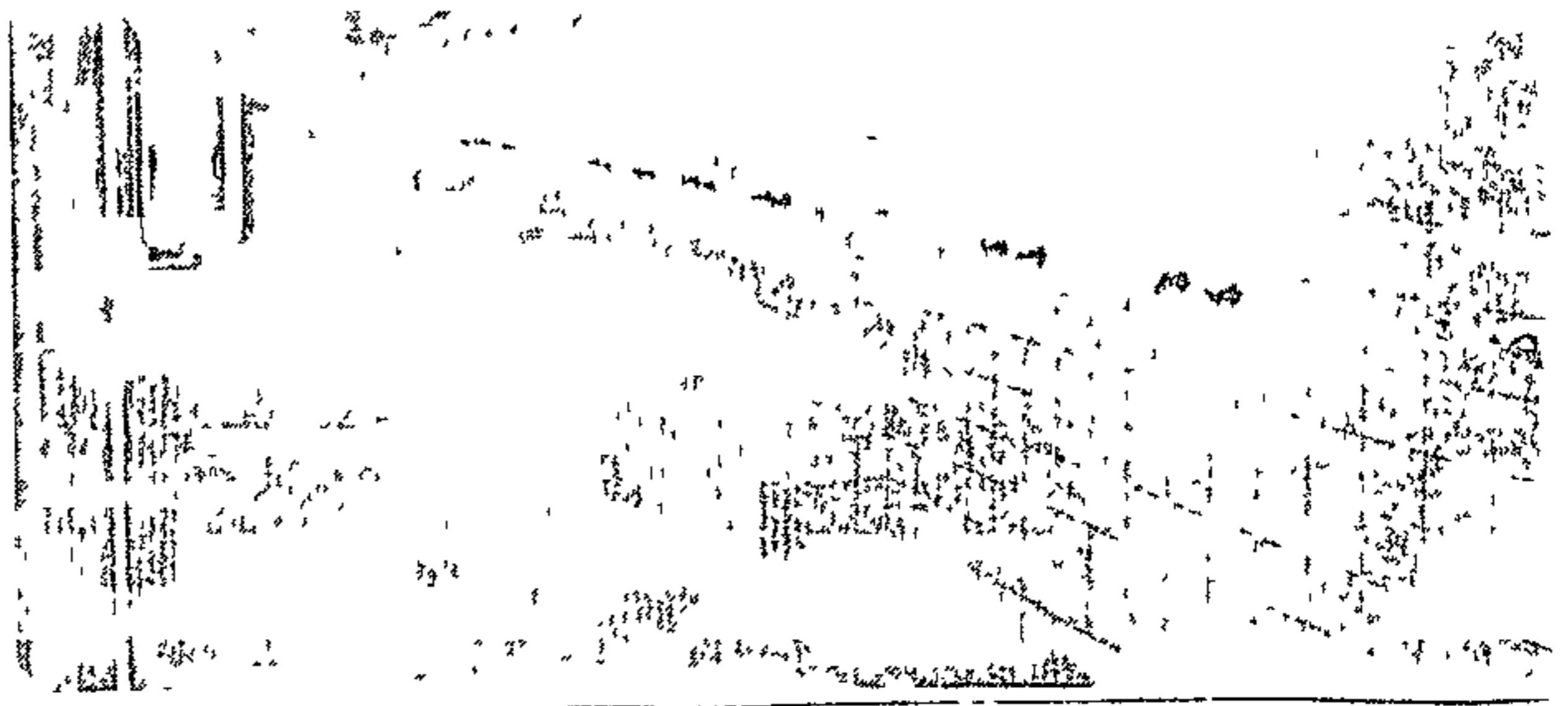
l Hot and cold water were
l provided in the kitchen and
shower area, which was an
adjacent building without a
ceiling and one which Mr
Manchester conceded could
be cold in winter Each of the
seven dormitory blocks slept
54 people in two-tier bunks
without any form of
partitions The workers
themselves had draped sheets
over the bunks to overcome
this Ceilings had recently
been installed in the dormitory
areas and floors were tiled

Electric lighting

Electric lighting was
provided although this did not
work in one of the two
kitchens visited The
compound attendant said a
broken door and windows and
the defective lighting had
existed since October No
heating was provided

The UCT report found that
on average the
accommodation in the
township was of a pitifully low
standard In most cases there
was no hot water,
considerable overcrowding,
showers were open and
lavatories had no doors The
lack of ceilings created
conditions which led to flu
outbreaks

Company officials agreed
that it would be possible to
build more privacy into the
units but economics ruled this
out



91, 124

3000 now

live at Atlantis

WESTLEUR, the first town of the Cape Divisional Council's city complex of Atlantis, will house 60 000 Coloured people by 1980. Eventually, 500 000 will live in six self-contained towns.

The housing development and the industrial complex at Atlantis were opened today by the Minister of Economic Affairs, Mr J C Hounis.

Guests at the opening ceremony were Mr and Mrs Hounis, Mr H J Kriel, chairman of the Divisional Council, Mrs Althea Jansen, chairman of the CRC, Mr J. N. Reddy, chairman of the South African Indian Council and Mr Sonny Leon, leader of the Labour Party.

Three thousand people are already housed in the 600 completed housing units at Westleur and the two schools have an enrolment of 170 pupils.

BY RAIL

Situated on the west coast, Atlantis will eventually be linked by rail and a coastal highway to Cape Town and the west coast development at Saldanha/Vredenburg.

The six towns have their own town centres, educational, sport, medical and other community facilities.

Many residents are expected to be used in the two primary industrial areas. Express buses will be provided on a system of internal freeways from the town centres to the industrial areas, city centres and other points.

Council housing scheme go-ahead ¹²⁴

EAST LONDON — The city council is to go ahead with the planning of 624 economic and sub-economic houses and group housing schemes in spite of the freezing of new housing schemes by the Department of Community Development

The planning for these badly needed homes in the Coloured and Indian areas will cost R40 000 this year.

The Department of Community Development froze all funds for new housing schemes after they had run out of money last year and had asked municipalities to raise bridging finance to finance on-going housing projects. East London alone had to raise about R1 million which will be repaid after the national budget at the end of this month.

But East London has about 1 500 Coloured families waiting for houses and no new hous-

ing schemes planned which makes the need for further housing urgent

A municipal delegation has been to Pretoria to plead for funds for more economic and sub-economic housing, but the councillor in charge of housing, Mrs R. Belonsky, said she could not reveal the outcome of the meeting as she still had to report back to council

"But, because of the urgency, we do have permission to go ahead with the planning of these schemes," Mrs Belonsky said — DDR.

Malaria warning for Young

NEW YORK — UN Ambassador Andrew Young has been warned by health officials that he may have been exposed to a particularly dangerous form of Malaria on his recent visit to Nigeria

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Argus 10/21/77

Probe into certificate system for employers

LOCAL authorities in the Western Cape are examining the feasibility of providing employers with housing certificates for workers entering their areas.

The local authorities have been asked to do this by the Department of Community Development. In terms of the Prevention of Illegal Squatting

Amendment Act, employers without a certificate for workers from outside the Peninsula will be guilty of an offence carrying a fine of up to R500.

STRAINED BUDGETS

Local councils, including the Cape Town City Council and the Cape Divisional Council, are facing the problems of new demands on already strained budgets.

Divisional Council and City Council officials said today these problems were being scrutinised. The councils were waiting for reports from their sub-committees.

A SYSTEM

Recommendations and decisions are likely to be referred to the Department of Community Development before the councils begin a system of inspections.

A Divisional Council spokesman said the council may need to employ extra staff to do the inspections.

The Executive Committee of the Cape Town City Council is expected to have the findings of its sub-committee before an Exco meeting next month.

REGULATIONS

A senior Department of Community Development official said today the regulations applied to workers moving from one local authority area to another.

New type of home for poor

ARGUS 10/2/77

124

THE Government is to set up an experimental scheme of 23 'shell' homes to house the very low income groups and tenders for the scheme in Grasslands in the Peninsula will be called for on February 18.

In Parliament yesterday, the Minister of Community Development, Mr Marais Steyn, said the houses would be tested as possible housing for the very poor.

Today a spokesman for the department in Pretoria gave details of the scheme.

The basic unit will comprise a combined living/bedroom, kitchen and bathroom, but will be so designed that it can be expanded to a one, two or three-bedroomed house with a garage.

EACH STAGE

A unit at each stage of expansion will be erected at Grasslands to show how the basic unit can be extended and one will have additional architectural features.

The spokesman said some units would be constructed without electricity or a bath but sanitation and water would be provided in all.

The basic unit would cost R1 800 and one with a bath and electricity R2 300. Rental details would be determined after the final costing.

MATERIALS

The most likely building materials would be bricks or concrete blocks, the spokesman said, but this would depend on the tenderers. He said all approved methods would be considered.

The floor area of the most basic unit would be 40 sq m.

Expansion plans would be made available to the occupants who could either do the extensions themselves or engage a contractor.

For the scheme to be a success, there will have to be regular visits to the area by an official from the department to encourage and advise the occupants, the spokesman said.

He estimated that the houses would be complete within three to four months. He added that if they were a success, they would be built on a large scale.

Housing move causes dismay

19/2/77 C.T.

Industrial Reporter

ORGANIZED commerce and industry in the Cape have reacted with angry dismay and bewilderment at Government moves which will make employers bear responsibility for seeing that certain of their workers have proper accommodation.

In terms of the Prevention of Illegal Squatting Act, steps are to be taken to prosecute employers who employ Coloured workers from outside the Peninsula without making sure that the employees have proper housing.

Guilty employers face fines of up to R500 and or prison sentences.

The president of the Cape Chamber of Industries, Mr S R Back, yesterday said industry found the move "iniquitous". It was not within the sphere of the private sector to determine where and how employees lived.

The director of the Chamber, Mr J F Roos, added that the CCI had been opposed to the relevant

section of the Bill when it was introduced last year.

The director of the Cape Town Chamber of Commerce, Mr B MacLeod, described the move as "nonsense".

"How are we to satisfy ourselves where a person comes from or how adequate his accommodation is? To determine this would require a great deal of expensive and time-consuming effort on the part of local authorities and employers who needed workers in a hurry would be left with a lengthy struggle against red tape.

"The problem is real," he said, "but the Government will have to think up some other means of control. This one is only going to cause a lot of problems."

Today's weather

SWA. Cloudy and warm in the north with fairly general rain and thundershowers otherwise partly cloudy and hot.
Free State Fine to partly cloudy and warm with isolated light showers over north and north west.

Rents for municipal housing goes down

EAST LONDON — Rent for many people living in municipal economic and sub economic housing schemes has dropped

And the drop in rents has meant the city council owes many of its tenants money because the rent drop is retrospective to June last year.

Last year, the Department of Community Development after pressure from municipalities and bodies such as the Indian Association, agreed to revise the income groupings where before, people earning R100 and below, were considered for sub economic housing, the earnings figure was increased to R200 and the

economic increased from R201 to R250

The councillor in charge of housing, Mrs R Belonsky, said yesterday because of the revision of income groupings, many people who were in the economic rent group were now in the lesser sub economic rent group and would pay lower rents.

The new rents had just been brought into effect, but they were retrospective from June and people up to date with rentals would get a credit balance

People in Braelyn Heights for example who were paying R67 a month would now pay only R39 a month on a sub economic basis — DDR

1 440 on waiting list for houses

EAST LONDON — There are 1 440 Coloured families waiting for houses in East London.

There are 272 economic, 795 sub-economic and 373 below sub-economic families who are on the city council's housing waiting list.

The below sub-economic families are those whose earnings are below R50 a month. They comprise squatters and families with a low standard of

The Coloured Management Committee members were told that apart from the economic houses at Buntata Flats in East London No. 1 and the further planning of a further site to accommodate a further 1000 units, no department was investigating the possibility of building further housing from Coloured villages as an immediate measure.

The Department in Cape Town approached the Eastern Cape, Natal, Kwa-Zulu and Transvaal Administrations

Meeting on housing

EAST LONDON — The acute housing shortage and health facilities in Coloured areas will be discussed at a report-back meeting of the East London People's Organisation on Wednesday night.

Other matters which will receive top priority are the living conditions of Coloured residents in Duncan Village and arrear rentals.

Meanwhile, the Eastern Cape member of the Coloured Representative Council Mr J. H. Nash, is touring Border towns to establish how the increas-

ed rentals by the Eastern Cape Bantu Affairs Administration Board affects Coloured families living in black areas.

Mr Nash said residents of Leightonville, King William's Town, had complained to him that the increased rentals would cause untold hardship.

He will release a full statement of his findings when he returns on Monday.

Mr Nash said if need be he will go to Cape Town to meet the Minister of Coloured Affairs, Mr Smit, and ask him to intervene in the matter. — DDR.

No hire without housing — Steyn

124 Housing
&
Hostels Co.

Political Staff

CAPE TOWN—Cape Town employers will be prohibited from employing coloured people from outside the area unless they know housing is available for the employee.

The Minister of Community Development, Mr Steyn, said today that a proclamation to this effect would be gazetted within the next week.

Mr Steyn said he had already signed the proclamation in terms of the Prevention of Illegal Squatting Amendment Act. If it could not be published in the weekly Government Gazette tomorrow, it would be promulgated in a Special Gazette next week.

The area affected — Greater Cape Town — includes the Cape Town Municipal and Divisional Council areas and the immediately adjoining Municipal and Divisional Council areas.

Mr Steyn rejected the objections voiced yesterday by Cape industrialists that firms would find it impossible to check up on the housing of every employer.

He said it was up to employers to check with local authorities or in any other way that satisfied them whether prospective employees had housing.

He said some employers were already doing this.

He added there was sufficient coloured labour available in Cape Town and there were in fact complaints of unemployment among coloured people in the area.

The Argus Municipal Reporter

THE Peninsula's two major local authorities are asking the Government to back down on previous policy and support emergency housing schemes.

At the same time the Cape Town City Council is looking into the possibility of building 'experimental' homes either with municipal funds or public donations in order to accelerate the housing programme.

Direct approaches to the Department of Community Development by City Council officials and a delegation from the Divisional Council of the Cape are the strongest official admission yet that State-funded housing programmes cannot cope and that the squatter problem needs immediate, drastic action.

12 LG SQUATTERS TARGETED BY HOUSING

Diminishing Government handouts as a result of the country's money squeeze are the biggest brake on local authorities' efforts to catch up with demand

In Cape Town alone, about 27 000 Coloured families needing homes of their own are forced to live as lodgers in small, overcrowded homes of others.

Cape Town's City Engineer, Mr Jan Brand, will meet officials of the Department of Community

Development this week with his plans for a community of rudimentary structures and basic services which ultimately could become an established township.

POLICY SWITCH

The Divisional Council, in a policy switch yesterday, decided unanimously to ask the Minister of Community Development, Mr Marais Steyn, to endorse a project for established squatter camps.

The public is also being asked to contribute to a co-ordinated SHELTER fund which will aid displaced squatter families

Mr Brand's planned interview with Government officials follows a meeting last week between Mr Marais Steyn and the City Council's executive committee. It is believed Mr Brand outlined his project, then, and arranged a further meeting for later this week

He was unwilling to discuss the scope of his plans before talking to the

Government officials, but it is understood he contemplated a 'core-house' project in a serviced area, with permanent foundations. Eventually it could become an established township

Some city councillors — particularly Mr's Eulalie Stott, chairman of the housing committee — have tried for years to convince municipal housing officials and the Government of the need for emergency housing schemes

But both Government and municipal officials have opposed ideas which they believed would create permanent slums. Nothing, they said, would replace a proper housing programme

16 YEARS

Mrs Stott says 'For 16 years and more, older councillors of the housing committee have been urging the organisation of adequate site-and-service schemes as a temporary solution to the problem of the homeless, most of

whom are homeless because the housing programme has never been able to catch up with their needs

'The officials have continued fondly to believe that the proper way to solve the problem is by conventional-style housing. The result is that 27 000 families, and an increasing number each year, have had to share houses or live in ponds in uncontrolled conditions'

A major problem, she says, has been finding sufficient land to provide housing on a large scale.

'Now we have the land, it is doubtful that Mitchell's Plan is a feasible site — because of its distance and our efforts to build it to a higher standard. But I believe no excuses justify compelling people to share homes in emotionally miserable circumstances or to live endlessly on the move.'

Cape Times 17/12/74

Migrant living conditions are poor — survey

Staff Reporter

THE average type of accommodation offered to black migrant workers in the Cape Peninsula does not even meet the basic needs of a human being, according to a report by the Southern African Labour and Development Research Unit of the University of Cape Town.

201, 124

The report, based on a survey of the living conditions of migrant workers in the Peninsula, said no man should have to spend his working life in the poor and often unhealthy conditions provided by current accommodation.

However, there was a positive realization by the Cape's more progressive companies that poor living conditions were economically counter-productive.

An example of counter-productive dwelling units was evident in recently built dormitories in Section Two, Langa. There were queues for these units, but it was possible for preventive employees from some to work.

Ventilation

Constant dampness, created by inadequate ventilation, caused rats to congregate on the low roofs which resulted in the outbreak of many warts and left them prone to other diseases. Most of the dormitories were ill-ventilated and constantly damp.

The workers were generally dissatisfied with their living conditions, and the events of the second half of this year were evidence that conditions in the townships were far from acceptable to those living there.

The report says certain minimum living requirements should be compulsory in all accommodation, and makes several recommendations.

These include the division of all dormitories into separate rooms, each room should have a window, two tier bunks should be scrapped, floors should be adequately covered and all dormitories should have ceilings.

Above: The inside of an employer's temporary dormitory, situated in Langa. The migrant workers have erected partitions in the sheds, whose pictures were among a collection taken by the Southern Labour and Development Research Unit of the department of economics at the University of Cape Town as part of a report on the living conditions of migrant workers in the Peninsula.

Top left: The four-story blocks of flats with rooms for two men are very much in demand and always full.

Top center: The inside of a dormitory in one of the Peninsula's Black townships. There was one light bulb to each dormitory and no plugs to enable the dwellers to use the electricity, according to the report.

Top right: The outside of two-storey flats in Langa.

HOUSING & HOSTELS - CAPE

JAN, 1977 — ~~NOV~~ OCT. 1977

Hansard 1 vol 2 25/1/77

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X Bantu contract workers: Housing

*4 Dr F VAN Z. SLABBERT asked the Minister of Bantu Administration and Development

Whether the Cape Peninsula Bantu Affairs Administration Board has laid down any minimum requirements or standards for housing provided in the townships by employers for Bantu contract workers, if so, what are the requirements, if not, why not

†The DEPUTY MINISTER OF BANTU AFFAIRS

Yes, the minimum requirements prescribed by the Bantu Labour Regulations

promulgated by Government Notice R1892 of 3 December 1965 as well as the requirements in terms of the building by-laws and health regulations of the local authority are applied

124

Thousands live behind a concrete wall

By Gladstone Manyela
PORT ELIZABETH — They come from all over the country to sell their labour and live behind a three-metre wall — this is the lot of the contract worker.

Right in the centre of the Kwa-Zakhele township, the concrete wall surrounds thousands of contract labourers from as far as the Republic of Transkei who have come to the Eastern Cape building contractors and iron foundries.

Why the wall then? The answer might sound ridiculous. Besides forming a boundary for the hostel, the high wall protects the inmates from the township go-go girls.

Amid the squadron of five Primus stoves which were burning simultaneously, one man who has stayed in the compound since 1962 told me that as a married man, he finds life sheer hell.

Coming from work, tired as a dog, he still has to see to the cooking of his dinner and washing of his clothes while his wife sits in King William's Town and goes to the Post Office at the end of the month to collect wages.

"Since I came to Port Elizabeth, for 49 weeks in the year I am, just like a bachelor," he told me.

He said it would be a good idea if married men were accommodated in a separate section where they could stay with their wives whenever they wished to, even if their wives had to come on a contract basis too, to satisfy the needs of influx control laws.

In another dormitory, four youngsters were sitting on their steel bunkers which serve as beds. Their main grievance was the lack of privacy and space. They cannot even buy a wardrobe to put their clothes into. They showed me their white shirts

which had gone yellow not with age, but smoke from the Primus stoves.

Being bachelors, they feel their girlfriends should be allowed to visit them freely. They told me they felt like prisoners.

If their girlfriends did manage to sneak in, they ran a risk of R50.

In another room, I found two old men sitting with a Bible. They told me they were quite happy because they were used to this type of life, having spent most of their youth in the gold mines.

They were against the sale of sorghum beer, popularly known as "shake-shake" inside the hostel. They said weekends were unbearable due to drunkenness, and the noise. The drunkenness over weekends often resulted in bloodshed, they said.

"These youngsters are making this place unfit to live in," the told me.



A typical kitchen for 24 men in a dormitory in the Kwazakhele's men's hostel, Port Elizabeth

They said they appreciated what the Joint Advisory Board had done for them in providing a place where they could attend night school classes and a hall

where they could hold meetings.

Every precaution to prevent these prostitutes from coming in here.

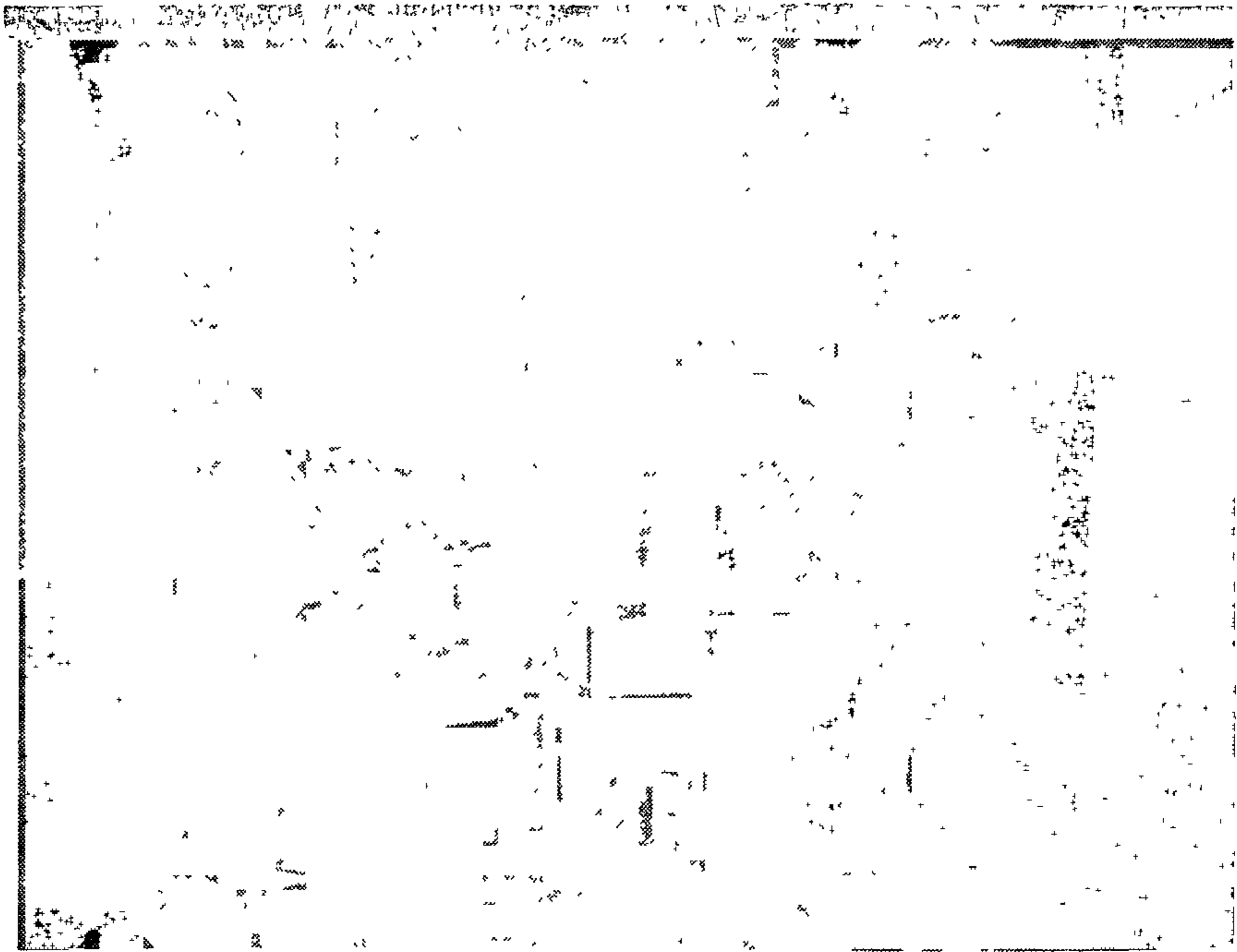
They said the girls who managed to get in through some broken sections of the boundary wall had only one thing in mind — to milk the men, taking advantage of their sexual starvation.

I noticed that the men grouped themselves according to the town from which they came. It, for instance, one was looking for a friend in the easiest way to find him was to ask in which dormitory one could find men from, say, Peddie

In a dormitory there are 24 men so they divide themselves into groups of four or five men, so bringing the number of Primus stoves that needed to be used.

2/1/77

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A dormitory room at Kwazakele Hostel, Port Elizabeth. Too small to hold a wardrobe, the men's cloths are hung on the wall

Rylands Indians

call for housing

Cape Times 27/1/77

124

THE CAPE TOWN City Council was yesterday criticized by members of the Rylands Management Committee for not building "a single" house there since 1958.

The committee decided to send a deputation to the Secretary for Community Development to make representations for the allocation of Government funds for Indian housing. It was also decided to write to the council asking it not to cut back on the R580 000 on its budget for Indian housing.

The chairman, the Rev E J Manikkam, said that the housing shortage at Rylands was serious. There were 1 250 people who were clamouring for dwellings. Many were

living in garages and others were paying exorbitant rents — as high as R175 a month for two rooms.

"The council has not built a single house there since 1958," he said.

The people of Rylands were frustrated and were criticizing the City Council for spending millions of rands on the Nervi hall in the City and on an Oriental Plaza for 60 traders at Athlone, while hundreds of people lacked homes, he said.

Delayed

Mr G Munsook, a member of the committee and also executive member of the South African Indian Council, said that in the past seven years the City Council had delayed building houses at Rylands largely because certain non-White councillors were opposed to the development of the Rylands Indian Group Areas.

The City Council had turned a deaf ear to the

representations made by the Rylands Management Committee on the need for houses. Now the position had been aggravated by inflation and the natural growth of the Indian people.

Hansard vol 41 28/1/77

124

Langa/Nyanga/Guguletu: Family housing units

(50%)

89 Dr F VAN Z SLABBERT asked the Minister of Bantu Administration and Development

Whether any family housing units were built in Langa, Nyanga and Guguletu during 1976, if so, how many in each township, if not, why not.

The MINISTER OF BANTU ADMINISTRATION AND DEVELOPMENT

No, but approval has recently been given for the conversion of 850 hostel units into housing units for 1 700 families

Type A would not be used for the Bellville job, but could be sold for 50c each.

Type B has no alternative used for the Bellville job, but 200 units can be used for the Bellville job, but could be sold for 50c each.

3000 units of Type B

Both jobs will

The Managing

alternatives is m

Draw up a ta

What advice

1 000 units of Type A at R1 per unit

500 units of Type B at 50c each

Materials The Company has already bought all the materials for the Parow job:

It is estimated that the Bellville job will require the lorries to travel an extra 1 000 miles each.

The Company's existing workforce of 10 workers, each earning R2 000, will be adequate for both jobs.

The Company has a fleet of 4 lorries bought for R5 000 each 2 years ago. Depreciation is reckoned to be R400 p.a. plus 10c per mile.

Staff The Bellville job, being larger, will require the services of an extra secretary to handle administration at R3 000 p.a., and an extra foreman for R4 000 p.a.

The Company's existing workforce of 10 workers, each earning R2 000, will be adequate for both jobs.

Transport The Company has a fleet of 4 lorries bought for R5 000 each 2 years ago. Depreciation is reckoned to be R400 p.a. plus 10c per mile.

It is estimated that the Bellville job will require the lorries to travel an extra 1 000 miles each.

Materials The Company has already bought all the materials for the Parow job:

1 000 units of Type A at R1 per unit

500 units of Type B at 50c each

Type A would not be used for the Bellville job, but could be sold for 50c each.

Type B has no alternative used for the Bellville job, but 200 units can be used for the Bellville job, but could be sold for 50c each.

3000 units of Type B

Both jobs will

The Managing

alternatives is m

Draw up a ta

What advice

Standard 3 Q col 219 8/2/77

124

Housing in Langa/Nyanga/Guguletu

337 Dr F VAN Z. SLABBERT asked the Minister of Bantu Administration and Development

How many persons whose names were on the waiting list for accommodation for married persons at the end of 1975 were given such accommodation in Langa, Nyanga and Guguletu, respectively, during 1976

The MINISTER OF BANTU ADMINISTRATION AND DEVELOPMENT

Langa	32
Nyanga .	31
Guguletu .	107

Family housing units

91 Dr F VAN Z SLABBERT asked the Minister of Community Development

124

- (1) How many family housing units for Coloured persons were built in the Cape Peninsula during 1976 with assistance from his Department,
- (2) (a) what was the estimated shortage of housing for Coloured families at the end of 1976 and (b) when is it expected that this shortage will be met

The MINISTER OF COMMUNITY DEVELOPMENT

- (1) 6 234
- (2) (a) 36 000 dwelling units,
(b) in 7 to 10 years provided funds are obtained to proceed with projects at the 1976, 1977 rate and as programmed for subsequent years

Harvard 3 Q col 271

11/2/77

Home ownership scheme in Western Cape

11 Mr N J J OLIVIER asked the Minister of Bantu Administration and Development †

124

- (1) Whether any representations have been made to him to have the home ownership scheme made applicable in the Western Cape as well, if so,
- (2) whether it is his intention to allow the scheme in the Western Cape, if not, why not

†The DEPUTY MINISTER OF BANTU ADMINISTRATION AND EDUCATION

- (1) Yes
- (2) No The position in Western Cape is still the same because Coloureds enjoy preference in this area on the labour market

(124)

Handed L. 201 4/4 18/2/77

ECONOMIC REGIONS		21	22	23	24	25	26	27	28	29	30
AS A PERCENTAGE OF PRODUCTIONS/SALES/NO. (1)											
Maize	0,6	0,1	0,3	0,1	0,3	0,4	1,6	0,7	0,7	-	-
Grain Sorghum	0,1	-	-	-	0,1	0,5	0,1	0,1	0,1	-	-
Wheat	1,5	-	0,1	-	-	0,2	0,1	-	-	-	-
Other Cereals	5,3	0,1	0,7	-	-	0,1	0,2	-	-	-	-
Sunflower Seeds	0,1	-	-	-	-	0,1	0,1	-	-	-	-
Ground Nuts (Shelled)	-	-	-	-	-	5,2	1,6	0,1	0,1	-	-
Ground Nuts (Unshelled)	-	-	-	-	-	0,3	0,3	0,4	-	-	-
Legumes	202	1	969	1	969	1	969	1	969	-	-
Tobacco	4	435	7	517	7	517	-	-	-	-	-
Chicory	25	942	3	752	3	752	0,1	0,9	11,3	3,3	43,9
Sisal	13	034	3	039	2	404	-	88,7	-	-	-
Phonitium Tenax	6,5	-	-	-	-	1,5	-	-	-	-	-
Hay & Fodder Crops	525	51	156	55	23	963	3,4	2,2	2,2	0,1	0,4
Vegetables	1,1	-	-	-	-	1,1	1,1	1,2	1,2	0,2	1,3
Citrus Trees (B)	3,4	-	-	-	-	3,4	1,1	1,2	1,2	0,2	1,5
Citrus Trees (N-B)	0,4	-	-	-	-	0,4	0,4	0,8	0,8	0,1	11,3
Bananas, Pineapples, Granadillas	-	-	-	-	-	-	-	-	-	-	-
Other Sub-Trop Fruit (B)	-	-	-	-	-	-	-	-	-	-	-
Other Sub-Trop Fruit (N-B)	-	-	-	-	-	-	-	-	-	-	-
Nut Trees (B)	-	-	-	-	-	-	-	-	-	-	-
Nut Trees (N-B)	-	-	-	-	-	-	-	-	-	-	-
Grapes (B)	-	-	-	-	-	-	-	-	-	-	-
Grapes (N-B)	-	-	-	-	-	-	-	-	-	-	-
Other Deciduous Fruits (B)	-	-	-	-	-	-	-	-	-	-	-
Other Deciduous Fruits (N-B)	-	-	-	-	-	-	-	-	-	-	-
Cattle	5,3	1,0	5,3	1,0	5,3	1,0	5,3	1,0	5,3	1,0	5,3
Sheep	1,5	0,1	1,5	0,1	1,5	0,1	1,5	0,1	1,5	0,1	1,5
Goats	1,5	0,3	1,5	0,3	1,5	0,3	1,5	0,3	1,5	0,3	1,5
Pigs	5,2	1,7	5,2	1,7	5,2	1,7	5,2	1,7	5,2	1,7	5,2
Horses, Mules, Donkeys	3,7	0,9	3,7	0,9	3,7	0,9	3,7	0,9	3,7	0,9	3,7
Ostriches	-	-	-	-	-	-	-	-	-	-	-
Poultry	1,3	21,8	1,3	21,8	1,3	21,8	1,3	21,8	1,3	21,8	1,3

✓ Langa/Nyanga/Guguletu: Housing

441 Dr F VAN Z. SLABBERT asked the Minister of Bantu Administration and Development

(1) How many Black (a) (i) males and (ii) females of 16 years and over and (b) children under 16 years were accommodated in Langa, Nyanga and Guguletu, respectively, as at 31 December 1976.

(2) (a) how many of the males of 16 years and over in each of these townships were accommodated in bachelor quarters and (b) how many of them qualified to be in the urban area in terms of section 10(1)(a) or 10(1)(b) of the Bantu (Urban Areas) Consolidation Act

The MINISTER OF BANTU ADMINISTRATION AND DEVELOPMENT

Langa Nyanga Guguletu
23 963 6 155 51 525 25

(i) (a) (i) 23 963 6 155 51 525 25

(i) (ii) 23 963 6 155 51 525 25

(ii) (a) 22 530 7 175 4 435

(ii) (b) 6 070 9 1 204

Dentists

See

HEALTH & DISEASE - Dentists

Disablement grants

See

SOCIAL SECURITY - Unemployment Insurance
SOCIAL SECURITY - Workmen's Compensation

FIN. MAIL 18/2/77
MITCHELL'S PLAIN

See also

INDUSTRIAL ACCIDENTS & HEALTH
MINING - Accidents

Town or township?

The debate over the viability of Cape Town's Mitchell's Plain (MP) project continues. Observers who were once pessimistic about the project's future in the face of government cutbacks are now confident that the future is bright. Others, however, are not so sure.

See

HEALTH & DISEASE both general and specific, e.g. HEALTH & DISEASE - Alcoholism

The debate has been fuelled by SAR & H's decision to shelve plans to build a railway line to the area. Minister of Community Development Marais Steyn confirmed in Parliament this week that work has not begun on the line and that there are no immediate plans to begin.

See

PUBLIC SECTOR - Local Authorities

MP's supporters concede that the line is vital to the area. But they argue that MP could conceivably manage without one until 1979, and are confident that it will have one by then. They stress, however, that this is the latest MP can afford to wait.

See

TRANSPORT, PRIVATE - Labour

See

HEALTH & DISEASE - Doctors

Stellenbosch transport economist Bernal Floor argues, however, that Railways is unlikely to give the go-ahead until it is convinced that a demand exists. This will mean, he says, that MP will not get the line — not even by 1979 — and that there will be a time lag between when it is needed and when the need is met.

See

no grounds for optimism", says UCT town planner David Dewar "As long as the project is dependent solely on government funding, it's dependent on the national economy — and that's hardly cause for optimism"

estic workers

See

Authorities

See

port - Labour

See

Labour

He says planners tend to see MP only in terms of the number of houses built. There may be progress on this front, but "nothing seems to be happening except the building of a few schools" toward making MP a town rather than a dormitory township. Dewar is sceptical of MP's ability to attract sufficient industry.

rug addiction

See

dry cleaning
laundry and

Ratepayers Association chairman Chris Stevens warns the transport problem is urgent. "This is our biggest bugbear. The bus service is totally inadequate because it only goes as far as Nyanga station and fares are extremely high. The railway line should be an urgent priority."

ole

See

MANPOWER - General

See also

HOMELANDS - Labour

Still, observers close to the MP project itself are enthusiastic. They say there is a new realisation by the Cape Town City Council and government of MP's urgency. The municipal housing backlog stands at 30 000 and is increasing by 2 500 a year.

File here broad surveys on the nature and state of the economy, argument and comment on 'capitalism and socialism', as well as material on economic growth, e.g. Annual Economic Report of the S.A. Reserve Bank.

They are excited by what they see as a rapid change in MP's fortunes. Tenders are in for another 5 000 houses and an application to the City Council (which will then go to the National Housing Commission) for the R30m-R35m needed for this was made this week. Observers are confident it will be granted.

See also

CAPITAL
FOREIGN TRADE
PUBLIC SECTOR - State Enterprise

Others are not convinced. "I can see

File general surveys and comparative material here. Include also reports on drop-out rates and literacy levels. For training, employment and remuneration of teaching staff see TEACHERS

Housing plan for Langa

Cape Times
19/2/77

Staff Reporter

THE BANTU Affairs Administration Board is planning a R900 000 scheme to convert migrant worker accommodation in Langa into 1 700 semi-detached family homes.

The plan, which forms part of a report on housing conditions for Africans at present being considered by the board and which has been approved by the Department of Bantu Administration and Development, according to the board, was outlined yesterday by the board's chief director, Mr A MacLachlan, and director of Labour and community services, Mr P S Pietersen.

Mr Pietersen said the plan would be tackled in two phases at the end of which 850 units, at present housing more than 13 000 migrant workers, would have been converted into 1 700 family houses.

In the first phase, 383 units would be altered, he said, to provide 766 houses. In the second phase 467 units would be altered to provide 934 units.

2 bedrooms

Each house would contain two bedrooms, a sitting room, a kitchen, a toilet and a shower, with space in the shower for a bath to be installed.

About 13 600 migrant workers will be transferred from Langa to Guguletu in the course of the alterations.

The ultimate idea of the scheme, he said, was to get all the single men out of Langa and to make Langa a "married" area.

Mr Pietersen said squatters would not be eligible for accommodation in the converted migrant workers' hostels in Langa.

See how they live—Cleave

Staff reporter

MRS BARBARA CLEAVE, head of the Peninsula's Women's Movement, yesterday appealed to people to go to Grassy Park and see the conditions under which 26 families were trying to live, following the demolition of their shacks by the Cape Divisional Council on Thursday.

By yesterday the families were still camping on the vacant plot in Khip Road, Grassy Park, where their shanty homes used to stand.

A mother, Miss Ann Johnson, was suffering from inflammation of the womb. She was treated at Victoria Hospital on Wednesday night.

Mrs Cleave told the Cape Times she was "absolutely shocked and horrified" by what she saw at the squatter camp yesterday.

Mr P S Pietersen (right)
director of labour
community services in
Bantu Affairs Ad-
ministration Board
Mr A MacLachlan, chief
director

ARGUS
23/2/77

124

13

'Unrest greater in new Black areas'

The Argus Bureau

PRETORIA. — Unrest in the Cape's Coloured areas had been greater in new 'resettlement' areas, Professor H Pollak of the Institute of Race Relations told the Cillie Commission today.

Professor Pollak, IRR executive member from the Western Cape, pointed out there had been no rioting in Wynberg or even District Six, where many people were still awaiting removal.

One out of 538 White families were affected by the Group Areas Act, as against roughly one out of every five Coloured ones, she said.

About 50 percent of the new housing was provided for people who already had homes. The backlog, estimated by the Minister of Community Development last November, was 40 000 units in 'greater' Cape Town.

WAITING LIST

The current squatter problem in the Cape had arisen from the long waiting list for houses and was 'endemic,' she said.

The Theron Commission report, published last June, had been blamed for the unrest because the 'heart' of its recommendations had not been accepted. Unrest in the Western Cape broke out in August, she pointed out.

The 'heart' included the section dealing with constitutional change that would bring about representation and mixed marriages.

At the opening of the Coloured Representative Council, the Minister of Coloured Relations had
of the commis-

mons told the Cillie Commission today.

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The 'heart' included the section dealing with constitutional change that would bring about representation and mixed marriages.

At the opening of the Coloured Representative Council the Minister of Coloured Relations had said 158 of the commission's recommendations had been accepted. Coloured people, she claimed, had hoped to hear by the opening of Parliament that a memorandum would be drawn up.

DISILLUSIONED

They were disillusioned when, two months after the Minister's statement, Parliament spent time discussing Sunday cinemas, she said, and not the commission's recommendations.

Commenting on Professor Pollak's statement that the 'lawless elements' in the Coloured townships knew when the police made their rounds, Mr Justice Cillie said he found it interesting to hear reports that when the police went into the townships 'nothing happened,' and that things happened when they were not there.

During the riots, he added, people complained that the police were there, and should not have been.

Professor Pollak said the IRR warned that violence would become more frequent, with more people participating, if rights and opportunities were not granted.

Standard 5 Q no 467 23/2/77

Houses for Bantu

440 Dr F VAN Z SLABBERT asked the Minister of Bantu Administration and Development

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- (1) What was (a) the total amount spent and (b) the amount spent on the construction of houses for Bantu, by the Cape Peninsula Bantu Affairs Administration Board for each year since its institution,
- (2) what is (a) the total estimate of expenditure of the Board and (b) the estimate for the construction of houses for Bantu by the Board, for the financial year 1976-'77

The MINISTER OF BANTU ADMINISTRATION AND DEVELOPMENT

(1) (a)	(b)
1973-'74. R6 542 492	Nil
1974-'75. R12 206 200	Nil
1975-'76 R14 161 418	Nil
(2) (a)	(b)
R14 072 312	Nil

ARGUS 28/2/77 (1) 124 (2) 206

Separate houses not essential,

ALTHOUGH employ-
ers intending to take
on a Coloured worker
from outside the
Greater Cape Town
area must first obtain
a certificate from the
local authority that
'proper housing' is
available, this does not
necessarily mean a
separate house mem-
bers of the Chamber

SAYS Chamber

Dr Dreyer 27/2/77

of Industries have
been told.

The current issue of the
chamber's bulletin ex-
plains The Department
of Community Develop-
ment has indicated that a
separate dwelling is not
necessarily required

Lodging or staying with
relatives or friends under
satisfactory conditions will
be regarded as suitable.

The bulletin says the
chamber has been assured
that the new regulation,
introduced to prevent the
influx of squatters, would

be 'applied reasonably and
with circumspection and
that it was designed to
prevent the 'blatant'
bringing into the area of
Coloured labour for which
no adequate housing, pro-
vis on had been made.

The chamber has been
told that the Greater Cape

Town area has been de-
fined, for the purpose of
the new regulation, as the
areas under the jurisdic-
tion of the Divisional
Councils of the Cape, Stel-
lenbosch and Paarl of the
municipalities of Cape
Town, Bellville, Parow,
Stellenbosch, Kuils River,
Goodwood, Brackenfell,
Kraaifontein, Brackenfell,
Paarl, Somerset West and
Strand.

A certificate is needed
only for Coloured workers
brought into part of this
area from outside it

There is no need for a
certificate for a worker
living in one part of the
area who takes a job in
another part of it.

There is also no need
for a certificate for a wor-
ker who will commute
from outside this total
area.

The Department has in-
formed the chamber that
the regulation applies
only to persons who are
brought to reside in the
area, the newsletter
states.

Standard 6 Q Col 529 2/3/77

124

Houses/flats for non-Whites

134 Mr T ARONSON asked the Minister of Community Development

How many (a) houses and (b) flats for non-Whites in each race group (i) were provided in Port Elizabeth in 1976 and (ii) will be provided (aa) throughout the Republic and (bb) in Port Elizabeth in 1977 by his Department

The MINISTER OF COMMUNITY DEVELOPMENT.

		Coloureds	Asians
(a)	(i)	1 180	None
	(ii) (aa)	19 283	2 166
	(bb)	235	None
(b)	(i)	None	None
	(ii) (aa)	2 098	630
	(bb)	None	None

With the exception of (a)(i) and (b)(i) data furnished are based on estimates, subject to alteration according to the availability of funds and other contingencies

Saldanha's rates: State under fire

Argus 3/3/77

The Argus Boland Bureau

SALDANHA. — The Government was playing cat-and-mouse with the people of Vredenburg-Saldanha, Mr P. J. Franzsen, chairman of the Saldanha Ratepayers' Association, said at a protest meeting here last night.

The Government was no longer prepared to give the money it had promised when the big developments in the area were announced, Mr Franzsen said.

The meeting, attended by about 100 ratepayers, was held in protest against the proposed rates increases.

In terms of the new valuations the value of some properties has increased by more than 1000 percent.

Mr Franzsen said a deputation from Vredenburg-Saldanha would meet the Administrator, Dr L. A. P. A. Munnik, today to discuss the increases.

When the Saldanha project was first announced the Government said it would give R3,5-million for the development of the area.

A further R2-million would have been given this year and another R2-million in 1978.

'Now that the projected development is not taking place and the area has been dropped into a financial crisis the Government wants part of the original R3,5-million back and does not intend giving the other R4-million.'

This would mean ruin for many people of Saldanha.

Asked to explain the increases, Mr A. Fourie, the Town Clerk, said the valuation court would sit in Vredenburg from March 15 and the matter was sub judice.

The sewerage system and the service provided by traffic officials at Saldanha also came under fire at the meeting.

In the new budget a minimum fee of R4 has been imposed on ratepayers for the availability of the municipal sewage pumping vehicles — whether the ratepayers use the vehicles or not.

127

Economic houses; new rent system

EAST LONDON — A new system of graduated rentals is being introduced by the Department of Community Development for economic and sub-economic housing schemes.

It will come into effect on June 1.

Tenants in sub-economic housing schemes who fail to submit their income survey certificates could face a penalty of R10 being added to their rent.

This could be increased yearly by the same amount until the tenant submits a certificate.

Those in economic schemes who fail to submit income certificates will face the prospect of R30 being added to their rent, increasing by R10 a month yearly.

The sub-economic income limits for white, Coloureds and Indians are R200 a month, and the differential limits are

between R200 and R250 a month.

The economic limits for Coloureds and Indians are from R250 to R400.

The economic limit for whites who are married but without children is R380, with one or two children R440, three to four children R500 and more than four children R540.

Because the application of the 11.25 per cent penalty interest rate system had caused certain administrative problems, the National Housing Commission decided to substitute it with a graduated rental system, the Department said.

A spokesman at the East London Municipal Housing Office asked tenants who had lost their income certificate forms to obtain new ones at their offices and those who have not yet submitted these forms to do so before the end of the month to avoid these penalties. — DDR

Handwritten mark: "Hans"

City Council housing falls short of target

124

THE CAPE TOWN CITY Council's crash programme of house building fell short of its target for last year by more than 5 000 houses.

The main reason for this, said the City Engineer, Mr J G Brand, in his report on the squatter crisis, was the shortage of funds.

Last year Cape Town's housing allocation was cut from R38 million to R15m, but more money was made available later to enable the council to accept a major tender for houses at Mitchell's Plain.

In the report, Mr Brand said that only 965 houses had been built last year. This was the second lowest number built in any year since 1967.

Record amount

But in spite of the low output, a record amount of R24m was spent on housing last year. Much of this was invested in the services, infrastructure and initial stages of building and the results in terms of completed houses, would come later.

Mr Brand said all possible steps had been taken, and were still being taken, to speed up the crash programme to make up for the time lost through the shortage of funds.

Since 1967 the council had built about 20 000 houses at an average of about 2 000 a year. Nearly R86m had been spent on these houses and services.

Figures

Figures in the report show that between 1968 and 1972 more than 2 000 houses were built each year, with the expenditure ranging between R4,5m and R7,2m.

In 1973 the number of houses completed dropped to 1 555 and the following year it fell further to 704 because the Council had run out of land for Coloured occupation.

In 1975, there was a dramatic increase in expenditure as work began on the services and infrastructure for Mitchell's Plain and only 1 571 houses were completed, while nearly R21m was spent.

Last year R24m was spent and 965 houses were completed. Many of the houses completed recently have been expensive structures at Mitchell's Plain

graduate courses in Archaeology at U.C.T.

describes the aims and methods of prehistoric archaeology - which archaeologists set about reconstructing the life before the first appearance of written records. This part describes the progress made by man from the origins of tool-use many years ago up until the rise of the first civilizations. Emphasis is placed on the techniques of excavation, analysis as well as on the narrative of prehistory.

The second course in archaeology is the prehistory of Africa. It is made to describe the achievements of man on the African continent from the earliest appearance until almost the present day. Much of this is within the Stone Age, but attention is also paid to the examples of Southern Africa, their origins, spread and present status. A series of lectures on metals and ceramic technology, taught by Dr Metallurgy and Material Science, is included in the course.

Course II the focus is on hunters, herders and agriculturalists and more recent large-scale flowerings of civilizations such as Egypt and the near East. Although these are legitimate branches of archaeology, they are not taught at present within the Department of Archaeology.

Course III was introduced for the first time in 1976, changing the duration from two years to three. The course is offered in both the theoretical and practical fields and focusses on the investigative techniques of the field, in the laboratory, and in writing prehistory. The practical training in museum methods, photography, mapping, and fieldwork is as a heavy emphasis on the applied science techniques employed. Fieldwork is required.

Course IV (taken simultaneously with or subsequent to Course III) is for students with a particular aptitude and interest to pursue individual original research in the field of archaeological science. Applications in the analysis of archaeological materials and to participate in a research seminar. Laboratory and fieldwork are essential project requirements.

GOVERNMENT AND LAW I:

This course is derived largely from Southern Africa with comparative case studies in the political systems of East and Central Africa. It includes an introduction to the comparative study of the state, class, and ethnicity.

Government and Law I may not be taken in the first year unless Government and Law I must be completed beforehand. It is suggested that students should take Government and Law I or courses should be taken prior to or concurrently with Government and Law I. The suggested courses and their prerequisites are given below:-

- Government and Law I meets at 9.25 a.m.
- Government and Law II meets at 10.20 a.m.
- Government and Law III meets at 11.15 a.m.
- Government and Law IV meets at 8.30 a.m. (this course cannot be taken by a first year student)
- Archaeology I meets at 8.30 a.m.

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City Council housing falls short of target

THE CAPE TOWN CITY Council's crash programme of house building fell short of its target for last year by more than 5 000 houses

The main reason for this, said the City Engineer, Mr J G Brand, in his report on the squatter crisis, was the shortage of funds.

Last year Cape Town's housing allocation was cut from R38 million to R15m, but more money was made available later to enable the council to accept a major tender for houses at Mitchell's Plain.

In the report, Mr Brand said that only 965 houses had been built last year. This was the second lowest number built in any year since 1967.

Record amount

But, in spite of the low output, a record amount of R24m was spent on housing last year. Much of this was invested in the services, infrastructure and initial stages of building and the results in terms of completed houses, would come later.

Mr Brand said all possible steps had been taken, and were still being taken, to speed up the crash programme to make up for the time lost through the shortage of funds.

Since 1967 the council had built about 20 000 houses at an average of about 2 000 a year. Nearly R86m had been spent on these houses and services.

Figures

Figures in the report show that between 1968 and 1972 more than 2 000 houses were built each year, with the expenditure ranging between R4,5m and R7,2m.

In 1973 the number of houses completed dropped to 1 555 and the following year it fell further to 704 because the Council had run out of land for Coloured occupation.

In 1975 there was a dramatic increase in expenditure as work began on the services and infrastructure for Mitchell's Plain and only 1 571 houses were completed, while nearly R21m was spent.

Last year R24m was spent and 965 houses were completed. Many of the houses completed recently

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MPs tour Mitchell's Plain

Staff Reporter
 A JOVIAL Mr Marais Steyn, Minister of Community Development, yesterday led two bus loads of parliamentarians on an inspection tour of building projects initiated by his department in the Peninsula.

Reiterating that site-and-service schemes were not the answer to the squatter problem, the commentator on the tour, Mr J Walters, Assistant Regional Representative of the department, gave statistics showing that there was an immediate need of 36 000 houses for coloured people in the Peninsula.

which the authorities at Kinshasa in Zaire had tackled their squatter problem and said that they had arranged a "self-build"

scheme, providing materials at cut-prices.
 • Points made by a spokesman for the Department of Community

Development during the tour were.
 • Since a crash housing programme was started at the beginning of 1974 by the

department, in conjunction with the Cape Town City Council and the Divisional Councils of the Cape and Stellenbosch, 12,819 buildings had been completed. Many more were still under construction. Of these 7,247 would be completed soon and plans for another 16,326 had been approved but building had not yet started.



Mr Marais Steyn (right) and Mr J Walters inspecting a house at Mitchell's Plain yesterday. Mr Walters is the Assistant Regional Representative of the Department of Community Development in the Peninsula.

• The shortage of funds would probably stop to the construction of new buildings in the term. A further 8,554 houses were being considered by the department.
 • To date 175 million rands had been granted for the Mitchell's Plain project and 3 million rands had actually been spent.

The driving rain which had accompanied the tour lifted slightly and made a visit inside one of the dwellings at Mitchell's Plain possible.

Mr Steyn said there would be less chance of political unrest if more people owned homes like those at Mitchell's Plain.

"We are indeed proud of what has been accomplished here," he said. "It would be the ambition of any young couple to live in a house like this."

The tour then proceeded by way of Eppingtuindorp, Elsies River and Belhar to Erica, a modern development adjacent to the Modderdam Road squatter camp.

Mr Walters, said the wealthy Coloured residents of Erica had complained to his department that Modderdam Road squatters were stealing building materials and water.

Mr Walters pointed to squatter shacks at Ravensmead later and asked how anybody could say people could be happy living in such circumstances.

"These people need proper brick houses," he said, pointing to a series of new flat developments erected by Community Development. There was a chorus of "hear, hears" from the parliamentarians.

Mr Walters asked his audience to use their influence in redirecting treasury funds to Community Development.

"With a 100 million rand this year, and another 100 million next year, we could largely solve the housing problem," he said.

After saying that housing was important for national security in these "troubled times," Mr Walters handed over the microphone to Mr Lionel Murray UP and Mr A van Breda NP who are chairmen of their parliamentary study groups on community development and housing.

Mr Murray echoed Mr Walters's contention "Put finance for housing on a par with defence," he said.

Earlier, Mrs A Jansen, Executive chairman of the CRC, also on the tour, said she was impressed with what had been accomplished. She hoped more would be done, and said nobody could live in a squatter's shack for ever.

The leader of the PRP, Mr Colin Eglin, said the problem of rehousing squatters was not easy. He referred to the way in

Housing: call for talks on strategy

THE Divisional Engineer, Mr M. K. Botha, has called for a round-table conference between the Divisional Council, the City Council, the Stellenbosch Divisional Council and Metropolitan Planning to draw up a long-range regional housing strategy.

This is in light of the fact that nearly 200 000 people are considered to be without homes in the Cape metropolitan area.

In a report on the demand for Coloured housing tabled at the Divisional Council's monthly meeting today, Mr Botha said the present demand for housing in the council area was about 13 000 units.

If the council intended to wipe out the backlog and provide for natural increase in the next 10 years, 25 000 houses would have to be built in this period.

Of this number, 25 percent would be allocated for Group Area removals, leaving a shortfall of about 9 000 units.

SAVINGS

Mr Botha said it was clear that no further savings could be made in terms of lowering building costs, and only marginal savings would result from a higher density development.

A new State subsidy formula was needed if the goal of 'conventional' housing was to be pursued.

The area needed in the next 10 years would be half the size of Mitchell's Plain, if there were to be a gross density of 30 dwelling units to a hectare. Mr Botha explained this was high and not easily attained.

He added: "The apparent rapid build-up of squatters on the periphery of Cape Town is not due to a sudden influx of migrants from the rural areas. It is primarily a symptom of the poverty and overcrowding resulting from natural increase, and this tide cannot be turned or sent back."

● The production of further housing land to meet regional requirements in the 10 and 25-year term.

● The formation of an ad hoc committee to co-ordinate future housing provision.

All this was necessary as, at present, the authori-

ties were only able to plan for the future — in both physical and financial terms — in an ad hoc manner, not knowing where further land would be made available or when funds would be forthcoming, and at what rate.

LOW INCOME

'Unless the problem is now met squarely and realistically the social and health problems breeding in the townships will escalate, and prevent any attainment of the only solution — the elevation in the people's socio-economic status to allow self-sufficiency.'

Mr Botha said the round table conference between the local authorities should be called to discuss

● Consensus on a common policy for low income housing.

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Cape Times 29/3/77
**Steyn praises Bellville
housing 'eye-opener'**

THE MINISTER of Community Development, Mr S J M Steyn, said yesterday that Bellville had given the country an "eye-opener" in its new low-cost housing project at Groenvallei.

Mr Steyn was speaking at the opening of the R5m housing project.

The first stage of 372 houses was completed late last year and a further 89 would be ready in July. Prices ranged from R8 000 to R9 500.

The National Housing Fund had allocated almost R500m in the past five years to local authorities, Mr Steyn said. In that period 128 350 dwellings had been built, of which 19 250 were for whites; 58 020 for the coloured group, 10 370 for Asians and 40 720 for Africans in white urban areas.

The department had provided 12 900 houses at a cost of R132,8m.

Bellville Municipality had also housed 1 126 coloured families at a cost of R3 117 000.

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Cape Times 30/3/77
Setback for housing plans

THE Divisional Council's housing programme will be put back two years as a result of the low allocation of Government funds, Mr Tom Henshilwood, chairman of the Council's housing committee, said yesterday.

He said at the monthly meeting of the Divisional Council yesterday that he had been advised that the allocation for this year was R9,5m. This amount would barely enable the council to meet its commitments.

He said about R4,5m of this money was for housing at Atlantis and about R1m for development at Elsie's River.

He felt very strongly that the Cape Town City Council had been given "huge sums of money" but the Divisional Council, which had always played ball with the Department of Community Development was given an amount of money that had already been spent

Mr H. A. C. Barnsfather Cloete, a former chairman of the council, said funds for Atlantis and Elsie's River should not be considered as part of the council's housing allocation

There was a very clear understanding that Atlantis was a special Government project being developed for the State by the Divisional Council.

Mr Henshilwood said that Elsie's River had been Goodwood municipality's problem which the Divisional Council had been asked to take over.

This project was not yet finished but funds for it were cut while new projects were being started.

Mr P J Grobbelaar said the council had met its obligations "but the Government is not playing ball with the council"

The council resolved to ask its housing committee for a full report on the situation.

Cape Times 30/3/77

37 000 families 'unhoused'

THERE are about 37 000 families who are "unhoused" in the greater Cape Town area and 140 000 homes will have to be built by the end of the century in order to give each family a home.

This was disclosed in a special report on the demand for coloured housing which was considered by the Divisional Council of the Cape at its monthly meeting yesterday.

The report was drawn up by Mr. M. K. Botha, the Divisional Council Engineer.

Mr. Botha recommended that a special committee with representatives from the Divisional Council, the Cape Town City Council and the Stellenbosch Divisional Council should be formed and together with Metropolitan Planning it should try to reach a common policy on low-cost housing.

He had suggested the measure as little progress had been made with the council's efforts to obtain consensus on a "Regional Housing Authority".

The report says the coloured population will double to 1 495 000 by the end of the century and the annual demand for houses will rise from 5 600 a year for the next five years to 8 600 for the last five years of the century.

At present there were 37 000 families or 200 000 people who were "unhoused" in the region. They are living with other families in crowded homes or in shanties.

In the Divisional Council area there were about 20 000 houses and 38 000 families. This meant that each home was occupied by an average of one and a half families. About 3 100 families lived in numbered shacks.

The report said a study in November 1973 showed that migrants were moving into the metropolitan area at the rate of 2 500 a year.

Many of them (40 percent) were young single people and it was estimated that about 300 houses were required each year to accommodate the families.

Only 20 percent of the population could raise the capital to build their own homes and 18 percent were above the sub-economic level.

More than 50 percent of the sub-economic families earned less than R100 a month and the engineer did not know how they could be provided for using conventional means.

"The Divisional Council could thus be faced with 10 000 so-called unhousables in the next decade," Mr Botha said.

R1200 homes plan by City Council

The Argus Property Reporter
A CITY Council project to build 300 very low cost homes for squatter families in a reserved area in Mitchell's Plan has been approved by the council's Executive Committee.

The houses will cost about R1200 and will be built in an area known as Lot NMH. Approval for the scheme is still required from the full City Council and from the National Housing Commission.
A council spokesman said hopefully the go-ahead would be given this year and the scheme

could be completed in six months once this had been received.
Financial details such as deposit and interest rate are still to be worked out as are the conditions under which sales will take place.

LIAISON

The spokesman said there would be close liaison with welfare organisations in deciding which squatter families would qualify. He thought income and reliability would be two considerations.
The houses will comprise enclosing walls with stub dividing walls to act as a guide for the owners to affix their own partitioning. But provision will be made for two bedroom areas, a combined kitchen and living area and a se-

parate toilet and shower area.
The flat roofs will be made of corrugated asbestos.

In addition to the low-cost homes, 674 plots each about 120 sq metres in the remainder of Lot NMH, may be sold for 'self build' purposes if council approval is obtained.

The spokesman said it was envisaged that, for example, organisations might assist employees to build their own homes.

SHELTER FUND

'But the houses would have to be of a reasonably permanent building material.
The low-cost homes and plots for a 'self build' scheme were two of the recommendations put for-

ward by the City Engineer, Mr Jan Brand, in a report titled Facing the Squatter Crisis.

In the report Mr Brand suggested the SHELTER fund could be used for the bulk purchase and resale at cost of inexpensive but permanent building materials and plans for this 'self build' scheme at Lot NMH.

Other possible uses were the provision of low interest or interest free loans to families involved in the 'self build' programme, the establishment of a squatters' advice bureau and the provision of creches and other community facilities.

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Many homeless
 CAPE TOWN — About 37 000 families are unhoused in the greater Cape Town area according to a report on coloured housing presented to the Divisional Council of the Cape — Sapa

Don't like prefects.

I am Robert, 180cm tall, age 16½, in Standard Nine. Pretty average, I think, but good at maths and science. Hope to study Chemical Engineering. Good at strings, tennis and guitar, can sing. Do not like history or biology. Like people in a crowd.

What does your Johari Window look like? Look at the left side of the Window (No's 1 and 2). What do you know about yourself? Could you give a general description of yourself by which your friends could recognise you? Like this:

All you know about yourself is on the left side of the Johari Window. You don't know what is on the right hand side, but you can find out more about yourself by asking others and you can gain insight by analysis of the loose bits of information you have and by thinking hard about yourself.

No. 4	The things you do not know about yourself which are unknown to others	What you know about yourself which is unknown to others	No. 2
No. 3	What you do not know about yourself which is known to others	The things you know about yourself which are known to others	No. 1

THE JOHARI WINDOW

Window". Here it is:

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Coloured housing gets top priority

Political Staff
THE ASSEMBLY — Better housing conditions for Coloured people has become one of the Government's highest priorities.
This is clear from the

Budget which the Minister of Finance, Senator Owen Horwood, introduced in Parliament yesterday. He described housing in general as "a very high social responsibility."
The Minister's claim was

borne out by an increase of R43-million, or 39 percent, in the Government's contribution to the national housing fund.

And of this, the allocation to housing for Coloured people amounts to substantially more than the combined amount for whites, Asians and blacks.

Compared to the R122,7-million voted for Coloured housing, the amounts for whites, Asians and blacks are R30,4-million, R16,9-million and R8-million. The proposed amount for housing for black people applies only to urban areas.

While housing has, not unexpectedly, risen to a priority position, in what appears to amount to a general redistribution of Government expenditure, Senator Horwood has made it clear that this emphasis on housing is also aimed at reviving the ailing building industry.

At the same time, however, R27,83-million is proposed to go to the clearing and development of group areas this year, and R13,8-million will go to urban renewal.

The acquisition of immovable property for the purpose of clearing and developing group areas is estimated to amount to R12,63-million, with building and service projects costing R9,2-million, and loans to local authorities and "natural persons" R6-million.

The total amount to be voted to the Department of Community Development has been put at R267,7-million.

Cape Times 11/4/77

9 000 homes for Mitchell's Plain

THE Cape Town City Council yesterday accepted two huge new housing contracts for 9 000 homes at Mitchell's Plain, the Town Clerk, Mr H G Heugh announced yesterday.

Between 8 000 and 9 000 coloured "city" and Mrs E D Stott, chairman of the Housing Committee,

predicted yesterday that there would be 16 000 new houses completed for coloured people within three years.

Mr Heugh said the council decided in committee to accept the Model-Morris tender for 5 000 houses for Area C in Mitchell's Plain. Model-Morris is a consortium formed by Model Development and R H Morris.

Mr Heugh did not disclose the tender price last night and said the contract still had to be formally authorized by the Department of Community Development.

The council also decided to accept a R30m tender for a

Continued on page 2.

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9 000 homes

Capel
TIMES
11/4/77

Continued from page 1

further 4 000 houses from Besterecta, one of the other tenderers

Mr Heugh said the tenders for the project had been so favourable that the council had asked the department for permission to accept three tenders but had been granted permission for two only.

He said Besterecta would supply their own capital and would tackle the project on a finance and construction basis.

The contract will be signed at 3pm today in the presence of the Minister of Community Development, Mr Marais Steyn.

Increase

On Wednesday the Minister of Finance, Senator Owen Horwood, announced that R153m would be spent on housing this year, with R122m for coloured housing.

This is an increase of 39 percent over housing funds allocated by the Treasury last year.

Mrs Stott said she was delighted that the Government had been able to find the money as this would make up for time lost when the City ran out of land zoned for coloured housing

The money could mean that the City would be able to build 16 000 of the 27 000 houses needed in the municipal area.

As a result of this people who could afford to buy houses, and squatters, who had to be given priority, would probably be housed within three years.

People on the council's waiting list for "renting houses" would, however, not be so fortunate

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161
211

No housing, so many make do with shacks

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10/4/77

RYLANDS ESTATE, Cape Town's premier Indian township, is a rich man-poor man district, where the rich get richer and the poor poorer.

That's the view of Rylands Estate management committee chairman, the Rev Edward J Manikkam. To the casual visitor, Rylands Estate has a rich appearance, but this is only a shiny facade — the other side of Rylands Estate, it's dirty backyard, is seldom seen.

This week, Mr Manikkam and Mr G M Begg, a member of the committee, took the Sunday Times on a tour of the area, following an invitation they made to the Minister of Community Development and Indian Affairs, Mr Marais Steyn, to take him round the area and show him what conditions were like.

The rich live in palatial homes costing up to R150-000 and the poor live in shanty-like conditions, eyesores which the world seems oblivious of.

The ordinary wage-earners, by and large, live in cramped, overcrowded conditions, in garages, out-houses, in nooks and crannies, because Rylands estate is vastly overpopulated.

They are desperate for more housing accommodation, but frustrated because the cold facts of the matter are that, in spite of vigorous attempts by the management committee, Rylands will NOT get more houses in the foreseeable future.

Predicament

The people of Rylands Estate, find it hard to accept that they have an elected management committee, which seems impotent to do anything to help them out of their housing predicament.

Report:
NORMAN WEST

Pictures:
WILLIE DE KLERK

"They are at our throats day by day. They seem to blame us, but we are doing everything in our power, though it seems we have reached deadlock," says Mr Begg.

The management committee wrote to Mr Marais Steyn, last year in December about the plight of the people.

The Minister's reply gave a ray of hope, however.

The letter, dated December 15, 1976, mentioned that the National Housing Commission had approved the erection of 99 home-ownership and 38 letting-selling dwellings to be erected by the Cape Town Municipality on an area adjoining Rylands Estate known as Mauerberger's Farm (Rylands, Extension No 3) and 27 home-ownership dwellings at Cravenby, near Elsie's River.

High hopes

What raised hopes even higher was the fact that the Cape Town Municipality had managed to make available an amount of R100 000 from its allocation for 1976/77 for provision of services to a portion of Mauerberger's Farm.

Minister Steyn's letter said the Cape Town City Council "hopes to be in a position to call for tenders for the erection of 99 home-ownership dwellings in March 1977."

These hopes were dashed, however, when the City Council wrote in a letter dated February 12, 1977, that, although they had had every intention of spending the R100 000 on services to Rylands Estate Extension No. 3.

● The Secretary for Community Development, Mr L Fouche, has advised that the Department of Community Development could not grant the necessary authority "at this stage".

● The Department could not obtain approval from the State treasury to an advance for the Rylands Estate scheme "as it is regarded as a new scheme."

In fact, it has transpired that there is a complete official freezing of all new schemes, and Rylands



Rylands Estate Management Committee chairman the Rev E J Manikkam and committee member Mr G M Begg speak to Mrs Amiena Ebrahim, who lives with her husband, Ismail, and six children in an overcrowded wood and iron cottage

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Mylands Estate's two faces: its shanty dwellers live in hovels like these, where their children play on the rubbish dumps, and wealthier residents in palatial homes, like the one in the background.



Mrs Leela Padayachee, chairwoman of the Rylands Estate Women's Association, who lives in an overcrowded single room. "I'd like to rent a home for my family, but there are none"

Estate has now no hope of relief, in spite of its urgency

This is made clear in a circular to all local authorities in the available funds for the 1977/78 financial year.

It states that local authorities are not to enter into new contracts, either for services or for housing, even in cases where they could themselves find temporary finances.

New agreements, says the circular, will simply have to be left in abeyance

"I regret this arrangement, but the financial climate of the country has unfortunately made this inevitable," the secretary wrote.

Mr Manikkam, who is also the leader of the Reformed Church in Africa, threw up his hands in despair this week.

"We are disillusioned and disappointed, to say the least.

"The community of Rylands in 1977 has outgrown the housing facilities in the areas proclaimed for by the Group Areas Act in 1958.

"A whole new generation has developed in the interim. Consider, for example, that a boy of 10 in 1958 is now a man of 29

"Faced with the dilemma of providing suitable accommodation for his family he, and many like him, have been forced into any type of accommodation.

"People are living in garages, servants' quarters and single rooms. This is an intolerable situation. Since 1958, no further dwellings have been available to the people displaced by the Group Areas Act," Mr Manikkam says

According to official figures there are still 862 Indian families to be resettled. There are also still 268 Indian traders in White areas and 256 in Coloured areas, still to be resettled

"The situation is impossible, so we have officially invited Minister Marais Steyn to come on a tour of Rylands so that he can see matters for himself," Mr Manikkam said.

Mrs Leela Padayachee, chairlady of the Rylands

Estate Women's Association, herself lives in an overcrowded single room.

"We are a voluntary social and cultural body and try to improve the social and cultural standards of the community

"The social evils which are the side-effects of overcrowding, to a great extent undo all our efforts," she says

Mr Manikkam says that should Minister Steyn accept their invitation to tour Rylands Estate, he would not only find the overcrowding an eye-opener.

He would also learn what Rylands Estate has not got.

- civic hall
- library,
- swimming pool
- tennis courts,
- creches
- parks
- playing grounds
- post office — the nearest being Ryball in Belgravia
- three postboxes for 7 000 people
- two public telephones.

... teachers are also hard-hit

THE ACUTE shortage of houses in Cape Town's Indian areas has hit teachers, who are reluctant to come and offer their academic skills in Cape Town, because they have nowhere to live.

By

NORMAN WEST

"I have suggested to the Minister, in a letter, that plots be made available for teachers at Mauerberger's Farm, adjacent to Rylands Estate, to encourage them to buy, build and settle down permanently in the Cape.

"I have also suggested that, as a matter of urgency, dwellings or flats should be erected for occupation by teachers and have even made an alternative suggestion that plots, homes or flats in Coloured areas be made available to teachers

"The reaction from the Minister was negative, his administrative secretary has written to me that it was not possible to make plots available to teachers as no provision had yet been made for services at Mauerberger's Farm.

"The alternative suggestion to house teachers temporarily in Coloured areas was also turned down.

The Rev E J Manikkam, Rylands Estate Management Committee chairman, is one of the seven people elected by parents in Rylands Estate to serve on the Rylands High School committee, which is still to be constituted

Mr Manikkam has written directly to Mr Marais Steyn, Minister of Community Development and of Indian Affairs on the housing plight of the teachers

"We are afraid we will not attract the best teachers because of the insecure housing here and so, in turn, the education of our children will suffer, we fear

Promiscuity

"We find that most Indian teachers are from other provinces, but they have to leave their wives and families behind when recruited to Cape Town

"This, I am afraid, could lead to other sociological problems including promiscuity and the resultant break-up of family lives"

	Dwelling units built in Port Elizabeth complex		
from year			al group. The annual
wage can b	803	Mr T ARONSON asked the Minister	annual payments to each
group of r		of Statistics	the number of employees
in that gr	(1)	How many dwelling units were built	to casual employees in
each group		by private enterprise for (a) Whites,	rate annual wage to get
the full-t		(b) Coloureds, (c) Indians, (d) Bantu	loyment.
		and (e) Chinese in the Port Elizabeth	
		complex during 1976,	
d) agricultur	(2)	how many units were built by (a) the	servants will be taken
as they st		Government and (b) local authorities	
		in respect of each of these race groups	
		during 1976	
e) a special			o deal with employment
in subsist		The MINISTER OF STATISTICS	e following approach:
Consider t	(1) (a)	1 107	
	(b)	47	
	(c) and (e)	27	
	(d)	—	
	(2) (a) Whites	72	1960 AND 1970
	Coloureds	—	Agriculture,
	Asians (Chinese included)	—	1970
	Bantu	—	34,2
	(b) Whites	148	17,8
	Coloureds	1 180	28,8
	Asian (Chinese included)	—	23,9
	Bantu	301	9,1

BANTUSTAN

GDP (R r

59/60

Transkei	43,6
Ciskei	8,0
Kwa Zulu	29,8
Lebowa, Venda and Gazankulu	27,0
Bophutatswana	13,8

34,8 31,1

SOURCE :

S.A. Yearbook 1974.

The national food price index, taking April 1970 = 100 was

1960 = 77,0; 1970 = 101,2 + 1973 = 131,0.

(S.A. Statistics 1974).

Thus by appropriate multiplication we can construct a table showing the value of agricultural, forestry and fishing output in 1973 prices in both 1960 and 1970. The 1970 populations are also shown.

/cont:

124 Railway camp row

Sun Times 24/4/77

24/4/77
S

BY NORMAN WEST

HUNDREDS of Cape employees of the South African Railways and Harbours are living in scandalous conditions in two compounds, a Coloured Representative Council member, Mr Willie Meyer, said this week.

"At the next session of the CRC, I am going to call for a commission of inquiry into the conditions in these compounds," said Mr Meyer, who was formerly on the SAR and P liaison committee.

About 7 000 employees belong to the SAR and H Coloured Staff Association. The association's general secretary, Mr Jeff Leonard, said he was appalled

CRC man to call for probe into

'pathetic' living conditions

by the pathetic and inhuman conditions in the compounds

There are two railway compounds for bachelor employees and migrant workers near Cape Town — one at Muldersville, near Stellenbosch with about 200 men the other at Eerste River, with 340 men in "temporary" barracks built in 1939

Rusty beds

The wind blows in under the eaves, the rough concrete floors are damp the men have no privacy and

their iron beds are rusty from the leaking roofs

For mattresses, each man has a piece of felt, about one centimetre thick, for which 70 cents a month is deducted from his wage. They provide their own blankets.

For staying in the camps, they pay R3.90 a month and receive food from a kitchen in chipped bowls. There is a 10 pm curfew and women are banned from the compounds.

A wire-meshed locker with a lock is provided for each two men. Some have attempted to line the loc-

kers with cardboard to keep out the dust which blows in through holes in the walls and from the floors

Families

At the railway cottage camps—the Sunday Times visited one at Malmesbury at Mr Meyer's suggestions — conditions were slightly better, but far from satisfactory.

Families here have been allocated three "sleeping huts" of hardboard or corrugated iron. There are communal

water taps, but no electricity. Rents are low, from R2.80 to R5.50, but so are wages

Residents complained about the heat in summer and the cold in winter, leaks and draughts.

The poor pay of the railway worker is another bone of contention, says Mr Leonard.

A labourer starts at R84.50 a month and reaches his maximum of R121.00 in five years, with R6 long service allowance after 15 years and a further R6 at the age of 60. Mr Meyer said that un-

In writing

Mr J. C. Joubert, SAR and H system manager, said he could only reply to the allegations about the poor housing conditions if he had the complainants' writing.

The Sunday Times then presented a report on Friday but Mr Joubert was not available.

Three members of his office briefly discussed the allegations with me and said they needed time to investigate before commenting.

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Steps under way to reduce home backlog

Cape Times 25/4/77

NEW MOVES are under way to improve housing standards and reduce waiting lists for homes in the black townships outside Cape Town. The Bantu Affairs Administration Board in the Cape is to supply land for the construction of new hostels by private firms employing migrant labour, and much of the accommodation previously occupied by the workers is to be converted for use by black families.

The Board hopes to provide 400 additional family dwellings in the first year of the scheme and to eliminate the waiting list "within a reasonable period of time". Employers will not be permitted to import migrant labour unless suitable accommodation is available for the workers.

The president of the Cape Chamber of Industries, Mr S R Back, welcomed the scheme but believed it did not go far enough. He said in an interview at the weekend that while it was desirable to improve living conditions for blacks in the Cape, it should also be possible for those qualified to be in the area to own their homes.

Another problem was the difficulty that firms encountered in trying to raise money for new hostels which they could not own, and accordingly could not use as security.

A statement released yesterday by the chairman of the board, Brigadier J H van der Westhuizen, said:

"The Bantu Affairs Administration Board in the Peninsula has a large number of contract workers living in poor housing conditions in its area. The buildings they live in have been in existence since before the Board came into existence.

"Since its formation in 1973 the Board and its officials have been well aware of the poor conditions, but due to a lack of finance and personnel nothing could be done. The policy now being gradually applied is that employers will not be given permission to bring in contract labour unless housing of good standard is provided.

"Land for such buildings will be provided by the Board. Fortunately, there are a number of employers who have considered good housing for their workers to be so important that they have erected this accommodation voluntarily.

pace can possibly be accelerated. "At present there is a waiting list of about 1 400 families, and at the pace at which the conversions are planned, this waiting list should be eliminated within a reasonable period of time.

"Other methods whereby the shortage of family dwellings can be eliminated are the following.

"Employers can erect homes for their valued, married employees. Employers have already used this method and the Board believes it is highly

advantageous. "Employer organizations and other institutions which are eager to improve living conditions in the black townships can jointly provide funds and participate in the scheme to convert existing family dwellings or to build new ones.

"The accommodation presently being erected by large employers for their contract labour is of high quality and provides for the needs of the labourers."

"The provision of housing by employers will improve the housing problem in two ways:

"Firstly, better housing will be made available to contract labour, and secondly, housing will be supplied to eliminate the backlog in accommodation for families.

"The latter target will be achieved in the following way:

"In the townships of Langa, Inyanga and Guguletu there are 1 740 family dwellings which were erected a number of years ago but are presently occupied by contract labour, not families.

"As soon as housing for the contract workers is supplied by employees the workers will be transferred from the family dwellings which will then be converted for families currently on the Board's waiting list. A start has already been made with the transfer of contract labour from these dwellings to other accommodation provided by employers and the Board will soon start with the conversion of these dwellings.

"The aim is to provide 400 family dwellings in the first year by this method. After that the

Tuesday,
April 26, 1977

DAILY I

Albany slums

Shock MP

26/4/77

124

DAILY DISPATCH 26/4/77

HOUSE OF ASSEMBLY — An MP yesterday described living conditions in black townships adjoining Grahamstown as "the worst I have seen in my life."

"And I've seen some pretty bad ones in my life," Progressive Reform Party Chief Whip, Mr Rupert Lorimer, who visited the area a few weeks ago, told Parliament

He castigated the Government for the "misery, squalor and dire poverty" of townships in the Eastern Cape

Mr Lorimer accused the Minister of Bantu Administration, Mr M C Botha, of creating Thornhill by ignoring the referendum results in Glen Grey and Herschel, causing tens of thousands to flee Transkei rule.

He said thousands of people settled, or to be settled, in the Queensdale or Ezibeleni districts near Queenstown objected strongly to "having anything to do with Transkei and do not wish

to fall under the authority of the Transkeian Government"

The Mlungisi Township near Stutterheim had been regarded by the Government as temporary for nearly 20 years and by calling it temporary, the Government had an excuse for not spending any money to improve conditions

The proposed removal of blacks living in townships adjoining Grahamstown was being used "to do nothing about the unbelievable squalid conditions in which most of Grahamstown's black population live, not to build houses for the ever-increasing black people"

"I was there a few weeks ago and saw some of the foulest living conditions I have seen in my life, and I have seen some pretty bad ones," he said

He wanted to know what sort of people were going to come out of this environment "We are creating problems for the future which will make our present problems like kindergarten games

"No Government and no country which has pretensions to Christianity or any other sort of morality, all can possibly allow this to continue."

"If I had to dream up living conditions where the philosophy of communism would be most likely to thrive, I could not do a better job than the Government has already done

"These slums can only be a breeding ground for people who wish to change the status quo because it holds nothing for them, he said

Mr Lorimer praised officials in the Department of Bantu Administration for the work they had done in these townships

On Thornhill, he said "Our thanks must go to the many people in the department as well who have worked night and day to alleviate this desperate situation of these refugees."

Although the major emergency in respect of health, shelter, starvation and malnutrition appeared to be over, there were only temporary solutions

These Thornhill refugees are living in poverty and have

MR LORIMER . . . the foulest living conditions.

DAILY DISPATCH
26/4/77

Housing proposal deferred

EAST LONDON — A recommendation that the city council acquire 385 houses in Duncan Village from the Bantu Affairs Administration Board was deferred at a city council meeting here last night.

The recommendation was that the council accept liability for the actual rentals of the houses less the calculated rent of R12,55 from January 1 until the council took over the houses.

Once the council took over the houses for Coloured use, it would pay R12,55 a house rent until it took over the loans of the houses.

Cllr D. J. Card said he was worried that ratepayers would have to bear the brunt of the rents.

"We are told by BAAB that the rents are for services rendered, and that the board is subsidising housing in Duncan Village, but I think the amounts need investigating."

The council agreed to investigate the matter. —
DDR.

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The vast majority of new mines in the area were built in 1974, the reasons which will be analysed later, the number of Malawians suddenly fell by 50 per cent. Although it is too early to tell for certain, examination of the figures and general nature of the events of 1974/75 would suggest that 1973 marked the end of an era in the mining industry. Overall black employment was higher than ever before; there were more miners in Lesotho than there had been; the area had been a net exporter of labour for the first time supplying more miners than any other area including Mozambique; and, parallel to all this, the number of black South Africans working on these mines was lower than it had been for fifty years or more.

1. Sadie op.cit. p.26.

2. Basing its predictions on past trends the Department of Planning forecast that over the period 1973-1979 the annual rate of growth of employment in Agriculture would be 1,3 per cent compared with a projected econ. active growth rate of 2,9 per cent. Economic Development Programme for the Republic of South Africa 1974-79. (Pretoria, n.d.). pp.55 & 80.

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Flats in Algoa Park, Port Elizabeth X

761 Mr C W EGLIN asked the Minister of Community Development

- (1) Whether his Department built flats in Algoa Park, Port Elizabeth, for White occupation, if so, (a) how many flats, (b) when were they built and (c) what are the rentals;
- (2) whether any of these flats have remained unoccupied since completion; if so, how many,

The MINISTER OF COMMUNITY DEVELOPMENT

- (1) Yes
 - (a) 804
 - (b) 1 967
 - (c) R31, R38,10, R38,60 and R47,70 per month depending on the size of the flat and income of the tenant
- (2) No

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Hansard 14 vol 1041
5/5/77

Malabar, Port Elizabeth

880 Mr I ARONSON asked the Minister of Community Development

- (1) What is the value of the properties of Malabar, Port Elizabeth, on which buildings (a) have been and (b) are still to be erected,
- (2) what is the estimated income from Malabar over the next five years,
- (3) whether his Department is considering the transfer of the township to the Port Elizabeth municipality, if so, (a) on what basis, (b) on what terms, (c) for what amount and (d) who will provide the funds,
- (4) (a) what is the estimated amount to be spent on amenities and (b) what amenities will be provided in this township, over the next five years

The MINISTER OF COMMUNITY DEVELOPMENT:

- (1) (a) and (b) The value of properties at Malabar is unfortunately not available, but valuations in respect of specific properties have been called for with a view to the proposed transfer of these properties to the Municipality of Port Elizabeth;

(2) R750 726 being the return from rents and instalments in respect of property either sold on instalments or where the Department is the mortgagee

(3) Yes,

(a) transfer of all letting units and unimproved land at Malabar and Malabar Extensions I and II with the exception of sites zoned for general commercial purposes and industrial purposes as well as a site for flats which will be transferred only after completion of an existing building contract,

(b) with the exception of unimproved land which will be transferred at market value, compensation will be equal to the amount spent on the properties in question, whereas the credit balances in the rent reserve and community facility accounts will be transferred to the Municipality. The Municipality is to undertake the provision of services in Malabar Extension II,

(c) the amount is not yet known. Negotiations for the take-over of the properties are still in progress,

(d) the properties will be taken over by means of a loan out of the National Housing Fund

(4) (a) an estimated R177 500,

(b) a swimming bath and other recreational facilities, the nature and scope of which is yet to be determined. Public open spaces will also be developed.

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Hansard 14 col 1044 6/8/77

Houses at Mitchell's Plain

*3 Mr T ARONSON asked the Minister of Community Development:

Whether the two tenders accepted for the construction of houses at Mitchell's Plain were the lowest tenders in their groups, if not, (a) why were the lowest tenders accepted and (b) what was the basis of evaluation.

†The MINISTER OF JUSTICE (for the Minister of Community Development)

Yes, of the tenders which complied with the prescribed specifications or which could be adjusted to bring them in line with the specifications, the tenders accepted were the lowest

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...../These

views of the Landowners Association in connection with the
I do hope therefore you will all seriously consider the
avoid this for you know it would make a very bad impression.
this to force them to labour. I would sincerely like to

Council estate rentals will rise on June 1

CAPT
TIMES
6/5/77

Staff Reporter

APPROVAL had been received for the increase of rentals in the City Council's housing estates, it was announced yesterday.

since I wrote to him about the
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which forbade the passing of
consideration of an overall "native
on with the Bill (48).
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le" (46). In addition, it is
permanently on the High Veldt", but this, however, "is, from the
"The only alternative is to compel the Natives to reside

However, the council said in a statement, it remained very much aware of the effects of rising prices on its tenants and had decided that a R7,50 a month maximum be applied to the increase.
Notices to advise tenants of the new rents, which take effect on June 1, will be sent to them "over the next day or two".
It was noted that fewer than 100 tenants out of a total of nearly 36 000 would have to pay the R7,50 maximum increase
Individual increases to maintenance and renewals' contributions varied a great deal, but the following figures gave an idea of the effect.
● The increase would not affect 1 079 tenants at all; more than 10 000 by less than 50 cents a month, and a total of some 24 000 by less than R1,00 a month.
● Most of the rest would pay less than R2,00 a month more in rents, while fewer than 750 tenants would pay more than this.
It was also noted that in spite of the figures already given, some 34 700 tenants — 98 percent of the total — would have their rent increased by less than R5,00 a month as a result of the total increases for March and June this year

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CAPE TIMES 7/5/77



Mr Jack Esterhuizen, regional manager of the Standard Bank of South Africa Ltd (left), hands over a cheque for R2 000 as a donation to the Cape Times-supported SHELTER fund, from the Cape Region of the bank. Receiving the cheque is Mr D A St C Hennessy, chairman of the SHELTER board of trustees and chairman of the Cape Times.

R2 000 gift from bank

By ROGER WILLIAMS
Chief Reporter

THE Cape Region of the Standard Bank of South Africa helped to take the overall total in the Cape Times-supported SHELTER fund past the R220 000 mark yesterday, with a donation of R2 000.


Standard Bank of SA, Cape Region	2 000,00
Post, A	15,00
Anon	10,00
JP	10,00
Second Church of Christ, Scientist, Cape Town, from the members	50,00
Anon	15,00
Bennetts, B J E, in memory of H Norgarb	10,00
Total	2 110,00
Previous total	219 141,45
Grand total	R221 251,45

Mr Jack Esterhuizen, regional manager of the bank, handed a cheque for this amount to the chairman of the SHELTER board of trustees, Mr D A St C Hennessy, who is also chairman of the Cape Times

The R220 000 milestone has been reached in 10 weeks — and donations are still coming in steadily, from the needs are as urgent as ever, poor as well as the rich, from appeals have also gone out for the very young and the very support of other organizations old, and from the big such as the Peninsula School corporations as well as from Feeding Association, which private citizens who are provides supplementary high-concerned about the plight of protein meals to more than the homeless and poorly 100 000 children at 174 housed families of Cape Town.

And while SHELTER's coming in steadily, from the needs are as urgent as ever, poor as well as the rich, from appeals have also gone out for the very young and the very support of other organizations old, and from the big such as the Peninsula School corporations as well as from Feeding Association, which private citizens who are provides supplementary high-concerned about the plight of protein meals to more than the homeless and poorly 100 000 children at 174 housed families of Cape Town.

SHELTER



Cheques payable to
Cafda-Shelter, Prince
George Drive, Retreat
7945

THESE are the latest donations to the Cape Times-supported SHELTER fund.

Already spent

A small part of the fund has already been spent on materials needed for the re-erection and repair of shacks that have been damaged by the weather, or where evicted families have been allowed to re-erection their homes on approved sites.

Allocations made from the fund have been on a repayable basis. The policy of SHELTER is to help people to help themselves, and not to dispense charity hand-outs.

Final preparations are being made for the erection of a pilot core-housing project for SHELTER on six plots made available at Grassy Park by the Divisional Council of the Cape.

And it is hoped that before long SHELTER finance will be used for core-housing on a much larger scale.

In the meantime building materials such as corrugated

iron, wood and waterproofing are being stockpiled for use this winter, when large-scale repairs become necessary in the wake of heavy rains and wind-storms.

areas, the African area was divided into...

Senate Hansard 10, @ col. 73-74
 18/5/77

Houses in Mitchell's Plain

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69 Senator L E D WINCHESTER asked the Minister of Community Development

- (1) (a) What are the names of the tenderers for the construction of houses in Mitchell's Plain and (b) what were the amounts of their tenders in each case,
- (2) what are (a) the names of the successful tenderers and (b) the amounts of the tenders accepted

The MINISTER OF COMMUNITY DEVELOPMENT.

(1)	(a)	(b)
	Ilco Homes Consortium Cape Town (Pty) Ltd	R29 900 000 R30 500 000 R31 700 000 R32 150 000 R35 731 655
	Longtill Limited	R32 316 648 R32 499 081 R33 316 077
	Besterecta	R32 514 244
	Model/Morris	R32 683 072 R33 035 301 R33 641 568 R33 716 523 R33 822 946 R34 128 752 R34 176 719 R34 676 563 R34 782 986 R35 248 702 R35 602 475 R36 208 742

Consortium of Cliftord Harris, Dura Construction, Porter's, Quoin and W J M

R34 846 096 56
R35 044 496.56

Pilex Foundation
 L T A Conjig
 Triamic

R35 765 026
R36 176 000
R37 475 000
R38 208 071
R38 915 470
R39 208 918

- (2) (a) Model/Morris Besterecta
- (b) R33 641 568
R32 514 244

It is presumed that the hon Senator had only the recent tenders which were called for by the Cape Town City Council in mind. The tenders in question were accepted only after thorough evaluation and of the tenders which complied with the prescribed specifications or which could be adjusted to bring them in line with the specifications, the tenders accepted were the lowest

Grahamstown's lack of houses a crisis — MP

25/5/77

CAPE TOWN — The Government's disclosure that there was a shortage of 3 500 houses for Grahamstown's 36 471 black people revealed a crisis of major proportions and a human disaster area, the Progressive Reform Party's Chief Whip, Mr Rupert Lorimer, said yesterday.

In an interview, he called on the Government to take emergency action in the black areas of Grahamstown and the Eastern Cape. He also called on the people of Grahamstown to exert pressure on the Government to face reality and take action.

He said with an average of five people per family, the housing shortage meant that between 15 000 and 20 000 black people were without proper homes in Grahamstown. This was more than

half the black population in the area.

Mr Lorimer was reacting to the reply given to him in Parliament yesterday by the Minister of Bantu Administration, Mr M. C. Botha.

The Cape Midlands Bantu Affairs Administration Board was planning to spend R5 000 on housing during the current financial year, Mr Botha said. In the 1974/5 financial year, the board had spent R27 438 on housing and in the 1975/6 financial year, R8 985.

Mr Lorimer said: "I am appalled at the projected amount to be spent on black housing in Grahamstown in 1976/7. It is so negligible that it is shameful.

Mr Lorimer asked what sort of society could exist in these conditions. If there was ever a security risk, this situation would surely rank high — PC.

DAILY DISPATCH 26/5/77

124
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26/5/77
185 000
living in
shanties?

CAPE TOWN — Latest estimates are that 185 000 people are living in shanties in the Cape Town area, says an updated edition of a 1976 booklet on the housing crisis, which has just been published.

The booklet, "Home?" has been compiled by Dr Margaret Nash, secretary of the Board of Social Responsibility of the Anglican Diocese of Cape Town.

It says an additional 100 000 people in the area are believed to be living in overcrowded conditions.

"This means a total of 285 000 Coloured people are not properly housed. The known 6 000 to 7 000 blacks are on official waiting lists; a probable 20 000 legal residents are "doubling up" and need to move out; and at least 90 000 illegal black residents live "who-knows-where."

"This means over 400 000 black people in need of proper housing," says Dr Nash. — DDC.

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Councillor calls on authorities to help homeless

By ROGER WILLIAMS
Chief Reporter

Cape Times
26/5/77

THE CHAIRMAN of Cape Town City Council's Housing Committee, Mrs Eulalie Stott, yesterday appealed to the authorities to enable the SHELTER organization to make unimpeded progress in its objective to help alleviate the plight of homeless people.

While the council was doing all it could in the acute housing situation that had arisen, she said in an interview, "there is almost nothing that depends on the council alone

"So we can only hope the relevant authorities appreciate the appalling social evils that stem from overcrowding and homelessness, and that SHELTER will be allowed to help in any way it can.

"Many families in dire need of accommodation want nothing more than the provision of a home at a price they can afford. Others need more care, and the welfare organizations associated with SHELTER are eminently able to provide this invaluable service."

Mrs Stott added. "In the long run, of course, the only solution is to build enough houses for all those in need, and for everyone in our society to appreciate the necessity to limit our population growth.

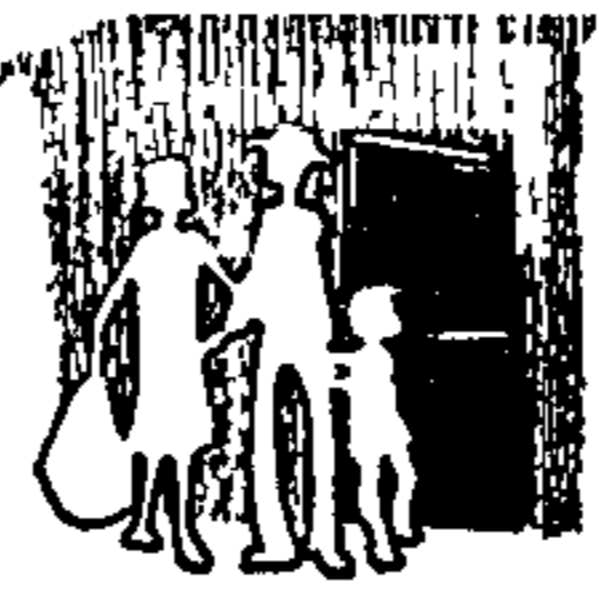
Dislike flats

"As it is, the only large area available to us for housing is at Mitchell's Plain, where we are developing to a high density but trying to give every family its own piece of ground, because our experience is that coloured people on the whole dislike living in flats.

"But if the population growth continues at its present rate — and we have not yet begun to feel the full effects of the population explosion — there will be no chance of housing people in single dwellings close to the City and they will have no choice but to be accommodated in high-rise buildings."

Mrs Stott made her appeal on behalf of SHELTER after the City Council's Executive Committee had accepted a recommendation from the Housing Committee concerning a small, experimental housing scheme that this organization hopes to develop on open ground at

SHELTER



Cheques payable to
Cafda-Shelter, Prince
George Drive, Retreat
7945

THESE are the latest donations to the Cape Times-supported SHELTER fund:

Rustenburg Junior School, from parents, staff and pupils, part of proceeds of a morning market	500,00
Anon	50,00
Anon	20,00
Saunders, Prof S J, in lieu of flowers for the late Ron Frith	5,00
Anon	50,00
Tingleff, E F	25,00
Katz, Ruth	15,00
Total	665,00
Previous total	232 994,26
Grand total	R233 659,26

Kalksteentfontein, near Bonteheuwel.

SHELTER plans to build and provide services for about 30 houses near Tafelberg Road on a low-cost basis. It may also take over 82 sites from the council, which will provide roads, lighting, sewerage and stormwater drains. The council has asked the Government for funds to service 382 sites in this area. The council itself hopes to build 300 houses there and to make the remaining 82 sites available to SHELTER.

The Executive Committee accepted the Housing Committee's recommendations this week, provided that the SHELTER projects are for people who are eligible for housing in the Cape Town municipal area.

The matter will now come before the full City Council at its monthly meeting on Monday.

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SHELTER in plan for cheap homes

124

CAPE TOWN CITY COUNCIL today gave the SHELTER fund the go-ahead for its first major housing project — the use of part of a 300-home scheme in an experiment in low-cost housing for the Peninsula's homeless.

Trustees of the fund say that to gain further significant public support, SHELTER needs a concrete project. The fund is now near R250 000.

SHELTER has been let land at Kalksteefontein on Tafelberg Road near Bonteheuvel, for 'an experimental housing scheme on a limited scale'.

The activities of the fund will be subject to strict council control. The fund is responsible for all development, administration, control and maintenance of its part of the scheme — including services.

GRANT

SHELTER will also have the option to let 82 plots in the area for development for housing for the very poor. The fund will decide later how many plots it wants to take over. This will depend on funds available.

The council's executive committee is to apply to the Department of Community Development for a grant of almost R900 000 to develop Kalksteefontein sites.

More than R500 000 is needed to complete services and almost R400 000 to build 'very low-cost dwellings'.

The executive committee has recommended that only people eligible for housing in terms of council requirements be allowed SHELTER houses.

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Cape Times 31/5/77

Council to make land available

Shawco, SHELTER help with tent

By ROGER WILLIAMS
Chief Reporter

THE Cape Town City Council decided at its monthly meeting yesterday to make part of what is known as lot NMH at Kalksteentfontein, near Bonteheuwel, available to the SHELTER organization for an experimental low-cost housing scheme.

The council adopted a recommendation by its housing and executive committees that about 30 unserviced plots abutting Tafelberg Road, Kalksteentfontein, be let to SHELTER and that it be given an option on another 82 plots in the first-stage development area of lot NMH

The approval of the Department of Community Development will be required for the scheme.

One of the housing committee's recommendations adopted by the full council is that:

"As time is of the essence in providing SHELTER with this land for those in desperate need, every endeavour should be made by the council and its officials to speed up implementation of these resolutions, so that SHELTER can be in a position to start its scheme as soon as possible"

The council's Executive Committee made an additional recommendation that only persons eligible for housing in the municipal area be housed in the dwellings to be erected by SHELTER.

The council was informed yesterday that the final number of plots to be taken up by SHELTER will be determined later and that this would depend on the funds at its disposal.

"SHELTER wishes to cater for those with very low incomes, and preferably in such a way that the person housed can be encouraged to acquire his house," it was told.



SHELTER

Cheques payable to
Cafda-Sheiter, Prince
George Drive, Retreat
7945

THESE are the latest donations to the Cape Times-supported SHELTER fund:

	R
In lieu of payment for a Grogan cartoon	12,00
Wilkie, Mrs M	15,00
Anon, in memory of Ron Frith	10,00
African Methodist Episcopal Church, Tiervlei	10,00
Coloured and African staff of Brown and Neethling (Pty) Ltd	30,00
Pilgrim Players Dramatic Society, Claremont, in memory of Ron Frith	10,00
Anon	100,00
W H D, in memory of Ray Brown	25,00
Anon	10,00
In memory of B Roundell, Romain/Newton	40,00
Anon, in memory of Mummy and Daddy	20,00
Total	282,00
Previous total	233 871,48
Grand total	R234 153,48

Staff Reporter

SHAWCO, SHELTER and the CFCIA (Cape Flats Committee for Interior Accommodation) have loaned and erected a tent to house temporarily a Philippi woman and her two children — their Lourdes Farm shack was demolished by Divisional Council officials last week.

A spokesman for Shawco yesterday confirmed that the family had been so housed in spite of indications that the council might pull down the tent, which they consider to be an "illegally erected structure". He said that social workers were engaged in helping the family to find accommodation.

The squatter shack occupied by Miss Maureen van Aswegen and her two children, Yolanda, 3, and Monsaar, 4, a year ago, had been vacated.

Last Wednesday, a month and a half after notice had been served on them, the family was evicted and their shack demolished by the council.

Mr Barry Weekes, a Shawco official, said that this was a "test case", in which the council would gauge the reaction of evicted squatters.

Mr Tom Henshilwood, chairman of the housing committee of the council, said that the council "did not want squatters changing houses or renting shanties to one another".

Mr Henshilwood added that the long-term plans were to move the squatters into houses that the Government would build. He said Lourdes Farm would "again become a vacant area".

Mr W R Viviers, secretary for the council, said: "The council controls the demolition of shacks very strictly."

up in the period after Union. In particular SHELTER believes it should seek to give assistance where the usual authorities are not able to do so for some reason or another."

Footnote: The SHELTER fund's new collection and information centre is to be formally opened at the Kenilworth Centre on Friday, in a vacant shop that has been put at the fund's disposal by the management of the centre.

At the same time the Cape Times photographic exhibition "Cape Town Down the Years" will be opened to the public next door to the SHELTER office.

More than 100 photographs of historic interest, which drew more than 5 000 people to the Shell Gallery in Greenmarket Square during the Cape Town Festival last month, will be on display from 10 am on Friday.

In addition to the exhibition, the Cape Times is also encouraging the public to contribute to the fund. In 1913, for example, companies began to realise that it was essential to have a fund to cater for the needs of the community. The fund was set up in 1913, for example, to cater for the needs of the community. The fund was set up in 1913, for example, to cater for the needs of the community.

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Big firms should match public's SHELTER gift

124

Cape Times 4/6/77 - Hennessy

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THE CHAIRMAN of the board of trustees of the SHELTER fund, Mr D A St C Hennessy, said yesterday that the trustees hoped the big corporations would now match the public effort in contributing nearly quarter of a million rands to the fund, in three months.

Formally opening SHELTER'S new office and information bureau in the Kenilworth Centre, he said

"Having come this far in so short a time, may I express the hope that we will now be given the additional monetary muscle that is needed to make any real impact on the housing crisis

"In these troubled times in which we live, and surrounded as we are by the evils that flow from mass homelessness and overcrowding, let us more than ever heed the words of Edmund Burke:

'For the triumph of evil it is only necessary that good men do nothing'

Tradition

Such a view needs to be

The new law (the 1913 Act) strikes a death-blow at the 'kaffir farming' which it has been the earnest wish of every progressive landowner to see abolished... It is safe to say that this Act will considerably affect labour conditions in many parts of the Union. It will mean the clearing off of a large number of natives from European farms, the natives simply being allowed to work in return for a wage. The result will be good, clear straightforward farming, whilst land in non-native areas that is not being farmed by Europeans will simply remain idle (10).

As the South African Agricultural Journal, for example, argued: squatting and "kaffir farming" which were now seen as obsolete. system of agriculture which would eliminate such elements as

Implicit within this was a vision of a new and more modern



Mr Hennessy

and appreciative of the key role he played in getting SHELTER started

"You will recall that it was after Inasmuch's letter to the Editor of the Cape Times had been published on the front page of that newspaper on February 11 that things really got moving

'ambulance' work; it is not getting to the heart of the problem, which is to provide emergency housing on a scale that will at least help ease the appallingly crowded conditions in which so many people are living here in Cape Town

"One of the ways in which we can help give relief, we feel, is in the provision of emergency 'core' housing at very low cost, and I am pleased to say that we have reached a stage where, in collaboration with the authorities, we should very soon be in a position to give visible effect to our plans in this regard

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Cape Times

4/8/77

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Mr Hennessy, who is also chairman of the Cape Times, said SHELTER had highlighted public concern in what was one of the most pressing problems of the moment in greater Cape Town. "And we have been able to show that the Cape tradition of good-neighbourliness is still very much alive.

"SHELTER does not pretend to have all the answers to the squatter problem, and we are very conscious of the fact that the resources at our disposal are but a drop in the bucket in relation to the immensity of the problem we are trying to tackle.

'Inasmuch'

"But if we have done nothing else in these past three months we feel we have at least aroused the public conscience and shown that people really *do care*"

Mr Hennessy said he wished to take the opportunity to say "a very warm and sincere thank you" to the many people directly involved in the SHELTER venture, and to the thousands of people who had supported the fund

"In particular I would like on behalf of the people of Cape Town to thank the person known to most of us only as 'Inasmuch' Whoever, and wherever Inasmuch may be, we are all very conscious

Tribute

"And this is also an appropriate occasion on which to pay a warm tribute to the man who more than any saw to it that things really *did get moving*

"I refer to our friend and fellow trustee Dr Oscar Wollheim, who at a stage in life when he should be entitled to put his feet up and rest from his labours, has come down from his eyrie on Devil's Peak to become the real driving force behind this great humanitarian project

"Voluntarily, he took a formidable load on his shoulders, and at the same time has given us the benefit of his vast experience over the years in the field of social welfare"

Response

Mr Hennessy said the SHELTER appeal had brought the most massive public response on record to any appeal of its kind. Nearly R10 000 had already gone into the re-erection of, and repairs to and waterproofing of hundreds of shanty homes, so as to make them reasonably habitable in the winter months,

"But this is mere

Within law

"Basically, the idea is to give assistance where the usual authorities are not able to do so, for some reason or other

"I should emphasize here that in all our planning we have been very conscious of the need to work within the framework of the law, and to work and through the local authorities.

"It could not be otherwise. We simply cannot afford to risk public money on schemes that in a short while may be bulldozed or removed in some other way, because of non-compliance with the requirements of the law

Not hand-outs

"Also worth emphasizing is that it is our aim to help people to help themselves, and not to dispense charity. The idea is to give people a hand up, not hand-outs. And we have already had gratifying evidence among the squatters that they appreciate this self-help approach

"All they want is to be shown the way to help themselves improve their living conditions. And we in SHELTER are trying to show them the way"

Mr Hennessy concluded: "May I express the wish that the spirit of SHELTER, the humanitarian spirit of Inasmuch, will prevail not only here in Cape Town but throughout this great country of ours."

124

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he wrote to Sir George Farrar in September of 1903:

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New SHELTER

Office ^{Cape Times} opened 4/6/77

Staff Reporter

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MORE than 200 people from business, squatter camps and other sections of the community attended the official opening of the SHELTER organization's new office and information centre at Kenilworth Centre yesterday afternoon

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Guests were invited to tour the office to see photographs showing squatter conditions and SHELTER's plans to help relieve the crisis, and were formally welcomed by Mr D A St C Hennessy, chairman of the SHELTER board of trustees and chairman of the Cape Times

Donations

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The key to the office was presented to Mr Hennessy by Mr S Leon, manager of Kenilworth Centre Mr Leon said he hoped the premises would be of great use to SHELTER in its work and that SHELTER would continue to receive generous donations

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al reason why

Among those present were Sir Richard Luyt, Vice-Chancellor and Principal of UCT, and Owen Cardinal McCann, whose diocese is the biggest single contributor so far to the SHELTER fund It has given R6 800

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Commissioner of

Guests showed much interest in the Cape Times "Cape Town down the years" photographic display in the vacant shop next to the SHELTER office Wine was given by Stellenbosch Farmers' Wineries The floral decoration was arranged by Mrs Joan Peare who recently staged a number of floral display events in aid of SHELTER.

Hansard 19 vol 1251 6/6/77

Family housing units for Bantu in Port Elizabeth

1028 Mr T ARONSON asked the Minister of Bantu Administration and Development

- (1) How many new family housing units for Bantu were built in Port Elizabeth during 1976.
- (2) whether there is a waiting list for such units, if so, for how many applicants

124

The MINISTER OF BANTU ADMINISTRATION AND DEVELOPMENT

(1) 129

(2) Yes Waiting lists for housing are unreliable and accurate information is therefore not available

Manusard 19 vol 1253 6/6/77

Population figures/housing for Bantu in Port Elizabeth ✓

1031 Mr T ARONSON asked the Minister of Bantu Administration and Development

- (1) What are the projected population figures for the Bantu townships of Port Elizabeth for each year from 1977 to 1980,
- (2) (a) what is the present shortage of dwellings for Bantu. (b) when is the shortage expected to be eliminated and (c) what is the estimated cost of the dwellings to be built up to 1980

The MINISTER OF BANTU ADMINISTRATION AND DEVELOPMENT

- (1) As numerous factors have an influence thereon, such figures cannot be projected
- (2) (a) Waiting lists for housing are unreliable and accurate information is therefore not available
(b) As the provision of housing is affected by various factors, no indication can be given as to when the housing shortage will be eliminated
(c) It is not possible to estimate the cost of provision of housing up to 1980, as it is, for instance, not known to what extent employers will be prepared to provide housing for their Bantu employees and to what extent Bantu will participate in the home-ownership scheme

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Hansard 19 col 1253 6/6/77

Sanddrif housing scheme ✓

1039 Mr T HICKMAN asked the Minister of Community Development †

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- (1) (a) What is the amount allocated to the Cape Town City Council in respect of the Sanddrif housing scheme and (b) how much of this amount has been used by the City Council,
- (2) (a) for how many dwelling units does the Sanddrif scheme make provision and (b) how many of these units have been completed,
- (3) whether there is any delay in the completion of the remaining units if so, (a) what are the reasons for such delay and (b) when is it expected that the remaining units will be completed

The MINISTER OF COMMUNITY DEVELOPMENT

- (1) (a) Advances amounting to R5 084 157 in respect of the dwellings themselves and R1 683 700 in respect of the services contract have been approved by the National Housing Commission. So far an amount of R4 180 102 has been made available for the execution of this scheme
(b) R4 027 302,
- (2) (a) 984,
(b) 532,
- (3) Yes,
 - (a) problems with stormwater drainage,
 - (b) building operations in respect of the remaining dwellings are expected to be able to proceed in a year's time but at this stage it is not possible to indicate when they are expected to be completed

~~2/16~~
124

However, crop farmers suffer the disadvantages of considerable labour shortage. Table 12 shows the percentage of farms finding the labour supply adequate.

consequently obtain a highly profitable return. effectivity with industry for labour and can pay less, impose longer hours and have to compensate for hard manual labour. Crop farmers do not have to compete as directly under the influence of the Pitermaritzburg-Durban industrial areas or the Vryheid, Klip River and Newcastle areas. All other products are either more able to set the conditions they do and still have a labour force is that industrial able of all farms (see next section). One of the reasons that crop farmers are

They employ unskilled workers at a lower rate than other profitable enterprises. The percentage below the longer each that crop farming

CAPE TIMES
8/6/77

SHELTER office gets first donation

THE SHELTER fund's new collection and information office at the Kenilworth Centre began attracting public attention yesterday and a voluntary worker, Mrs Pauline Sank, accepted the first donation to SHELTER to be handed in at the office. Mrs Sank is in attendance at the office between 10am and 1pm. The telephone number is 61-1722. It is hoped that it will soon be possible to have the office manned throughout the day.

Donations to SHELTER may be made at the new office, and visitors will find that the graphic display there provides insight into the problems of homelessness and overcrowding in the greater Cape Town area. The display was designed and set up by members of the Cape Town firm of planning consultants who are giving their services to SHELTER.

The office is in a vacant shop made available to the SHELTER organization by the management of Kenilworth Centre. Next door to it, also in a vacant shop, the Cape Times photographic collection "Cape Town Down the Years" is on display.

Crop farmers appear to be at a slightly higher wage rate than other more labour than other animals must be at a slightly higher wage rate than other

Mean	Other
44.4	46.2

Product:-	Sugar
Hrs worked per week	42.5

Product: ...	Ratio of skilled/unskilled:											Numbers of workers employed			
	Sugar	Wattle/Sheep/Beef	Timber	Dairy	Pigs/Poultry	Crops	Horti-culture	Other	Mean	Skilled	Unskilled	Part-time	Average farm size (ha)		
1:4	1:4.6	1:2.3	1:2	1:1.3	1:2.6	1:5.9	1:2.6	1:2.8	7.3	4.4	4.8	5.0	408.30		
29.3	20.4	10.9	10.1	10.5	10.6	8.9	12.5	14.2	4.4	5.0	4.8	5.0	408.30		
17.73	12.34	8.69	9.7	10.51	11.12	9.43	11.36	11.09	4.8	5.0	4.8	5.0	408.30		
408.30	408.30	408.30	408.30	408.30	408.30	408.30	408.30	408.30	408.30	408.30	408.30	408.30	408.30		

TABLE 10 Division of labour, numbers employed and farm size by farm type

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Committee to *CAPE TIMES 10/6/77* act on houses

THE Housing Committee of the Cape Town City Council has accepted a recommendation that the council approach the relevant authorities for support for the establishment of an experimental site and service scheme for persons "in urgent need of accommodation" pending their permanent re-housing.

These persons are defined as those in regular employment but without roofs over their heads.

An alternative recommendation is that a reception centre or caravan park or hostel, be used.

Hansard 19 col 1274 10/6/77

Increase of rents and prices of services in
Bantu township at Cathcart ✓

*8 Mr R J LORIMER asked the Minister
of Bantu Administration and Development

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- (1) Whether (a) rents and (b) prices of services in the Bantu township at Cathcart have recently been increased, if so, (i) when and (ii) to what extent,
- (2) whether representations have been made against such increases, if so, (a) by whom and (b) what was the reply to the representations

†The DEPUTY MINISTER OF SOCIAL WELFARE AND PENSIONS (for the Minister of Bantu Administration and Development)

- (1) (a) The monthly charge to cover interest and redemption on the loan in respect of the erection of the houses was not increased

(b) Yes

(i) 1 February 1977

(ii) An average of 52%

(2) Yes

(a) Certain residents of the urban Bantu residential area of Cathcart

(b) That the fees as promulgated remain in force but that the Eastern Cape Bantu Affairs Administration Board should arrange for acceptable evidence of monthly income to be produced by householders and that the Board in consultation with the Bantu Advisory Board should thereupon in deserving cases consider remission of rental in

terms of section 20 of the Bantu (Urban Areas) Consolidation Act, 25 of 1945

SEMI-TIMES (BUS. TIMES) 12/6/77 5

Atlantis waits and waits...

Housing is 'the key'

BUSINESS TIMES reporter Ian Morgan last week spoke to the chairman of the Decentralisation Board, August Kotzenberg, and to the manager of the Atlantis development, Piet Burger, who was in Mr Kotzenberg's office at the time. Here is a record of their conversation.

Morgan: Mr Kotzenberg, may I ask you some questions about Tedalex and their proposed move to Atlantis. There have been a number of rumours.

Kotzenberg: Every time this question comes up they say they will comply with their undertakings and I am sure that they will. There is a firm commitment by Mr Slome to the Decentralisation Board which I think Mr Slome will honour.

Morgan: When can you see Tedalex moving?

Kotzenberg: As soon as the board thinks that Atlantis is ready, we will tell them to move. If there is any disagreement — and I

don't think there will be — then the IDC will be the arbitrator.

Morgan: But when will this be, can you be specific?

Kotzenberg: I can't tell you. It all depends on housing.

Morgan: Housing? But why?

Kotzenberg: There is no provision for housing the Tedalex workers at Atlantis. We are considering a tender to build 1 300 houses at present.

Morgan: But why can't Tedalex recruit workers from Mamre which is 6 km away?

Kotzenberg: I can't tell you why they can't train Mamre people. A very successful labour force has been built up at Bellville.

Morgan: Has Tedalex applied for housing yet?

Kotzenberg: They have not submitted an application to the board yet. But when they do, I have no doubt that approval will be given.

Morgan: But you said before that the board would tell Tedalex when to move.

Kotzenberg: Tedalex is under an obligation to move

Morgan: But when will this be? When can you see the housing being ready?

Kotzenberg: I would say when we can give them notice (to move) in six, 12 or 18 months' time.

Morgan: How many houses will they need?

Kotzenberg: About 600 houses — I really can't say. A contract is being considered for 1 350 houses. We can start work in two-and-a-half months.

Morgan: Well how long will they take to complete?

Kotzenberg: About 25 a week.

Morgan: So the 600 could be built in about six months, and with two-and-a-half months that means they could move in under nine months.

Kotzenberg: They could have housing in nine months, but Tedalex are not the only ones interested in them.

Morgan (to Mr Burger): When will Tedalex move to Atlantis?

Burger: That's a very difficult question. It all depends on at what stage

Tedalex can tell me when they want to move.

Morgan: Tell you?

Burger: Yes, if they say they want to build tomorrow morning, from a physical point of view, it's no problem. We can then go to the Government to get money for houses.

Morgan: Haven't you got this money?

Burger: At this stage we have a problem with one industrialist requiring 1 000 houses at the same time. We are short of approximately 1 000 houses.

Morgan: So where will you get the money from?

Burger: We will make a special request to a special Cabinet sub-committee meeting. If that is approved, everything will be OK.

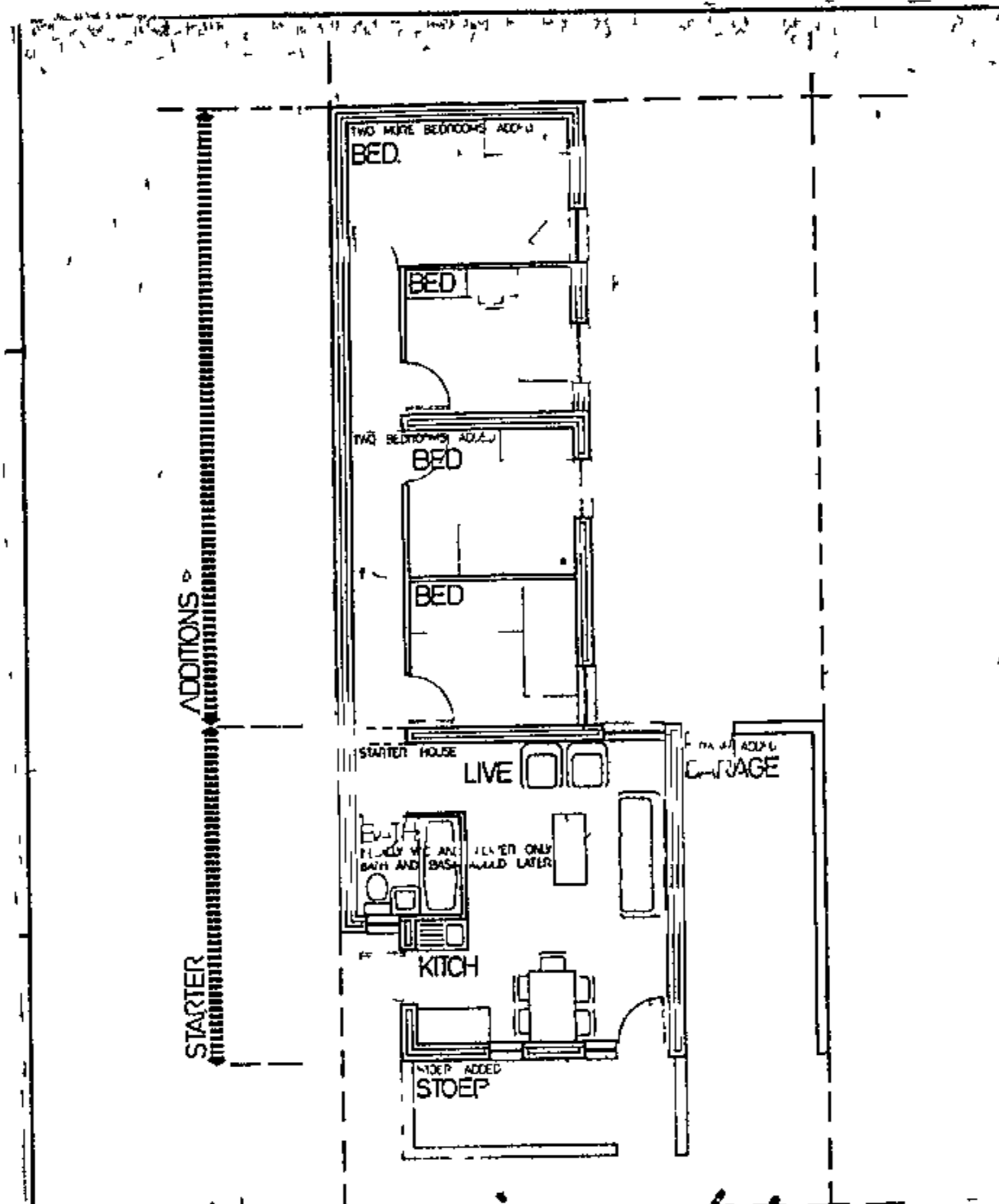
Morgan: When is this going to happen?

Burger: A memo is going to Government next week.

Morgan: And what about services?

Burger: Services are no problem. They already have transfer of the land. It all depends on how soon we can supply housing.

(1) 45
(2) 124



CAPE TIMES 13/6/77
 PLAN 1 50
 PLOT SIZE 8,5m x 19m 161,5m
 STARTER HOUSE SIZE 32,32m
 SHELTER LOT NMH 124

An architect's diagram of an experimental "starter" house of the type to be built by the SHELTER organization on sites made available to it by Cape Town City Council, in the area known as Kalksteentfontein Lot NMH, between Bishop Lavis township and Bonteheuwel. The diagram shows how more rooms, a garage and other facilities can be added to the "starter" or "core" as more money becomes available. SHELTER has been allotted 30 unserviced sites at Lot NMH, with an option to take over another 82. The initial 30 sites are off Tafelberg Road and are within 10 minutes' walking distance of Netreg railway station, on the Nyanga line. The project is at present being costed. The final cost will depend on the type of materials used.

(91)
(2)124
ARGUS 16/6/77

To be

Housing is beginning 5th May.

key factor

1.

in TB fight is to small rather than

THE housing problem is one of the major obstacles to the elimination of tuberculosis, speakers at the 48th annual meeting of the Care Committee for Tuberculosis Patients said yesterday.

produced;
is cheap as any other;
king place.

Dr R. J. Coogan, City Council Medical Officer of Health who was re-elected chairman of the committee, said the small drop in the incidence of TB among Coloured people could be attributed to an increase in housing and a rise in living standards.

alternatives is correct? Explain briefly.

(5%)

2.

As of Al

Dr Oscar Wollheim, chairman of Cafda, said there was a link between housing and the occurrence of TB and gastro-enteritis.

produce either 40 bushels of wheat or 30 bushels of land.

Wh is

cc	R 100
e	R 20 per bushel
e	R 50 per bushel

on the farmer in the short and long term? What action? Explain your assumptions.

(15%)

3.

'When I joined Cafda in 1948, there were 7 000 houses short. Since then the authorities have built more than 100 000 houses. There is now a shortage of more than 40 000,' he said.

Dr H. Reeve Sanders, principal medical superintendent at Groote Schuur Hospital, said 'Tuberculosis accounted for 95 percent of all deaths from notifiable diseases in South Africa last year.'

Units	Labour (No. of men)
	0
	6
	11
	15
	21
	31
	45
	63
	85
8	111
9	141
10	

Assuming wages of R5 per man, fixed cost of R100, calculate Total cost, Total Variable Cost, Average Fixed Cost, Marginal Cost.

Draw graphs to show the relationship between these curves.

(30%)

Hansard 20 Q no 1340

17/6/77

Land for housing of Blacks in
Grahamstown

124

*24 Mr R J LORIMER asked the
Minister of Bantu Administration and
Development

- (1) Whether the Grahamstown City Council has recently offered land for housing of Blacks to his Department, if so, what were the terms of the offer,
- (2) whether the offer has been accepted, if not, why not

†The DEPUTY MINISTER OF BANTU
AFFAIRS

- (1) and (2) The City Council Grahamstown, indicated that should my Department require land for Bantu housing every endeavour would be made to make land available. As my Department does not acquire land for urban Bantu residential area purposes, the proposal is being referred to the Cape Midlands Bantu Affairs Administration Board for comments

HANS 21

124

21/6/77

Col 1375

Five-year plan for building of Coloured houses in Port Elizabeth

X 1118 Mr T ARONSON asked the Minister of Community Development

Whether there is a five-year plan for the building of Coloured houses in Port Elizabeth if so, (a) how many houses will be built during the next five years and (b) what amount will be spent in each year during that period

The MINISTER OF COMMUNITY DEVELOPMENT

Yes

1977-'78	R6 020 055	1 000
1978-'79	R6 163 355	1 025
1979-'80	R3 760 000	626
1980-'81	R1 267 000	210
1981-'82	R3 500 000	538

The programme is based on estimates by the City Council of Port Elizabeth and the realization of objectives is subject to the availability of funds

er

R4m plan for black housing

30 28.6.77

124

PORT ELIZABETH — Four steps to meet the backlog of black housing were taken yesterday by the Cape Midlands Bantu Affairs Administration Board.

BAAB would seek externally.

High interest rates would have to be paid on the loan, but the money was needed.

The chief director, Mr L. C Koch, said after the meeting that about R1,8 million would be spent on about 950 houses at Zwijndam. A further R1 million would be for better type homes at Kwaford in a scheme where General Motors would subsidise interest on the loan. The remaining R1,2 million would be spent on BAAB building projects, streets, sport facilities and other works.

At its monthly meeting yesterday the board decided to:

1. Seek a loan of R4 million — mainly for housing in Zwijndam and Kwaford in Port Elizabeth — on the private money market.
2. Approach the Urban Foundation for help in laying out townships in certain rural areas.
3. Allow houses erected in townships by private companies, but owned by the board, to be reserved for occupation by the companies' employees.
4. Assist farmers to erect housing for their labourers by setting up a building team of skilled labourers at Grahamstown.

The board chairman, Mr J. C. Erasmus, said the loan would be the first the

The BAAB decided to ask the Urban Foundation to provide staff for the surveying, town planning and design of services for renewal of townships at Port Alfred, Bathurst, Fort Beaufort, Adelaide and Kirkwood and for a new township to serve Kenton-on-Sea, Boknes, Cannon Rocks and Bushmen's River Mouth. — DDC.

G — A started off with the following a

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as d e y

Sociologists to meet

PORT ELIZABETH — Delegates from various societies in the area will meet

papers will be presented. Topics include U.S. perspectives on Southern Africa, the role of whites in Rhodesia and

City guarantees

Mitchell's

ARGUS 29/6/77

Plain houses

THE Cape Town City Council has given Mitchell's Plain residents the guarantee that no time limit has been stipulated to repair defects to council-built homes.

And in the case of homes built by contract, the council's conditions required the contractor to repair defects for a period of six months after the houses had been handed to council.

Mr J. G. Brand, the City Engineer, said in a statement that to be fair

to purchasers he had arranged to extend the maintenance period to include the rainy season and would run for six months from the date of handing over the house to the purchaser.

Any latent defect arising after the end of maintenance would also be dealt with by the contractors.

Mr Brand said regular discussions were held with Mitchell's Plain ratepayers to ensure that purchasers of houses obtained satisfactory 'after sales' attention.

Those who felt their problems had not been satisfactorily resolved could take up the matter with their ratepayers' association, his staff or himself.

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60 donations take fund to R242 421

CAPE
TIMES
9/1/77
By ROGER WILLIAMS
Chief Reporter

ANOTHER 60 donations this week, totalling R1 176, have taken the total in the Cape Times-supported SHELTER fund to R242 421 — only R7 579 short of the R250 000-mark.

Hundreds of families in the shanty towns of the Cape Peninsula have received SHELTER help in the winter months — mainly through the Cafda and Shawco welfare organizations.

Mr Derry Fitnum, warden of Cafda, said yesterday that field workers had again been able to give a good deal of help in the most recent rains. Shack-dwellers' needs were being carefully assessed to ensure that money from the fund was spent judiciously, he added.

“Starter-house”

While SHELTER awaits final approval from the National Housing Commission for its emergency “starter-house” scheme (the scheme already has the full approval of Cape Town City Council) its member organizations have been doing everything possible to minimize the effects of storm damage and flooding in the shanty towns.

83 families

Mr D A J Livesey, warden of Shawco, said in an interim SHELTER fund report this week that technical and material assistance had so far been provided to 83 families living in shacks in the Kensington/Elsie's River areas.

“Applications were received from these families at Shawco centres in the respective areas by Shawco professional social-work staff,” he said. “And after initial investigations and the recording of details, these applications have been submitted to the project team from the Department of Civil Engineering at UCT.

displaced coloured squatters who have been moved from the Modderdam Road complex to the Rifle Range site on the outskirts of Kuils River

Bale-boards

More families are expected to be moved this weekend and SHELTER's representative at Rifle Range, Mr Dennis Hendricks, has appealed to the people of nearby Belhar to help the squatters re-establish themselves on their new site. Mr Hendricks has also appealed for discarded bale-boards and other planking that can be used for flooring in the re-erected shacks — and for sheets of corrugated cardboard for lining the insides of the structures, for warmth.

Mr Hendricks's home telephone number is 94-0843.

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CAPE Times


2/7/77

R1 176 arrives in one week

THESE donations were received this week for the Cape Times-supported SHELTER fund:

Anon, Estate Late E W Sedgwick	100,00	Anon	100,00	Solly Kramer's Ltd., Westall, W E	50,00
Riddles	5,00	Jager, Mrs D N	2,00	Anon	10,00
Littewort, Miss R, in memory of Eileen Blackburn	3,00	Bergman, E J J	30,00	Le Mesurier, Mr & Mrs F, in memory of Alex Dichmont	25,00
Russel, J M, in memory of Alex Dichmont	5,00	Kinsman, Mr & Mrs E, in memory of Alex Dichmont	10,00	Cave, E, in memory of Alex Dichmont	5,00
Jolly, Lady D M, in memory of Mr A A W Dichmont	10,00	Glaun, Mr & Mrs H	10,00	Fowkes, Mrs F, in memory of Eileen Blackburn	10,00
Mitchell, Jack & Jean, in memory of Eileen Blackburn	10,10	Von P Klenc, W J	10,00	Marsals, Miss K, in memory of Eileen Blackburn	2,00
Sinclair, M M	15,00	McGregor, Miss H M, in memory of Mr Alex Dichmont	3,00	Management and staff of Eileen Blackburn Cape Portland Cement Co Ltd, from the Chairman, Management and staff	10,00
Hoets, Joy, in memory of Eileen Blackburn	3,00	Frith, Pauline & Pat, in memory of R A Frith	20,00	Sargeant, P A	10,00
Hardie, D, in memory of Eileen Blackburn	10,00	Threasher, Mr & Mrs Len, in memory of Alex Dichmont	2,50	Wiles, K & G	20,00
Scott, G K, in memory of Mr A A W Dichmont	20,00	Green, Mr & Mrs Eddie, in memory of Alex Dichmont	10,00	Donated for L B by Mr & Mrs K	5,00
Harris, Algile, Dorothy & Jean, in memory of Alex Dichmont	10,00	Sides, Miss P	10,00	Members of the Bridge section of Kelvin Grove	100,00
Benjamin, D	100,00	Anon (Monthly donation)	15,00	Nissen, Mrs Viola, in memory of Alex Dichmont	5,00
Rocky	50,00	Lardner, Doris, F, in memory of Eileen Blackburn	5,00	Wilson, A...	10,00
Windsor, I A, in memory of Eileen Blackburn	5,00	Fiederman, Violet, in memory of Alex Dichmont	5,00	Esmé, in affectionate and grateful memory of Alex Dichmont	5,00
Anon	50,00	Anon	10,00	Anon	25,00
Anon	1,00	Field family, in memory of Alex Dichmont	10,00	Anon	8,00
		Tate, Mr John	2,00	Jonas, Mrs E, via Argus Action	
		Widow	10,00		
		Syfrets Trust, from Board of Directors and staff, in memory of Mr A A W Dichmont	10,00		

SHELTER



Cheques payable to
Cafda-Shelter, Prince
George Drive, Retreat
7945.

Richmond, J A	75,00
In affectionate memory of Barbara Coates	10,00
A lucky winner	8,00
Crous, Mr	5,00
Woodrow, Dr Sallie	10,00
In memory of J and P. Park Primary School.	20,00
Total..	1 176,80
Previous total	241 244,59
Grand total	R242 421,19

"On a weekly basis the students and staff members of the project team, supported by Shawco staff, have been assessing the situation. Maternal, needed are then ordered and delivered to the respective shanty sites," Mr Lvesey said

Project team

"The project team then, follows up immediately to render technical aid to the families, most of whom have been capable of self-help under the technical guidance of the project teams.

"The average cost of assistance given has been R30 a unit. On completion of technical/material aid to shanties, the professional staff of Shawco then interviews each applicant to determine the final assessment of repayments where possible, based on costs per unit."

SHELTER is helping

FOOTNOTE Donations received next week will be listed in the Cape Times next Saturday.

Pilot scheme for 33 'starter' houses

houses go-ahead

By Roger Williams
Chief Reporter

THE DEPARTMENT of Community Development has approved the SHELTER organization's pilot scheme for 33 "starter" houses on what is known as the NMIH site, between Bonteheuwel and Bishop Lavis township.

The department has also approved a Cape Town City Council decision to make up to 82 other sites in the area available to SHELTER for the erection of these "starter" houses, designed by the organization's planning consultants.

In a progress report yesterday Dr O D Wollheim, spokesman for the SHELTER board of trustees, said the scheme would be undertaken through the Peninsula Community Association, a

utility company legally entitled to own land for coloured housing, under the Group Areas Act.

"The surveying and pegging of the sites is already in progress, and a start will be made as soon as the transfer of title has been settled. Further negotiations for sites, in the Divisional Council area at Retreat and on land made available by the Roman Catholic Church, also at Retreat, are nearing finality.

"These will also be for 'starter' houses." Meanwhile, said Dr Wollheim, a total commitment of about R30 000 had been made from the SHELTER fund, for the re-erection, repairs and waterproofing of existing structures in the shanty towns of greater Cape Town.

"I should emphasize here," he said, "that the board of trustees has insisted on a very strict accounting system being used in the allocation of money from the fund.

conditions and it is expected that about 40 percent of the money will be recovered by voluntary payments by the people helped."

Dr Wollheim said that appeals made through the Cape Times had resulted in "very large" donations being made by Cape Town firms, of corrugated cardboard for lining the re-erected shacks and of wood needed for flooring. Donations of doors and windows had been arranged by the Master Builders' Association, and all these materials were being sold at normal rates to the shack-dwellers except in cases of disabled people.

"I should make it quite clear that what we are doing at Rifle Range is a supplementary effort to the main task that has been undertaken by the Department of Community Development, of re-establishing the homes of coloured families from Modderdam Road. What we have done has been done with the consent of, and at the suggestion of the department."

Dr Wollheim said that where roofing iron was old and corroded, this was being traded in for new material and the old iron was being used to supplement the waling of shack-dwellers who had insufficient iron.

Both Shawco and Cafda — members of the SHELTER organization — had been authorized to spend about R7 000 on materials needed in their respective areas, and that as at Rifle Range a proportion of this money was recoverable.

Another R783 has flowed into the SHELTER fund this week, and the overall total has risen to R243 204.

One of the biggest single donations — of R111 — came from "the youth of Rylands" who raised the money at film shows at Rylands on July 6. All the equipment needed for the shows was donated by Melody Film Hire Supply (films and projector); Wernbley Wholesalers (pamphlets) and S and S Printers (tickets).

THESE DONATIONS to the Cape Times-supported SHELTER fund were received this week:

Beynam, Mrs E P	100,00
Haslam, K A	30,00
Pargiter, E, in memory of Alex Dichmont	20,00
Gratoful Lewis, Ena, Elizabeth and Bertram, in memory of Miss Eileen Blackburn	5,00
Wolfe, Miss Norah, in memory of Miss Eileen Blackburn	5,00
Anon	5,00
Anon	5,00
Anon (monthly donation)	50,00
D'Arcy-Evans, M F L	20,00
Anon	5,00
Ernell (second donation)	4,00
Buchanan, Roger, Hayley, Caroline and friends, proceeds of a play	10,00
Bowley, Mrs M C, in memory of Eileen Blackburn	1,75
Phyllis and Mary, in memory of Eileen Blackburn	10,00
	4,00

SHELTER



Cheques payable to
Cafda-Shelter, Prince
George Drive, Retreat
7945

Young, G N	5,00
Swiel, S B	50,00
Zaacke, Mr C A	1,00
Anon	2,00
Charnock, Dr & Mrs Fred	50,00
Holmes, Mr W J, in memory of Alex Dichmont	25,00
Lochner, M E	20,10
Cape Town Metropolitan	

Methodist Church, collected by the congregation	26,71
Anon	15,00
Murray, M	50,00
Nicholls, Mrs L, in memory of Alex Dichmont	
Beaman, Mrs S E, in memory of Mrs Anna Lancaster	5,00
In memory of Vera Sagel (Ballen), from Ballen family	100,00
Bisset, Dean & Simpson, in memory of Mr Alex Dichmont	
Anon	10,00
Anon	1,00
Anon	2,00
Maye, Leigh & Samantha	1,52
The youth of Rylands	111,00
Walk Tall	8,00
Wannenburg, P V L	5,00
Anderson, B R	5,00
Reinbacher, Phyllis D	10,00
Total	763,08

Previous Total	242 421,19
Grand Total	243 204,27

FOOTNOTE It has been pointed out that a donation of R15 listed last week as having come from Park Primary School was in fact a gift from K C Carlse. Another SHELTER donations list will be published next Friday.



BAAB goes ahead

—housing, jobs

E.C. HERALD REPORTER 27/1/77

FAR-REACHING proposals to improve employment and housing for Africans, particularly in the Port Elizabeth - Uitenhage complex, were approved by the Cape Midlands Bantu Affairs Administration Board this week.

The proposals are contained in a report by an ad-hoc committee appointed to investigate the creation of work opportunities for Africans and will be sent to the Government for consideration.

The proposals are that the Government:

■ Consider the possibility of convincing industrialists to create more labour intensive industries by limiting automation, giving tax reductions to those which comply and forcing them to give in-service training

Deeds Act

■ Consider the desirability of changing the Registration of Deeds Act to allow "certificates of deeds" for leasehold property in townships to be registered, and opening the way for building societies to give loans for housing which in turn would stimulate the building industry

■ Be asked to lift the restrictions on African labour imposed on the Port Elizabeth - Uitenhage complex in 1967

when it was declared a Coloured labour preferential area.

■ Does not apply the conditions of the Environment Planning Act restricting the number of Africans employed in an industry in the Port Elizabeth - Uitenhage complex.

■ Abolish the prescribed stipulations until the employment situation improves

The report refers to the success the mining industry had with running a labour intensive business, mainly because of its efficient in-service training programme. It is a pity that the industry has been forced to mechanise, particularly at a time when the authorities will be confronted increasingly to supply opportunities for a growing labour force, the report says.

"It is the committee's opinion that with a few adaptations the mining industry can be used in the present climate to provide work for tens of thousands of Africans."

Taxed

The report says that employers, particularly manufacturers, must also be encouraged to become labour intensive by allowing tax concessions. It must be a condition that industrialists give in-service training to the Government's satisfaction to ensure greater productivity.

Industries which do not want to join the scheme, but prefer to import equipment at the risk of further inflationary tendencies, must be more heavily taxed.

The report says the

advantages of its proposals are clear because

■ White workers will become available for the more advanced industries.

■ With a better equipped and trained labour force the export of manufactured goods can be increased.

■ Greater job satisfaction will lead to labour peace

■ The scheme is not inflationary and will promote trade and improve the balance of payments.

Referring to housing, the reports says that the introduction of "certificates of deeds" showing proper registration of leasehold properties will overcome the reluctance of building societies to lend money for buying or building of houses by Africans who now look to the Government for money.

Inflation

Once building societies start lending money to Africans the building trade will be stimulated without causing inflation because little of the material used in African housing is imported.

The report says that unemployment in the Port Elizabeth - Uitenhage complex has led to the Government policy of the area being a Coloured labour preference area.

African workers cannot see why they are denied work because Coloured labour is available. Another factor is that Africans can lose their residential qualifications if they are unable to get work or refuse to accept offers.

Favoured

"From this it is clear that the policy favouring Coloured labour, which in practice amounts to job reservation, needs urgent revision," the report says.

Industries are also limited by the Physical Planning Act to the number of Africans they can employ. In the Port Elizabeth-Uitenhage area the limits have been changed from time to time. At present, however, Coloured unemployment exceeds the limits laid down, which means that

① 131

② 124

③ 328

④ 333

ARGUS 26/7/77

Unions appeal to council on tenants

A DELEGATION from the Western Cape branch of the Trade Union Council of South Africa will urge the Cape Town City Council to allow its tenants to buy their houses.

The delegation will discuss this and other matters with the City Council housing committee next month.

Mr Norman Daniels, secretary of the Textile Workers' Union, who will lead the delegation, said they had already seen council officials, who had been very helpful.

'A lot of our people who work in factories have been clamouring for the opportunity to buy the houses they rent from the council,' he explained.

A council spokesman said that a similar approach had been made by other organisations. The council had given a considerable amount of attention to the matter.

RENT SYSTEM

Mr Daniels said some union members were also dissatisfied because 'every time they get a wage increase their rent goes up too'.

The council spokesman explained that this happened because of the differential rent system.

The council spokesman explained that the concession should be merely aimed at granting some measure of temporary relief to deserving tenants.

The letter explained that the concession should be aimed at granting some measure of temporary relief to deserving tenants.

possible and that no re-mission of rent should be allowed.

NO TARIFF ON OWNERS FOR RENT ARREARS.

FIN. MAIL

22/7/77

124

CITY AFRICANS

Sword of Damocles

No society or people can survive without doing reasonable justice to other people . . . The focus of concern of the Foundation during the initial period should constitute the general area and condition of housing. That is to say, the normalisation of land tenure for urban blacks . . . Mr Justice Jan-Hendrik Steyn, executive director, Urban Foundation of SA.

The Urban Foundation should take a look at the quality of Kenneth Kewana's life. He was born in Cape Town about 40 years ago, has a steady job, no criminal record and has never committed a tech-

Against terrible odds, the people of Modderdam and Unibell have forged an organic community with dignity and pride, free of crime and violence. "This is commendable, a point in your favour," Commissioner Frikkie Botha told the squatters' committee on July 7. But, as Botha explained, officials cannot talk policy. They merely carry it out.

Squatting, the community leaders of Modderdam and Unibell are now saying, is an expression of opposition to policy. "We are trying to say, respectfully, that we are no longer prepared to accept a situation which demands, as a condition to the pursuit of the things normal human beings aspire to, that we spend our working lives separated from our families."

The communities whose homes are



Love may be love . . . but not when the demolishers arrive

nical offence under the pass laws.

In 1961 he married a woman from Lady Frere, an "illegal" and a "homelander". Because she can never acquire urban tenure, the Kewanas' pursuit of family life together is illegal. Because their children don't qualify for a house in one of the African townships either, they squat. That, too, is illegal.

Kewana, who is a member of a committee representing more than 30 000 Africans squatting at Modderdam and Unibell in Bellville South near Cape Town tried to explain his plight to Frikkie Botha, Chief Bantu Affairs Commissioner (Western Cape), at a recent meeting where the imminent removal of the squatter communities was discussed.

Kewana: "I was born in Cape Town and do not know the Transkei, but while I qualify under Section 10 to stay here, my wife who is from Lady Frere does not. What must I do — divorce her?"

Botha: "You should have thought of the consequences before you married her."

Kewana: "Aikona, love is love . . ."

under official notice to be demolished by "mechanical commitment" and their occupants removed to places befitting their legal status — bachelor quarters or the Bantustans — would not have been able to survive for so long if they did not have the qualities that make up a well-ordered society. Not only are they law-abiding, they are as industrious as economic circumstances permit.

So why not let them stay? In houses financed by the Urban Foundation, if the local Baab is strapped for cash.

On his recent visit to the Peninsula, to take a look at the local squatter situation (but without talking to the squatters themselves) Deputy Bantu Affairs Minister Willem Cruywagen gave NRP Member of Parliament, Lionel Murray, private assurance that the people of Modderdam/Unibell would not be moved until the rainy season is over.

This may be a point for Vorster, Pik Botha and the Urban Foundation to ponder: that the tenure of 30 000 black people in Cape Town will be terminated when the Cape's winter rains end.

U124

RENT RISE DILEMMA

— Urgent talks for Macassar tenants

The Argus Correspondent
SOMERSET WEST.

The people of Macassar will hold urgent talks with officials of their Civic and Tenants' Association in Somerset West on Sunday afternoon to discuss their nagging rent problems

supposed to perform this function consists of coloured people who were appointed by the Divisional Council but apparently they do not enjoy the confidence of the people

The Civic and Tenants' Association holds a public meeting once a month to hear grievances and to report back to the people.

SIGNATURES

Four weeks ago a petition with more than 3000 signatures was handed to the Stellenbosch Divisional Council asking that the rents be reduced. Last year many people

living in and around the 'village' of Somerset West were offered accommodation at Macassar at rents they knew they could not afford.

APPLIANCES

Families who had paid as little as R1,50 a month were going to have to find R38 a month for a flat

stores they used for warmth and cooking were not acceptable to the Divisional Council and they had to buy gas or electric appliances. This added to the burden of expense

Then people were told that electricity was to be connected to their new homes and they had to find deposits of up to R60

All this, and the high cost of getting to and from work and school by bus, meant that there was little money left over for food

These hardships caused bitterness and frustration. 'We didn't want to

come here in the first place. The whites moved us here and now we and our children are suffering for it,' complained one man

LAST STRAW

At this point the rents were raised by at least 25 percent. Residents felt this rise was the last straw

People started moving out — back to squatter camps and the bush. Those who stayed behind put together a petition to ask the Divisional Council to reduce the rents. So far — after four weeks — no answer has been received

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Enquiries regarding t first instance be dire Administration.

5th May 1977

D.1 - 4/7/77

Amalinda may be re-zoned (124)

EAST LONDON — The acute housing shortage of the Coloured community in East London could be eased if Amalinda commonage is incorporated into Buffalo Flats extension Number 1.

In terms of the Group Areas Act, Amalinda commonage is proclaimed a 'white area', but the Department of Planning and Environment in Port Elizabeth envisage developing it into a Coloured area.

The Amalinda commonage will be ringed by a proposed Western Ring road which leads to West Bank the Mdantsane access road which links with the Douglas Smit Highway in Duncan Village and the Buffalo River.

The plan envisaged by the Department of Planning and Environment is that Duncan Village (which now accommodates black and Coloured families) becomes a Coloured area adjoining Buffalo Flats extension Number 1 and Amalinda commonage.

The deproclamation of Duncan Village from a black zoned area to a Coloured area in terms of the department's plan, will mean the resettlement of an unofficial 100 000 blacks living in Duncan Village.

Last week the Chairman of the Eastern Cape Rural Affairs Administration Board, Mr Gerrie Coetzer, said although 82 000 people had been moved from

Duncan Village to Mdantsane over the past 12 years, the official population in the area had declined only by 4 000.

Twelve years ago the official population was 52 000, but today the official population was 48 000, although 82 000 people had already been moved to Mdantsane.

In addition to the department's plan to deproclaim Amalinda commonage, a small section of Duncan Village has been earmarked as an 'emergency area' for either Indians or Coloureds -- depending on whether expansion takes place within Duncan Village or the Indian area known as Braclynn extension.

According to the director of housing for the East London municipality, Mr K. Marinsen, worked out by formula in accordance with population growth over the period 1977-1984 some 3 115 development units would have to be built to accommodate the Coloured people.

And provision for a further 155 families in terms of home ownership scheme would have to be provided.

For Indians, the 1977-1987 plan was that 194 sub-economic houses, 62 economic units and 80 home ownership schemes would have to be provided.

A map indicating the proposed situation of the areas which are being planned for deproclamation is now open for inspection at the offices of the East London Town Clerk.

Interested parties have been given until August 19 to make representations to the Secretary for Planning and Environment, Mr J. O'Leary, should they object to the department's plan.

DDR

New income limit: 7 000 face rent rise

CAPE TIMES 1/8/77

By TONY ROBINSON

124

ABOUT 7 000 people in Cape Town's sub-economic housing schemes are facing rent increases of up to R6 a month because the government has changed its sub-economic income limit for the second time in little more than a year.

The City Council and the housing committee are gravely concerned about the situation and would like to take the matter up at the highest level.

The first change in the sub-economic limit for coloured people was made at the official opening of Mitchell's Plain in March last year, when the Minister of Community Development announced an increase from R100 a month to R200.

The effect of this was to put coloured people and whites on to the same footing. It also enabled more people to qualify for sub-economic housing at lower rentals.

One June 15 this year Mr Steyn announced in Parliament that the sub-economic income levels for all groups were being reduced to R150.

Heavy load

The reason, he said, was the economic situation and the heavy load the higher sub-economic limit placed on the National Housing Fund.

In a circular to local authorities, Mr L Fouche, the Secretary for Community Development, said that in some cases the reduction of the income limit would result in "drastic increases in rentals" and he said the increase should be limited to R6 a month in the initial stage.

He said the balance should be added at a rate not exceeding R6 a month on June 1 each year.

The problem is not confined to Cape Town and the Johannesburg Municipality and the Institute of Housing Management have made representations to the Department of Community Development.

The Cape Town housing committee would like to see the R200 a month income limit reintroduced. It has also called for a detailed report on the implications of the change

for African Studies should in the U.C.T. Mrs. Shellah Lloyd of the U.C.T.

(including participation in the Centre for African Studies) the Committee of Management

lectureships at U.C.T. in African studies scholars from outside the

for projects involving visits to U.C.T. staff and U.C.T. libraries to U.C.T. staff and U.C.T.

South Africa's Black Universities. an Studies at U.C.T. of elsewhere, students registered at U.C.T. working

research fellowships to U.C.T. staff

5th May 1977

Enquiries first inst Administration

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ARGUS 5/8/77 (124)

R400-m needed' to house coloured

From a Staff Reporter

JOHANNESBURG. — Four hundred million rands was needed to eliminate the growing coloured housing backlog in greater Cape Town, Professor S. P. Cilliers of Stellenbosch University's sociology department said here last night.

Professor Cilliers was delivering an address at the University of the Witwatersrand at a five-day conference entitled Media and Change.

He said it was 'totally unrealistic' to expect to meet the housing needs of urban coloured, Asian and black communities, in terms of the present approach of local and central government authorities.

CHALLENGES

'A major reassessment of urban objectives is required if we are to meet the challenges of our time and if we are to relieve the strains and tensions in our current urban situation,' said Professor Cilliers.

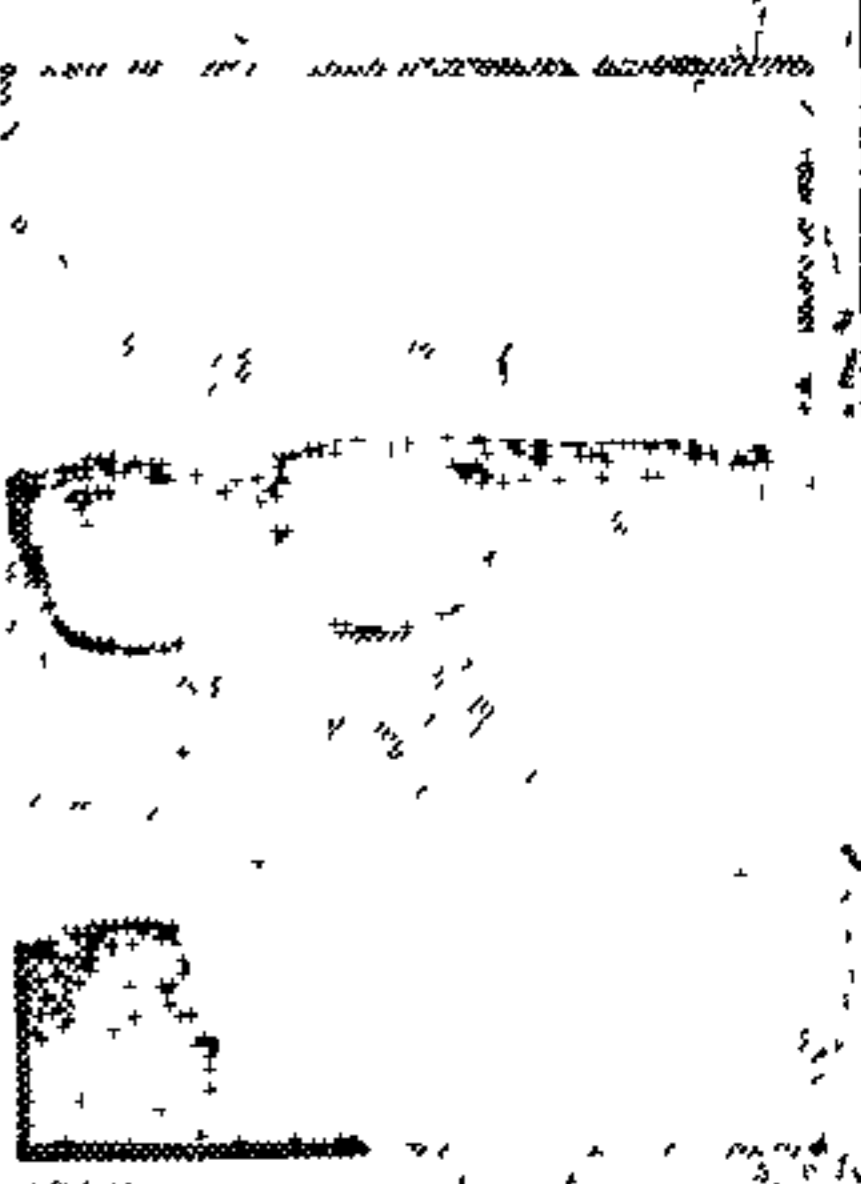
In 1972 there were 314 623 coloured people, representing 41 percent of the coloured population, in need of proper housing in greater Cape Town.

But a recent survey conducted by Professor Cilliers indicated that in spite of vigorous housing programmes, in the past few years, there has been significant deterioration.

322 840 PEOPLE

Thus there were now 56 342 households, representing 322 840 people, who were not properly housed.

At current prices it would require a minimum outlay of R400-m to eliminate the backlog, while the minimum costs of



Professor S. P. Cilliers

meeting the demands of normal population growth would amount to about R30-m a year.

The capital outlay required to meet the needs of the coloured population in South Africa as a whole totalled a staggering R800-m.

BULLDOZING

The basic approach of South African authorities to uncontrolled urban settlement was incorrect, said Professor Cilliers.

The recent history of bulldozing or front-end loading of squatter settlements in and around Cape Town, combined with the endorsing out of blacks, serves to illustrate the short-term effects of an approach in which the existence of such settlements is regarded as the problem, he said.

NO NEW LOW-RENT HOMES FOR 7 YEARS — 21 000 WAIT

The Argus Municipal Reporter

CAPE TOWN City Council has built no sub-economic houses to rent to coloured people in seven years, in spite of a backlog of 21 000 families waiting for low-cost homes

Most of these families earning less than R150 a month — live with others in overcrowded homes in Cape Town's council housing estates

This often creates conditions which are illegal in terms of the Slums Act, but the authorities have done little about it

Government has been financing high-standard homes for sale at Mitchell's Plan.

The idea has been first to rehouse squatter families in houses vacated by Mitchell's Plan buyers

But critics say this policy has had no effect on the housing backlog in the municipal area

The council's housing committee has now told city planners to find a site for 5 000 sub-economic houses which could absorb some of the 21 000 families in this category waiting for homes. Some have been waiting for eight years.

PONDOKS

Mrs Eulalie Stott, chairman of the committee, said today 'The proliferation of pondoks is mostly a direct result of the failure of the authorities, concerned to build houses to break the backlog, let alone to keep up with the natural population increase'

'If the social and emotional evils which stem from living in houses where you are not wanted or in overcrowded conditions, are to be removed, it is essential that every family have a house which they can afford to pay for'

Since 1974 the council has not allowed squatters' shacks to be built in the municipal area, and now there is no outlet for the thousands of families in dire straits

For this reason the committee decided that in addition to the medium-priced houses being built at Mitchell's Plan, some at Lavender Hill and on a site known as Lot NMH but they are intended specifically for squatter families

Even the lowest-priced houses in Mitchell's Plan are likely to cost at least R60 a month in rent and rate repayments.

Mrs Stott said, 'It is unreal not to recognise that for our lifetime many coloured families will be unskilled, often illiterate, and unable to earn significantly more money to allow them to afford the kind of accommodation in Mitchell's Plan'

the by historical development of centralised control in the chus industry determine precisely which were

It is essential that, in the top, your answer-book, you write an introductory (or, failing that, the name)

Make sure that your full name is in answer-book.

You have 45 minutes for this test, the first question.

1. EITHER (a) Suggest a definition value of three attempts to explain

(b) succinctly describe and active grammar

2. Answer all the following questions

(a) Explain the assimilation of the word

Since 1974 the council has not allowed squatters' shacks to be built in the municipal area, and now there is no outlet for the thousands of families in dire straits

(b) In terms of the two meanings

Chapter Four The appearance of small firms

reference to the functioning of a most efficient enterprises and the necessity for this cartel authority to obtain statutory sanction. This argument is made explicit with reference to the arrangements regarding our neighbouring states. The paper concludes with a discussion of the costs of control, the possible alternatives and the implications of these conclusions for a better understanding of the agricultural sector in general.

ENGLISH I (LANGUAGE)

industry is characteristic

as the cartel authority

Chapter Three

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conclusion

high

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at Mitchell's Plan

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Even the lowest-priced

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are likely to cost at least

R60 a month in rent and

rate repayments.

Cathcart D.D. to get new township (124)

QUEENSTOWN — The Eastern Cape Bantu Affairs Administration Board is drawing up plans for 350 new houses for blacks in a new location in neighbouring Cathcart

The Carthcart Town Council proposes, once the new black location is occupied, to use the present houses as a township for Coloureds.

The chairman of the BAAB, Mr G. Coetzer, could not give any estimate yesterday of how much money would be involved in the new development.

"We first have to have services like light, sewerage and water laid on by the Cathcart Municipality," he said. "These look like amounting to something like R126 000

"Once the reticulation is complete, blacks will be able to buy their sites and build on them at once — or their employers can build the homes and employees can rent them over a period of time.

"As for our own houses — with the price of building materials being so uncertain today — we still have to call for tenders. I would rather not guess a figure at this stage" — DDR

BURGER 18/8/77

124

2

RAAD KEN KONTRAK TOE

Huise vir R6m in Atlantis gebou

Deur die Ekonomiese Redaksie

DIE Kaapse afdelingsraad het 'n kontrak ter waarde van R6 miljoen vir die oprigting van 1 353 wooneenhede in Atlantis aan Dura Construction toegestaan. Dit volg op 'n kontrak ter waarde van R5 miljoen vir die oprigting van 1 365 wooneenhede in dieselfde woonbuurt wat in Junie toegestaan is.

Volgens 'n woordvoerder van Dura Construction sal daar Maandag reeds begin word met voorbereidings. Binne tien weke sal 'n woonstelblok elke vierde dag voltooi word. Die skema bestaan uit dubbelverdieping-maisonettes, drieverdieping-woonstelle, huise en wooneenhede.

Die bouwerk aan die huise sal aanstaande jaar in Januarie begin. Die hele skema sal teen einde aanstaande jaar voltooi wees, het die woordvoerder gesê. Sommige van die wooneenhede sal sub-ekonomies wees en ander sal in besit geneem kan word.

Die kontrak wat in Junie toegestaan is, sal oor dertien maande voltooi word. Die kontrak is aan Murray en Stewart en Ilco Homes toegestaan. Die huise sal teen 'n tempo van tussen dertig en veertig per week voltooi word. Die skema bestaan uit 208 huise wat besit kan word, 558 skakelhuse, 38 drieverdieping-woonstelle en dubbelverdieping-maisonettes.

Macassar ARGUS 18/8/77 tenants 124 may buy houses

The Argus Correspondent
SOMERSET WEST. —

The Stellenbosch Divisional Council is to start a home ownership scheme at the new coloured township of Macassar in 1978.

A letter circulated to all tenants of the 'economic' semi-detached houses offers them the chance to buy their houses at a cost of R9 094 for a three-bedroomed house and R8 215 for a two-bedroomed unit.

The houses can be bought for cash or with a deposit of R300, with monthly repayments. The loan is offered at 9,25 percent over 13 years. The cost of the land is included in the price.

Those interested in owning their homes should advise the Macassar Rent Office not later than August 30.

COMPLAINTS

Commenting on the offer, Mr A Fransman, secretary of the Macassar Civic and Tenants' Association, said people thought the price was high for the quality of the houses offered.

His association had been inundated with complaints of cracking walls and damp, which caused green moss to grow on the inside of the walls, with paint and plaster peeling off.

CAPE TIMES 23/8/77

124

First of 5 000 Mitchell's Plain houses completed

THE FIRST 40 houses in the second of the huge 5 000-house contracts at Mitchell's Plain will be handed over by the contractors tomorrow.

The contractors, Besterecta, have been on site since April 1 and this means that the first houses have been completed in less than five months.

A spokesman for the company said peak production would be attained in October when houses would be finished at the rate of 300 a month.

About 100 artisans and labourers are working on the site and this number will increase rapidly as full production is achieved.

The builders are using conventional methods at the request of the City Council and the Department of Community Development so that jobs can be provided for the greatest number of people.

The houses will all have face brick exterior walls and cement tile roofs. They will be more colourful than most houses of this type as they will be painted in pastel shades inside and the bathroom fittings will be coloured.

The 60 square m houses will all have three bedrooms and they will have vinyl covered floors.

A spokesman for the company said the idea had been to provide maintenance-free houses. A variety of types of face brick is being used to make the exteriors more interesting. The houses are all single storey and stand on their own plots.

The huge contract is one of the biggest ever awarded in the country and it is also unique in that the contractors are responsible for the planning, design, construction and the financing of the scheme.

An idea of the size of the project may be gained from the fact that the total roof area would cover 50 rugby fields. About 70 km of guttering is being used and enough glass for three buildings like the Trust Bank Centre.

Tenants paying more for slums, says union

- 1976

ARGUS
24/8/77
124

COLOURED tenants of the Cape Town City Council who were forced to move from white group areas find themselves paying more to live in slums, a delegation from the Trade Union Council of South Africa (Tucsa) in the Western Cape claimed this week.

The delegation was led by Mr Norman Daniels, acting chairman of Tucsa in the Western Cape and general secretary of the Textile Workers' Industrial Union. They attended a meeting with the council's housing committee.

The housing committee was told that between 50 and 60 percent of Cape Town's coloured population lived in homes rented from the city council.

The delegation believed it was mainly due to the Group Areas Act that accommodation had to be provided on such a large scale for the coloured population.

Many of the people who had been obliged to move had occupied small, cheap houses near their work and enjoyed the amenities of a settled area.

LAVENDER HILL

Now they were living in places such as three-storeyed blocks of flats in Hanover Park or Lavender Hill which were 'destined to become slums.'

In a memorandum to the housing committee the delegation complained that 'the surroundings of the flats are dismal, open pieces of ground serving no useful purpose other than being an eyesore.'

'During heavy rains the access roads become blocked and impassable.

'Is it any wonder that tenants become resentful when they are asked to pay more and more in rent when they see so little done to improve either the flats they occupy or their surroundings?'

MRS STOTT

The memorandum stated. 'Members feel it is iniquitous they are expected to pay an increase in rents every year just because salary increases are gained for them by their trade union.'

Council to reconsider house sales

ALTHOUGH Cape Town City Council is in favour of home ownership, selling its older houses to tenants would deprive thousands of low-income families of any hope of renting reasonably priced accommodation in years to come, Mrs Eulalie Stott, chairman of the Housing Committee, points out.

Instead, she appealed to coloured council tenants who could afford to do so to buy one of the new houses now being built at Mitchell's Plain.

Mrs Stott was commenting on a request from a delegation from the Western Cape branch of the Trade Union Council of South Africa that tenants should be allowed to buy the houses they occupy, if they wished to do so.

The delegation was led by Mr Norman Daniels, general secretary of the Textile Workers' Union and acting chairman of Tucsa in the Western Cape

RECONSIDERED

Mrs Stott said the council's earlier decision not to sell any of its older housing stock would be reconsidered in the light of representations made by the delegation. But she explained that she personally did not wish the council to sell any of its older stock of sub-economic and economic houses because they could not be replaced.

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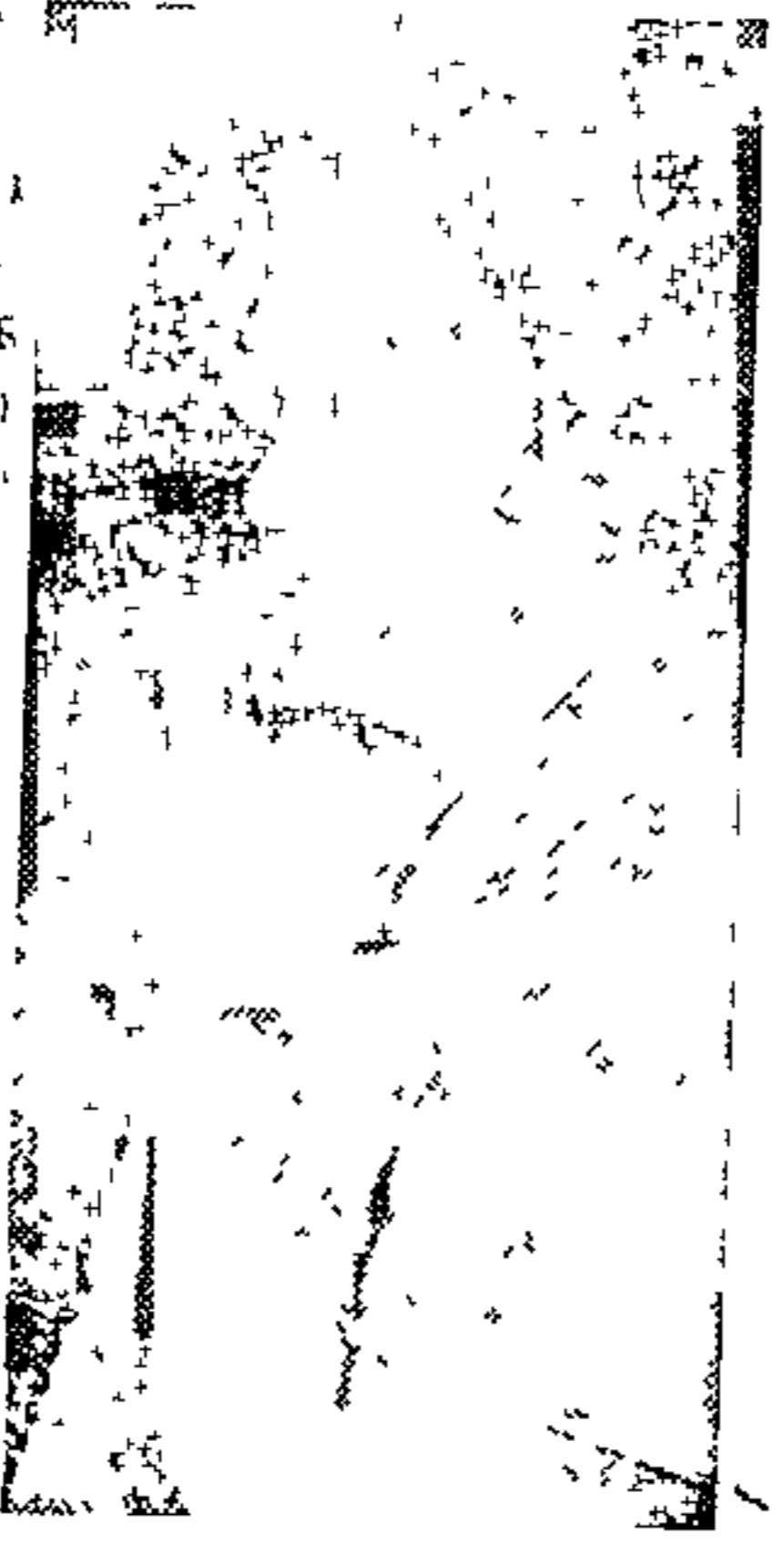
e Peninsula. Firstly e in the urban area in Consolidation Act No. s who came to the urban led to remain in the t provided they do not m they have contracted. requirements of Section dly, there are the men ich restricts the legal than previously.

cts entered into with and that at the end of to enter into a new s of those men who are amps. This category

or b) for permanent hose men whose right ract with an employer

term 'migrant workers' is of impermanence. end their entire work- return to the rural

e' area. This means he must first show jobs. It is the an labour force in nt this policy is that



Mrs Eulalie Stott

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Council may drop sale bar

Staff Reporter

THE City Council's Housing Committee is reconsidering its policy of not selling off its housing stock to the present tenants, Mrs Eulalie Stott, chairman of the committee, said yesterday.

This follows representations made to the committee by a deputation from the Western Province division of the Trade Union Council of South Africa.

TUCSA have gone on record as saying: "We are decidedly unhappy about the complete refusal of the council to sell council houses to those tenants willing and able to buy them."

Mitchell's Plain home ownership schemes would remain unattractive until there was an adequate transport service.

Mrs Stott said present council policy was born out of the fact that thousands of coloured people earned less than R150 a month and it was important that they paid as little as possible in rent. Most of the 17 000 people on the waiting list to rent houses qualified for sub-economic homes. About 10 000 of those on the list could not afford the cheapest house being built at Mitchell's Plain.

The council's present stock of houses had been built when costs were lower and the interest rates on loans for economic houses ranged between 5 percent and 8 percent. The present interest rate for economic housing was 9,5 percent.

These cheap houses could play a big role in the rehousing of squatters as the present tenants moved to new houses in Mitchell's Plain.

KERS IN CAPE TOWN - 1976

the Cape Peninsula are Langa, Nyanga and Nyanga. Contract workers live in Langa. If an employee lives outside the townships, he must apply to the Board for a special permit to do so.

Living singly in the Peninsula. Firstly, those with permanent residence in the urban area in terms of the Urban Areas Consolidation Act No. 10 of 1968. These are the workers who came to the urban area. These men are entitled to remain in the urban area if they are employed by an employer with whom they have contracted. They must also fulfill the requirements of Section 10(1) of the Act. Thirdly, there are the men who came to the urban area after 1968, which restricts the legal status to a lesser degree than previously.

It is noted that all contracts entered into with contract workers must be for a period of one year, and that at the end of the year the worker must return to the reserve in order to enter into a new

contract of employment. The final category consists of those men who are living 'illegally' in the townships or in squatter camps. This category is not dealt with in this work paper.

In this paper, men who qualify under Section 10(1)a or b) for permanent residence in the urban area are termed local men; those men whose right to be in the urban area is dependent upon their contract with an employer are termed contract workers.

The latter term has been chosen in preference to the term 'migrant workers' because the popular connotation of the word migrant is of impermanence. In fact it is submitted that the contract workers spend their entire working lives in urban areas insofar as it matters, and return to the rural areas for only a few weeks each year.

The Western Cape is officially a 'Coloured Preference' area. This means that before an employer can employ contract workers, he must first show that there are no so-called Coloured men to fill the jobs. It is the Government's stated intention to phase out the African labour force in the Western Cape. The criterion applied to implement this policy is that of productivity.

SHELTER could set trend, says reporter

MR. ROGER WILLIAMS, Chief Reporter of the Cape Times, told Rotarians yesterday the SHELTER organization's "starter-house" scheme could become the catalyst for a new and bolder approach to low-cost housing, not only in Cape Town but also in other parts of South Africa.

As guest speaker at a lunch meeting of the Table Bay Rotary Club, he said SHELTER's experimental low-cost home building scheme was of necessity small in scale and would not in itself do much to reduce the housing backlog.

The objective was to demonstrate means of providing houses for low-income people other than those used at present — particularly in the field of home-ownership.

If the experiment was successful it was hoped that State and local authorities may eventually accept the "starter-house" concept as an aid to their own efforts to provide cheap housing on a large scale and on acceptable standards, more rapidly than at present.

Mr Williams said the basic components of a "starter" house would be a plain concrete floor, walls made of concrete masonry blocks, steel-framed windows and an asbestos roof. The basic cost would be about R3 500 and a "starter" would comprise a bathroom and toilet and one bed-sitter room, to which other rooms could be added as more funds became available.

The design was so simple that people acquiring "starter" homes through SHELTER loans would be able to erect them themselves, under skilled supervision.

Several sites had been allocated to SHELTER by the authorities and the first "starter" houses were expected to go up soon. In the meantime, 20 wood-and-iron modular houses for African families, costing

about R500 each, were being put together at the KTC emergency camp at Nyanga.

Mr Williams said the public response to the SHELTER appeal on behalf of the homeless of greater Cape Town had been "quite fantastic" and that the overall total in the fund was now well over R250 000.

R2 137 boost ⁽¹²⁴⁾ CAPE TIMES 2/9/77 for SHELTER

By ROGER WILLIAMS
Chief Reporter

IN A RENEWED surge of support from many quarters, the Cape Times-supported SHELTER fund received a R2 137 boost this week and the overall total in the fund is now R255 532.

Of this amount, a total of about R50 000 has already been committed. R30 000 on immediate relief for more than 4 000 shack-dwellers who were particularly hard-hit in the winter months; R10 000 on the erection of wood-and-iron modular houses at the emergency camp at Nyanga and up to R10 000 on the purchase of tents for hundreds of families left homeless after the recent shack demolitions.

The amount to be spent on tents was authorized by the SHELTER trustees this week, at the request of the Cape Flats Committee for Interim Accommodation. It is seen as an emergency measure to provide temporary cover for these families till a decision is taken on their future.

Biggest donation

The biggest donation to the fund this week was from Meritex (Pty) Ltd, which gave R1 052, and there were 39 other individual donations including one of R250 given anonymously and another of R100 that came from Cape Town High School.

The fund was also informed this week of several events this month, the proceeds of which will go to SHELTER. One of these is a performance at the Diocesan College Chapel, Rondebosch, at 8pm on Tuesday by a string orchestra.

THESE donations were received this week for the Cape Times-supported SHELTER fund. Another list will be published next Friday.

	R
Padoa, Mr and Mrs	10,00
In memory of Jeremy Mathew from Mr and Mrs Peter Le Mesurier	10,00
Errington, Miss C	50,00
Rhode, N J	4,00
Waggot, D J	10,00
Scholtz, B	5,00
Barrowman, Miss R M, in memory of the late Mr Alex Dichmont	10,00
Trollip, D Fulton	25,00
Dreyer, Mrs G I	20,00
Moffatt, A A	50,00
Alphen Mews Homeowners Association	15,00
Kansma TV Services	10,00
Anon	10,00
Cape Town High School Wellwisher	100,00
Ying, Mrs E and Keason, Miss B	10,00
Riesenburger, J P	1,00
Nestor, Mr and Mrs	20,00
The Doctrine of Christ Mission Church of SA (further donation)	10,00
Burning Bush Church, Grassy Park	5,00
Anon	50,00



conducted by William Burton, a student at the Juilliard School, New York. Another is the Elzbieta Rosenworth fashion show at the Baxter Theatre on September 16. Tickets at R7 each are obtainable from Mrs Estelle Yach (telephone 77-1639) or from Box 2, Cavendish Square (telephone 69-2483).

And as part of the Cape Times Bride of the Year contest there will be a fashion show with a difference at the end of this month. It is presented by Truworthe and will take place at the Holiday Inn, Woodstock, which is another sponsor.

The show, at 7.30pm on September 23, will include a feature on "brides through the years", after which there will be a presentation of fashions for the coming summer. The evening's entertainment will include dinner and dancing to Piggies Discotheque.

Tickets, at R10 each, are obtainable from Mrs Lolita Aaron (49-2500) or from the Holiday Inn or the Cape Times.

Anon	100,00
Falkner, E E	50,00
Kottler, Dr R E	20,00
Ex-Servicewomen, in gratitude for a new flat allocated by the Legion	2,00
Cohen, Mrs Judith, August donation	10,00
Rowe, Mrs M S	25,00
St Anthony's Nursery School, Crawford	30,00
M O S	30,00
Anon	25,00
Anon	250,00
In memory of the late Mrs G du Toit from Mrs H Cook	3,00
In memory of the late Mrs Helen Moodie of Grootvadersbosch from Mr and Mrs A M Evans	10,00
Ratchliffe, Mrs D A	5,00
Anon	50,00
Anon	10,00
Hanekom, A (further donation)	10,00
Management and Staff of Mentax (Pty) Ltd	1 052,00
Cowley, P J	10,00
From Violet and Andrew, for Doris	9,00
Total	2 137,19
Previous total	253,395,78
Grand total	R255 532,97

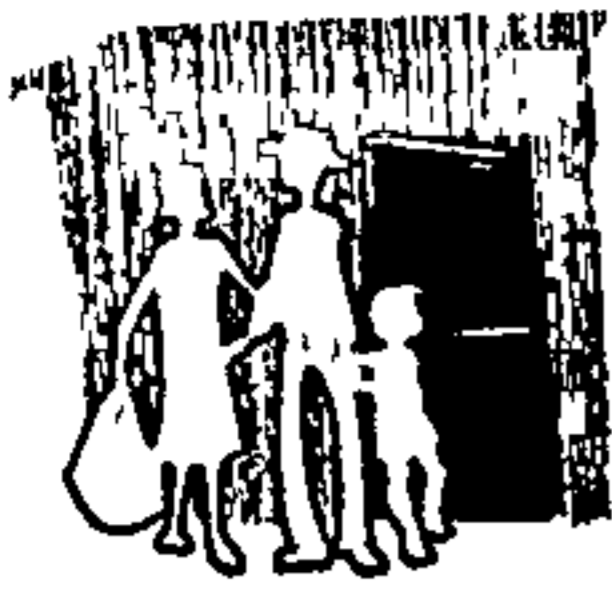
(6)
upon presenting themselves at the Associations' in Southern Rhodesia'. In addition, the W.N.L.A. Native Labour Limited (originally entered into Farmers' Union in 1943), whereby W.N.L.A. would farms those workers recruited for the mines but t', remained undisturbed.^{12/} This agreement 1 1965 when the A.N.L.L. folded up and ceased

competition' between the two bureaux worked .A., the higher wages stipulated on the latter's important determinant of the distribution of labour only Nyasaland government limitations on permissible s enabled the R.N.L.S.C. to secure a growing permit maximum was periodically re-negotiated chuanaland a similar pattern of W.N.L.A. superi- y of R.N.L.S.C. recruits from this country being titude 22° S. the N.R.C. operated for the Chamber

nt of the Federation in 1953, whereby Nyasaland he political power of Southern Rhodesian employers, nate the Nyasaland foreign contract labour market. continued to place most of its reliance on the the R.N.L.S.C. did build up annual recruitment

The peak was reached in 1956 with a total ers. After 1958, with the onset of economic n, the growth of a substantial labour surplus he adoption of a new foreign labour policy by ernment, the R.N.L.S.C. contract system faced constraints. Its annual throughout began own. This occurred as W.N.L.A. hegemony in y asserted and as farm wages fell seriously in er 1963. By 1960 the Chamber of Mines (S.A.) icals' (20,9 per cent of all their African mine- By 1973, as may be seen in the table below, the s alone had reached 106 638 or 27,7 per cent

SHELTER



Cheques payable to:
Cafda-Shelter
P.O. Box 2180
Clareinch, 7740

These are the latest donations received by the Cape Times-supported SHELTER fund

	R
Monarchist	25,00
Hipkins, Mrs E	10,00
Hingle, Mr and Mrs E G	20,00
Confused	5,00
Anon.	21,00
Collection taken at a Children's Service, Moravian Church, Hanover Park	36,19
In memory of the late Henry John Petersen from his son-in-law	5,00
Letty, Mr and Mrs E M	25,00
Draeger, Mr and Mrs KA L	10,00
Lenny and Natalie Rome	100,00
Boris and Freda Rome	100,00
Nixon, Mr H.	10,00
Cudworth, E	2,00
Gillman, Mrs H F	100,00
Vivian	10,00
Anon	10,00
Wood, Mr and Mrs P D	20,00
Kellner, Mr A B	50,00
Anon	11,00
Anon	40,00
Clarke, Mrs N	50,00
Anon	25,00
Kruger, L	10,00
Clarke, Mr and Mrs G	10,00
Anon	5,00
Councillor F van der Velde	50,00
Std 9 class, Immaculate (RC) High School	50,00
In affectionate memory of Mrs M White from Sydney and Peggy Heap	20,00
Anon and family	10,00
Sawdon, Neil	10,00
Wessels, E C	5,00
Phillips, H	1,00
Sisterhood of Temple Israel, being proceeds of a Bridge Drive	103,50
Total	959,89
Previous total	255 532,97
GRAND total	1 215 072,86

New SHELTER tie on sale to the public

By ROGER WILLIAMS
Chief Reporter

CAPE TIMES
9/9/77

124

THE Cape Times-supported SHELTER fund has its own distinctive tie, with the simple shack-and-family SHELTER motif embroidered on it.

Mr Derek Siegel, a Cape Town neckwear manufacturer, has presented 25 ties to the SHELTER board of trustees for fundraising, and from next Friday SHELTER ties will be available to the public at five rands a tie.

They are being produced in two colours, navy-blue and brown, with the SHELTER motif picked out in gold.

Dr O D Wollheim, founder-trustee of SHELTER, said yesterday the trustees were grateful to Mr Siegel and his company for producing the ties, and it was hoped that many orders would be received from people who wished to associate themselves with SHELTER.

Anyone buying a

SHELTER tie would be making a donation to the fund at the same time.

Orders for the ties can be placed through the SHELTER office at Kenilworth Centre, Box 2180, Clareinch 7740 (Telephone 61-1722). Each order must be accompanied by five rands for each tie ordered.

Meanwhile, the steady flow of donations into the SHELTER fund is being maintained, and another R959 received this week has taken the total to R256 492.

So far about R50 000 from the fund has been allocated R30 000 for immediate material relief for thousands of victims of the recent winter weather, R10 000 for modular houses erected for SHELTER

at the emergency camp at Nyanga, and R10 000 for tents to provide temporary cover for evicted families.

Mr Derry Fitnum, warden of Cafda, which is administering the SHELTER fund, said yesterday R3 200 worth of milk powder and soup powder, given by Nestle (SA) (Pty) Ltd, had been distributed to thousands of flood victims and poor people in the Retreat-Steenberg-Grassy Park areas.

● **Footnote: A list of donations to SHELTER will, for the next few months, be published once a month instead of weekly.**



Mr Derek Siegel, left, a neckwear manufacturer, shows the first SHELTER tie to the founder-trustee of the fund, Dr O D Wollheim. From next week SHELTER ties will be available to the public, at five rands a tie.

Mercury 14/9/77

Mayor's 'aid' to Blacks

(124)

Mercury Reporter

PINETOWN Council was determined to alleviate the present "chronic" living conditions for Blacks in Pinetown, the mayor Mr. Owen Jones said last night.

Speaking at the mayoral inauguration where he was returned as mayor for a third term of office, Mr. Jones said council had taken some steps in spite of the fact that "they were prohibited from taking direct remedial action."

Pressure

They would apply pressure on the various authorities concerned with the development of kwaNgendezi — a Black township — right up to ministerial level.

Outlining living conditions in Pinetown area, Mr. Jones said Blacks now lived in "the hills and valleys of Mariannahill and St. Wendoln.

"It is still not commonly realised that all those people in terms of the group areas zoning of 1966 have to move out of Pinetown, including those living in Klaarwater Township."

The magnitude of the problem was immense as 35 000 to 50 000 people lived in the area, he said.

"Regardless of their origins the urban Black, whether we care to accept the fact or not, is a vital, integral component, of our modern way of life.

"The fact that overall responsibility for Blacks has been removed from local authorities does not alter the fact that at present these people are our fellow residents of Pinetown," Mr. Jones said

MINUTES OF A MEETING OF THE PARISH COUNCIL OF
ST. FRANCIS OF ASSISI, SIMONSTOWN, HELD ON
TUESDAY, 9TH AUGUST 1977 IN CHURCH

Present: Canon D.C. Rogers
Mr P. Lord
Miss J. Cartwright
Mr R. Norman
Mr J. Merand
Mrs de Villiers
Mrs Tredree
Mrs Luxton
Mrs Taylor. Mr. P.S. Fouche.
Actg. Hon. Secy.

Chairman
Churchwarden
Churchwarden

Chapelwarden, St. Andrews

structure reading and prayer.

ACTION

177, having been
Mrs Tredree
subject to 18th

rehabilitated men
aged white men and 60
Salva- tion Army home for 63
and R489 822 for a Salva-
tion Army home for 293
elderly white people
R1 960 770 for a home for
economic rent for Indians;
to be sold or let at an eco-
nomic rent for Indians;
at the Rylands Estate, to
be sold or let at an eco-
nomic rent for Indians;
promised R130 640 for 38 homes
at the Rylands Estate, to
be sold or let at an eco-
nomic rent for Indians;
The Housing Committee
heard yesterday that the
Department of Community
Development had prom-
ised R130 640 for 38 homes
at the Rylands Estate, to
be sold or let at an eco-
nomic rent for Indians;
and rehabilitated white
men at the Western Boule-
vard).

Rylands
Estate
housing

Miss Janet
Cartwright and her
hymn books. He al-
expressed the council's thanks to
Mrs de Villiers for a donation for one dozen hymn books.

d. Notice board. It was reported that the list of the notice
board will be corrected by Mr King on Saturday, 13th August.

e. Roof repairs. The account for the repairs was produced
reflecting the full amount of R5 964-12 less discount for
R149-10 balance owing being R5 815-02.
It was agreed that Diocesan authorities be informed that the
roof was repaired satisfactorily, that they be requested to
pay R5 000 and cheque for balance be forwarded by Mr Merand.

2. / Rectory

Apologies: Pat
Miss
Mr.

1. Opening
The meeting was of

2. Minutes

Minutes of the mee-
printed and circulated,
seconded that these be
on page 2 be amended to

3. Matters Arising

a. Piano at Rectory.

b. Roses. Mrs Parson.

c. Hymn Book "Inserts"

12/1
12/1

1244

October 20, 1977

Housing problem ^{ET.} _{20/10/77} insoluble?

THE HOUSING problem appeared to be insoluble in the foreseeable future and attitudes towards squatters would have to change, Professor S J Terreblanche, a member of the Theron Commission, said in Cape Town this week

Speaking at a planning symposium on the position of the coloured people after the Theron report, he said he still regarded housing as a high priority matter. It was necessary to realize that in an important sense the problem was insoluble in the foreseeable future.

The reason for this included that fact that it would cost a billion rands to eliminate the backlog and the population was increasing rapidly, he said.

In addition, there was a problem of chronic unemployment and under-employment. Many people were not in a position to pay rent.

He wondered whether it was not time for a change of attitude on squatting. It was an important priority to consider helping and disciplining the squatters to ensure that they squatted in an orderly manner.

HOUSING and HOSTELS

CAPE

JAN. 1977 - DEC. 1978

Buyers to pay rates

EAST LONDON — People buying homes at the beginning of the year will find they have to pay a full year's rates before they can take transfer of their homes

The City Treasurer, Mr J Howell, said it was a requirement that the rates

for the current year be paid before the Deeds Registrar accepted any deed of sale

"If a person buys a house in the middle of the year, usually the seller will pay half the rates and the buyer the other half,

25/1/77 S.A.
124
but if a person buys a house on February 1, he would be liable to eleven twelfths of the rates."

Mr Howell said, if a seller was in arrears, he would have to settle his rates before he could sell his house. — DDR.

Coloured families get own homes

124

August 21/77

NINETY-FIVE coloured families officially took possession today of their homes in the R1,2-million AECL housing project at Macassar, near Somerset West.

The project is officially named Marvin Park — on the recommendation of the residents' housing committee — after the general manager of AECL, Mr Denys Marvin.

Families in the higher income group of coloured employees at AECL have been living in the houses since they were completed in July this year.

The houses have three or four bedrooms, and cost between R10 000 and R14 000, including the cost of the land, depending on which of the nine available designs was chosen.

The houses, standing on erven of about 500 sq metres, were bought by AECL through its home-ownership scheme with 30-year bond finance from the SA Permanent Building Society.

Monthly repayments average about R60 and, pending transfer of the erven at the end of the month, bridging finance has been provided by AECL over 18 months.

From the start of the project, prospective home-owners formed the Macassar Housing Committee to advise the company on their housing needs and aspirations.

Once planning got under way, the employees could choose their house design, as well as optional extras like wall-to-wall carpeting or tiles, painted asbestos, cement tiles or slate roofs, and garages.

The mortgage loans are 100 percent and the employees own the houses with no strings attached. For example, they will not be evicted if they are no longer employed by AECL.

Inside Mail Chris Cairncross reports on a new housing scheme for coloureds . . .



Some of the homes recently completed at AECl's Marvin Park. The Hottentot Holland mountains are in the background.

Their Very Own Homes

Settling into the comfort of their own lounge, in their own home, offers contentment to this coloured family

THE old proverb "people who live in glass houses should not throw stones" could in this day and age say "the man who owns his own front window is not likely to have a brick through somebody else's".

An apt comment made by Mr Harry Oppenheimer in his capacity as chairman of chemical giant AECl in stressing the need for giving the people of all race groups in South Africa an opportunity to have a real stake in its future.

And it is a maxim which AECl has been vigorously following up by spending millions of rands on housing programmes for its employees, and particularly those who are members of underprivileged race groups.

The most recent demonstration of AECl's commitment is a R1-million donation made to the Urban Foundation yesterday. Payment is to be spread over the next five years.

It was made at the official opening of an imposing R1 200 000 housing project AECl has completed in Macassar near Somerset West in the Western Cape.

The project, named Marvin Park, consists of 95 homes that have been purchased on a freehold basis by the

coloured employees of AECl's factory at Somerset West. AECl sees its expenditure in the project, together with the R1-million donation, as a necessary investment in South Africa and one that should pay handsome dividends in the future, says Mr D Marvin, AECl's managing director.

While Mr Justice J H Steyn, executive director of The Urban Foundation, remarked "Marvin Park is not only an example of how private enterprise can make a contribution towards ameliorating social distortions in our urban areas but is also proof that the private and public sectors can cooperate efficiently towards the attainment of a common goal".

He hoped the housing project would be the forerunner of many more and will act as a stimulus for other employers to follow suit and demonstrate their commitment to social advancement.

"There has never been a greater need for unselfish, unstinting joint effort at this time," Mr Steyn commented. Marvin Park is the end result of a close cooperation between AECl's factory management, its coloured

employees, who are prospective owners, and the Department of Community Development.

The land for the project was purchased at an average cost of R3 000 for each 500 sq m plot, while the average cost of the houses ranges from R7 000 to R14 000 depending on the design, of which there are nine.

Coloured employees have been able to purchase the homes through AECl's home-ownership scheme via 100% 30-year mortgage bonds arranged with the SA Permanent

Building Society. Monthly repayments average about R60.

Pending transfer of the erven, which is now taking place, bridging finance has been provided by AECl, interest free, over a period of about 18 months.

The employees, therefore, own the houses with no strings attached. To quote one employee: "The house is yours to do with as you wish: to expand it, to alter it, to sell it if need be. It is your own."

And Mr Marvin added "We don't own this complex — it belongs to the homeowners of Macassar. Our investment is in the people who occupy it".

Much effort has been expended on making sure the venture is successful. Considerable time has been spent in ensuring that each homeowner understands exactly what he has committed himself to in such matters as bond repayments, bond registration and transfer costs, rates, maintenance, and water and electricity charges.

In addition, work is being done in educating aspiring homeowners in such matters as family budgeting, hire purchase arrangements, insurance commitments and so on.

AECl is confident that it will not regret its considerable investment in Marvin Park.

"I am sure that this execution of our company's social responsibility has a tremendous spin-off in the recruitment and the retention of staff," observed Dr Peter Ashwell, AECl's factory manager at Somerset West.

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Tenders invited for 1st 30 'starter' houses

C.T. 4/11/77

124

By ROGER WILLIAMS
Chief Reporter

INDERS are being invited by the SHELTER fund's first "starter" houses, at Lot 11, Kalksteentouren, and work on them is expected to begin early in the new year. SHELTER's planning consultants, Revel Fox and partners, have designed this hot low-cost housing scheme in plots of 9 by 22.5 metres.

This is subject to approval by Cape Town City Council's executive committee, which is expected to take a final decision on the use of the land next week.

The initial "starter" houses, which will be expandable, will be built by contractors, to get needy families into shelter as soon as possible. These families will then be helped to expand their homes on a self-build or owner-built basis, as their funds and capabilities permit.

Another SHELTER scheme now under way is the conversion of some bachelor quarters at Langa to married quarters. Work has begun on what will be five semi-detached family houses in the township and it is hoped the conversion will be finished by the end of the year.

This project will not only test the feasibility of such conversions; it is also hoped they will serve as a model for action by employers in the future. The project has been

widely welcomed by residents of Langa.

The layout and plans of four self-build houses at Louw's Bush have been submitted by SHELTER to the Cape Divisional Council and are being scrutinized by council officials.

SHELTER, which played an important part in the resettlement of Modderdam Road coloured squatter families at the Rifle Range site at Bellville South, has also financed the repair, removal

and re-erection of a large prefabricated building at Rifle Range. The building, donated by Shawco and moved by a large firm of building contractors from a Rondebosch site, is to be used by combined churches, and was formally opened last Sunday. The building contractors also made a substantial donation towards the cost of the works.

In a statement yesterday the SHELTER management said it was "hopefully looking forward to many of its demonstration schemes coming to fruition in the near future."

Contest to raise R20 000 for fund

THE Hebrew Order of David's Lodge Haifa, in the Sea Point/Camps Bay area, has initiated a contest through which it hopes to raise up to R20 000 in aid of the Cape Times-supported SHELTER fund for the homeless.

Tickets in the contest are R1 each, and the prize is an

air trip for two to Mauritius, with an eight-day holiday at a Southern Sun hotel on the island. The prize also includes a set of baggage for the winning couple.

There will also be an introducer's prize — a week's holiday for two at any Southern Sun hotel in South Africa.

- THESE are the latest donations that have been made to the Cape Times-supported SHELTER fund for the homeless of greater Cape Town.
- Anon — monthly donation (2 months) 30,00
 - Anon 20,00
 - Evans, Mrs E V 5,00
 - Proceeds from fund raising — Kentworth Centre 52,13
 - Bergvliet Girl Guides and Brownies 68,51
 - Newton Thompson, Mrs Joyce in gratitude to Mr Kortler 5,00
 - Anon 20,00
 - Musart, P J 30,00
 - Coleman, H P 50,00
 - Beck, P A 5,00
 - Wagenfeld, B E and Dr and Mrs Steer in memory of O H Rowe 15,10
 - Rowe, Mrs E in memory of O H Rowe 10,10
 - McClelland, M L 100,00
 - Katramon High School Union, Cape Town

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ct. 4/11/77

X

SHELTER fund swells to R266 707

Branch in memory of Miss Olive Rowe	20,00	organized by Paul Fabian, 12, and Daniel Silke, 13, of Weizmann Primary School	22,50	sociated Air Travel Bureau R20, Dr M S Barnard R30, Dowson and Dobson R25, W J Peters R20, Hawkins, Hawkins and Osborn R40,80, R Yamey R5, J C Kantey R20, R M Friedlander R10, R B Bernstein R5, W M Spilhaus R25, D Bloomberg R20, G E Ferry R5, Louis Kreiner R20, E Merriington R5, E Riess R40, J Tyers R10, S Yach R5, A Wager R1, Another Wager R2, R Hurly R5, R Leslie and Partners R3, King Louis R100, H S M (P-	ty) Ltd R20, Sundry Mr Charles Milner, who walked the full 80 km in aid of SHELTER	135,00
St Michael and All Angels, Elgin	200,00	Anon	1,00	(His sponsors were Pride Pools R50, Mr and Mrs C Beresford R5, Anon R5, Mr L Witkowski R5, Mr C Palm R5, Mrs Herrenger R5, Rattle, Coyle and Fuller R10, The Cape Remnant Party - Mr P Meakin - R10, Constantra Pharmacy R10, C Grover R5, Horseman's Books R10, Pet s Beautique, Sea Point, cash donations R50)		
St Peter's, Mowbray	50,00	Andy Marcow and Susan Diamond, both aged 9, proceeds of odd jobs done at Bantry Bay, in school holidays	17,00	Safmarne R10, C Slade R5)		
80th Birthday	15,00	BIG WALK, October 10		Total	3 223,29	
Anon	1,00	Six city councillors who "shuffled for SHELTER", Frank van der Velde, Sol Kreiner, Bill Smit, Tiaan van der Merwe, Tom Walters, Andrew Hudson	521,80	Previous total ..	263 484,08	
Blaine, Marjorie	5,00	(Sponsors were M H Goldschmidt (Pty) Ltd R25, J R Flax R10, As-		Grand total	266 707,37	
Collier, M Mr and Mrs	20,00					
The Black Sash, in memory of Miss Olive Rowe	5,00					
Rabinowitz, A	50,00					
Barlow Packaging Staff, monthly contribution	80,91					
Clausen, Mrs Penny	5,00					
Anon	2,00					
The Methodist Church of South Africa - Southfield Society	50,00					
Haines, C	20					
Anon, in memory of Vera Catherine Davis	100,00					
Sawdon, Neil	5,00					
Blackburn, Grace	100,00					
Anon	3,00					
During, E	40,00					
De Bruijn, W	25,00					
De Groot, W A	30,00					
Anon	5,00					
Anon	25,00					
Pioneer Press	25,00					
Solly Kramer's Ltd - October and November donation	100,00					
Appleton, C S	5,00					
Mitchell, Mr D M	10,00					
Bridal fashion show	30,00					
Observatory Baptist Church	1 000,00					
St Andrew's Church, Newlands	13,04					
Anon, monthly donation	15,00					
Anon, Grahamstown	10,00					
Grateful	20,00					
Proceeds of comic sale						

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SHELTER plan for 86 houses approved

1211

SHELTER has at last been given the go-ahead to start building 86 homes for squatters on Lot NMH, Kalksteefontein.

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After discussion between delegates from SHELTER and Cape Town City Council's Executive Committee yesterday it was agreed SHELTER should lease 86 plots with nine-metre frontages.

Occupants will be able to buy the houses from SHELTER and the plots from the council.

Miss Ann Olivier, a member of SHELTER's advisory committee on the site said it had been decided SHELTER should lease the plots and not buy them as originally suggested because buying and then selling would have invol-

ved two payments of transfer fees.

Miss Olivier said the contract to build the houses had now gone out to tender.

'We can go on to the site immediately,' she said, 'but it is nearly time for the builders' holidays so I imagine we shall start in January.'

The scheme to build the houses has been under discussion for about eight months.

At the October council meeting there was disagreement between the Housing Committee, which recommended the plots should have nine-metre frontages, and the Executive Committee,

which thought they should have six-metre frontages to fit more houses into the site.

DEFERRED

The matter was deferred so that SHELTER could be consulted, and the Executive Committee was given power to make a decision on behalf of the council to avoid further delay.

Miss Olivier explained that SHELTER had originally designed houses with nine-metre frontages so each house could have a private courtyard and there would be a better life-style for the occupants.

1211

Coloured housing to year 2 000 planned

EAST LONDON — The East London City Council Town Planning Department has embarked on an extensive housing scheme for Coloured families up to the year 2 000.

The scheme includes housing in the economic and sub economic income bracket. A survey will also be conducted to establish how housing could be provided for families whose breadwinners earn between R10 and R60 a month.

A recent survey by the council's Housing Department showed that 1 131 families, including 500 pensioners, have an income between nothing and R40 a month.

In a report to the Coloured Management Committee, the Director of Housing, Mr K Martinsen, said there appeared to be no direction to the planning of future housing needs and, in fact, no council authority existed for this.

He said it would be necessary first to ascertain the number and types of dwellings required and then to plan accordingly.

In reply to the CMC vice-chairman, Mr P Mopp, as to how much land would be required, Mr Martinsen said this could only be ascertained when the density of housing permitted in a particular area had been defined, as well as the type of housing to be provided in that area.

He said it would be necessary to carry out a further survey to ascer-

tain whether the people earning between R10 and R60 a month could pay any rental at all and to decide then what accommodation could be provided for the rental which could be afforded by each family.

The Town Planner, Mr D Williams, said the normal density permitted was 200 persons per hectare, but this could vary depending on the topography and quality of land available.

He said it was calculated utilising the land between the existing Buffalo Flats Township No 1 and the national road, plus the land to be made available in Duncan Village, would cater for the housing needs up to the year 2 000.

Mr Williams said the main problem faced by the planners was they did not know the structure of the families for which accommodation was to be provided.

He would like to have the result of a sociological survey with particular reference to this aspect before planning commenced.

Cllr R Belonsky had pointed out that Rhodes University had been approached to undertake such a survey.

Mr Williams said sufficient land was available to include community facilities in future housing schemes.

The chairman of the CMC, Mr J H Nash, said his committee had met the Chambers of Commerce and Industries regarding increasing wages to the

Coloured community to improve their standard of living.

Mr Mopp said an investigation should be conducted into underdeveloped sites in Parkridge Township as well as undeveloped land in that area and other townships in the Coloured area which could be utilised for the erection of accommodation for the squatter families.

He said in spite of objections by National Party members like Sen Geoff O'Connell, Mr Gavin Clark MPC, Mr A D Jeans, chairman of the Amalinda Ratepayers Association, Mr R Swan, vice-chairman of the Amalinda Ratepayers Association, and Cllr J H Bezuidenhout, there was a strong possibility the Coloured community would obtain the municipal commonage of Amalinda which is adjacent to Buffalo Flats Extension No 1 along the Buffalo River to Buffalo Pass.

Mr Mopp said the CMC had asked the Group Areas Board for that piece of land for future extensions of the Coloured areas because there was a scarcity of land for future expansion of Coloured housing schemes here in East London.

It is believed the East London Peoples' Organisation is also working on a blueprint for future development of the Coloured areas — DDR

Normal housing no answer — report

ARGUS
29/11/77 CS 11
124

CONVENTIONAL housing will not solve the black housing problem. Simpler transit accommodation will have to be permitted if the present trend toward indiscriminate peri-urban squatting is to be controlled, says the annual report of the Divisional Council's health department.

The report, contained in the annual report of the former-chairman of the council, Mr H J Kriel, was put before the council's monthly meeting today.

'There is no doubt that the shortage of suitable

housing, particularly for the less privileged members of the coloured population, remains the unresolved problem,' the report said.

'Financial restrictions in the difficult times through which our country is passing have not made matters easier'

VICIOUS CIRCLE

When unauthorised shacks were demolished by the council the occupants moved on to 'some other bushy and hidden area or back into already overcrowded housing with family or friends, creating what the report described as a never-ending vicious circle.

In a separate section on African squatters, it said recent steps had been taken by the Government and local Bantu Affairs Administration Board to clear the shacks in Bellville South

'Preliminary indications are, unfortunately, that the effect has been not to solve the problem, but rather to scatter it to other areas of the Peninsula,' the report said.

Council saving

THE mechanical workshops of the Divisional Council saved more than R400 000 during the past year through greater efficiency, the council's annual chairman's report said.

This saving varied from R150 a month on the depot's telephone bill, to R21 000 on engines overhauled by outside firms.

Referring to the council's forestry section, the chairman said the number of bush and veld fires dealt for the year 1976/77 was the lowest yet recorded.

which makes the present value of the series of annual returns equal to the purchase price of the capital asset. This rate of discount is the marginal efficiency of capital.

Suppose the capital asset cost R354.60 and yielded R100 at the end of each 4 years after which time it was of no value. The rate of discount which reduced the annual returns to equal the cost of the asset would be 5%, as in the example below.

Expected Return	3%	4%	5%	6%
Value Discounted at				

period of 1 year at a rate of interest of R100 + P5. d after 1 year and i = the rate of Interest
(1 + 0.05) = R105

cars at 5 per cent per annum compounded will receive R115.76.
(1 + 0.05)³ = R115.76

25 (1 + 0.05) = R115.76

est is calculated and what the value of a + some future date, depending upon the that we shall receive a specific sum at ent value of that future sum if we are will be

$$\frac{Pt}{(1+i)^t}$$

ceive in the future. Therefore the after 3 years is

$$= 100$$

to borrow funds, he wants to know if the profit from the use of the funds he has borrowed, he has to pay on the loan. Therefore, he receive each year on the borrowed sum.

does not need to borrow, he will want to know (for example, a machine for a factory) will and the money elsewhere (for example, to a

preciation) that he expects to receive each determine the percentage rate of return this percentage is simply the rate of discount

Councils to get ^{Cap Times} 30/11/77 R19,5m for housing

124

CAPE TOWN City Council and the Divisional Council have been allocated about R19,5 million of the R250m which the government announced it was making available for lowcost housing to stimulate the economy

About R11,5m will go to the Divisional Council for coloured housing and the City Council will receive R7m for its coloured housing programme and nearly R1m for Indian housing.

According to a circular issued to local authorities by the Secretary for Community Development, Mr L Fouche, R100m will be made available for African housing and R50m of this will be for the homelands

The allocation for coloured housing is R100m and R50m will be spent on Indian housing.

In a report to the housing committee, Mr J G Brand, the City Engineer, says it is clear that the money must be used to finance schemes that have already been approved by the Department of Community Development and can be put out to tender very soon.

He recommended that three community halls costing R144 000 should be built in Mitchell's Plain (areas H C and J) as well as two civic halls costing R600 000 (areas C and J) Tenders for these buildings could be invited within a few weeks.

Balance for housing

Mr Brand said the balance of the money should be spent on houses at Mitchell's Plain in completing block AC and building further houses in area A.

He said R151 500 should be spent on land for Indian housing and R846 310 on the houses.

The chairman of the Divisional Council, Mr Ivan Hampshire, said in a press statement yesterday that the greater portion of the council's allocation of R11,5m was likely to be spent in Elsie's River

In this area the Divisional Council had already spent R32,7m on land and services and it had supplied 4 839 completed "housing units"

His council had already rehoused about 30 000 people in Elsie's River since 1970

Mr Hampshire said the R11,5m was over and above the council's normal housing funds.

1244

Policeman 'not hounded'

MRS EULALIE STOTT, chairman of Cape Town City Council's housing committee, denied the council hounded a coloured policeman out of his home with the result he now lives the life of a vagrant.

The plight of Constable Karel Witbooi and his family, who spend their nights in the park and other public places in Muizenberg, was disclosed in Weekend Argus last Saturday.

The Witboois, when they married, rented rooms in council houses in the Steenberg and Retreat areas but claimed they were 'hounded' out by City

Council officials because it was 'irregular' for two families to live in the same house.

Constable Witbooi was transferred from Kimberley to the Muizenberg police station eight years ago. He and his family have been in the open for a few months.

Mrs Stott said in a statement: 'It is well-known to concerned people the appalling housing shortage in the Peninsula has bedevilled the lives of coloured families for decades.'

EMPLOYERS' JOB

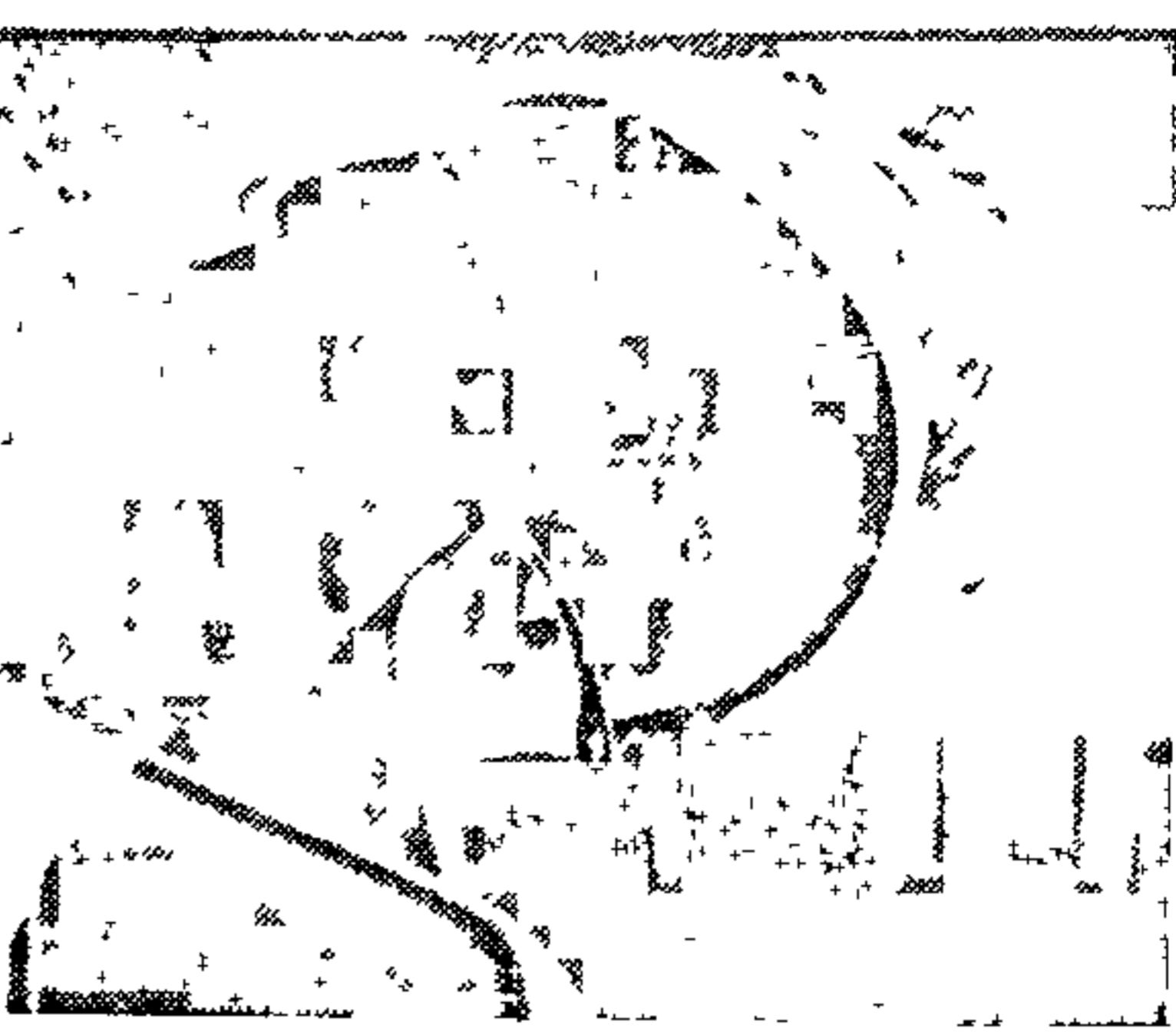
'It is ironic that the case you have highlighted should be a policeman from Kimberley, because it was the Government who recently introduced legislation prohibiting pondoks and requiring

employers not to employ staff unless they were satisfied their employees had suitable housing.

In Mr Witbooi's case the police department could perhaps help to buy a home ownership house at Mitchell's Plain.

'It is because authorities have failed to build sufficient houses for those in need to rent that concerned people — aware that every month there are Cape Town residents who, through no fault of their own, become homeless — have advocated the use of the John Power camp and other similar places or site and service schemes or caravan parks as a temporary solution for those people in regular employment who find themselves homeless,' he said.

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CONSTABLE WITBOOI - CITY'S 'VAGRAMT' COP

By Moegsien Williams

CONSTABLE Karel Witbooi is a vagrant cop. When he comes off-duty he heads for the nearby park to spend the night on park benches with his family.

They have been sleeping in the park and other public places in Muizenberg for the past few months after being evicted from a council house in Steenberg where they rented a room.

Constable Witbooi was transferred from Kimberley to the Muizenberg police station about eight years ago.

He got married in 1973 and since then he has lived in 14 different places, according to a police welfare officer.

His wife, Rebecca, a waitress at a Muizenberg

POLICEMAN'S wife, Mrs Rebecca Witbooi, explains the hardships her family has to endure during their

Off duty, he spends the night on a bench

hotel, told this week of their nomadic existence since they got married and the hardship they had to endure in the open these past few months.

Their lack of a fixed home and having to sleep in the open has been especially hard on their three-year-old twins and five-year-old son, she said.

'When my husband was transferred from Kimberley he rented a bachelor's room in Steenberg in order to be near his place of work.

'When we got married he was forced to find another place to live because his room was too small to house a family'.

The Witbooi's then rented rooms from people living in council houses in the Steenberg and Retreat areas but were 'hounded' out by City Council officials because it was 'irregular' for two families to live in the same house.

For a similar reason they had to leave her mother's house without being provided with alternative accommodation, Mrs Witbooi said.

'We have been sleeping mainly in the park but on occasions we have slept at the railway station and on Muizenberg beach. They have been on the housing list of the City Council and the Divisional Council for several years now and not even the Department of Police can help although they have been allowed to see the welfare officer,' she said.

'I'm desperate for a house now because our family life has been ruined.

'My children are living with my mother as they became ill because of their nights in the open.'

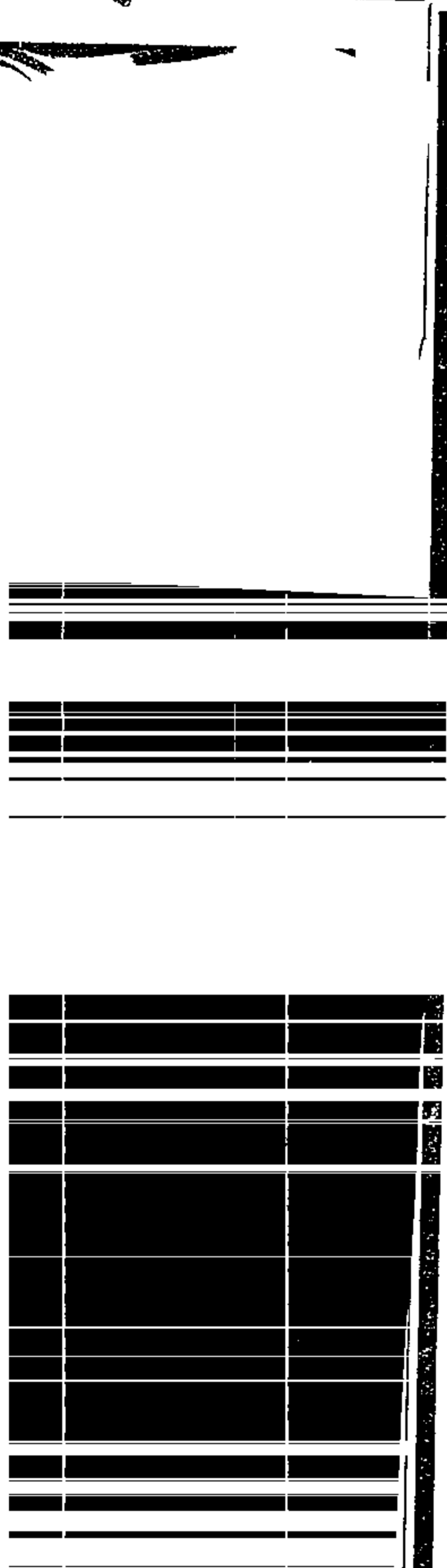
The police welfare officer in Cape Town said the force could only provide a limited number of policemen with accommodation.

The position of black policemen was specially bad and the only housing for married men was at Epping, Manenberg and Athlone, he said.

'I have gone into the case of Constable Witbooi and I know him to be an exemplary policeman. He's almost indispensable at the Muizenberg police station and they are scared of losing him.'

The welfare officer said he assisted Constable Witbooi in 1974 with the filling in of housing application forms.

He contacted the Divisional Council last week but they were unable to provide a house immediately, he said.



Firms urged to help

ARRAS 5/12/77

in housing squatters

1274
MAY 13 1977

THE Cape Town City Council hopes that other local firms will follow the example of

four which have offered a contribution and loans at a nominal rate of interest, total-

ling R175 000, to help provide low-cost housing for squatters.

Thanking the firms, the Town Clerk, Mr H G Heugh, said the council hoped that 'this expression of social responsibility and concern will be a beginning only and that other firms will follow suit.'

But the director of the Cape Town Chamber of Commerce, Mr Brian McLeod, pointed out that many other firms were already helping to provide non-white housing through substantial contributions to the Urban Foundation and SHELTERR.

INTEREST

'These four firms are not setting an example, they are following it,' he commented. 'Certainly, a tremendous amount of money has been poured into the Urban Foundation.'

'I am surprised if Mr Heugh is not aware of that.'

The four firms which have offered money to finance low-cost housing for squatters at Kalksteentuin are South African

Breweries, which has offered R50 000 either as a gift or as a loan over 40 years at one percent interest a year, the South African Permanent Building Society and Metal Box (South Africa) Ltd which have each offered loans of R50 000 over 40 years at one percent interest; and Mutual and Federal Insurance Ltd which has offered a loan of R25 000 over 40 years at one percent interest.

they could not afford a rental of more than R10 a month.

The City Engineer, Mr J G Brand, pointed out in a report to the housing committee that rents would have to be higher than this if the houses the council was building at Kalksteentuin were financed by the National Housing Fund.

Dr Terence Corry, regional co-ordinator of the Urban Foundation in the Western Cape, said: 'These four firms are being very helpful in making money available specifically for a housing project. I hope other firms will make money available for housing.'

Cape Times 10/12/77
Home is a park bench for policeman and wife

By BOB MOLLOY

HOME is a park bench for coloured constable Karel Witbooi of Muizenberg who has spent the past four years without permanent accommodation for himself, his wife and three children.

Originally from Kimberley, Constable Witbooi was transferred to the Muizenberg police station eight years ago.

Till his marriage in 1973 he was entitled to police bachelor quarters but since then has had no fixed accommodation.

From time to time he boarded with relatives and friends but on each occasion was evicted under city council by-laws.

At present, his family is homeless. The

three small children stay with his mother-in-law while he and his wife, Rebecca, sleep on park benches at night.

A police spokesman yesterday said policemen had no priority over other citizens in housing applications, and that Constable Witbooi had applied to the Cape Town City Council for accommodation.

A senior policeman at Muizenberg police station refused to comment on Constable Witbooi's problem and said he could be interviewed "when he comes off duty".

The City Council housing department confirmed that Mr Witbooi had applied for a house in June 1974, and was "still on the waiting list".

Mr Tom Walters, deputy chairman of the council's housing committee, told the Cape Times the coloured waiting list for rented accommodation in the Peninsula was 21 127, with a further 5 464 applications to buy houses. Only persons with an income of less than R500 a month could qualify for these houses.

"I am extremely critical of the police in this case for not providing this man with proper accommodation through the Department of Community Development," Mr Walters said.

"They are forcing this policeman to become a squatter"

Asked if any help could be given by the City Council, Mr Walters said the housing committee had discussed the problem and decided to uphold a decision by the director of housing not to give priority to Constable Witbooi.

Squatting is illegal in terms of the Squatting Act, which also penalizes employers who hire people from outside the municipal area unless they have certified accommodation.

"It is really up to the police in conjunction with the Department of Community Development to find accommodation for Constable Witbooi," said Mr Walters.

Many mod cons for stevedores

THE STEVEDORES' housing complex in Guguletu which was officially opened yesterday afternoon is neat, clean and tidy — and has all the mod cons

Features include electric hot plates which switch off automatically after 20 minutes and showers which deliver nine litres of hot water at the pull of a chain, both conservation measures

There is room for 700 men, most of whom are married. Their wives are not allowed to live in the Peninsula

They are allowed visitors, including women, till 8pm. The R 3/4 million project was financed by the Cape Town Stevedores Association and the Association of Shipping Lines after the shipping lines in Europe asked for improved living and housing standards

Each occupant pays 7 percent of his average 1976 wage in rent for the furnished flats which have toilets, showers, running water and electricity

The Transkeian consul in Cape Town, Mr M Dumahisile, was among the guests yesterday. He said he was impressed with the facilities and wished more employers would follow the stevedore association's example

Stevedores return home from the docks. The name of their block, Ikwezi, means morning star. The housing complex in Guguletu was officially opened yesterday.

A resident of the stevedores' housing complex in Guguletu entertains a woman friend outside his flat.



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124

Capl Times 2/11/78

(124) Mitchell's

Council to check Mitchell's Plain housing complaints

THE Divisional Council's housing committee is to inspect a large section of Mitchell's Plain, after complaints by residents that their houses are shoddily finished and that the area lacks basic services.

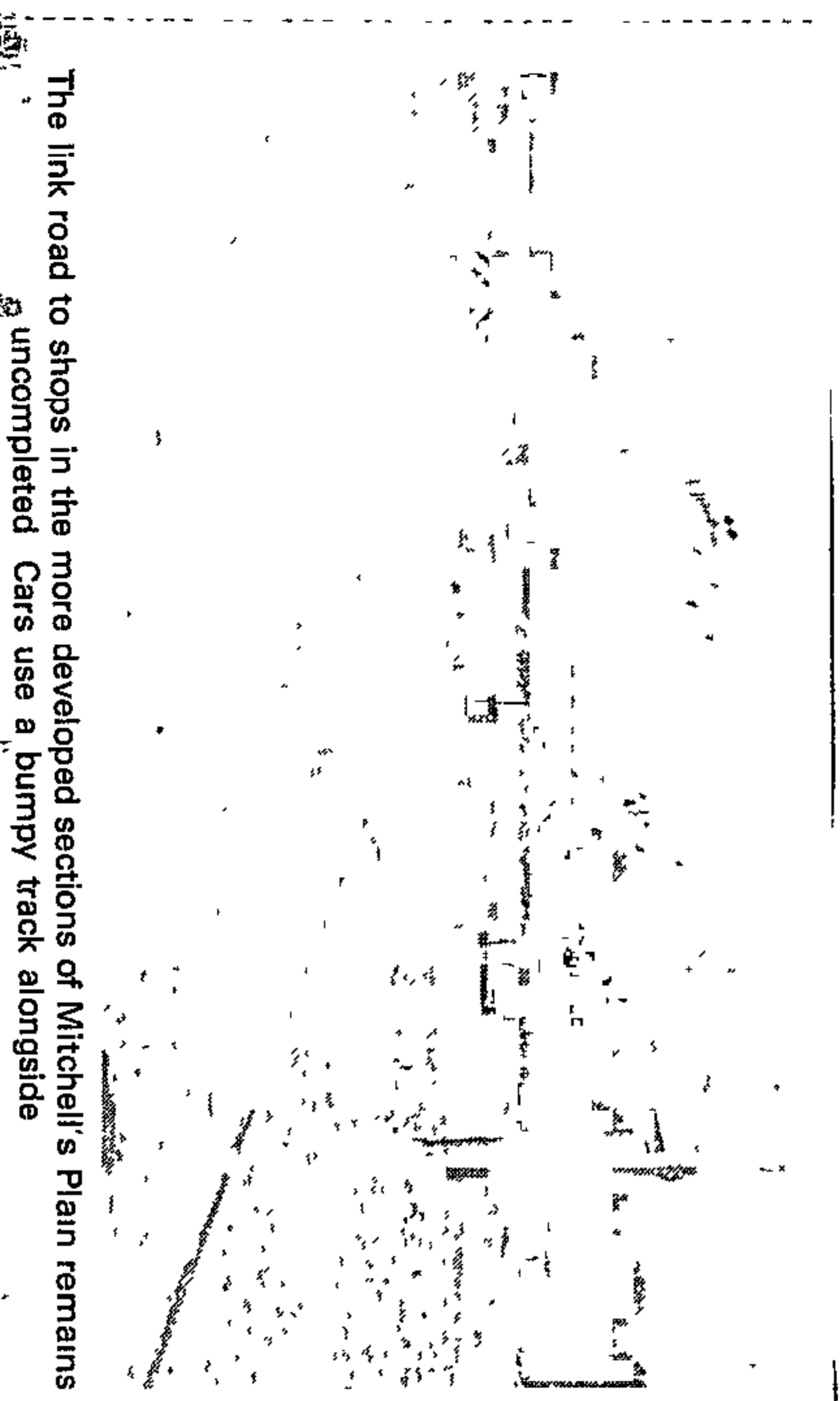
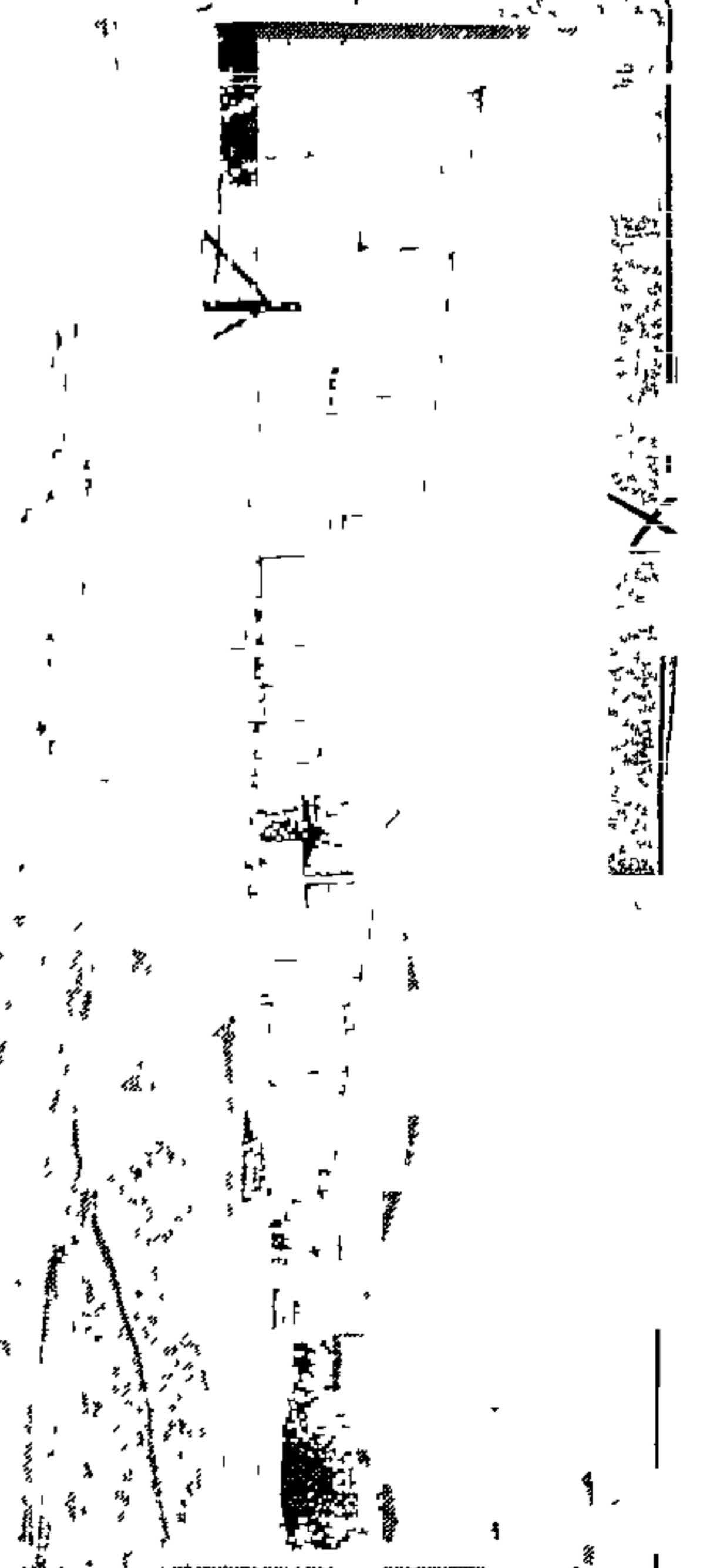
The Woodlands Ratepayers' and Tenants' Association has presented its grievances at a meeting of the committee. The association represents residents of Section One, a Divisional Council project.

- Streets are not properly cleaned in the area where people own their own homes
- Completed home units are poorly finished inside.
- There is a dangerous lack of traffic signs at intersections
- Shops and places of entertainment are minimal
- There is no security fence around the area, and criminals hide in nearby bushes
- The road link to Section One is in a disgraceful state — untarred and unpaved

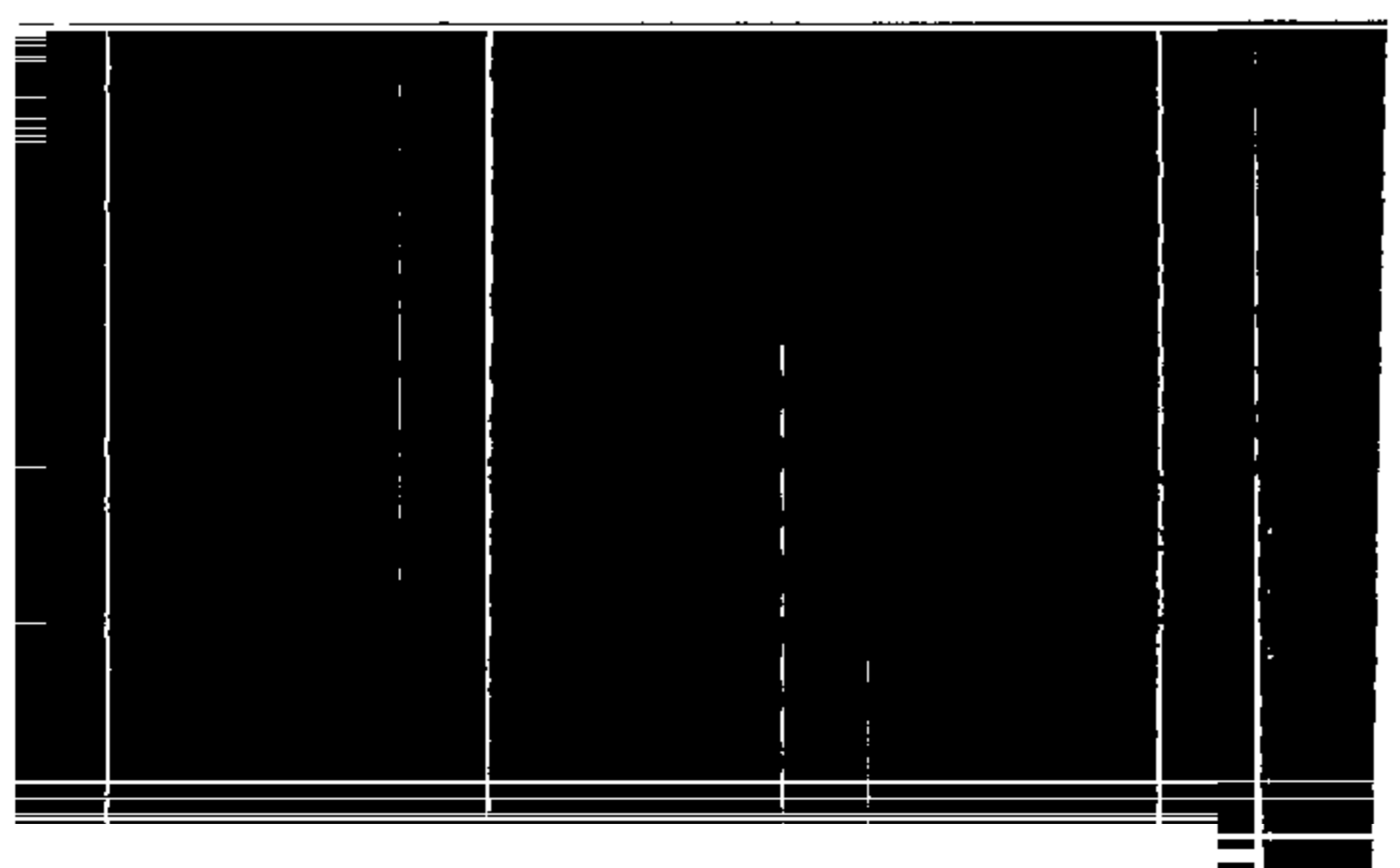
Two, which has a supermarket, remains uncompleted (buses would be able to reach Section One once it is open).

Earlier this month, the Cape Times forwarded to the Divisional Council complaints received from residents in the area. Mr Moeke said these were identical to those which the Ratepayers' and Tenants' Association had submitted. He would reply to them after the inspection next month.

Thick sand clogs many roads in Section One of Mitchell's Plain



The link road to shops in the more developed sections of Mitchell's Plain remains uncompleted. Cars use a bumpy track alongside.



Cape Times 13/1/78

124

Town Clerk's plea to oppose Slums Act bill

A DRAFT BILL to amend the Slums Act and give the Secretary of Community Development drastic new powers, should be strenuously opposed, the Town Clerk, Mr H G Heugh, has advised the City Council

The draft bill was sent to the council for comment by the Cape Province Municipal Association

The bill authorizes the Department of Community Development to demand from local authorities that they make sufficient residential plots available.

In his report Mr Heugh says the Secretary of the Department of Community Development "will be authorized in his sole discretion to force local authorities, presumably

at their own cost, to acquire large tracts of land".

The secretary would then be able to force municipalities to sub-divide the land to plot sizes "he lays down and to sell them at prices determined by him".

Mr Heugh said the proposal should be strenuously opposed because

- This would "constitute a major and unwarranted intrusion upon the autonomy of local authorities".

- It would allow the secretary to force local authorities "to enter a field that which has traditionally been the province mainly of private enterprise".

- The proposal could result in an "extremely onerous financial

burden" on a local authority and its ratepayers.

Mr Heugh points out that in the past local authorities have been responsible for housing those who should receive assisted public housing

"This will now force them into a fresh field entirely — that of catering for the more sophisticated needs of the much wealthier home ownership group requiring individually designed and built houses."

Another bill on which the council has been asked to comment is one on the co-ordination of housing matters

This legislation will create two bodies, one of them a committee of 15 members, of which only two will be representative of local government

Newhousing call

FRGUS 24/1/78 (124)

Council bid on

Malay quarter

THE ARGUS, TUESDAY JANUARY 24 1978

CAPE Town City Council will be asked by its housing committee to abandon plans for the second stage of its scheme to restore the historic Malay Quarter.

The estimated cost of the second stage is R3 062 444. The committee suggests instead that new houses be built on the site in a style to blend in with the older buildings.

This controversial proposal is being put forward on the grounds that a large part of the Malay Quarter has already been preserved under the first stage of the restoration scheme, and that new housing at a reasonable cost would do more to meet the needs of the population.

The housing committee is also recommending that the new houses, and older ones which have already been restored, should be offered for sale to the occupants.

AMENITIES

It recommends that the council should still go ahead with the provision of amenities — including a creche, community centre, playgrounds and playing field — which it had planned to include in the restoration scheme.

Under the second stage of the scheme, if it is carried out, 73 homes would be restored at a cost of R2 119 678; R780 094 would be spent on providing amenities and R162 672 on services.

This would include the restoration and repair of cobbled streets and putting overhead telephone and electrical cables underground.

Malay Quarter cost

Cape Times 3/2/78

From Mr J G BRAND, City Engineer of Cape Town:

I REFER to the report "Council has hashed up Malay Quarter restoration" (Cape Times, January 30)

It would appear that the very detailed 64-page report on the restoration of the old Malay Quarter dated May 1977 which I submitted to council's housing committee has not been seen by your reporter

I offer the following comments which it is hoped will clarify some of the issues raised

Departmental construction and length of time taken to complete.

Your reporter poses the question Why has the restoration cost so much? He answers it by attributing this to the fact that the work was carried out departmentally and that it took a long time to complete

Your report is correct in assuming that the latter factor contributed to the increased costs It must be pointed out, however, that the financial grant from the government subsidizing the cost of this scheme was conditional upon the work being carried out departmentally over a period of not less than five years. The council accepted these conditions and the work was programmed accordingly

46 dwellings

My department's report dated April 1966 recommended that approximately 46 of the 52 dwellings comprising the first extension be demolished and rebuilt behind restored facades and to a standard and size equal to those of the then highest quality houses in the council's selling schemes

Apart from the conditions of the government grant mentioned above a further condition was that the restoration work was to be to the satisfaction of the National Monuments Council and their architects, whose fees were to be from a charge against the grant. Although my report recommended demolition and rebuilding (rather than restoration) of all but six of the dwellings the National Monuments Council insisted on the maximum degree of restoration throughout and on the retention of virtually every scrap of material in the existing structures in its original position. The acceptance of this condition required the often slow and painstaking planning and restoration of the whole of each dwelling to its original size. On the average,



Mr Brand

therefore, the reconstructed dwellings are larger not only in plan but also in height, than had been contemplated originally in 1966

The 1966 estimate for the construction work, which was on the basis of reconstruction rather than restoration, was R503 530, inclusive of the government grant of R298 000 Authority to commence construction was received only in April 1970, and the work was completed in August 1976, at a cost of R841 962, an increase of R338 432 or 67 percent in excess of the 1966 estimate

The average building cost index (Bureau of Economic Research, Stellenbosch) between 1970 and 1976, when construction was undertaken, rose by 86 percent as compared with the index in 1966 when the estimates were prepared

Taking into account the fact that the 1966 estimate was for a scheme to reconstruct almost all the houses and not to restore them, as the council was eventually obliged to do, as well as the fact that the restored houses were generally larger than those originally contemplated, the actual percentage increase in cost compares more than favourably with the percentage rise in building costs over the 10-year period

Costs at Mitchell's Plan

Your reporter is correct in stating that private contractors, building for profit at Mitchell's Plan are proving to be cheaper than the council's own building unit, and suggests that the restoration of the Malay Quarter would have cost less if it had been carried out by private contractors This conclusion, however, is quite incorrect

Firstly competition is extremely keen at the present time and economies of scale play a tremendous part at Mitchell's Plan In boom times, however, prices have

been far less competitive and the council's building unit has been able to construct a variety of projects at lower prices than those offered by way of public tenders In fact this pertains even today in some projects

More important, however, in the present context is the fact that the Malay Quarter scheme is totally different in character from the Mitchell's Plain project Piece meal restoration work of the kind the council was obliged to undertake in the Malay Quarter does not lend itself to construction by contract except on a "cost plus" basis, particularly where the buildings are in an advanced state of decay and every effort has to be made to retain as much of the original structure as possible. There certainly is no guarantee that had the work been undertaken by contract under the same difficult conditions and time spread it would have cost less It might well have cost much more

Use of paint

PVA on walls

PVA paint was used in the redecoration of the restored houses in the Malay Quarter in a sincere effort to minimize maintenance costs. It is not unusual to use PVA paint over walls previously painted with limewash and this can be successfully done provided that normal reasonable precautions are taken in the preparation of the wall surfaces before the application of the paint, and such precautions were in fact taken Unfortunately peeling of paint, even on walls not previously limewashed, is not an uncommon occurrence in the Western Cape and can result from a number of factors The reasons for the paint failure in this instance are still under investigation

Restoration by the Malay community

I would be happy to see the Malay community restoring their own dwellings, every encouragement should be given to achieve this end My report dated May 1977 mentioned earlier in fact contained a recommendation along these lines in respect of certain dwellings. However, many houses are in an advanced state of decay, over 50 percent of the second restoration scheme is in this condition Thus few if any of the present occupants may be able to afford to undertake the restoration to the extremely stringent standards which hitherto been required by the National Monuments Council

Coloured families housed in rifle range^x
area near Bellville

*7 Mr P A PYPER asked the Minister of
Community Development

- (1) How many Coloured families are at present housed in the rifle range area near Bellville,
- (2) what conditions apply to such persons as regards (a) rights of occupancy and (b) payment to be made for such occupancy,
- (3) whether residents are directly or indirectly assisted with money or material to improve the standard of their houses

*The MINISTER OF JUSTICE (for the
Minister of Community Development)

(1) 349

- (2) (a) Only temporary sojourn was granted on condition that the site is vacated as soon as the Department makes alternative accommodation available,

(b) no fee is charged in respect of rights of occupancy but an amount of R8 per month per family is levied to meet the cost of essential services such as for example, the laying on of water and streets and the removal of household refuse and night soil, and administration costs

- (3) No, because this is a temporary transit camp which was permitted in order to provide shelter for squatter families which had to be rehoused from the Modderdam area at a time when the area had to be cleared and permanent housing could not be made available immediately

Homeless

told 'no'

to Retreat

holiday ^{ARGUIS}

camp

21/2/78
124

THE John Power Holiday Camp at Retreat will not be leased to Shelter, as a transit camp for homeless families waiting to be housed by the City Council.

The council's housing committee heard yesterday that the Department of Community Development had refused permission for this.

The City Council agreed in October that the camp should be leased to Shelter at a nominal rent, subject to the approval of the Administrator of the Cape, Dr L A P A Munnik.

30 FAMILIES

Housing Committee chairman, Mrs Eulalie Stott, said at the time that every month about 30 respectable, hard-working Cape Town families became homeless through no fault of their own when they were given notice to quit rented rooms.

Allowing the camp to provide emergency accommodation until they could be housed would be an attempt to help a few of them.

The Marina da Gama Residents Association objected to the proposal and asked the Administrator not to approve it.

MORE HOMES

The Housing Committee was told yesterday that finance would be available for 4614 more homes at Mitchell's Plain. This is 1200 fewer than the committee had hoped.

The National Housing Commission informed the council that it had approved a scheme for 1111 two-bedroomed and 3503 three-bedroomed houses to be sold or let at economic rents.

R500 000

SAP 21/2/73
grant for
black (124)

housing

Own Correspondent

PORT ELIZABETH

A R500 000 grant has been made to the Urban Foundation by the Ford Motor Company of South Africa. The grant follows the visit to South Africa last month by Mr Henry Ford 2, who, during his stay, met directors of the Urban Foundation and visited the organisation's home improvement project at Sebokeng.

The grant will be paid to the foundation over five years. The first R100 000 instalment was handed to Mr Justice Jan Steyn, executive director of the foundation, by Mr Brian Pitt, managing director of Ford, today.

Mr Pitt said Mr Ford was very impressed with the Sebokeng project.

Raad kry R11 miljoen vir huisvesting

(124)

DIE BURGER
23/2/78

Deur Ons
Stadsverslaggewer

DIE Kaapse afdelingsraad het R11 535 963 vir die oprigting van laekoste huisvesting vir nie-blankes ontvang.

Die bedrag is 'n deel van R250 miljoen wat in Desember verlede jaar vir nie-blanke huisvesting beskikbaar gestel is deur die Departement van Gemeenskapsbou, en wat deur 'n konsortium van banke gefinansier word.

Die bedrag wat die Kaapse afdelingsraad ontvang, is gister bekend gemaak.

Die Departement van Gemeenskapsbou is aanspreeklik vir die betaling van die rente en die kapitaaldelging aan die konsortium van

banke.

Die konsortium bestaan uit Die Bank van Lissabon en

Suid-Afrika, Barclays Bank, Nedbank, Standard Bank, Trust-Bank en Volkskas.

Family housing units for Bantu in Port Elizabeth

237 Mr T ARONSON asked the Minister of Plural Relations and Development

e (2)

15. Wanneer u en/of de
Wat doen u
16. Gaan u te
17. Watter de
18. Hoe reis u van u woonplek na die plase?
Van die een plaas na die ander?
Wie betaal u vervoer?
19. Het u bepaalde lone?
Hoe word hulle bepaal?
20. Betaal al die boere hierdie lone?
21. Is u betaling bepaal per skaap, per uur, per dag?
weeklikse betaling - kontant (per uur betaling x ure x dae/
per skaap betaling x skape, ens.)
ander betaling
22. Wanneer was die laaste verandering in u kontantbetaling?
Wat was die verandering?
Hoe het dit gekom dat u betaling verander het?
23. Watter probleme ondervind u met die werk?
Wat doen u gewoonlik om die probleme op te los?

(1) How many new family housing units for Bantu were built in Port Elizabeth during 1977.

(2) What is the estimated number of persons waiting for such units

The MINISTER OF PLURAL RELATIONS AND DEVELOPMENT

(1) 1451

(2) Waiting lists for housing are unreliable and a reasonable estimation cannot be determined

gaan u terug huistoe

by elke plaas?

by die huis?

124

The cash evaluation of the remuneration in kind is important for the employer, the employee and other interested persons. It will enable the employer to give consideration to the remuneration of his workers and to determine what adjustments are necessary. If the cash value of the remuneration in kind is explained to the worker, he will have a better concept of his remuneration and working and living conditions. This will undoubtedly give more satisfaction and promote a sense of the security and protection which the worker enjoys on the farm.

Consultation ^X Housing for Whites in Peninsula is commendable.

*16 Dr F VAN Z SLABBERT asked the Minister of Community Development

In the 1965 : Whether there is a shortage of housing stated that the Union
cannot presc for White persons in the Cape Peninsula, if tion was made that
the farmer s: so, what is its extent remuneration to his

workers must †The MINISTER OF COMMUNITY DE-VELOPMENT

In the deter No, there is no general shortage but dequate remuneration
the test whi there is a need of additional residential ie remuneration
provided wil accommodate in certain towns and cities y to be well-nourished
for certain categories of persons who

qualify for national housing

and decently clothed, to have basic household necessities and to provide all basic needs. Moreover the wage structure should be adapted to keep pace with the rise in the cost of living.

In addition to the general remuneration, the wage structure must also provide for wage differentiation on the grounds of merit, productivity, loyalty, responsibility and years of service in order that farm work will also be regarded as a career.

5.4 PROMOTION AND TRAINING

In farm employment there must be opportunity for the productive, hard working and responsible worker to improve his position so that he will regard farm work as a career and not only as a means of earning a living.

For the aforementioned purpose training is necessary. Training in general farm work and also more specialised work takes place in service. It is also the practice that the more productive, specialised and responsible worker is paid a higher wage, reward or bonus. It is recommended that farmers give more attention to

in-service training and promotion.

Attention is drawn again to the short courses for farm workers offered at the Kromme Rhee Training Centre. Farmers are again urged to send their workers to attend these courses.

Hansard 5 col 316 3/3/78

124

5.5 HOURS OF WORK

Owing to the nature of the work and the circumstances prevailing on farms, hours of work on the farm must necessarily differ from those observed in industry. At times, long hours of work are necessary, e.g. periods of pressing. At the other times, shorter periods of work follow.

Most farmers also employ labourers on a monthly basis, and labourers employed free and a week. This practice is

Houses for Blacks at Makana's Kop, Grahamstown
Mr R J LORIMER asked the Minister of Plural Relations and Development

(a) When will the building of houses for Blacks at Makana's Kop in the Grahamstown area be commenced and (b) what amount has been allocated to the provision of housing in this township

The DEPUTY MINISTER OF PLURAL RELATIONS AND DEVELOPMENT

(a) Preparations to call for tenders will be made shortly. Date of commencement of building operations has not yet been determined

(b) R285 197

g seasons or circumstances. shorter periods employed on a d leave. nted paid days any farmers.

5.6 HOUSING

Arising from the site of the farm, it is necessary that workers should reside on the farm, and the farmer is therefore obliged to provide suitable housing for his workers.

At present the housing standards required are considerably higher than before and the farmer is obliged to provide houses of a comparative standard to that of housing schemes in towns.

Depending on the size of the family, a three-roomed or four-roomed or five-roomed house with additional facilities is required. Additional facilities include water, sanitary facilities, store-room, washing-up facilities in the kitchen, as well as laundry and personal bathing facilities, a stove, basic furniture and lighting.

Vraaglys van plaseerders (1)

Naam (eerste naam alleenlik)

Nummer van plaas

1. Hoe het u na die plaas gekom?

2. Het u dit al ooit oorweg om in 'n stad te gaan werk? Indien wel, waarom gaan u nie?

3. Watter werke wil u graag hê u kinders moet doen? Waarom?

4. Watter soort werke plaas of brens?

5. As werker nie ek nie?

As werker skoolge het u nie op?

Probleme.

1. Wat wil u graag (iron, ander)

Coloured housing in Port Elizabeth

241 Mr T ARONSON asked the Minister of Community Development

Whether there has been any change in (a) the number of houses to be built and (b) the estimated amount to be spent in each year under the five year plan for the building of Coloured houses in Port Elizabeth referred to in his reply to Question No 1118 on 21 June 1977, if so, what changes

The MINISTER OF COMMUNITY DEVELOPMENT

No, the City Council of Port Elizabeth has confirmed its programme as furnished in my reply to the hon member's Question No 1118. The construction of approximately 1 200 dwelling units is envisaged for the financial year 1982-'83. Further particulars will be available once the programme for the said financial year has been finalized

ansies)
omstandighede?
rak het nie, waarom
t u nie skoolgegaan
r doen of op 'n

In u lewensomstandighede? (oehuising, ontspanningsgeriewe)
3/3/8
2. Het u al om veranderinge gevra sonder sukses? Indien wel,
Hansard 5 vol 329

gee besonderhede.
124

3. Watter probleme ondervind u met u werke?

Hansard 6 col 337

7/3/78

Housing for Coloureds in Cape Peninsula

105 Dr F. VAN Z SLABBERT asked the Minister of Community Development

- (1) How many family housing units for Coloured persons were built in the Cape Peninsula during 1977 with the assistance of his Department;
- (2) what was the estimated shortage of housing for Coloured families in the Cape Peninsula at the end of 1977

The MINISTER OF COMMUNITY DEVELOPMENT

(1) 5 498

(2) 34 500

For the hon member's information it may be mentioned that on 1977 12 31 there were more than 20 000 dwelling units in housing schemes for which funds had already been allocated and in respect of which contracts have already been concluded or will be concluded shortly. The temporary shortage of funds and especially inclement weather conditions had a temporary detrimental effect on the building rate but the additional funds which were made available towards the end of 1977 will once again bring achievements more in line with programmes.

Cape Times, 7/3/78

City's (124)

housing grant halved to R40m

By TONY ROBINSON

CAPE TOWN City Council is to receive only R40m for housing this year instead of the R78,7m requested.

In a letter to the council, the Secretary for Community Development, Mr Louis Fouche, said he regretted that the full amount could not be allocated because of lack of funds.

The City Council is building houses on a vast scale at Mitchell's Plain where three contracts of about 5 000 houses each are being tackled.

Mr Fouche's letter said re-allocation of the R40m to various housing schemes was left to the discretion of the Council, "with the understanding that preference shall be given to schemes already under construction".

Last year Mr K A E van der Spuy, director of planning at Mitchell's Plain, said about R1m a week would be spent on housing in the new town this year.

The cut-back came as a surprise to the housing committee and a special meeting has been called for Monday to consider the effects and how to use the R40m.

Mrs E D Stott, chairman of the housing committee, said yesterday she was dismayed that the City was to receive only half the housing funds requested.

She added "At the moment we are in a hole. We are obliged to spend R2m on welfare projects. Another R8m will go on finance charges. That leaves us with R30m, for most of which we are already contractually committed."

Cape Times 10/3/78

SHELTER

projects
to date 124

have cost
R164 670

By Roger Williams
Chief Reporter

A DETAILED statement issued yesterday by the administrators of the Cape Times-supported SHELTER fund for the homeless shows that in its first year of existence the fund has spent a total of R80 670 on squatter relief projects

And work is in progress at Valhalla Park on the Cape Flats in an R84 000 contract awarded by SHELTER for the erection of the fund's first 30 expandable "starter" houses — bringing SHELTER's total commitment so far to R164 670.

New donations totaling R735 have taken the overall amount received from the public since the fund was founded on February 21, 1977, at a meeting in the office of the Editor of the Cape Times, to R273 346

Lodge Haifa of the Hebrew Order of David has informed SHELTER that it intends handing over to the fund soon a substantial sum collected in the lodge's recent contest, the winner of which was announced on Monday

More than 6 000 people from many parts of the Republic and from overseas took part in the contest

These are the details released yesterday by the Cape Flats Distress Association (Cafda), which is administering the SHELTER fund, of SHELTER's expenses in the past year

It has been pointed out by the administrators that SHELTER's overall expenditure would have been much higher had the fund been involved in architectural and planning fees. As it is, the fund's planning consultants, Revel Fox and Partners, have given their services free

Another cost-saving factor has been the administrative work performed free by volunteers and staff members of Shawco, Cafda, the Cape Flats Committee for Interim Accommodation (CFCIA)

and the Sable Club under the direction of Mr Dennis Hendricks of Belhar, in Bellville South

Cost of resettling squatters from Modderdam to Rifle Range (number of families assisted, 300)	11 755,00
Waterproofing and renovating legal shacks and replacing burned, flooded shacks (Elsie's River, Kensington, Retreat, Steenberg, Vrygrond, Lourdes Farm and many other smaller areas, and includes purchasing tents, building materials and temporary dwellings)	38 536,00
Cost of providing temporary housing, KTC emergency sites, Nyanga (number of families assisted 41)	9 733,00
Conversion of single quarters to family units, Langa	20 188,00
Administration and legal expenses (i.e. stationery, postage, telephone etc)	458,00
	<hr/>
	R80 670,00

Pefferville to get 15 housing units

DA 16/3/78
24

15. Aantal aff
wie werk

anders vir

- (a) Name (eerst
alleenlik
 - (b) Verwantskap
 - (c) Ouderdom
 - (d) Geslag
 - (e) Woonplek
 - (f) Skooljare
 - (g) Nou op sko
 - (h) Skool (naa
distrik
van plaa
 - (i) Werk wat vi
gedoen wc
gedurende
vakansies
 - (j) Jaarlikse tydperk
gewerk (dae of weke)
 - (k) Jaarlikse betaling:
kontant
- ander

EAST LONDON — The Coloured Management Committee has accepted a tender of R70 950 to build 15 sub-economic housing units at Pefferville

maisonettes, R9,60 for the two-roomed flats, R10,55 for the three-roomed flats, R12,95 for the four-roomed flats and R15,70 for the semi-detached homes.

4 5 6

The acceptance is subject to the approval of the Department of Community Development and the authorisation of the additional funds of R28 289 required for the completion of this scheme at an estimated cost of R85 910.

These rentals have been calculated and based on the current costs, estimated escalation and bridging finance costs.

It is also subject to approval that the rentals be rationalised in Pefferville.

This means that in the past tenants in the 68 maisonettes paid R14,65 rent, in the two-roomed flats, R9,35, in the 144 three-roomed flats R10,35, in the 144 four-roomed flats R12,55 and in the 188 semi-detached homes R15,20.

If rentals are rationalised on the entire Pefferville, it means tenants will pay an increased rent of R15,10 for the

RAPPORT 9/4/78

Praat dié saak terdeë uit

(POLLOX)

124

BELASTINGBETALERS
 van Mitchell's Plain, die nuwe stad vir die bruinmense wat naby Kaapstad verrys, is volgens 'n Kaapse koerant „in oproer” oor die stadsraad se plan om ook 8 000 subekonomiese huise in die omgewing te bou.
 Hulle vrees dat dit die lewenspeil sal laat daal in wat die raad self as 'n „prestige-stad” beskou, dat misdade daar sal toeneem en dat diegene wat reeds huise daar besit, sal begin trek.
 'n Gedeelte van Mitchell's Plain val onder die Kaapse

afdelingraad, en daardie mense se belastingbetalersvereniging het reeds beswaar gemaak dat die raad „verskillende klasse meng sonder om ag te slaan op hul status of finansiële posisie”
 Daar is al lank ontevredenheid onder gegoede bruinmense oor die gebrek aan ordentlike woonbuurte waar hulle huise mag koop.
 ● Dis 'n saak wat op behuisings- en sosiologiese vlak uitgepraat moet word
 Dis 'n saak waarin die betrokkenes na behore geken moet word

- 7 -
HANSARD 10 12th April 1978.
Question 374 Col. 609 a b 10.

+24

TALK WITH MR BAR-DAVID, ADVISOR TO LESOTHO FISHERIES AT MASERU

This is a transcript of a discussion
 the fish farming methods in Lesotho 610
 3 APRIL 1978

(b) (i)	none	none
(ii) (aa)	236	126
(bb)	none	none

Government and private sectors

The Fisheries Section of Lesotho
 It is responsible for all the fish
 construction of fish ponds and g

Today the fish ponds in Lesotho
 is attached to the government and
 The government runs the hatchery
 purposes, and also a farm in Tsh
 is planned. We have done a pilot
 to see if the conditions are all

THURSDAY, 13 APRIL 1978

† Indicates translated version

For written reply

Housing for non-Whites

374 Mr T ARONSON asked the Minister
 of Community Development

How many (a) houses and (b) flats for
 non-Whites in each race group (i) were
 provided in Port Elizabeth in 1977 and (ii)
 will be provided (aa) throughout the Re-
 public and (bb) in Port Elizabeth in 1978
 by his Department

The MINISTER OF COMMUNITY DE-
 VELOPMENT

		Coloureds	Asians
(a) (i)		none	none
(ii) (aa)		2 044	1 090
(bb)		none	none

the water if you see that the fish aren't growing or they're
 sick. Dams often have stones or reeds at the bottom so fish may be
 difficult to net.

However, we do use many dams in Lesotho for fish production. Sometimes
 the fish are caught with lines, sometimes with nets. We're not fertilising
 the dams or feeding the fish in them, but we do stock dams with fish.

For the hon. member's information it
 may be mentioned that local authorities in
 terms of the provisions of the Slums Act
 are obliged to ensure that their inhabitants
 are properly housed and that the housing
 provided by my Department must be re-
 garded as merely supplementary to the
 efforts of local authorities. The combined
 housing effort by local authorities and my
 Department is financed from the National
 Housing Fund and other funds at my
 Department's disposal. During 1977 local
 authorities completed 473 houses for Col-
 oureds in the Metropolitan Area of Port
 Elizabeth whereas no dwellings for Asians
 were completed. The 1978 building pro-
 gramme of local authorities was furnished
 by me on 1978-03-02 in reply to Question
 107 and in reply to your Question 241 I
 furnished the latest position concerning the
 City Council of Port Elizabeth's five year
 plan. It is unfortunately not always practic-
 able to distinguish between houses and
 flats. The additional information furnished
 in respect of local authorities will it is
 trusted contribute towards the formation of
 a more meaningful appraisal of the full
 extent of activities in the field of housing
 provision and I trust that in future the hon.
 member when formulating similar questions
 will keep my ancillary explanation in mind.
 The hon. member is of course very wel-
 come to address inquiries in connection
 with the provision of housing direct to my
 Department in which case he may be
 assured of the utmost co-operation

he explains
 culture.
 the
 the sector
 the villagers.
 experimental
 project
 or scale
 plies to
 is a
 area.
 an
 the size
 or be
 t's

a dam and a fish pond. It's not just
 has a suitable shape for netting and
 control the level of water. You can
 dam which has been built for soil
 you can't do all this. You can't

ARGUS 13/4/78 (124)

10 000 housed in Mitchell's Plain

6

THE face of Mitchell's Plain is changing at the rate of 12 new houses a day. And in spite of poor transport facilities and distances away from places of employment, houses are being snapped up as soon as they are ready for occupation, according to the Cape Town City Council's director of housing, Mr H Bloom.

the old municipal areas,' Mr Bloom said. 'Their families are now too big to live in their old houses'

Mr Bloom said that Mitchell's Plain offered several advantages over other council schemes.

20 DESIGNS

Firstly, there are 20 designs to choose from, ranging in price from R8 570 to R14 000. A prospective buyer can view these houses when they are completed before buying them.

'When one buys privately, one only sees an architect's plan and the layman can't envisage the finished product.'

'Secondly, at Mitchell's Plain the prospective buyer does not have to purchase a plot before building, as is done normally. For five percent of the total price of the house or R300 deposit — whichever is the lesser — a family can move into a home at Mitchell's Plain,' Mr Bloom said

INTEREST

He said instalments ranged between R55 and R90 a month over 30 years and the interest rate of just more than nine percent was two percent less than the normal interest rate.

In addition, an instalment could not exceed 25 percent of the breadwinner's monthly salary.

'There is virtually no waiting list,' Mr Bloom said. 'If people have the money and can pay the deposit, there is no problem in allocating a house to them.'

COMPROMISE

Mr Bloom said that the municipality was prepared to compromise with families who could not raise the deposit but earned enough to pay their monthly instalments

'We normally give families who can't raise a deposit a chance to pay us back within three years.'

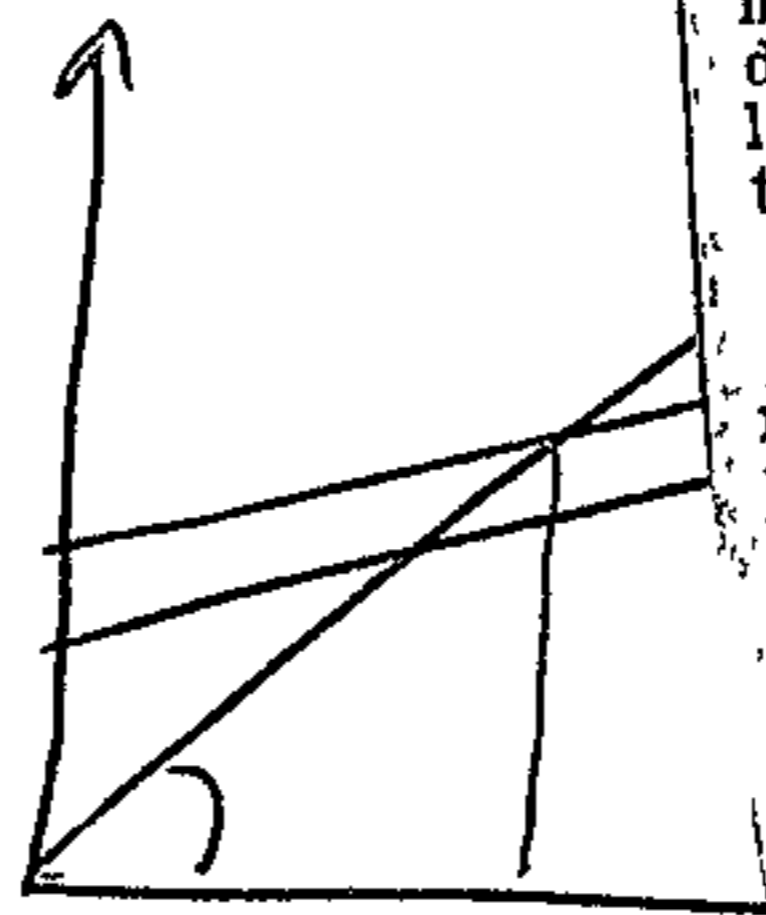
The council was aware that the bus service was not adequate but work was going ahead on the railway line which was due for completion by 1980.

About 10 000 people now occupy the 1900 houses completed by the council.

Most of the residents are people who, come from

7.

M



↑ GNP.

Gold mining an industry

124 Cape Times 14/4/78

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bet

'Starter' homes at Valhalla near completion

By ROGER WILLIAMS
Chief Reporter

THE first of the Cape Times-supported SHELTER fund's initial 30 "starter" houses being built at Valhalla Park on the Cape Flats, in a R84 000 contract, is expected to be completed by the middle of next week.



Mr D A St C Hennessy, left, chairman of the SHELTER fund's board of trustees, receives a cheque for R4 500 yesterday from Dr Asher Teper, president of Lodge Haifa of Hebrew Order of David, which raised the money in a country-wide contest. In the centre is Mr Philip Krawitz, one of the principal organizers of the contest, which was won by a Johannesburg secretary, Miss Sharon Purse.

SHELTER's first starter-house tenants will probably move in by mid-May.

These low-cost, expandable houses are being built in the first stage of SHELTER's permanent housing pilot scheme for squatter relief at Valhalla Park. They are designed to provide a minimum initial accommodation for a family, which can later be extended into a three-bedroom house.

Production-line

After completion of the first "starter" next week — excluding plumbing and electricity — the contractor will concentrate on a production-line system and the remaining 29 houses should be completed in quick succession.

Later, SHELTER hopes to start building on the remaining 55 sites made available to the fund by Cape Town City Council. Further development will depend on the money available.

SHELTER's object is not so much to build houses on a large scale as to give a lead in



SHELTER

Cheques to
Cafda-Shelter
P.O. Box 2180
Clareinch
7740

Phone
72-6311

SHELTER ties at R5 each from above address

S.
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d the
of
where

124

Cape Times

14/6/78

The SHELTER fund's first experimental "starter" houses, which are expandable, begin taking shape at Valhalla Park on the Cape Flats.

Latest donations

FOLLOWING are the latest donations to the Cape Times-supported SHELTER fund for the homeless, the overall total which has risen to R278 207.

	R	Anon, monthly donation	15,00
Chris and John	2,50	Chevers, Joyce	5,00
Blaine, Mrs Marjorie, February donation	5,00	Concerned	30,00
Anon	5,00	Eddy, Dr and Mrs T S, a further donation	30,00
Sowdon, Neil	5,00	EAC	20,00
Van der Werken, A	8,00	Blaine, Mrs Marjorie, March donation	5,00
Barlow Packaging (Cape) (Pty) Ltd, monthly contribution of part of basic wages and salaries earned	78,51	Proceeds of nationwide SHELTER contest organised by Lodge Haifa of the Hebrew Order of David	4 500,00
Gratitude	12,00		
EAC	20,00	Total	4 881,01
Vivian, monthly donation	10,00	Previous total	273 346,42
Anon	100,00		
Bravington, Mrs N M	5,00	Grand total	278 207,43
Cassim, A M	5,00		

the production of low-cost housing which will be within the reach of those in the lower-income groups.

Meanwhile the conversion of single quarters into three-roomed family dwellings is proceeding well in an experimental project at Langza. SHELTER has provided funds for and organized the conversion of an initial eight dwellings and the trustees are considering granting loans for four more.

Employers

It is hoped this project will encourage employers to assist their employees with family housing. The conversions are costing between R2 000 and R2 600.

The SHELTER fund received another big boost yesterday when a cheque for R4 500 was handed to the chairman of the board of trustees, Mr D A St C Hennessy, by the president of Lodge Haifa of the Hebrew Order of David, Dr Asher Teper.

The money was raised in a countrywide contest organized by Lodge Haifa.

The winner, Miss Sharon Purse of Johannesburg, has won a trip to Mauritius, by Air Malawi and she and her companion will be the guests of Southern Sun Hotels at their St Geran Hotel, on the island.

ATLANTIS TARGET

W/E ARGUS 15/4/78

~20 000 (2) 124

THIS YEAR

By ALAN COOPER, Property Editor

'OUR target for 1978 is to have 20 000 people housed at Atlantis and the majority working there,' Mr P S Burger, the project director, told Property Argus. Twelve-million rands will be spent on services and housing this year.

By 1982 the population will have grown to 60 000. The present town is the first of six planned for the area

Some 5 000 people are housed there with 800 houses occupied, either being rented or sold

'The ratio of houses sold to letting is about 60 percent to 40 percent,' he said. 'We have planned so that the letting units may be bought if wanted.'

'Our target for housing is 3 315 units by the end of this year but we are now ensuring that no houses are occupied until full landscaping is done to the surrounds.'

Sale prices range from R7 000 to R13 000. A three-bedroomed house selling for R10 000 on 480 sq m requires a R300 deposit with payments over 30 years

The biggest house has four bedrooms, lounge and dining room.

EMPLOYED LOCALLY

More than 70 percent of householders are employed at Atlantis factories he said, in accordance with the government's intention to create a viable unit on the West Coast Development was geared to industrial needs

There were 30 companies operating at present. Their products included ready mixed concrete, textiles clothing, industrial chemicals, furniture, crock-

ery, piping and plastic goods. This year, he said, several of the factories would extend their premises while new industries would include furniture, textiles and precast buildings.

Two primary schools were open while a new high school would be open next January together with another primary A day hospital was functioning, a sports complex and pool were being built while a community hall, library, clinic and shopping complex would be ready soon.

'Before the end of the year,' he said, 'the development of the town centre will begin. It will include a cinema and more shops.'

(1) (2) (3)
1980 1991
R/C

ARGUS 17/11/77
Council (124)
considers
rents rise

The first general observation is that unemployment appears to be surprising, as most of the nature. Another general observation to exist between the two is different from the males, Rural unemployed (36 males) variation. Unemployed males to, appear, to some extent educational qualification group is surprising. In Whites, Black men with qualified in relation to reason for the relatively Junior Certificate men, with the realities of the With the exception of the between the women of the amongst those with a Junior for Rural females). Those qualified in terms of the standably be reluctant to service. This will to schooling group. Unemployment influenced by local circumstances 50 per cent unemployment Rural area is exceptional of local employment opportunities traditional agriculture,

THE Divisional Council of the Cape is considering rents increases in its economic and sub-economic housing schemes. The proposed new rentals, suggested for January 1 1978, were handed to the council's housing committee by the treasurer today, and must eventually go to the full council meeting. Proposed increases range from R6,55 a month in Elsies River for people earning more than R250 a month, to 10c a month at Mitchell's Plain. No increases are proposed for Lotus River Old Age Home or Matroosfontein pensioners' flats. A breakdown of the proposed increases follows for each scheme: Belhar: Between R4,16 and R4,90 a month. Elsies River: Between R2,95 and R6,55 a month. Uitsig: Between R1,47 and R2,99 a month. Grassy Park/Lotus River: Between 86c and R2,73 a month. Hout Bay/Hangberg: Between R2,69 and R5,46 a month. Melkbosstrand: 28c a month. Nooitgedacht: Between R1,13 and R2,86 a month. Ocean View: Between R1,09 and R6,11 a month. Philadelphia: Between 95c and R1,95 a month. Atlantis: Between R2,08 and R2,73 a month. Mitchell's Plain: Between 10c and 35c a month. According to the treasurer's report, reasons for increases range from the rise in electricity and water tariffs and higher costs of completing schemes.

from Table 21 is that other' group. This is not e of a technical or professional where a similar pattern seems ale groups appear to be a other. The small number of of course cause excessive Any other' group already referred ected, regardless of their igh rates in the Matriculation etter jobs are generally given tificate may well be too en to them. This may be the years or less schooling and ions and aspirations are in line 29 the only obvious similarity ery high incidence of unemployment 8% for Urban females and 51.6% d example of people too well to them. They will under- ow status jobs like domestic the case in the 7 to 9 years other groups are perhaps more ction of this is probably the women with Matriculation. The lth schools. This, and the lack as the absence of demands by ult in many staying on at school.

In so far as a general conclusion can be made, it seems as if male unemployment is highest amongst those with a Matriculation Certificate, although, in terms of numbers, about three-quarters of the male unemployed have had from 4 to 9 years of schooling. Female unemployment appears to be highest amongst those with a Junior Certificate, but here the majority of the unemployed also have had between 4 and 9 years of schooling. Unemployment is lowest, on the other hand, amongst men and women with an additional technical or vocational qualification. The other educational groups have unemployment rates which are probably more affected by the demand for labour

Meeting told of housing needs

124
11/4/78

EAST LONDON — North End looked like a dead end, the chairman of the new Indian Management Committee here, Mr A. Bob, said in a call for better housing last night.

Speaking at the IMC's inaugural meeting, he said pleas from the Indian community to the Department of Community Development not to demolish brick buildings in North End had fallen on deaf ears.

"Congestion, family break-ups, bickering and quarrelling are the order of the day in families that a few years ago were a pleasure to each other and a credit to the city."

There was a need for single dwellings, with buying options. Building plots were another necessity.

The city's director of housing, Mr K. Martinsen, said there had been negotiations with the Department of Community Development for the development of North End as an industrial area, and the city council was looking at the financial implications.

He said he would prepare a comprehensive report on Indian housing

and land for the next IMC meeting.

The IMC's vice-chairman, Mr H. Parbhoo, said a blanket permit should be obtained from the Department of Community Development to allow Indians to occupy vacant houses in white group areas.

Individual applications took too long and the department's replies were invariably negative, he said.

Mr Donald Card said he would convey the message to the city council.

Meanwhile the IMC recommended the council provide R2 000 for the completion of plans for the proposed Braelyn Heights sports complex and include construction of the complex on its capital estimates for next year — DDR.

Squatter housing: Solution in sight, says govt report

Cape Times 22/4/78

Political Correspondent

124

HOUSE OF ASSEMBLY. — The squatter problem in the Cape Town municipal area will be "completely solved" by 1980, the Secretary for Community Development, Mr L Fouche, said in his annual report tabled in Parliament.

He said up to 60 percent of the nearly 15 000 dwelling units under construction at Mitchell's Plain would be used directly or indirectly to relieve the plight of the inhabitants of 5 752 squatter shacks in the City Council area.

"It is evident, therefore, that the squatter problem in the municipal area of Cape Town will be completely solved on completion of these schemes in 1980."

In addition to current building operations, "enormous schemes" would shortly be launched elsewhere in the Cape Peninsula, with the result that a solution was already in sight to the squatter problem.

Mr Fouche acknowledged that few squatter families will be able to afford houses in Mitchell's Plain.

Arrangements had therefore been made, he said, whereby preference in the

allocation of Mitchell's Plain houses would be given to tenants of existing schemes so that cheaper dwellings vacated in this way could be made available to low-paid squatter families.

He emphasized that squatter shacks which were built before 1974 would not be demolished until alternative accommodation had been made available.

But he added that illegal squatting is "such a serious social evil, its elimination required drastic measures", and warned that action will be taken against those who "make themselves guilty of this practice in future".

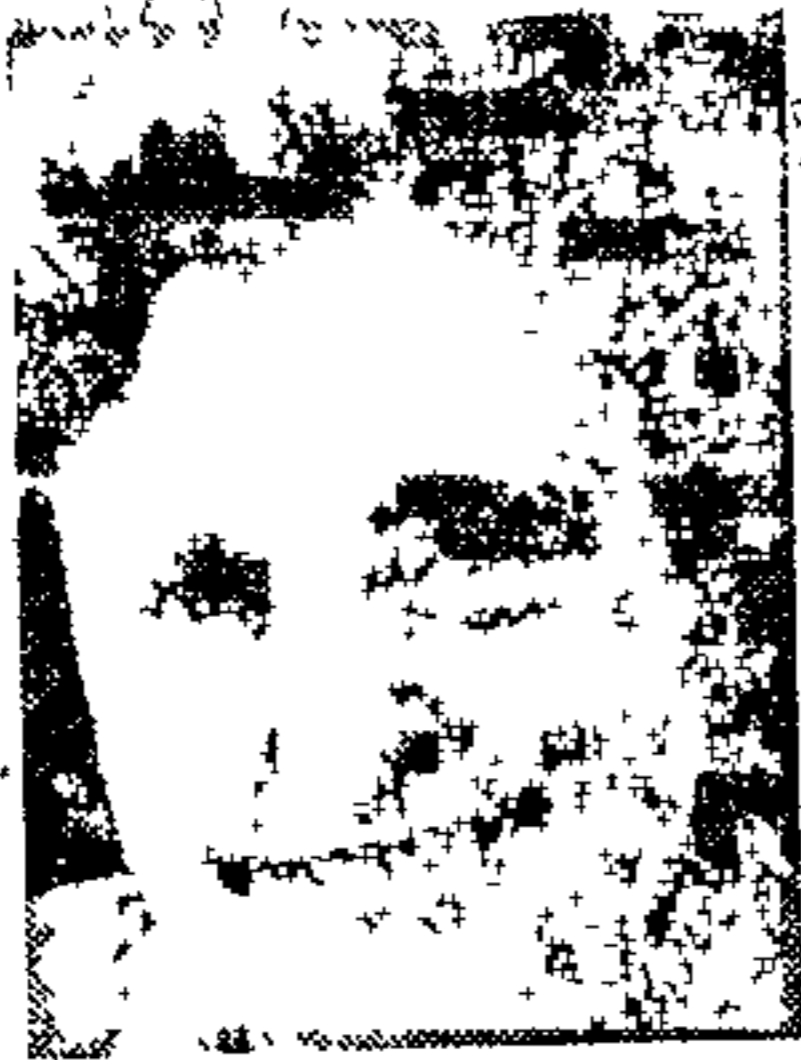
The prevention of squatting, if necessary by demolishing newly erected squatter shacks, was "certainly one of the most unenviable tasks with which a public body has ever been

burdened".

On the coloured housing problem generally, Mr Fouche said that lack of funds at an early stage made it impossible to maintain favourable progress.

But 26 769 dwellings were under construction at present (Cape Town 23 769, Johannesburg 1 072 and Durban 1 928), and it was expected that additional funds would be made available.

"The indications are that from 1978 to 1980 the backlog will be reduced at a very rapid rate and unless there is a serious setback, the position should improve immeasurably within five years," he said, "There will be spectacular progress in the future."



Mrs Eulalie Stott

ONLY about half of Cape Town's coloured population of half a million is properly housed and the situation is getting worse.

Those are the bare facts. In human terms it means overcrowding, family break-ups, misery, depression — and squatting.

And not even squatting is allowed to alleviate the position. The Government's solution to the coloured squatting problem is to move squatters into houses at the expense of those people who desperately need to move to bigger accommodation.

It has been estimated that 1500 houses are needed each year in Cape Town to meet the natural increase in the coloured population. An additional 7700 people in greater Cape Town still have to be moved to comply with the Group Areas Act.

And, on the waiting list and in ponds are 22 000 people needing homes.

This means that to house the Peninsula's coloured population properly about 35 000 houses would be needed virtually overnight and then 1500 homes would still be needed for each year that passes.

And the housing provided must be what the

IF 35 000 houses for Cape Town's coloured people were provided overnight, 1 500 homes a year would still be needed to keep up with the population increase.

A huge need for houses

ARGUS
10/5/78
124

rooms and a kitchen to a family of more than eight.

No three-bedroom houses were allowed for sub-economic tenants.

At present a family of up to three is given one room and a kitchen, four to five two rooms and a kitchen; six to seven people get three rooms and a kitchen and more than seven people get four rooms and a kitchen.

It is obvious that families of five people who were allocated one room and a kitchen in 1963 are hardly likely still to number only five. The number could easily have doubled which would mean a fam-

Mitchell's Plain is expensive, and transport costs are high, putting it beyond the means of most of the people in dire need of homes.

It is estimated that more than half the people on the City Council's waiting list earn less than R150 a month and 38 percent earn less than R100 a month.

Of the 22 000 people on the waiting list only about 10 percent could afford to stay at Mitchell's Plain.

The answer would seem to be to house people closer to the city and transport, though this would mean higher density living or even high-rise development.

In short, the coloured population, too poor to afford to buy housing in elite areas, needs low-rental housing with low transport costs.

And little is being done in the direction.

Mrs Eulalie Stott, chairman of Cape Town City Council's Housing Committee, says of the situation: "The appalling housing shortage, which has become steadily worse in the past 20 years, had bedevilled the lives of thousands of coloured families.

The many different obstacles in the way have made the best efforts of those who are aware of the situation and who are trying to solve it, inadequate.

There can be nobody in authority who is not aware of the problem.

By KEITH KIEWIET

coloured people can afford.

Can the problem be solved?

According to the Slums Act a local authority must provide suitable housing and sufficient land for residential development. The authority also has to ensure that slums do not develop.

Easier said than done, especially since there has been a housing shortage for the poor for decades.

According to the National Housing Commission the City Council, from about 1960 to 1970, had to allocate sub-economic houses as follows: One room with a kitchen to a family of one to five; two and a kitchen to a family of six to seven; three

ily of 10 people staying in one room! And this does happen.

Although the allocation policy for sub-economic housing has improved, its benefits have not been felt because the City Council did not have any land to build on until after 1970 — and then it was only home ownership schemes at Mitchell's Plain.

When some houses were made available for letting at Lavender Hill Extension the Government said these were to be used to rehouse squatters only.

There are 9250 families on the City Council's waiting list waiting to move to bigger accommodation. Most have been waiting for many years.

Cape Times
13/15/78
(124)

SHELTER village nearly ready

By ROGER WILLIAMS
Chief Reporter

A SHELTER village is fast taking shape at Valhalla Park on the Cape Flats, as the Cape Times-supported SHELTER fund's initial 30 "starter" houses near completion

These expandable, low-cost homes for poor people are being built in a R84 000 contract, and the contractor expects to complete site work by the end of next month

The first tenants will move in as soon as the City Council completes the servicing of the area and plumbing, electrical and water connections are made.

The "starters" nearing completion are the first stage of SHELTER's pilot permanent housing scheme for squatter chief, at Valhalla Park. They are intended to extend home

ownership to people in the sub-economic bracket.

SHELTER has the City Council's go-ahead to build on another 52 sites at Valhalla Park, but more construction will depend on further donations to the fund, from which more than R80 000 has been spent on immediate relief and other squatter projects since the fund was founded in February last year.

It was pointed out yesterday that the cost of the land will add considerably to the cost of the R84 000 housing project now nearing completion.

The Department of Community Development and the City Council have insisted that only people from numbered shacks in the municipal area should be accepted for occupancy of the houses being built by SHELTER. But the SHELTER board of trustees has called on the council to widen this definition to

include those who have no roofs over their heads although they hold "blue tickets" indicating that they are on the council's list for housing.

The SHELTER-financed conversion of single quarters into three-bedrooms family homes is also proceeding well, in an experimental project at Langa. The fund has provided money for, and organized the conversion of eight such dwellings initially, and loans have been granted for four more, which are now being converted.

The conversions cost between R2 000 and R2 600. Plans, technical assistance and site supervision have been provided by SHELTER to a number of firms and individuals who have helped their employees in attaining family housing. Anyone interested in this scheme should contact SHELTER at telephone 41 1600.



SHELTER

Cheques to
Café-Shelter
 P.O. Box 2180
 Clareinch
 7740



Phone
72-6311

SHELTER ties at R6 each from
 above address

THESE are the latest donations to
 the Cape Times supported SHELTER
 fund for the homeless

Barlow Packaging (Cape)
 (Pty) Ltd, monthly
 contribution of part of
 basic wages and
 salaries earned 78,51

Tyfield, M A 10,00
 Anon 100,00

Directors, Executives
 and Staff of
 Woolworths, in
 memory of the late
 Mrs L E Batley 10,00

Clifford Harris, in lieu of
 a wreath for the late
 Mrs L E Batley 15,00
 Anon 50,00

Bulsman, Mr G 100,00
 Elton, Dorothy M, in
 memory of Mrs J
 Whitehead 3,00

St Anne's Church - from
 poor members of
 Grassy Park's
 community 2,00

St Thomas Women's
 Fellowship
 Paroc (Pty) Ltd 20,00
 Gordon, Advocate 30,00

Gerald 10,00
 Milnerton Presbyterian
 Church 100,00

Vivian, monthly donation
 Shelter contest
 organized by Lodge
 Hefra, Hebrew Order
 of David, additional to
 the R4 500 previously
 listed 10,00

Folk, Mr and Mrs S, in
 memory of Mrs
 Eugene Batley 20,00
 Findley, Mrs M 5,10

Total 694,32
 Previous total 278 207,43

Grand total R278 901,75



Mr Neville Dowman, an Athlone bricklayer, adds another cement brick to one of the starter houses nearing completion at Valhalla Park in the SHELTER fund's pilot housing scheme for squatter relief



Rhodes housing report released

124
3/15/78

EAST LONDON — Overcrowding, a lack of privacy and vandalism violence are just some of the factors which make Coloured people unhappy with their present housing.

This is revealed in a Rhodes University investigation into housing needs and aspirations of the Coloured community here. The full contents were made public for the first time yesterday by the East London City Councilor in charge of the housing portfolio, Mrs Ruth Belonsky.

"We asked Rhodes to do this pilot survey for us because the housing department was very concerned about the quality of life in some of the Coloured suburbs. "We felt prospective tenants should be con-

sulted before new houses were built," Mrs Belonsky said.

The fact 85 per cent of the community fell into the sub-economic bracket and a further 30 per cent of these into the sub-sub-economic bracket meant the quality and size of houses which could be built was severely limited however.

"We already have a staggering rental arrear, largely caused by people who have lost their jobs during the economic recession and others whose wages are insufficient for them to pay rent as well as feed and clothe their families," she said.

The survey showed that more than a quarter of the households accommodate four or more persons per room at night.

Over half the

households questioned either wanted to make or had already made some structural alterations to their homes, and as some of those questioned lived in flats where this was impossible, the survey concluded that 67 per cent of the population who were able to make extensions to their homes had done so or would like to do so.

The survey says the overwhelming majority of residents want to own their homes.

Asked whether there was much crime or vandalism in their neighbourhood, the residents of Pefferville and Duncan Village felt their areas to be the most dangerous.

The survey says greater police visibility in the townships would be greatly welcomed by the

residents. A priority list of improvements of houses to be the most important item in the minds of the community.

The establishment of playgrounds and improvements of streets and pavements were also high on the list.

Mrs Belonsky said the survey was particularly valuable to the municipality as nothing of this nature had been undertaken before. It would lead to further discussions.

"Rhodes have indicated they will treat this as an ongoing research project so that in the shortest possible time we will have some answers to the pressing problems which have been highlighted by this pilot study," she said —
DDR

124
Cape Times 13/6/78
**Macassar
names 10**

MORE than a thousand Macassar residents last night elected a 10-man delegation to approach the Stellenbosch Divisional Council over rents that have been increased.

A member of the delegation, Mr Babs Essop, who is the Coloured Persons' Representative Council member for Macassar, said the delegates would ask the council "to stay the rent" till it understood the residents' grievances. Mr Essop said rates charges would also have to be discussed with the authorities.

Last night's meeting was a sequel to a protest meeting held by 300 Macassar residents outside the council's housing office last week.

Members of that crowd said they could not manage the new rent increases of up to 50 percent.

MORE HOUSING UNITS READY

AT ATLANTIS

12/15 AR6us
17/6/78

By ALAN COOPER, Property Editor

124

A NEW standard in low cost housing had been set by these units, Mr H Stuart, managing director of Dura Construction, said this week, handing over the first 100 built by his firm to the chairman of the Cape Divisional Council, Councillor I N G Hampshire. The 100 units comprise 87 flats and maisonettes and 13 houses, forming part of the 1 369 units to be provided by Dura in a R6,6-million contract.

The flats and maisonettes are to be rented with purchase possible later while the houses are for sale. Rents for the flats will depend upon income but will start from R54 for a two-bedroomed flat up to R77 for a three-bedroomed flat.

Mr Stuart said that his firm set out to provide a better appearance for these low cost units than usually was seen and in his view a new standard in low cost housing had resulted.

Tender price for each flat was under R4 000. The use of jumbo face brick and different construction methods had improved appearance and speeded construction.

The blocks contained 12 units, six two bedroomed flats and six three bedroomed flats. The maisonettes were two-storey. The houses each had three bedrooms, a lounge and dining room, kitchen, bathroom, an enclosed back yard and garage or car port. Tender price for

the houses ranged from R5 000 to R7 500.

The 100 units had been built since October. The area was landscaped with full services.

Accepting a symbolic key to the units, Councillor Hampshire said these marked another great stride forward in the development of the city of Atlantis and, in particular, the progress of its first community, Westfleur.

Six residential complexes, each housing 60 000 to 100 000, had been planned in Westfleur 1 000 dwellings had been completed and occupied. A further 2 315 would be finished by the end of the year and tenders for a further 1 500 had been invited.

The present population of Atlantis was 6 000 which should rise by the end of this year to 16 500.

No Sun Valley flats?

THE contentious 180 flats which were to have been built at Sun Valley by the Divisional Council may be removed from the building contract. Instead 60 two-bedroomed and 100 three-bedroomed maisonettes may be built.

'We are very happy with the Divisional Council Housing Committee's recommendation that no flats be built at present at

Sun Valley,' Mr D M Ureghart, chairman of the Sun Valley Ratepayers' and Tenants' Association, told Property Argus.

The committee has recommended to the council that the original contract of 180 flats and 43 maisonettes be revised to 60 two bedroomed maisonettes and 100 three bedroomed maisonettes.

ONE of the first home ownership houses built by Dura Construction at Atlantis. It has three bedrooms, lounge, dining room, kitchen and bathroom with carpet and enclosed backyard. A feature is the use of jumbo facebricks.

Sales tax part of formula?

THE four percent sales tax to be introduced on July 3 may be incorporated into the Hallet formula which establishes indices for regular price increases in the building industry. This was told Property Argus by the President of the Building Industries Federation of South Africa, Mr David Allan.

'We are negotiating to have the four percent tax on building materials incorporated into the indices that are applicable to the Hallet formula,' he said. He referred to subcontractors whom, he said, would

formula?

have to pay sales tax on materials used and then would increase prices to the main contractors. These increases would then form part of the formula.

'Some progress has been made in negotiations with the Government,' he said. He pointed out that one factor in any claim for escalation must be considered. It had not yet been settled but it had been

suggested that a contractor could only claim 90 percent of any formula increase. In regard to sales tax increases passed on to a main contractor, he would then claim for 90 percent of four percent.

Hallet's formula, devised by 13 organisations including government departments, sets out guidelines to meet escalation in building costs.

Agents ring up no sale

Cape Town City Council's decision to give the marketing of Mitchell's Plain houses to a consortium of representatives of the three major building contractors is being widely criticised. But it is also widely misunderstood.

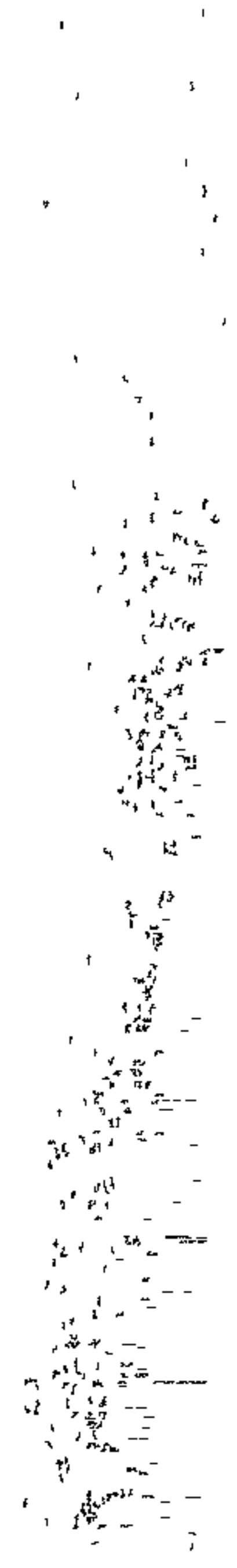
and R90 for every other sale irrespective of the value of the house So the commission, in fact, averages less than 1% compared with standard fees of 5% charged by estate agents

Estate agents are angry and disappointed. "Once again," says one, "local government is entering into direct competition with private enterprise, and not making use of the expertise of its rate-payers." The estate agents argue that they have the sales expertise and experience which the building firms lack.

The three contractors, Model Development, Besterecta and Ilco Homes now have the sole rights to sell all the houses through a company which is still being formed. To be fair, between them they do have vast expertise in marketing property Besterecta has it from its holding company, Bester Holdings; Ilco Homes has an extensive marketing operation in Natal, and Model Homes has one in the Cape.

About 15 000 houses are at present involved, of which about 700 a month will soon be put on the market. By 1984 about 40 000 houses will have been built. So the agents have lost a lot of business, though they might eventually pick some up from resales Prices range from R8 570 to R15 325 and the minimum deposit will be R100.

The consortium's commission will be R100 for every sale to a tenant in present Cape Town Council housing schemes,



'Starter' houses are completed

Cape Times 6/1/78 (124)

By ROGER WILLIAMS
Chief Reporter

THE Cape Times-supported SHELTER fund's first 30 expandable "starter" houses have been completed at Valhalla Park on the Cape Flats. Water and sewer connections are expected to be made to 10 of the houses by the weekend.

The cement-block houses, designed for self-help expansion, have been built in a R84 000 contract and are part of SHELTER'S pilot scheme to provide low-cost housing for homeless and ill-housed families.

The SHELTER board of trustees is waiting for permission from the Department of Community Development to house people on the City Council's waiting list who have no roofs over their heads, before finally selecting the first "starter-house" tenants.

Apart from the Valhalla Park scheme, SHELTER has spent more than R80 000 on relief for families who have lost their homes through storm, fire and demolition, and the fund is also helping to house black families at Langa.

Apart from the Valhalla Park scheme, SHELTER has spent more than R80 000 on relief for families who have lost their homes through storm, fire and demolition, and the fund is also helping to house black families at Langa.

In a pilot scheme at Langa the fund, which has founded in an upsurge of public concern in February last year, has so far helped convert former single quarters for migrant workers into 12 comfortable family homes at Langa.

SHELTER hopes to receive community help in erecting fences behind these converted homes, to give them privacy.

In addition to schemes it is financing itself, SHELTER

SHELTER

Cheques to
Cafda-Shelter
P.O. Box 2180
Clareinch
7740



Phone
72 0360

SHELTER, ties at R5 each from
above address

has, at the City Council's request, voted R20 000 for construction of internal partitions in homes for the very poor at Kalksteefontein, near the Valhalla Park project.

Five private companies have paid for the outer shells of 150 houses at Kalksteefontein and the City Council has put up another 150 houses there from its own funds. With the object of providing privacy and improving the quality of life of the occupants of all these houses, SHELTER has agreed to pay for the necessary room partitions.

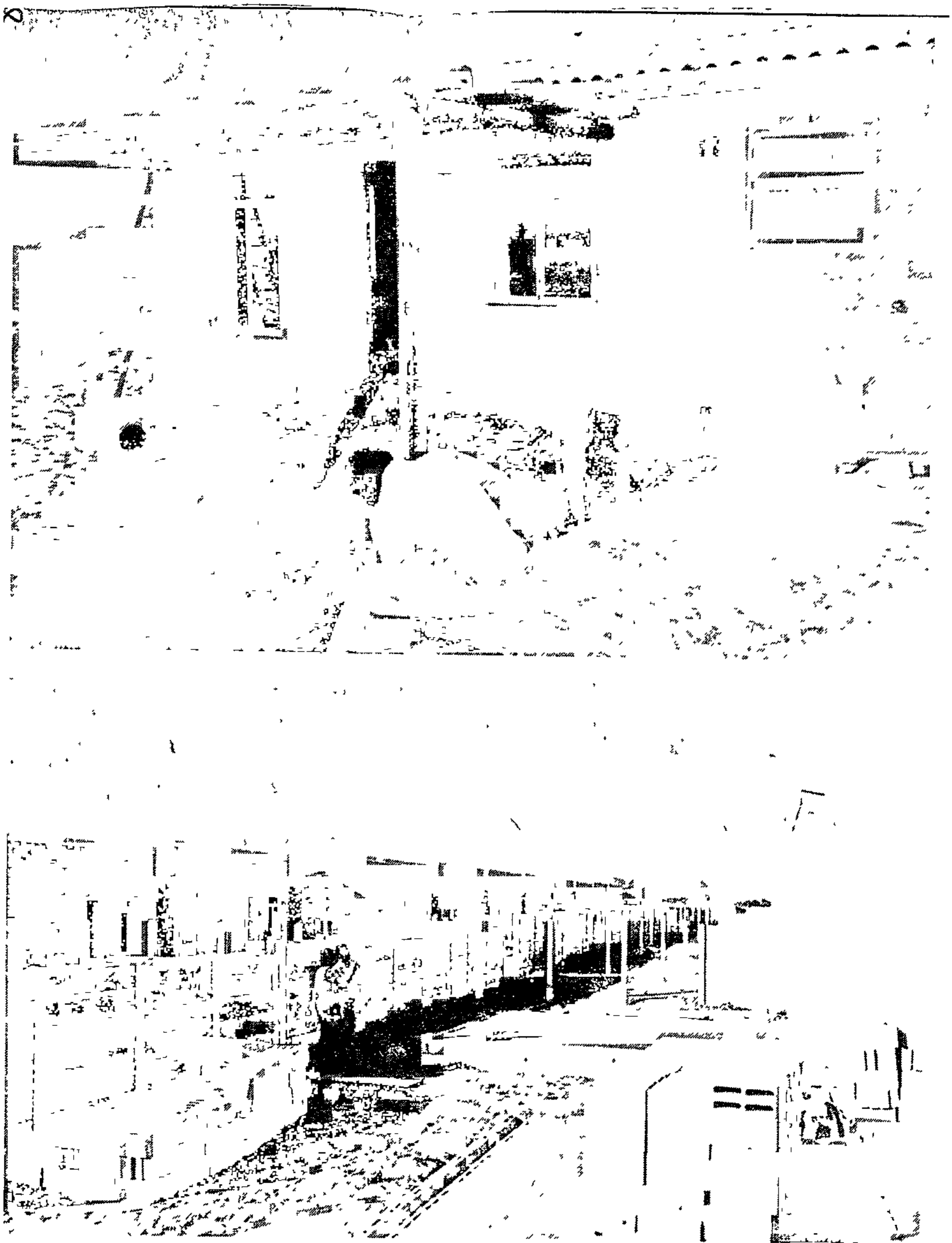
● Meanwhile, the overall total donated to the fund by the public continues to increase, 14 months since SHELTER came into being, and it now stands at R283 640. These are the latest contributions to the fund:

Blaine, Mrs Marjorie, monthly donation . .	5,00
Stock, V A, in memory of J W	3,00
Kenmuir, Mr Neville	7,00
Jones, Mr C S	5,00
Allison, Mr & Mrs J	500,00
Anon, monthly donation	15,00
Kennedy, Margaret	5,00
Stephan, Mr & Mrs Herry	1 000,00
E A C	40,00
Vivian, monthly donation	10,00
Goldschmidt, Mr & Mrs M H	40,00
Anon	50,00
Total	1 680,00
Previous total	281 960,00
Grand total	283 640,00

124

Cape Times

6/7/78



TOP One of the SHELTER fund's 30 completed "starter" houses at Valhalla Park on the Cape Flats being connected yesterday for water and sewerage ABOVE Some of the fund's "starter" houses that have been completed at Valhalla Park Three of the cement block houses are being extended to demonstrate how easily rooms can be added by the occupants themselves when they can afford to expand their homes

- 1 That the Roman Church was founded by God alone.
- 2 That the Roman Pontiff alone is rightly to be called universal.
- 3 That he alone can depose or reinstate bishops.
- 4 That his legate, even if of lower grade, takes precedence, in a council, of all bishops and may render a sentence of deposition against them.
- 5 That the Pope may depose the absent.
- 6 That, among other things, we also ought not to stay in the same house with those excommunicated by him.
- 7 That for him alone it is lawful to enact new laws according to the needs of the time, to assemble together new congregations, to make an abbey of a canon; and, on the other hand, to divide a rich bishopric and unite the poor ones.
- 8 That he alone may use the imperial insignia.
- 9 That the Pope is the only one whose feet are to be kissed by all princes.
- 10 That his name alone is to be recited in churches.
- 11 That his title is unique in the world.
- 12 That he may depose ~~emperors~~.
- 13 That he may transi
- 14 That he has power
- 15 That he who has church, but not be
- 16 one may not recei
- 17 That no synod ma
- 18 That no chapter
- 19 authority.
- 20 That no sentence
- 21 alone of all, can i
- 22 That he himself i
- 23 That no one sha
- 24 Apostolic Sec.
- 25 That to this See
- 26 submitted
- 27 That the Roman
- 28 Scripture, shall
- 29 That the Roma
- 30 sanctified by the
- 31 Pavia, is witness
- 32 tained in the de
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Financial Mail July 14 1978

In a letter to the City Council, the Athlone and District management committee objected to the plan, arguing that the golf course is a valuable open space, which is short in Athlone. It argued too that funds which are to be spent to rehouse the people of Bloemhof elsewhere should rather be used to house the homeless on the waiting list, and those living in overcrowded circumstances. It suggested, rather unrealistically, that the Department of Community Development should deproclaim District 6 as a white area, and let it revert to its former status.

The City Council's executive committee and the council have resolved not to support the proposal. Chairman of the housing committee, councillor Mrs Eulahe Stott, tells the *FM*: "I think the majority of us (on the council) find it unjustifiable, while there is a shortage of land for lower income housing, to use up any land reasonably close to the city for rehousing families *already* adequately housed, and in a convenient area."

Nothing has rankled the coloured people of the Cape so much as their forced displacement from District 6, an area occupied by them for generations. The latest prick is that the Department of Community Development proposes to move between 600-800 families out of the Bloemhof Flats in District 6 and rehouse them on the 60 ha Athlone golf course. The course is owned by the City Council, but was allocated for a coloured golf club.

DISTRICT 6
Not in the clubhouse

FM 14/7/78

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Better deal on housing urged

But it soon fell the staff, who were in the house by 1 within six months

43
criticism of its teachings, and of the Eastern bloc. It was attacked and others, and was suppressed

The backbenchers force the Government general KANU member government to speak backbenchers "are are expected to support us while preparing Pio Gama Pinto, the assassinated. Unconquered districts, and both Odinga was removed; recalcitrant members backbenchers organisational conference was not called and Kaggia.

In 1966, amid increased internal reform was being shortly afterwards the country was turbulent and should join the KPU. A contest seats, and only nine of the KPU local government point for 'failing to

In spite of this, the support was particularly strong in the wake of the trip follows:- "But if the confrontation with the highly impoverished and unemployed labour force support for the KPU" 18

In 1969 Tom Mboya was assassinated. In Nyanza, the home district of Odinga and Mboya, the support for Odinga rose to fever pitch. In October, Kenyatta himself sought to appeal to the Nyanza crowd. After the meeting, an angry crowd surrounded Kenyatta's car, and his bodyguard opened fire, killing eleven. The KPU was banned immediately, and Odinga, Oneko and Kaggia, among others, detained. The radical threat to the Kenya Government was over.

It remains difficult to assess why the radicals delayed their break with KANU until 1966, by which time the hold of the political elite had become strong. Future work may show that their desire to maintain such hard won unity was more compelling than the evidence of their isolation. Certainly, their breakaway was delayed too long for them to have been able to break the image of KANU as the instrument of independence in the minds of the people.

EAST LONDON — The Association of Management Committees yesterday supported a motion that sub-economic homes should be sold at a sub-economic rate without them first being brought to economic standards for sale purposes

It was generally felt that every person must be given the right to own a house as it would be unfair to sell a 30 to 40 year old house to a tenant at an economic price

It was also felt the sub-economic rate of interest should remain the same when such homes were sold and that the Government should be asked to subsidise the balance of the shortfall of the selling price

Congress accepted a motion by the East London Management Committee that in housing schemes which are erected by local authorities and funded by way of Department of Community Development loans, the present system whereby the interest rate on the sale of a house escalates from one per cent to 10 per cent be replaced by a sliding scale recovery basis and that the present system of applying sliding scales in sub-economic homes be scrapped. — DDR

ly unsuccessful in its attempt to the elected members and to the militant stance, calling on the change, and stating that the being Bills published...which we nisters do not bother to consult was quick in coming. In 1965 the radical group, was were held in Kaggia's and Oneko's highly suspicious circumstances. ship of the party, and the pliance by Kenyatta. The back-anded. The annual delegates meeting that deposed Odinga

the belated realization that a resigned the party, and Union. The life of the KPU Parliament broke away to deprived the members of their ctions. In 1968 all but six eliminated on a technical 'on papers correctly'.

attract much support. It the industrial employees's sums up this factor as l of the necessity for a expense of the growth of a sector, merging into the tially powerful basis of

HOUSING (124)
Cape's share

F.M. 4/8/78

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 Dr F. Wilson on The
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The Cape Divisional Council's housing
 funds for this year have been almost dou-
 bled by nearly R21m from the govern-
 ment's R250m scheme to boost the eco-
 nomy. In addition, the Divisional Coun-
 cil's allocation from the Department of
 Community Development for the year
 April 1 1978 to March 31 1979 was
 R22,6m

The funds, mainly for coloured hous-
 ing, will be spent over the next three
 years. At Elsie'srivier (population 90 000)
 from January 1971 to March 1978,

s you to attend
 If you have
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 9 for further
 at 5.30pm

422

sale turnover tax

Economic Research at Stellenbosch)

Dr Va

A.

Dr A1 5 783 families were rehoused, leaving
 about 6 300 still to be rehoused In the
 Mr B. next three years, subject to the money
 being available, all families living under
 "adverse conditions" in Elsie'srivier will
 have been suitably housed. In all, 8 292
 units have been planned, of which 4 839
 are completed and occupied Another
 1 165 units (R4,4m) are under construc-
 tion by Model Development Construc-
 tion Co. Also, an advance of R1,4m has
 been approved for 344 sub-economic
 flats and single storey houses, and R3,4m
 for another 636 sub-economic houses
 Tenders closed on July 14
 ADD' At Mitchell's Plain R2m has been

approved for services, and a further
 R2,2m allocated for 835 houses Tenders
 will be invited before the end of the year
 In all, over R37m has been allocated
 to local authorities in the Cape metro-
 politan area from the R250m housing
 boost The Cape Divisional Council
 received R20,9m and Cape Town Coun-
 cil R8,2m Of this, R7,8m is for 827
 economic houses for home ownership,
 including services, in the suburb of
 Westridge (Mitchell's Plan) Besterecta
 has been awarded the contract Another
 R412 000 is for 38 economic houses for
 home ownership for Indians at Rylands
 Tenders have not yet been awarded

on Transport

below and
 ry's office)

TELEPHONE NUMBER:

YEAR OF STUDY:

You will then be contacted by a Committee member who will arrange a
 meeting for you to enroll as a member of the Society.

Gill Raine
 Jonathan Matheson
 Jonathan Brodie

TITLES OF PROJECTS SUBMITTED

COLOURED HOUSING
Atlantis by the sea

12/11 FM 18/8/78.

It is five years since development started at Atlantis, the industrial growth point for coloured people 45 km north of Cape Town

This vast scheme, scheduled to house 500 000 by the year 2010, is divided into six "towns", two of which will be coastal resorts (at Silverstreamstrand and Ganssekraal, north of Bokbaai) Each town will house between 60 000 and 100 000 people There will also be two industrial areas (see map)

So far, work has been concentrated mainly on the first industrial area and its adjacent suburb, Westfleur By the end of February, R36,4m had been spent on infrastructure and housing The Department of Community Development has allocated another R12,6m to be spent this year.

The score to date is

- In the first industrial area of 500 ha,

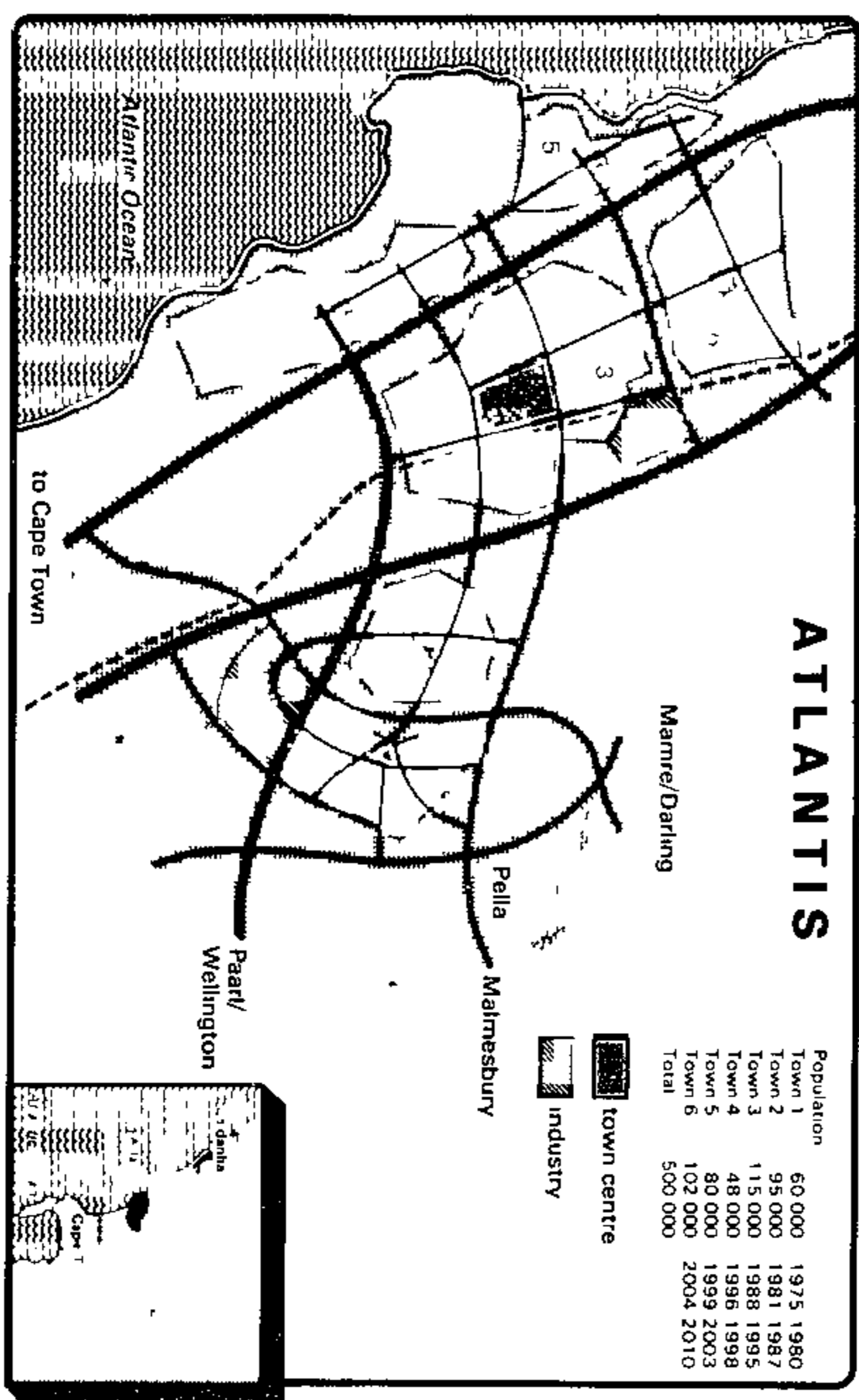
services have been provided on 250 ha; 70 ha have been sold to industrialists for R1,5m, 93 industrialists have been given permission to establish factories, and 45 are already operating or building.

The factories are producing a variety of light products, including furniture, clothing, packaging materials, industrial chemicals and concrete.

- On the housing side, 1 300 housing units have been completed and occupied at Westfleur. A further 2 315 units are due to be completed by the end of this year

The first housing contract, R3,3m for 609 units, went to Model Development. Now two large contracts for 1 353 units each are under way, one by Murray & Stewart (R5,6m) and a similar one by Dura Construction (R5,8m).

The selling price of units varies from R7 000 to R13 000



618

- Atlantis is not going to be a slum in a dust-bowl in the middle of nowhere, as some predicted. Electricity, water and sewerage have been laid on, and the whole area is served by an automatic telephone exchange All houses are wired for electricity and have a plug for a phone Walls, floors and ceilings are properly finished and painted, and all units have a bathroom and indoor laundry Main roads are tarred, lighted and treed.
 - Businesses at Westfleur include a cafe, butchery, hardware shop, electrician and supermarket. A 4 000 m² shopping complex is planned for the end of 1978.
 - Westfleur has two primary schools for 1 000 pupils each. A high school for 1 200 has been built and a third primary school will be ready next January Two more primary schools, and a second high school with a technical stream, are planned for 1982
- Some experts fear water will present problems. It is at present being obtained from local underground sources Later, it will be drawn from the Voelvlei Dam, via Darling There is also a spring at Silverstreamstrand.
- Atlantis's main present link with the rest of the world is the low coastal road to Cape Town. Bus services are good, and it's said that it is quicker and cheaper to get from Atlantis to Cape Town's CBD than from some other localities nearer town where several changes of transport are required. Later, major roads will lead to Paarl/Wellington, Malmesbury and Darling.
- Before any heavy industry can be established, a railway is a must Planning has been completed, and the rail-link, which will form part of the Saldanha infrastructure, is receiving "urgent attention."

Financial Mail August 18 1978

Urban Area.

Examination of the Importance of the Variable, "Length of Residence" on Local Imagery.

Transkei : An Illustration of its Potential.

Cape Town Electoral Districts.

Perceptions of the Cape Peninsula Landscape 1900 - 1977.

~~124~~

124

FM 18/8/78

FOREIGN INVESTMENT

Urban Foundation scores

For months foreign banks have been weighing up the pros and cons of committing funds to SA specifically for encouraging socio-economic development among blacks. Now some are taking the plunge.

In a major breakthrough, the Urban Foundation has raised 8m Swiss francs to finance coloured and African housing projects in the western Cape and Soweto. The money is being provided by Geneva-based Bank Leu (SwFr 5m) and the UK merchant bank, Kleinwort Benson (SwFr 3m). The loans carry an average interest rate of 7% and mature in three years. Guarantees have been provided by several of the Foundation's donor companies.

The funds will be used as bridging finance for the building of some 400 houses by the coloured-controlled Peninsula Community Association and the Cape Chamber of Commerce. A further 300 dwellings will be built in Pimville, Soweto.

Urban Foundation director Judge Jan Steyn, who visited several British banks last February, reckons overseas companies say the Foundation has built up "a high credibility" in the UK and Europe.

The Foundation has to date been promised donations totalling R16,7m, and there's a strong chance it will try to negotiate further foreign loans in the future. However, the first priority, says Steyn, is to implement the 99-year leasehold scheme and assess the demand for such leases among blacks.

Meanwhile, the *FM* learns that foreign banks have also been approached to help finance the electrification of Soweto. As far as can be ascertained, these fund-raising efforts have not yet been successful, though in the case of a leading European bank, the matter was discussed at the highest level.

As one banker puts it, nothing has come of these efforts, as banks feel that "black urban townships are part of the political problem. A loan could backfire." Another disincentive for the banks was the soft terms requested.

Continental bankers also report approaches by some private sector clients looking for finance for black development projects. Informal talks have already been held with SA Treasury officials on the question of black-oriented loans.

Last month, Germany's Bayerische Hypotheken Bank and the UK's Hill Samuel lead managed a DM25m private placement for the Corporation for Economic Development. The loan was guaranteed by the SA government.

It looks as if there may be some new business in SA for the international banks after all.

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rights" (1967)

table of the bees: an economic
estimation",
Journal of Law and Economics

The Economics of Property Rights
bridge, Mass., 1974)

A survey of recent literature
Journal of Economic Literature
(December 1972) 1137-1162

Furubotn, E. and Pejovich: "Property rights and economic theory:

References:

Discuss the importance of the concept of "property rights" in explaining economic behaviour and performance.

ESSAY NO. 2

D.J. Rees

1978

SCHOOL OF ECONOMICS
ECONOMICS II

Pledge to curb W Cape influx

DNVNIJ

CAP TINES
23/8/78
① 124
② ~~124~~

By MICHAEL ACOTT
Political Correspondent

EAST LONDON. — The Minister of Plural Relations, Dr Connie Mulder, announced last night that the government intended tightening influx control measures to keep illegal blacks out of the Western Cape.

...make and limited liability companies
...nature of product handled or produced
...type and extent of organisation activities
...administrative framework
...form nature of basic financial
...large scale organisation as an

He accepted fully a resolution from the Cape National Party Congress calling for the Western Cape to be strengthened as a white and coloured labour preference area and for stronger action against employers of illegal black labour.

Dr Mulder also said the Crossroads squatter camp would be cleared, regardless of pressure and campaigns from anywhere in the world.

The congress took no decision on granting more land to black homelands despite calls for an increase in the 1936 Land Allocation.

Not popular

"I will go out of my way to keep the Western Cape a preference area and to reserve it as far as possible for white and coloured people," Dr Mulder said.

"This will entail us having to act more strictly but we are here to implement National

Not popular

"I will go out of my way to keep the Western Cape a preference area and to reserve it as far as possible for white and coloured people," Dr Mulder said.

"This will entail us having to act more strictly but we are here to implement National Party policy, not popular policy."

Conflicting resolutions from Stellenbosch and Tygervallei on granting leasehold rights to blacks in the Western Cape fell away when the provincial head committee proposed an omnibus resolution which was adopted unanimously.

Resolution

The resolution, proposed by the provincial leader, Mr P W Botha, called for:

- The reaffirmation of the Western Cape as a white and coloured labour preference area and for a clear geographic definition of the area;
- The government not to apply the policy of urban black leasehold rights in the Western Cape;
- Rapid provision of housing for blacks legally in the area;
- Measures to prevent uncontrolled influx of blacks into the Western Cape, including increased fines for employing illegal black workers, reduction of the labour allocation of offending companies, and for employers to be responsible for repatriation of illegal employees;
- Black labour in the Western Cape to be made much more expensive, and;

Continued on page 2

Influx clampdown pledge

Continued from page 1

● A halt to recruiting labour from independent or non-independent homelands while there was unemployment in the Western Cape among coloured people and blacks entitled to be there.

Introducing the resolution, Mr Botha said the head committee had decided it should replace four agenda items on blacks in the Western Cape

The National Party was not against the black man but the Western Cape was the area of historic origin of South Africa's white and coloured people

"We say that this area must be protected as a preference area for its white and coloured inhabitants."

After the resolution was carried unanimously on a show of hands, Dr Mulder welcomed it and promised to apply it to the letter as it was in line with government policy.

The government aimed at creating a contented community of blacks legally in white areas and believed in the improvement of urban black residential areas. These should be electrified where financial resources allowed.

The government also be-

lied in the development of the homelands and in stricter application of influx control throughout the country to ensure that blacks who did not belong in white areas did not go there and create problems.

"White employers who employ black workers illegally are more guilty than their workers because they should know better."

Dr Mulder said it seemed idiotic to recruit labourers of any race and colour from 800 km away to an area where there were 7 000 unemployed coloured people.

Mitchell's Plain 'needs new name'

Chief Reporter

Dr S S MORRIS, former City Engineer of Cape Town and "father" of the Mitchell's Plain housing scheme, said yesterday it was time a more imaginative and appealing name was found for this fast-developing town on the False Bay coast.

"In my first report on the scheme, in the early '70s, I suggested the name Goeie Hoop/Good Hope, and I still feel this would be most appropriate to a development that offers new hope and a new outlook for present and future residents.

"But whatever name is chosen, let us at least get away from this quite unimaginative and uninspiring label, Mitchell's Plain, which is the name of a farm. And I would suggest that the town be renamed before the railway link is established and names have to be put up on the stations along the line."

Dr Morris said that on a recent visit to Mitchell's Plain, he had been most impressed and encouraged by the progress made. "The City Council is to be commended for the great job it is doing there, and I was most impressed by the dedication of the men on the site, who seem to be imbued with a spirit of communal service in the work they are doing.

"The only disturbing feature I find about the scheme is the name by which it is still known. Why not run a public contest to find a name more worthy and appealing for a development the implications of which will reach out not only beyond the Cape but also beyond the borders of this country?"

Dr Morris disclosed in an interview yesterday that he had accepted a formal invitation from the city council of Tel Aviv, in Israel, to act as a consultant to the council in the evolution and implementation of a metropolitan plan for the city and a number of peripheral local authorities

Negotiations were still in progress about the extent of his participation in the plan.

House sales in Plain ^{ARGUS} top 3400 ^{31/8/78} ¹²⁴

OUTLINE

1. INTRODUCTION

2. CURRENT DEVELOPMENT MODELS

MORE than 3 400 houses in Mitchell's Plain had been sold, 6 702 were being constructed, and a further 6 090 were planned, the chairman of the housing committee, Mrs Eulahe Stott, told Cape Town City Council today.

Mrs Stott said she favoured building more houses for rental only. Her committee was in favour of building more houses for sale.

She said 3 430 houses had been sold.

During the past two months the council had sold 315 houses and the sales organisation had finalised 204 sales.

The organisation had secured 550 agreements to buy houses in the past month but these sales had not yet been finalised. In some cases this was because houses were not yet completed.

A TARGET

Mrs Stott said the organisation had set itself a sales target of 503 houses in the past month.

● The council will ask the Administrator, Dr L A P A Munnik, to order a general revaluation of rates from January 1979 for property in the municipal area.

It will also ask him to examine 'serious anomalies' in the rating system.

Mr Dick Friedlander said property in a city such as Cape Town could not be valued on the same basis as in a small town. Cape Town should have its own valuation ordinance and a continuous valuation system.

GOOD IDEA

Mr Sol Kreiner suggested that if the council changed its rating system it would be a good idea to phase it in with the next general revaluation.

Mr Kreiner said valuations in Cape Town were always out of date because they took effect about six years after being started.

In Johannesburg rates were based on the market value of the site and the city employed 25 valuers. There were six valuers in Cape Town.

Mr A E Honikman said the executive committee was in favour of asking the Administrator for a general revaluation in January.

● The council today endorsed the action of the Mayor, Mr Ted Mauerberger, and the Executive Committee, in issuing a statement asking the Government not to demolish the Crossroads squatter camp.

Mr Joan Kantey said the statement had been received with 'widespread acclamation'.

She said the matter could be vitally important to South Africa. She was in Belgium and Britain at the time of the demolition of the Modderdam camp.

ECONOMICS HONOURS

SOUTH AFRICAN ECONOMIC PROBLEMS - PAPER

THE ROLE OF AGRICULTURE

People overseas had said that South Africans must have taken leave of their senses.

THE FABRIC

'In all conscience, as human beings, we cannot sit idly by and see this happen,' she said. 'These are people who work in the city and are part of our city's fabric.'

The council voted unanimously in favour of the motion, except for Mr John Tyers, who abstained.

29th May, 1978

Gillian Raine

FM 8/9/78
CROSSROADS

Wrong turn ahead



Police arrested about 500 blacks at the Crossroads squatter camp in the Cape Peninsula this week.

Most of those arrested are "illegal" women and children who face charges under the pass laws. At best they will be fined and/or jailed. At worst, they will be returned to their "place of origin."

With spring in the air, this could be the signal for the authorities to take Crossroads off the map, in line with a government commitment enunciated by

Deputy Prad Minister Willie Vosloo in Parliament and by the Cape congress of the National Party in East London last month.

The commitment to demolish Crossroads has been further underscored by the local Administration Board which states that unemployment among "legal" Africans in the Peninsula is in excess of 2 000 and is exacerbated by the continuing inflow of "illegal" Africans from the Eastern Cape homelands and from rural areas where work opportunities have declined as a result of the recent drought.

The "illegals" are being accommodated at existing squatter camps scattered around the Peninsula, and at Crossroads, where shanties have been enlarged to take in new lodgers.

Meanwhile, the local Administration Board has obtained a loan of R5.8m from the National Housing Fund for housing, services and schools in Cape Town's African townships of Langa, Nyanga and Guguletu. R2m has been earmarked for the construction of 1 860 family dwelling units over a period of five years.

The board is confident this will wipe out the backlog of "legal" families waiting for houses. The last family units were built in 1972 when 560 houses were added to Guguletu. No additional family housing has been built in Langa since 1955 and none at Nyanga since about 1962.

It is estimated that there were about 10 000 qualified African families living in Cape Town in 1965, so natural population growth alone probably generated demand for an additional 3 000 houses in the period 1967-1977. The actual number built was about 600, including the conversion of single accommodation blocks into family units.

Mitchell's Plain does little to dent City's long, long waiting-list

Cape Times 18/9/78 (124)

SO FAR 3 000 houses have been built and sold at Mitchell's Plain but the huge project has made little or no impression on the City Council's main waiting-list for houses. At present there are 22 874 families waiting to rent houses, and when the homes become available they are offered to people who put their names down nine or 10 years ago.

Even more depressing is the fact that only 1 465 families on the list can afford to buy even the cheapest houses at Mitchell's Plain, while the number of potential buyers from among the council's present tenants is 3 402, and this is stretching things to the limit.

The council believes, however, that buyers will be found for the 14 000 houses that are in the process of being built at Mitchell's Plain but it is becoming increasingly clear that not many of them will come from the old housing schemes or that long, long waiting-list. This has serious implications, for there has always been an element of a gamble in the Mitchell's Plain project, and the latest statistics indicate that it is not coming off.

The idea was to build something really good to encourage people to move up to the better-class areas so that those in the low-income groups (and squatters) could move into the vacated houses that were constructed when building costs and interest rates were lower. In other words, people on the waiting-list would fill the gaps left by those moving to the Plain.

Unfortunately, this has not been happening at anything like a satisfactory rate, and the reasons are fairly obvious.


- The Mitchell's Plain houses are too expensive for the people who need them most
- The council has an agreement with the Department of Community Development, in terms of which it has to give a large measure of preference to squatters.
- There is so much overcrowding in the old housing estates that when a family moves out to the Plain it does not always leave behind an empty house

Several City councillors feel quite bitter about the way the council has to give preference to squatters at the expense of people who have wanted in the housing queue for nearly 10 years.

Other councillors, particularly Mrs E D Stott, the housing chairman, remain bitterly opposed to the building of more and more relatively expensive houses for home ownership while the council does little to meet the greatest need for housing — the need of those on the waiting-list.

However, planning is in progress for a further 10 000 are in the lower-income bracket and not in a position to contribute their rightful share to the rates fund. This means that the relatively few ratepayers in the other third

CIVIC
DIARY
By
TONY ROBINSON



homes at Mitchell's Plain, most of which will be lower-cost housing. In addition, a further 1 200 homes are planned for Valhalla Park and Rylands.

For how long will the patient people on the waiting-list have to go on waiting before they get their houses?

carry the City. As if this is not enough, Cape Town shoulders most of the social responsibility in the form of the major housing schemes for the region. Everybody benefits, of course, but Cape Town does more than its share of paying.

The annual deficits on housing, for instance, have gone as high as R700 000 (1974), and last year the loss was more than R200 000. The money was made up from the rates, but why should Cape Town's ratepayers have to foot the bill? What about some of the other local authorities which benefit from the presence of the housing schemes but do not help pay?

IN his installation address, Mr Mauerberger said the Good Hope Centre had generated an income of R100 000 for the City this year. This may sound impressive but it amounts to little more than six percent of the year's interest on the money the City borrowed to pay the contractors.

Heaven knows what the statistics will look like if one takes into account the full cost of the project and the running costs of the huge building.

The mayor made a further point which bears examination when he said: "Do not forget there have been other financial spin-offs from events there and from which the City's economy has also benefited."

That sounds nice too, but I would like to see some evidence I have an uncomfortable feeling that a good many of the events staged there simply keep the sixpences circulating in our own backyard. And sometimes, of course, it's worse — like when visiting wrestlers take their prize money back to Johannesburg or the United States.

Examination of the Importance of the Variable, "Length of Residence" on Local Imagery.

Urban Area.

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Transket: An Illustration of its Potential.
Cape Town Electoral Districts.
Perceptions of the Cape Peninsula Landscape 1900 - 1977.

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124

Ratepayers to meet mayor over rates

EAST LONDON — Representatives of four East London Ratepayer's Associations and commerce leaders will meet the city councillors responsible for the finance and staff portfolios this morning to express their concern at any possible future increase in rates

The meeting, which has been sparked off by a 25 per cent wage increase demand by the South African Association of Municipal Employees, will be chaired by the Mayor,

Mrs E Kemp, and her deputy, Mr D Card, is also expected to attend

Mr E Spring, leader of the staff portfolio, and Mr B. Armist, leader of finance, will be present, but Mrs Kemp made it clear yesterday any decisions taken by the council's action committee on the matter of the wage demand would not be made public at today's meeting as these decisions were committee matters

She said she had also in-

vited two representatives of SAAME to be present.

Mr A Roberts, the chairman of the Ward 2 Ratepayers' Association, who organised the meeting, said its object was to express concern at any planned future increase in rates and not to specifically discuss the wage demand

He said representatives from wards 1, 2, 7 and 8 would be present as well as representatives from both the licensed and non-licensed hotel associations — DDR

Ratepayers say No to municipal pay increase

EAST LONDON — Ratepayers here yesterday urged the city council to go to arbitration rather than accept the 25 per cent wage demand made by the South African Association of Municipal Employees.

At a special meeting called to express concern over the possibility of a massive hike in rates and taxes as a direct result of the pay demand, the city councillor in charge of Finance, Mr B Armist, said if council were to agree to the wage demand in full it would mean a late hike of roughly the same order — 25 per cent.

Speaking on behalf of Ward 2 ratepayers, Mr H. Battaliou said the present high rates were already crippling businesses and preventing people from coming to East London.

He said ratepayers were concerned about the city council's resolve to stand up to and resist the pay demands, and to go to arbitration if necessary.

Should the arbitration court grant any portion of the demand he said council should see to it staff were retrenched or retired early so as to keep the total wage bill the same.

The chairman of the local branch of Saame, Mr L. O. Branfield, said since the October 1971 arbitration award to municipal employees there had only been one further award — 12 and a half per cent in 1976, which had been spread over three years

In October 1971 municipal employees' salaries had been in line with the consumer price index. This had increased by 35 per cent, and with the sales tax increase it would have reached 45 per cent by January next year, the date from which Saame is demanding wage increases for its members.

He said East London had both the fourth highest rate structure and consumer price index in the country. Other areas paid their municipal staff far higher wages, and he believed commercial and industrial concerns in East London paid a 50 per cent higher wage than the municipality did for an equivalent post.

From statistics Saame had a reasonable case for their 25 per cent demand. He conceded however that this figure was open to negotiation. Neither he nor council members present disclosed what offer had been made by the city council at their most recent action committee meeting.

Mr Branfield said the association did not want to go to arbitration, but hoped to work out something by consultation.

Mr Battaliou said businessmen in East London had seen their profits seriously eroded. The standard of living of their staff had dropped. He saw no reason why municipal staff should expect to be immune from this reduction in living

standards.

He attacked the municipality and council on various issues, saying the municipality was a "top heavy" organisation which was not run on efficient business lines.

Representing the non-licensed hotel association, Mr A. K. Norden advocated a thorough investigation of all municipal departments in order to increase their efficiency.

The Mayor, Mrs E. Kemp, assured him this was presently being done.

One suggestion put forward to reduce municipal expenditure and at the same time reduce rates was the abolition of the municipal bus service, which is expected to run at a R750 000 loss this year.

Mr Armist said this had been suggested by council in the past but had been met by an outcry from residents. He indicated that plans were being considered to solve the financial drain the transport department represented, but could not disclose more details at present.

Another suggestion to increase municipal income without raising rates was to add half or one per cent onto the sales tax. This could bring in an extra R1 million a year and would widen the base of taxation as far as local government was concerned.

Mrs Kemp explained that this was already be-

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Council lashed over arrears



MR BATTALIOU

ing looked into by the United Municipal Executive and the Association of Treasurers was to report back to this body

The chairman of the Ward 7 Ratepayers Association, Mr A. Jeans, said he saw no objection to the lower paid municipal worker receiving a wage increase to combat the rising cost of living, provided an increase in productivity could be assured, coupled with a reduction in senior and non-productive staff

The chairman of the Ward 2 association, Mr A. Roberts, who organised yesterday's meeting, proposed, and the meeting accepted, a motion that the meeting recommend to the city council there should be no rate increase for the year 1979 and that any increases in salaries to municipal staff be funded by reductions in the number of staff, greater efficiency and a rationalisation programme.

He said the success of the meeting had only been marred by the non-attendance of representatives of both the Chamber of Commerce and the Chamber of Industries, which bodies, he felt, were vitally concerned and could have made an important contribution — DDR

EAST LONDON — There was no reason why Coloured housing rental arrears should be subsidised by the ratepayer, Mr H. Battaliou of Ward 2 told city councillors at a meeting on rates yesterday

"Why have we got such a large deficit — about R100 000 — in the collection of Coloured housing rentals, and yet the council is considering building even more Coloured houses?" Mr Battaliou said

He believed many of the Coloureds were self-employed, and the employers of others should subsidise their housing rather than the ratepayer, in much the same way as the administration boards subsidised black housing by levies and fees from the employer.

Mr Battaliou also attacked the council on the Garcia Flats problem, saying whoever had been responsible for building the flats would have been fired had he been in the world of commerce and not worked for the municipality.

He said the council had been slow in arranging for somebody to lease the market hall after the municipal market moved to Mdantsane. Instead of this having been done months before, the hall was still standing vacant, and the municipality was losing rent

In reply to these criticisms the Mayor, Mrs E Kemp, said the Garcia Flats complex had been the brainchild of the

Department of Community Development and had been opposed by the council

She said council was very concerned about Coloured rental arrears and had asked the Coloured Management Committee to help in trying to get stop orders on the salaries of those people with employment

The deputy mayor, Mr D Card, said there were many factors involved in the Coloured housing problem, one of which was the large degree of unemployment. Though the situation was not quite as bad for Coloureds, he said only one in every 10 blacks in East London was employed.

The matter has been taken up at government level, and Mr Card said the largest problem was the people simply did not have the money to pay. Once the municipality started prosecutions they ran up against an increase in the squatter problem

He said some people did, however, exploit the situation and the CMC's help had been enlisted in this respect

Mrs Kemp said the leasing of the market had been under investigation for some time before the new market opened in Wilsonia

Mr Card said the problem was that the market had brought people into the central business district. The council had now to lease the building to some organisation which would do the same — DDR

(24)

Mayor to open first 'starter' houses in SHELTER scheme

By ROGER WILLIAMS
Chief Reporter

THE MAYOR of Cape Town, Mr Ted Mauerberger, has agreed to officiate at the formal opening on November 1 of the Cape Times-supported SHELTER organization's pilot scheme of 30 low-cost "starter" houses at Valhalla Park on the Cape Flats.

All but three of these expandable houses, built under contract for a total of about R93 000, are already occupied by former shack dwellers.

SHELTER

Cheques to
Cafda-Shaker
P.O. Box 2180
Clarehinch
7740

Phone
72 0 70

SHELTER ties at R5 each from above address

Senior government and local-authority officials and the major contributors to the SHELTER emergency fund, which was founded at a meeting in the office of the Editor of the Cape Times in February last year, have been invited to the formal opening of the project.

Members of the 14-man SHELTER board of trustees, which includes several church leaders and prominent businessmen, will also be present. The families selected as the first occupants of the "starter" houses are from the sub-economic group, with heads of households earning not more than R150 a month. They are all from numbered shacks in the Cape Town municipal area.

Initially, the rehoused families will pay a monthly rental to SHELTER, but they will have the option to buy after two years.

Mr Derry Fitnum, Warden of the Cape Flats Distress Association (Cafda), which administers the SHELTER fund, said yesterday that people who had moved into the "starter" houses were so enthusiastic that they were already inquiring about the prospects of expanding their new homes when they acquired the means.

"This goes a long way to proving the point we have set out to make — that by providing a simple, low-cost 'starter' at the outset, this can with proper planning be easily expanded on a self-help basis as



The Sylvesters outside their "starter" house, which they hope to expand when they can afford it. The walls are made of cement blocks and the roofs of corrugated asbestos.

the need and opportunity arise. "The houses have been specially designed and constructed with this in view."

Mr Fitnum said the "starter house" concept stemmed from a growing realization that the current housing emergency could not be resolved by conventional methods alone, and that alternative

SHELTER

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courses of action must be investigated.

SHELTER's aim, he added, was to attempt by whatever means open to it to improve conditions for unhoused or inadequately housed people.

The fund, to which the public has contributed more than R285 000 in the past 20 months, has been used to provide immediate relief for hundreds of families who have lost their shanty homes through weather and fire devastation and also through demolition.

More than R100 000 has been spent on relief, much of it in the form of resettlement of coloured and black shack dwellers in authorized areas and of the authorized conver-

sion of single quarters at Langa into family homes for blacks.

Following are the latest donations received by SHELTER.

Union of Jewish Women of SA, Worcester branch	20.00
I M, Fish Hoek	2.00
Evans, Mrs E	5.00
Roth, A D	50.00
A friend in the Baptist church, Pinelands	15.00
Anon, monthly donation	15.00
Jaeven, Mr V in memory of his mother, Mrs J Jaeven	2.00
Waterburg, H J	10.00
Barlow packaging (Cape) (Pty) Ltd, monthly contribution of portion of basic wages and salaries earned	83.15
Laughton, Miss A H	50.00
Wilks, Miss Velma	5.00
Ms Madeleine Gaud and Ms Muriel Searle	100.00
Vivian, monthly donation	10.00
Pensioner	1.00
Anon, monthly donation	15.00
Campbell, Mrs M	20.00
Jewish Board of Deputies and others; proceeds of film festivals in Johannesburg, Durban and Cape Town	400.00
Barlow Packaging, monthly staff contribution	75.98
Blaine, Mrs Marjorie, August donation	5.00
Anon, because of Crossroads	2.00
Blaine, Mrs Marjorie, September donation	5.00
Vivian, monthly donation	10.00
Total	R901.13
Previous total	R284 629.82
Grand total	R285 430.95

CAPE TIMES 24/10/23 (124)



Mr and Mrs I Sylvester inside the SHELTER home into which they moved with their child at the weekend from a numbered shack at Surrey Estate "It's wonderful to have a proper home at last, we're thrilled with it," said Mr Sylvester

x

A

New Govt scheme to help home owners

RAM 24/10/78

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Own Correspondent

PORT ELIZABETH — A Government scheme to help home owners improve their properties, was announced in Port Elizabeth yesterday by Mr Marais Steyn, Minister of Community Development.

Opening the first housing project in the South End urban renewal project, Mr Steyn said that at least 350 000 new housing units outside of black areas would have to be built in the next five years to provide for natural population increase.

He said that South Africa could therefore not afford to let areas fall into decay.

He appealed to home owners to do everything possible to renovate and improve their properties — not only in their own interest, but also in the interest of the country.

“If they are not financially able to do so, they are free to apply to local authorities for help. The local authorities can, in turn, apply to my department for a rehabilitation scheme in terms of which financial and other help to individuals will be considered.”

In an interview Mr Steyn said that details of the scheme were being sent to local offices of the Department of Community Development.

One firm gets all housing transfers

By TONY ROBINSON

THE CITY COUNCIL intends using only one firm of City attorneys to handle all the conveyancing for the many thousands of home-ownership houses being built at Mitchell's Plain. Conveyancing fees for the houses will range from R150 to R170 a house and the total conveyancing costs for the planned 18 000 homes which the council intends selling will be about R2,9 m.

One Cape Town attorney said he felt this business should be shared out to allow several firms to benefit but Mr J W S van Zijl, secretary of the Cape Town Attorneys Association said he could see no reason to object.

In reply to written questions by the Cape Times, the Town Clerk, Mr H G Heugh, says that so far no properties at Mitchells Plain have reached the stage of transfer.

Professional services

"However, there are no plans at this stage to depart from the present procedures whereby the council's conveyancers, Messrs Fairbridge, Arderne and Lawton, undertake the necessary steps to pass transfer of dwellings in home-ownership housing schemes to purchasers and charge therefore at the normal tariff rate."

Mr Heugh said the question of employing a conveyancer permanently on the council's staff had been considered with Mitchell's Plain in mind "but it was found after discussion with the government department concerned and legal advice not to be feasible".

A City attorney with experience in local government said that public bodies often used a roster system when employing professional services from the private sector. As examples he pointed to the fact that the Provincial Administration worked from a roster of architects and that the National Housing Commission spread out its conveyancing work to use the services of several firms of attorneys.

He felt that this was the fairest way of allocating the work as conveyancing was a relatively simple administrative procedure.

Mr B Le S Van der Riet, secretary of the Cape Law Society, stressed that conveyancing fees were fixed by statute and there could therefore be no tendering and attorneys could not offer to do the work for less than the prescribed fees as this would be regarded as touting for business.

Mr van Zijl said his association had no objection the the fact that one firm would probably do all the conveyancing work.

schemes. This number clearly cannot significantly reduce the backlog. Only 6,4% of tenants in the council's housing schemes can afford even the cheapest houses being built at Mitchells Plain, most of these only with the help of the special sliding scale of instalments which allows them to make low payments at first, and increase them later as their earnings grow

Less than 3% of the housing scheme tenants earn more than R300 a month and can afford to buy houses on the normal instalment plan for home ownership (interest rates 9,25%). About 60% earn R150 or less, which places them in the sub-economic bracket (interest 1%), and 28% earn between R150-R250 or a little more to pay the full 9,25%

Stott, however, stresses that people with incomes over R250 would do better to buy rather than rent. Those who rent pay 9,25%, the same as buyers. But there is also a maintenance charge and an administration charge payable by tenants.

Now the council's housing committee has asked the city engineer for proposals to solve the housing shortage for people in the lower income groups. At least 14 000 houses are needed immediately. At today's building costs, and including services and amenities, this could cost R98m. Even if suitable land is available (and the Department of Community Development is said to be sympathetic) it is doubtful if this could be made available immediately. But a start should be made now.

hoped that there would be an "upward movement" to the new houses, creating vacancies in cheaper houses in the old schemes for some on the waiting list.

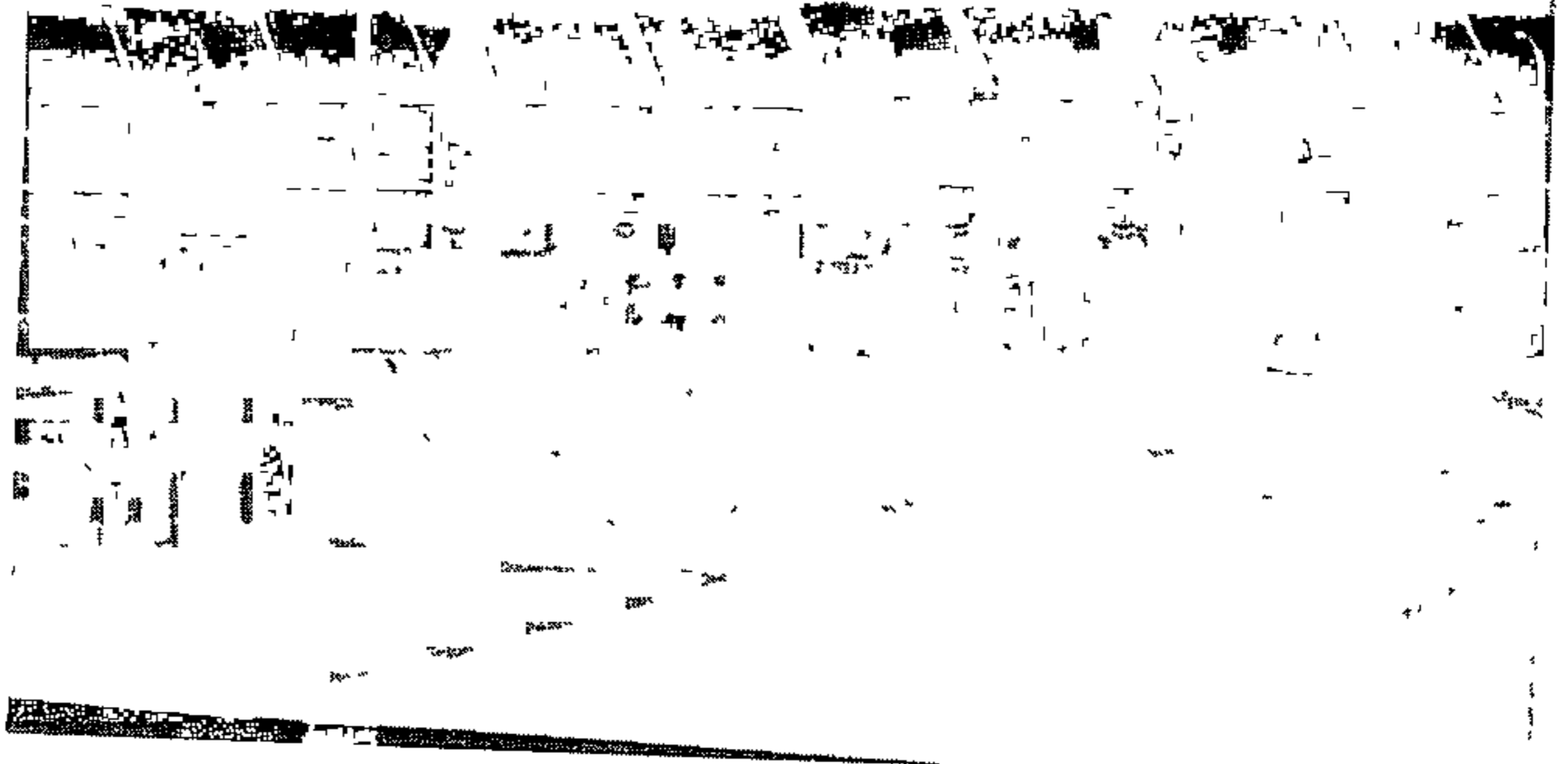
Houses at Mitchells Plain are selling well, and out of some 3 600 sold over the past three years about 860 have been bought by tenants in the old housing

COLOURED HOUSING Doesn't figure out

FM 27/10/78

Despite the money that has been poured into Mitchells Plain and Atlantis, there is still an appalling shortage of housing in Cape Town for coloureds in low income brackets. The City Council's housing committee chairman, Eulalie Stott, reported recently that there are still about 14 000 families waiting for low rental houses. Some have been waiting for nearly 10 years.

The idea behind Mitchells Plain is fine in theory to build decent houses for those who can afford them. Council



Mitchells Plain . . . too expensive for some

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Burger 27/10/78

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Huisvesting: beplan beter, vra Saaiman

SLEGS 6,4 persent van die bruinmense wat huise van die Kaapstadse stadsraad huur, kan dit bekostig om die goedkoopste huise in Mitchell's Plain te koop. Owerheidsinstellings is oorlaai in 'n huismark waarvoor reeds 'n beperkte vraag bestaan, het mnr. Hannes Saaiman, bemarkingsdirekteur van Bellandia, in Kaapstad gesê.

Mnr. Saaiman was een van die sprekers by 'n eiendomseminaar wat deur die nagraadse bestuurskool aan die Universiteit van Stellenbosch gereel is.

Mnr. Saaiman het gesê die owerheid laat 90 persent van die bruin huismark buite rekening. Daarby druk hulle die private sektor, wat daarop ingestel is om aan die hoer inkomstegroep huise te verskaf, heeltemal uit.

Hy sê daar is in Mitchell's Plain geen huis te huur nie. Dui dit nie op 'n beplanningsfout nie?

BEVREDIGING

Owerheidsinstellings moet hulle meer op die sub-ekonomiese en lae inkomstegroepes toespits. Deur op die groepe te konsentreer, sal hulle die

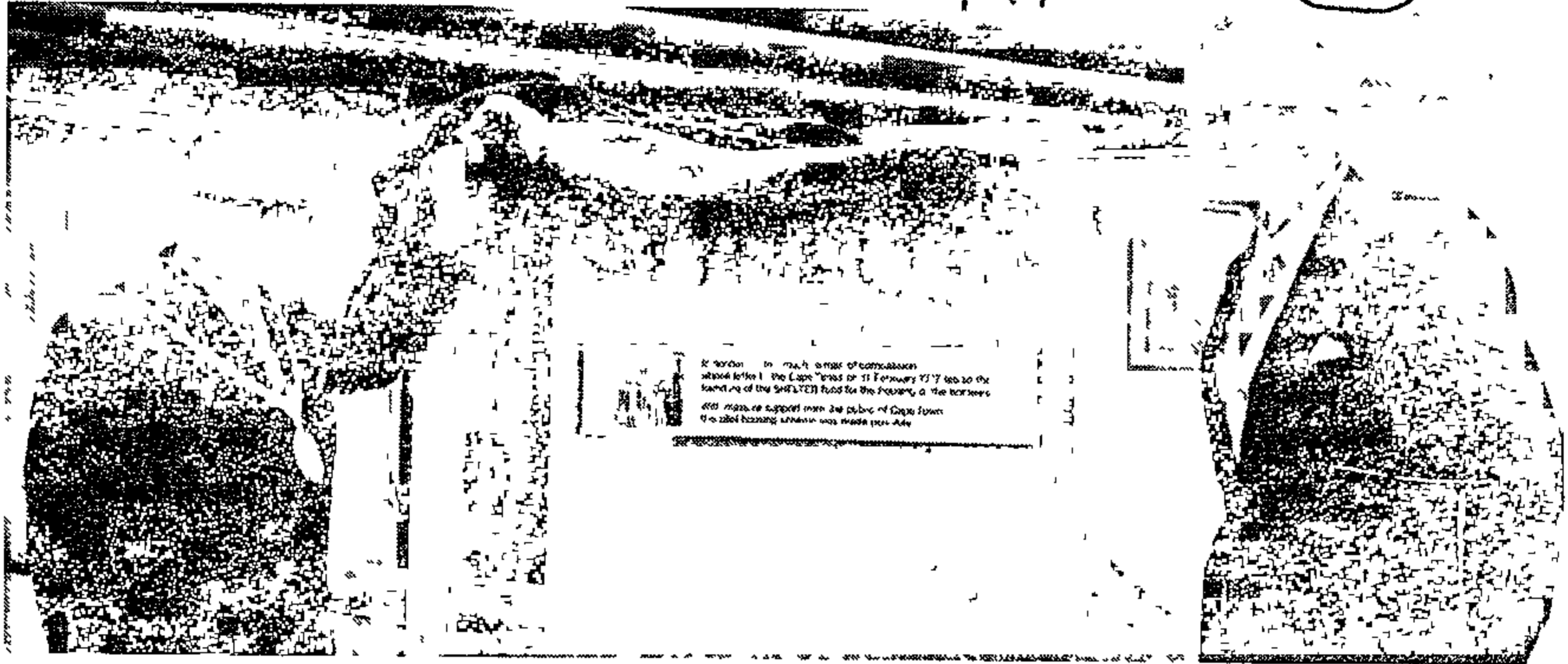
boubedryf stimuleer en sal meer werkgeleenthede geskep word.

Die private sektor kan op sy beurt sorg vir die huisvesting van die hoer inkomstegroepes. Die private ontwikkelaar is beter in staat tot die bevrediging van die individuele huisvestingsbehoefte van die boonste inkomstevlak in die bruin gemeenskap, het mnr Saaiman gesê.

Benewens die owerheidsinstellings is daar instellings soos Garden Cities wat met die private sektor meeding. Mnr Selwyn Meyers, voorsitter van Garden Cities, het bereken dat wanneer die agterstand met huisvesting uitgewis is, die normale groei in die ekonomiese prysklas slegs 476 nuwe woonêenhede per jaar sal wees, het mnr Saaiman gesê.

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The Mayor of Cape Town, Mr Ted Mauerberger, unveils a commemorative plaque at the SHELTER Village Valhalla Park after formally declaring the low-cost housing scheme open yesterday. With him is the chairman of the SHELTER board of trustees, Mr D A St C Hennessy. The inscription on the plaque reads "In honour of 'Inasmuch' a man of compassion whose letter in the Cape Times on February 11, 1977, led to the founding of the SHELTER fund for the housing of the homeless. With massive support from the public of Cape Town this pilot housing scheme was made possible."

SHELTER village opened

By **ROGER WILLIAMS**
Chief Reporter

THE MAYOR OF CAPE TOWN, Mr Ted Mauerberger, said yesterday that the SHELTER starter-house scheme at Valhalla Park demonstrated "exciting possibilities for the poorly paid and poorly housed to gain a better-type dwelling through the medium of self-help"

He was formally opening the SHELTER village, a pilot scheme of 30 low-cost expandable houses, at a gathering of about 100 invited guests who turned up in spite of a steady downpour to see these new homes of former Cape Flats shack-dwellers.

Housing, said the mayor, had long been a problem in the Cape and practical solutions, when found, were to be warmly welcomed and jealously guarded.

"Today we witness the start of a scheme which, if it realizes its potential, will influence housing to a considerable degree and will hopefully improve the housing position of many."

Of vital importance was that the occupants of these first 30 SHELTER houses had been guided by social workers before moving in. They would continue to receive advice and help in running their homes and, in due

course, in expanding them.

"I trust that we see here today the start of a considerable move towards the goal of the poorly-housed being able to help themselves."

"May this SHELTER milestone meet with all the success it deserves in utilizing public assistance to ease the acute housing shortage."

SHELTER's architectural adviser and planner, Mr Revel Fox, outlined the fund's programme of projects since it came into being with massive support from the people of Cape Town in February last year. The Valhalla Park scheme, he said, was in line with the world trend towards self-help in housing. It was in accordance with the World Bank policy of providing minimum contractor-built shelter on a site serviced by the local authority.

The houses were to be owned by the occupants who would expand them according to their own requirements and as their funds permitted.

Mr Fox said the underlying ethos of SHELTER was the breaking of the poverty cycle, by providing low-cost shelter on a self-help, personal initiative basis.

"If we genuinely believe that these are desirable goals, I hope

this project will help break the ground and point out the direction in which we could move. Despite excellent work done by all local authorities, state-funded mass housing schemes are not the only or even the best answer to the housing backlog."

"There are many alternatives which can and should involve private individuals and, in fact, the whole private sector, and it will need much more effort than is at present envisaged to resolve the problem of housing."

"You will be interested to know that many people will be watching this little scheme in Valhalla Park, to see how it works out."

The chairman of the SHELTER board of trustees, Mr D A St C Hennessy, said in an introductory speech he believed that what had been started by SHELTER had had a major influence on the huge strides being made in the provision of sub-economic housing in the Western Cape.

SHELTER, he said, had received donations from the public totalling more than R285 000 — clear evidence of the deep concern felt by the people of Cape Town about the housing situation.

"However I must remind you that quarter of a million rands

is very little for tackling the vast squatter problem, and therefore our aim was and is to provide assistance where the usual authorities are not able to do so, for one reason or another."

Mr S Yach, vice-chairman of SHELTER, and a member of the City Council, read out a special message received yesterday from the anonymous Cape Times reader "Inasmuch" and he also thanked everyone who has contributed to the success of the SHELTER venture. Among those he mentioned by name was Mr Richard Bell, Chief Photographer of the Cape Times, who took the striking aerial picture of the Modderdam Road squatter camp in Bellville South in February last year, and which was featured in colour on the front page.

It was this picture that prompted Inasmuch to send to the Cape Times the letter that was published, also on the front page of this newspaper, and which led to the founding of SHELTER.

The opening ceremony yesterday closed with a prayer said by Bishop Stephen Naidoo, one of the 14 SHELTER trustees, who also blessed the houses and the first occupants of the village.

The theoretical difficulty is that it is much harder to draw a sharp dividing line between employment and unemployment in agriculture (especially in subsistence agriculture) than in other sectors. Development economists have created additional

meeting place for drunks. There has been no rate income to the City of Cape Town from the area either, resulting in a loss estimated at R700 000 (and no return on the R30m).

The rest of the area, up towards De Waal Drive, has also been bought up by CD and is also non-rateable. It is still inhabited by, officially 10 000, but in fact about 15 000 coloureds. Though greatly overcrowded, parts are still very picturesque. But because of the uncertainty, few repairs have been made — none by CD.

Immediately adjoining this still inhabited area of District Six is Walmer Estate, which in 1975 was proclaimed as a coloured area. It has since been replanned to accommodate 1 050 families in relatively good houses. The recent upsurge in housing values in the area proves that this is nowhere near sufficient for coloureds who want to live near the city.

In May 1978, Minister Marais Steyn announced two schemes: one for removing about 750 families housed in the Council's Bloemhof Flats, and white families from Fawley Terrace, immediately below De Waal Drive and above the inhabited coloured area, at a cost of R7,5m, and a second pilot scheme for 50 top class white houses, costing R100 000 each.

No alternative housing for the Bloemhof Flats residents has been found, and the Fawley Terrace residents are refusing to move. The white luxury homes have not been built.

Recently the secretary for CD, Mr Louis Fouché, announced the commencement of "Phase 1" (R4,5m). This is the area bounded by Sir Lowry

Road, Tennant, Constitution and Canterbury Streets, which is basically an extension of the CBD, right opposite the Castle. Phase 1 consists of three departmental housing projects (R2,5m) to house police and defence force personnel and their families, and a group housing scheme of 22 houses; the Afrikaanse Christlike Vroue Vereeniging will build a R2m high-rise building, and the rest of the area hopefully will be for commercial and private residential development. Despite intensive advertising however, so far only one plot has been sold (to the Shell Company for a petrol station). First council will have to put in roads and services estimated at R1,5m.

Ironically, the only visible sign of the "development" of District Six as a white suburb, after 10 years, (and the R30m) is an Asian shopping complex on Sir Lowry Road.

No-one really objects to the Phase 1 plan. And services for the whole area are now being planned to be paid for 60% by government, and 40% by council, when funds are available.

The question Capetonians are asking is, why bar any group, especially coloureds, from the rest of the area, especially since it *adjoins* an established coloured area?

An obvious solution (see map) would be to extend the coloured area from Walmer Estate to include the old, still inhabited, area, down to Richmond/Stuckers Street, leaving an "undetermined" area between there and Tennant Street, and keeping the white area, as now planned, in Phase 1.

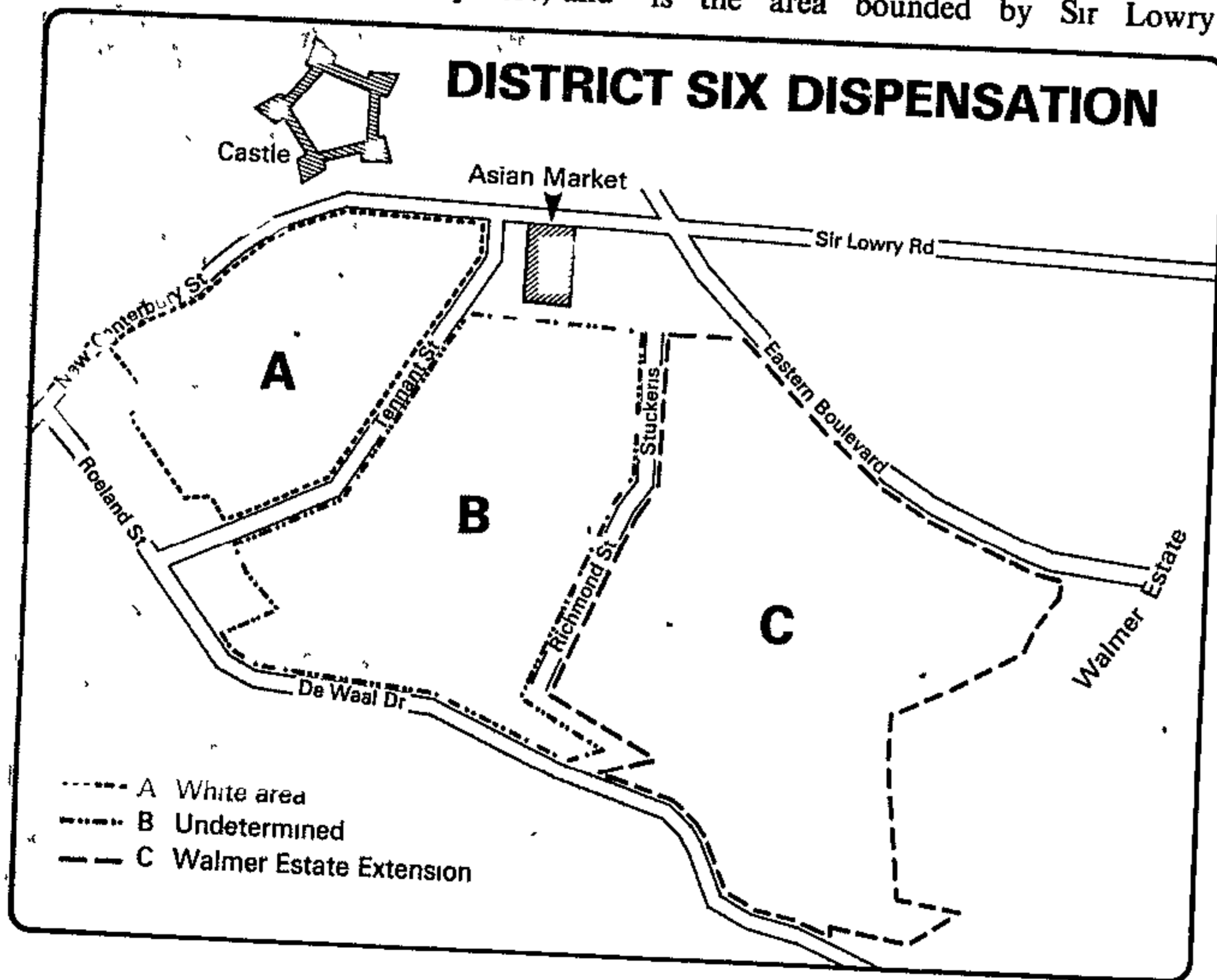
DISTRICT SIX

New plans

FM 3/11/78 124

Capetonians will fight to the end to preserve at least part of District Six for coloureds. Following the recent announcements that the Department of Community Development is proceeding with "Phase 1" of re-development, a group of Cape Town architects, economists, property people and businessmen, led by Councillor Tom Walters, is holding discussions to evolve a new strategy to persuade government not to implement the original scheme. The 1974 plan, drawn up in the Sixties, they argue, is socially, economically, and demographically out of date. Certainly a lot of time and money has been wasted.

District Six (94 ha) was originally inhabited by about 65 000 people, coloureds, Indians and Malays, with a few whites. It was declared "white" in February 1966. Community Development has spent nearly R30m buying the inhabitants out. About two-thirds of the area was bulldozed, most of it about seven to eight years ago, and has been that way ever since — an eyesore, and



New housing plan

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29/1/78

EAST LONDON — One of the country's top building societies may soon be building houses 'on spec' in the Coloured areas of East London and offering them for sale from between R16 000 and R18 000.

This was revealed by an executive of the society at last night's meeting of the Coloured Management Committee.

He said his society had about 25 townships throughout the country and they were investigating the possibility

of moving into East London.

The executive, a Mr Mullins, said, "We would be keen to come into East London Not in a big way at first — we like to put our big toe in the water to find out whether it's warm enough."

Mr Mullins said his society would also be prepared to investigate the Indian position. He said they liked to work closely with the local authorities, but by providing housing — which was solving the

local authorities' problem — they expected the council to sell them the land cheaply."

People interested in such a scheme would be able to buy a house by getting a 90 per cent bond from the society. On a R16 000 house, the monthly repayments would be R135.

The chairman of the CMC, Mr P Mopp, said there were a lot of people interested in such a scheme in East London and there are many peo-

ple in the Transkei who have said they want to come back here." This was confirmed by the Housing Manager, Mr Martensen, who said his department had had a number of inquiries from Coloureds in Transkei who wanted to settle in East London.

Mr Mullins said if his society felt there was a market in East London, they would acquire land and build houses, using local labour. He is to liaise with Mr Martensen —

MR MOPP... Transkei influx

Stop orders to curb rent arrears

EAST LONDON — A Coloured Management Committee proposal to obtain stop orders against the salaries of those whose housing rental is in arrears has been approved by the city council's action committee.

During recent months the municipal housing department has approached virtually all the major businesses and industries

in East London asking for their assistance in implementing a scheme whereby rental is taken off at the point of pay for those in arrears.

The scheme has been so successful to date that the rental arrear among Coloureds, which has been climbing steadily for a long period, has shown a drop in recent months. The rental arrear for

the Coloured community's 1 794 houses was R126 396 at the end of September.

This figure included bad debts from people who had left town and could not be traced.

White arrears totalled R42 398 for 779 municipal houses and the arrears for Indians was R14 831 on 205 houses. The total arrear rental on municipal housing for all races stood at R183 626

at the end of September.

If anyone in the Coloured community has a financial problem involving the city council, he should go to the head of the relevant department and explain his predicament.

This was spelled out in no uncertain terms last night the City Treasurer, Mr John Howell, who said "If there is any real in-

justice being done, bring these people to me and I will see that justice is done."

This was echoed by the Housing Manager, Mr Martensen. He said to members of the committee that it was no good talking about isolated cases without naming them and giving all the details to the officials concerned — DDR.

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30/11/78

Final housing decision

EAST LONDON — The East London Coloured Management Committee is to finalise the allocation of 15 sub-economic flats at a meeting this afternoon.

This was decided at the CMC's meeting last night. There are 1 500 families wanting accommodation and the ones allocated housing tomorrow are those living in desperate conditions.

In one house, for example, 20 people are living together at present. The chairman, Mr P. Mopp, said the most deserving cases should get the accommodation, "but it must be on merit. There must be none of this boetie-boetie business."

It was suggested Mr Mopp and someone from the Housing Section make the decision. Mr Mopp declined, indicating it was to be the responsibility of the whole CMC.

Mr J. Temmers, a member of the committee, said the number and ages of children should be taken into consideration

—DDR.

DD: 9/12/78

Protest over ⁽¹²⁾ rates

EAST LONDON — The Ward 2 ratepayers association — representative of the City Centre, Beach, Esplanade, Quigney and Arcadia have written to the Divisional Council of Kaffraria complaining against the principle of paying rates.

We see it as grossly unjustified that properties such as high-rise buildings, shops, hotels, flats, factories, warehouses, private houses and vacant lots should be levied with rates to support the rural areas.

"It is an immoral procedure that a select small group of people, i.e. city and town property owners, should have to bear the cost of services for and administration of what are mainly farming areas," they said in their letter.

They said they considered it "ridiculous" that the rural areas contributed only slightly more than 12 per cent of the Divisional Council's total yearly expenditure.

The ratepayers objected strongly to the proposed 20 per cent increase in Divisional Council rates

In a letter to be sent to the Administrator of the Cape and the ratepayers the secretary of the council pointed out that ratepayers paid less at present than they did in 1976

The general rate in the East London urban area in 1976 was 0,212c in the rand and that for 1979 will be 0,180c in the rand.

Although the increase between 1978 and 1979 was 20 per cent this is represented by 0,003c in the rand or 30 cents a year for each R1 000 of valuation

This is an extra 75c a month for the average householder with a house valued at R30 000. — DDR

Works Committees

also presages the removal of the presumption favouring liaison over works committees and provides that a works committee may be established irrespective of whether a liaison committee already exists. An investigation had shown that some organisations were employing a liaison committee and that others felt that this was desirable. This would constitute modest progress from the African workers point of view.

Committees

Liaison committees are concerned the intention is to extend their role beyond consultation to a limited form of in-plant negotiation. This provision would also allow any employer with more than one establishment in an area to provide a single liaison committee for all the workers in various establishments provided that at least one employee member of each establishment were elected.

Committees

This would remove the lower limit of more than twenty employees for establishments entitled to elect works committees. This would allow smaller establishments to introduce some system of representation.

Committees

An important change envisaged by the legislation would be the introduction of industry committees. A group of liaison, works or co-ordinating works committees in any trade or area would be entitled to apply to the Minister for the establishment of an industry committee. If the Minister is satisfied that the group is sufficiently representative of the African employees in the trade he could sanction the application. The relevant inspector of Labour or our Officer in the area would preside over a meeting called to discuss the application with members of the industry committee and would determine the number of members of the various committees allowed to attend. This obviously would be done by this State official with broad discretionary powers. Membership of an industry committee would be limited to no fewer than five or more persons with an equal number of alternates. Their period of office would be limited to three years.

It is obvious that this provision would provide for a larger measure of participation in industrial relations and at a higher level than

Mdantsane rents go up

NO. 2/12/78

(124)

EAST LONDON

Massive increases in rents, services and purchase prices of house and sites have been passed by the government to be effective from January 1, 1979 in Mdantsane.

But the Mdantsane Township Council, who should give the final approval to the scheme, seem to be stalling on the matter.

The Council met this week and although the matter had been passed from the manager's office to them for discussion, it was not discussed because they had more pressing

matters to discuss.

The increases cover all aspects of housing in Mdantsane, from rentals through to maintenance charges and prices of sites.

In rents the general charges (including services) have almost trebled.

In the old houses with outside toilets, the fee payable monthly for rent and services has shot up from R5,97 a month to R14,83. In other houses with inside toilets, the new charges will rise from R6,57 to R15,45 a month. In purchased houses

where the lowest monthly amount paid was R6,55 (inclusive of services), owners will now have to pay R10,10 a month for houses with toilets inside and slightly less for the older type of house.

The purchase price of houses — R750 for the older type and R820 for the newer scheme — has gone up to R1 455 and R1 560 respectively. The price of new houses now being built goes up from R2 100 to R2 400. While people who bought houses they had been occupying did not have to pay any deposit when they bought the houses in the past,

they will have to put down a 5 per cent deposit from January 1.

Prices of plots for building homes have also gone up. The previous price of R2,20 per 50 sq metres has now been changed to R4,40 per 25 sq metres — a four-fold increase.

The price of business sites goes up from R5,50 per 50 sq metres to R11 per 25 sq metres — four times the old price.

A massive increase is expected to be made on electricity some time in

the new year. The basic charge of R1,20 per house is to increase to R2 a month while the unit charge is expected to go up from one cent to 3,5 cents.

It was learnt yesterday the Mdantsane Council had taken up the matter with the Ciskei Cabinet and it was hoped a memorandum would be sent to the Minister of Plural Relations, Dr P Koorhof, to stall the general creases until the general public in Mdantsane had been made aware of the intended increases. —
DDR

Anger over rent rises

124
212178

TABLE 3: OUTPUT

DND MINES:

Year	Output (met)			
1946	1	EAST LONDON — The rent on 47 Pefferville and Buffalo Flats "super deluxe" homes is to go up by R15 in January		
1947	1	And residents who received notification to this effect recently are far from happy. They feel the houses have damp problems, are shoddily built and badly serviced.		
1948	1	"These houses are far from being 'deluxe'. They are closer to being a slum," said a resident of Duke Crescent, Mrs Z Marshall.		
1949	1	A meeting of those affected has been called for Monday night for the chairman of the Coloured Management Committee to explain why the rents are being increased.		
1950	1	A spokesman at the municipality's housing department explained that the loan for the houses from the Department of Community Development had originally been taken on a sliding scale. This meant that the repayment would start off at a low rate and increase every five years until the loan was repaid.		
1951	1	All residents had said they wanted to buy the houses, and, at the request of the CMC, the loan had now been changed to a straight annuity loan, which would not increase every five years.		
1952	1	This meant rents would go up R15 now, but would not keep going up every five years.		
1953	1	Mr Mopp said had the loan system not been changed residents would have been paying R185 in 25 to 30 years' time — DDR		
1954	1			
1955	1			
1956	1			
1957	2 579	15 929	162	
1958	2 702	16 714	162	
1959	2 838	17 357	164	
1960	3 141	17 609	178	
1961	3 788	17 682	214	
1962	3 918	17 028	230	
1963	4 376	17 340	252	
1964	4 450	18 125	246	
1965	5 026	19 732	255	
1966	6 037	21 113	286	
1967	6 668	20 645	323	
1968	7 433	20 194	368	
1969	7 863	20 258	388	
1970	8 112	21 488	378	
1971	7 031	20 523	343	
1972	7 385	20 475	361	
1973	7 565	20 421	370	
1974	7 510	20 934	359	
1975	7 295	19 819	368	
1976	7 023	17 415	403	
1977	7 643	17 451	438	

TABLE 19: OUTPUT, EMPLOYMENT AND PRODUCTIVITY ON THE TIN MINES
1946-1977

Year	Output (metric tons)	Employment	Output (tons per worker)
1946	733	1 150	0,64
1947	723	1 210	0,60
1948	698	1 227	0,57
1949	711	1 232	0,58
1950		1 438	0,71
1951		1 825	0,63
1952		2 259	0,64
1953		2 659	0,82
1954		2 779	0,83
1955		2 749	0,84
1956		2 925	0,90
1957		3 001	0,88
1958		2 730	0,96
1959		2 601	0,60
1960		2 685	0,91
1961		2 733	0,97
1962		2 816	0,92
1963		2 764	0,94
1964		2 730	0,94
1965		2 631	1,04
1966		2 632	1,09
1967		2 580	1,11
1968		2 498	1,18
1969		2 711	1,12
1970		2 857	1,15
1971	3 418	2 824	1,21
1972	2 126	2 601	0,82
1973	2 628	2 730	0,96
1974	2 497	2 725	0,92
1975	2 771	2 827	0,98
1976	2 548	2 945	0,87
1977	?	3 190	?

RDM 20/12/78

No black loans for W Cape (124)

Staff Reporter

BLACKS living in the Western Cape will be excluded from the housing loans scheme to be launched next year, the director of the Association of Building Societies, Mr D Alston, said yesterday.

The loans are to be made to blacks in urban areas under a 99-year leasehold scheme.

The regulations, which specifically exclude blacks living in the homelands and in the Western Cape, were framed by the Department of Plural Relations in consultation with the association and the Law Society of South Africa.

A spokesman for the Department of Plural Relations said in Pretoria yesterday that the Western Cape was declared a coloured preferential area by the Government and all black people were employed on a contractual basis.

Rush to buy Mitchell's

deans
1/24 21/12/78

Plain homes

THERE has been 'an unprecedented rush' to buy houses at Mitchell's Plain this month and more than 600 were sold in the first two weeks of the month, the City Engineer, Mr J G Brand, said today.

In a statement, Mr Brand said he expected sales to exceed 800 by the end of the month - an influx of nearly 5 000 people this month alone.

He said that 4 500 families, or 25 000 people, would be spending their first Christmas in their own homes at Mitchell's Plain.

'At present about 38 000 people are living there,' said Mr Brand 'The City Council alone has sold 5 500 houses there to date. In addition about 300 sales are now being processed.'

'The number of sales which have taken place during the first half of December is 608.'

Mr Brand said the council was able to meet the high demand.

A large number of houses had been completed and handed over to the council just before the start of the builders' holiday last Friday.

Mr Brand said the Mitchell's Plain sales company had been working closely with council staff and the procedure for buying a house had been greatly simplified.

'No more than seven to 10 days are required between a purchaser choosing his house and being handed the keys to the front door,' he said.

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at any one time.

Beattie Theatre
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Beattie Theatre

Planning Study and Time Allocation
Lectures - Revision and

Wednesday, 21st February (Students with surnames A - L) Beattie Building

Students come to university knowing that they will find an unfamiliar teaching structure: what is on offer as well as what is expected of them will differ in some way from school. This course is intended to offer some guidance to help them adjust to this difference.

STUDY METHODS COURSE

11 - 11.50 a.m.	Philosophy	Room B. 106
12 - 12.50 p.m.	Italian	B. 115
12 - 12.50 p.m.	Economics	Beattie Theatre
2 - 2.50 p.m.	German Intensive	B. 114
3 - 3.50 p.m.	German I	B. 114
4 - 4.50 p.m.	Hebrew	B. 105
5 - 5.50 p.m.	Classics (Latin and Greek)	B. 114
8 - 8.50 p.m.	Classics (Ancient History)	B. 114
8 - 8.50 p.m.	Psychology	Beattie Theatre
9 - 9.50 p.m.	Dean's Address	Beattie Theatre
9 - 9.50 p.m.	Student Adviser's Address	Beattie Theatre
9 - 9.50 p.m.	A.S.C. Address	Beattie Theatre

Staff Reporter

A TOTAL of 608 houses in Mitchells Plain had been sold in the first half of December, the Cape Town city engineer, Mr J G Brand, said yesterday

He expects sales to exceed 800 by the end of December, an influx of over 5 000 people for December alone

A total of 25 000 people have moved into Mitchells Plain so far this year, bringing the total number living there to 38 000, or some 5 500 families

"It is doubtful whether there is a similar rate of sales for a housing development anywhere else in the world," says Mr Brand

"Fortunately, a large number of new dwellings were taken over by the city council's staff

C. Jones 21/12/78

608 new houses sold

124

from the building contractors at the commencement of the builder's holiday, and an adequate supply of houses are therefore available to meet the expected demand over the holiday period prior to construction continuing next year "

Mr Brand said that due to the close liaison between the Mitchells Plain Sales Company and council staff, the procedure for buying a house had been greatly simplified

"Now, no more than about seven to 10 days are required between a purchaser choosing his house and being handed the keys to his front door."

Mitchells Plain was described as "rapidly getting the overall appearance of a busy, thriving town "

" fine community spirit has been established, the citizens of Mitchells Plain showing extreme pride in their new life style

"The people are making good use of the wide spectrum of facilities provided at the suburban civic and commercial centre in Westridge. These facilities are set in attractive landscaped surroundings and are the envy of the many visitors from other parts of the city," the city engineer said

244 houses at R2 000 each for 'very poor'

*Cape Times
29/10/78
124*

THE City Council's Executive Committee yesterday gave its support to a plan to build 244 homes for the very poor with money from private enterprise, SHELTER and the council's own funds.

The houses will cost about R2 000 each and it is the intention of the council to rent them for R10 a month.

The money was made available to the council by SA Breweries, SA Permanent Building Society and Blue Circle Cement, who each provided R50 000, as well as Metal Box and Mutual and Federated Insurance Company, who each provided R25 000.

This money was lent to the council at very low interest rates (mostly one percent) and the council matched it on a rand-for-rand basis.

SHELTER gift

The Cape Times-supported SHELTER fund also gave R20 000 to pay for internal partitions in the houses and once again the council agreed to match this amount.

Electricity supplies were recommended for the houses by the

Housing Committee, even if it meant that the number of houses that could be built for the available money was reduced.

Support for installing electricity in the homes also came from the Athlone and District Management Committee, which felt that today's way of living was geared to certain standards, irrespective of the social level of the individuals.

No electricity

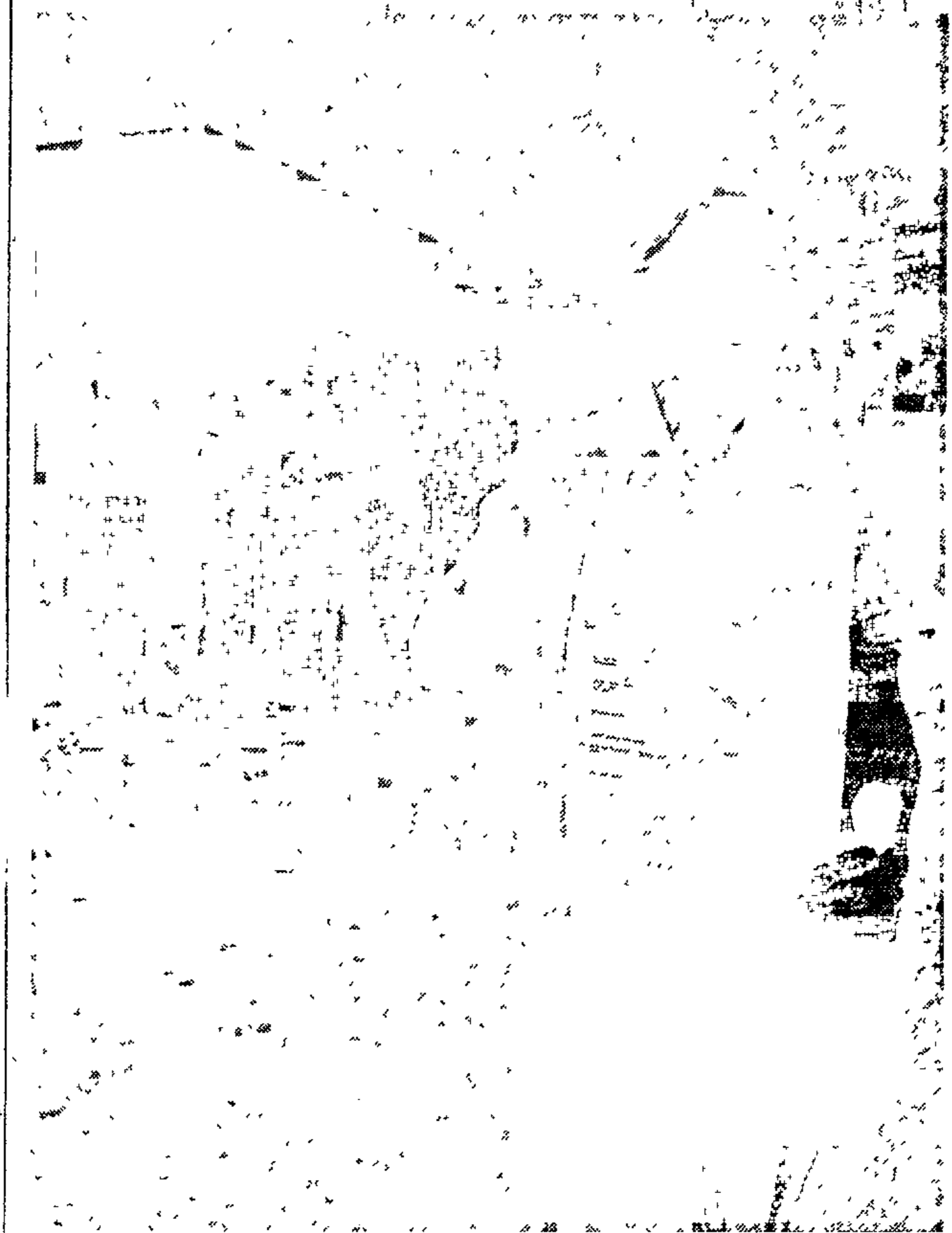
The Executive Committee, however, decided against providing the houses with electricity.

The houses will have an area of 27,6 m² and each will have a separate bedroom. They will be equipped with toilets, baths and stainless steel sinks. The houses will be built of concrete blocks and the floors will be concrete with no covering, while asbestos cement sheets will be used for the roofs.

An offer by Besterecta to build the houses was recommended by the Housing Committee and accepted by the Executive Committee.

23/12/78

Christmas 'shock' in District Six



MRS ISABEL HUTTON, 74, of District Six holds the eviction order which she received as an unwelcome Christmas present from the Department of Community Development this week. Behind her are her brother, Mr George Sherry, her daughter Mrs Rosemary Pearce, and Mrs Pearce's five children.

**ORDERED
OUT —
AFTER
48 YEARS**

Digby
23/12/78
(124)



124

23/12/78

By John Battersby

MRS ISABEL HUTTON, 74, who last month celebrated her 48th year in her Windsor Street home in District Six, was given an unwelcome Christmas present this week — an eviction order from the Department of Community Development telling her to quit her home by February 1.

Mrs Hutton, whose house and the vacant one attached to it stand like a lonely island in a bulldozed wasteland, has already been told to move from her house at least six times.

On each occasion she has refused to move because the alternative accommodation offered to her has been quite unacceptable.

Showing obvious signs of nervous strain Mrs Hutton said this week that she would not be able to accept the latest offer of a house in Bridgetown on the Cape Flats.

SHARING

'Unless they can come up with something better I will not be able to move,' Mrs Hutton said.

Mrs Hutton shares the

house with her brother, Mr George Sherry, and her daughter, Mrs Rosemary Pearce and her five children.

'My daughter is the main breadwinner of the family and she works here in Woodstock. Her children are all at Zonnebloem College in District Six.

'What would happen to us if we were moved out to the Cape Flats,' she asked.

Mrs Hutton has a heart ailment and nervous complaints.

She has to visit nearby Woodstock Hospital regularly for treatment and she is worried about what would happen if she was moved out to the Cape Flats.

Father Basil van Rensburg of the Roman Catholic Holy Cross Church in District Six said this week that he had watched Mrs Hutton's condition deteriorate over the past year.

'CALLOUS'

Father van Rensburg condemned the department's 'callous' handling of removals where old people and invalids were involved.

'The last time I visited Mrs Hutton in August the bulldozers were operating in the immediate vicinity of her house and she was sick with worry and coming out in nervous heat rashes,' he said.

Mrs Hutton is in possession of a medical certificate signed by a private practitioner that a move would be detrimental to her health.

Mrs Hutton and her family plan to have a quiet day at home on Christmas Day.

R1-m target

Augus. 24/2/78

for Anglicans

124

Religion Reporter

THE Anglican Archbishop of Cape Town, the Most Rev Bill Burnett, is to celebrate Communion and preach at Mitchell's Plain next month, on the eve of a campaign to raise more than R1-million for the Cape's rapidly developing coloured townships.

Bid to help coloured towns

In his January newsletter Archbishop Burnett said there had to be a response to growth points such as Mitchell's Plain, Atlantis, Belhar and other areas on the West Coast.

In order to meet the development in these areas, the diocese would need men and money, he added. To meet immediate needs, the diocese could use about R1-million in 1979 alone.

To encourage all to 'respond to this opportunity to participate in what God invites us to do for him,' a fund-raising campaign would be held in 1979.

Archbishop Burnett said the Anglican Church's department of mission was also committed to finding R50 000 as an endowment fund to support the bishop of the new diocese of Niassa in Mozambique.

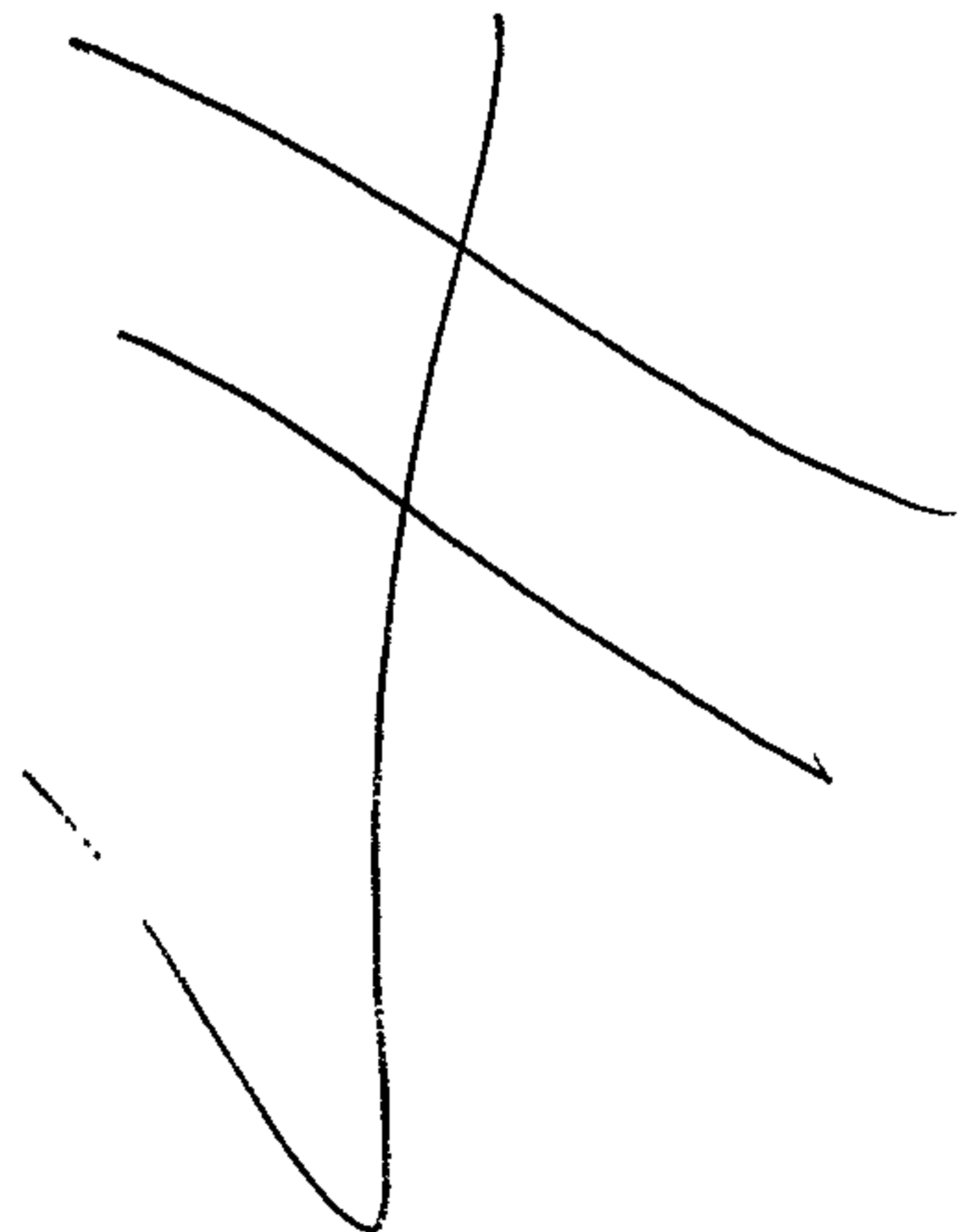
The archbishop is due to celebrate Communion at Mitchell's Plain Anglican Church at 7.30 am on January 28 and to preach at a morning service at 9 am the same day.

In his newsletter he said the existing Mitchell's Plain church was already too small and there was an urgent need for more buildings, more priests and more lay-people trained as evangelists and teachers.

HOUSING & HOSTELS - Cape

1-1-79 - 29-12-79

124



Mayor's resolution

C. Times 11/17/79 (124)
THE housing position was showing signs of improvement and "strenuous efforts" would be made to mobilize building resources to reduce the waiting list, the Mayor, Mr Ted Mauerberger, said in his New Year message.

"We acknowledge that there are improvements to be made and we are resolved to make them, within the framework of the ethics by which we are bound to govern the city," he added.

"The move to the new civic centre is awaited with keen anticipation and we trust that the standard of service will be considerably enhanced with the centralization of the city's administration.

"We are confident that in the year ahead the Mother City will capitalize on her rich tourist potential and that with an enhanced tourist flow will come a welcome infusion of tourist rands into the economy for the benefit of all.

"As mayor of Cape Town it is my wish that 1979 will be a year of co-operation between all the City's people. A year of health and happiness for everyone.

"At the start of the year I would say again 'the mayor cares'
"May God bless Cape Town and all of its people."

(3) The present modelling of uncertainty in economics is entirely satisfactory: The introduction of a more comprehensive theory would carry no theoretical or empirical value.

(4) There is no suitable area of economic theory onto which information theory can be grafted. I believe this is not the case. The new approach to competition, game theory, offers good possibilities. Telser discusses theories of expectations for competing firms: "The theory of oligopoly discussed so far ignores the consequences of the fact that information is a costly good. It is time to start remedying this neglect."

3.3 Contributions from the social sciences

I thought it would be profitable to see how other behavioural sciences, notably sociology, were seeking to integrate the theory of information with existing theories. I was largely disappointed.

Sociology examines the interaction of individuals and groups, and as such considers the messages that generate this interaction. Sociologists seek to identify patterns of organisation in groups, and Miller suggests that "... information theory provides a yard-stick for measuring organisational complexity."

Information, organisation, and the same thing as his focus is not on Buckley is more to the modern systems to that of information cultural system is of the inter-communication energy- or substance (1967, p.82). Although sense", he is never within groups and

THE first 700 houses built by the City Council at Mitchell's Plan have each cost an average of R2,500 more than originally expected, and the council may have to recover the extra R1,78 million from other Mitchell's Plan home owners or from the ratepayers. The 702 houses, which were built by the council's own building unit, are in Westridge, the prestige suburb of the new town.

The owners of these houses have each signed a deed of sale in which the cost of the house is given as a "provisional selling price". This is to be adjusted when the final price is calculated.

Nearly 10 000 other houses have also been hit by escalating costs and will each cost about R1 000 more than expected. In a report to the housing committee, the City Engineer, Mr J G Brand, said one of the main reasons for the escalation of building costs at Westridge was the disruption to the building programme caused by the drastic cut-back in state funds two years ago.

Remedial work

Another reason was poor workmanship which meant that R228 000 had to be spent on "remedial work".

The City Treasurer, Mr J B Watkins-Baker, reported that the extended construction period meant that the city had not provided for the extra interest on the loan funds advanced for the work. This under-provision amounted to R563 000 or R802 a house.

Mr Brand recommended that in order to avoid a substantial

increase in the final selling price, the extra cost of the Westridge houses should be spread over all 17 231 houses at Mitchell's Plan and at Strandfontein. This meant that an extra R71 would be added to the cost of each of the 17 231 houses. The housing committee decided to ask the City Treasurer for a report on the possibility of requesting a government grant as one of the major reasons for the increased costs, if the delay in construction was caused by the cut-back in funds.

The committee also asked for a report on the implications of spreading the extra R1,78 million over all 44 000 houses planned for Mitchell's Plan, as well as over the 17 000 for which the council is contractually committed.

In addition the committee wants the report to cover the possibility of recovering the money from Cape Town's ratepayers.

In his report, Mr Brand said that early in 1977 the state housing allocation to the City Council was reduced from R37,5 million to an initial amount of R15 million and this slowed down work, extending the construction period from 21 months to three years.

He says that overhead costs rose rapidly as the size of the work-force was reduced, but payments on redundant plant and vehicles remained. Administrative staff could not be reduced proportionately and other fixed costs were unalterable.

Sub-contractors

Compensation had to be paid to various sub-contractors and the drastic slowdown had an adverse effect on morale, resulting in a drop in productivity.

Mr Brand said the escalation on the building would have been even greater if the work had been done by private contractors, and the Baxter formula had been used to calculate the extra amount.

Council houses cost more than planned

By TONY ROBINSON
Municipal Reporter

Cape Times 24/1/79

124

(8) Any other benefit

(7) Free Meals

Levy

(6) Transport subsidies to Work

(5) Free firm transport

(4) Paid sick leave

(3) Pension Scheme

(2) Medical assistance

(1) Accommodation

27. Does your firm provide any of the above?

IF YES

26. Do you have annual

25. What weekly wage

What is your total

What is your basic

Why don't you

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600 Plain houses sold last month

24/11/49

Cape Times

(124)

Municipal Reporter

A TOTAL of 600 Mitchell's Plain houses were sold during December by the company formed to market the houses, according to a report to the City Council's housing committee

There were 816 unsold houses brought forward from the previous month and an additional 428 houses were handed over by builders resulting in a stock of 1,244 houses available for sale

The director of housing accepted the deeds of sale for 600 houses, a further 90 were presold with the deposits paid and the deeds signed, while a further 44 applications were made and houses were allocated. The total number of houses allocated was 734

A further 510 houses were available for immediate occupation at the end of the year, while 116 were presold and reserved in areas not yet handed over to the sales company

**DEPARTEMENT VAN PLURALE BETREKKINGE
EN ONTWIKKELING**

No 188

2 Februarie 1979

**ADMINISTRASIERAAD VIR DIE SUIDWES-
KAAPGEBIED — AFSKAFFING VAN LOKASIE
EN SWART TEHUIS GELÛE II CITRUSDAL**

Fk, Wilhelm Laubscher Vosloo Adjunk-minister van Plurale Betrekkinge en Ontwikkeling, handelende namens die Minister van Plurale Betrekkinge en Ontwikkeling maak kragtens artikel 3 (4) van die Swartes (Stadsgebiede) Konsolidasiewet 1945 (Wet 25 van 1945), hierby bekend dat die lokasie en Swart tehuis gelee te Citrusdal binne die administrasiegebied van die Administrasieraad vir die Suidwes-kaapgebied en afgesonder ingevolge Goewermentskennisgewing 1766 van 4 November 1960, kragtens artikel 3 (2) van genoemde Wet afgeskaf is

Goewermentskennisgewing 1766 van 4 November 1960 word hierby ingetrek

W L VOSLOO, Adjunk-minister van Plurale
Betrekkinge en Ontwikkeling

(Lêer A6/5/2/C26)

**DEPARTMENT OF PLURAL RELATIONS AND
DEVELOPMENT**

No 188

2 February 1979

**ADMINISTRATION BOARD FOR THE SOUTH-
WESTERN CAPE AREA — ABOLITION OF THE
LOCATION AND BLACK HOSTEL SITUATE AT
CITRUSDAL**

I, Wilhelm Laubscher Vosloo, Deputy Minister of Plural Relations and Development, acting on behalf of the Minister of Plural Relations and Development, do hereby announce in terms of section 3 (4) of the Blacks (Urban Areas) Consolidation Act, 1945 (Act 25 of 1945) that the location and Black hostel situate at Citrusdal within the administration area of the Administration Board for the South-Western Cape Area and set apart in terms of Government Notice 1766, dated 4 November 1960, have been abolished in terms of section 3 (2) of the said Act

Government Notice 1766, dated 4 November 1960 is hereby withdrawn

W L VOSLOO, Deputy Minister of Plural Relations
and Development

(File A6/5/2/C26)

By Vivienne Walt

THE battle to segregate Cape Town's traditionally racially mixed area of Woodstock is on — but the residents leaning over balconies talking to one another, and watching the children play in the narrow one-way streets cannot understand what all the fuss is about.

'Why can't they leave us in peace,' said one resident this week. 'We're happy as we are.'

Last year the Department of Planning and the Environment said they were considering declaring the area Coloured, and moving the whites out.

Now an action committee in the area, led by Mr Theo McDuling, wants instead Woodstock to be 'white' and the Coloured families evicted.

One resident, who did not want to be named, said one of the major problems the Government faced in declaring the area for one or other race group was the high rate of intermarriage in the area.

Split

'They would have to split many families down the middle,' he said.

Mrs B Moreira, who originally came from Madeira and has been living in Woodstock for nine years, was confused at the fuss

Speaking with the help of an interpreter, she said she was 'quite happy about Woodstock being mixed.

'They should leave us alone, I certainly will not move until I die,' she said

Most of those interviewed have lived in Woodstock for many years, and would not consider moving

Mrs Amina Kajee, who runs a cafe on a corner of Regent Street next to her old home, expressed the feeling of those crowding her small shop

'We have heard all sorts of stories, but no one has

'LEAVE

US

IN

PEACE'

*Aggie's
10/2/79.
124*

spoken to us. It should just stay as it is'

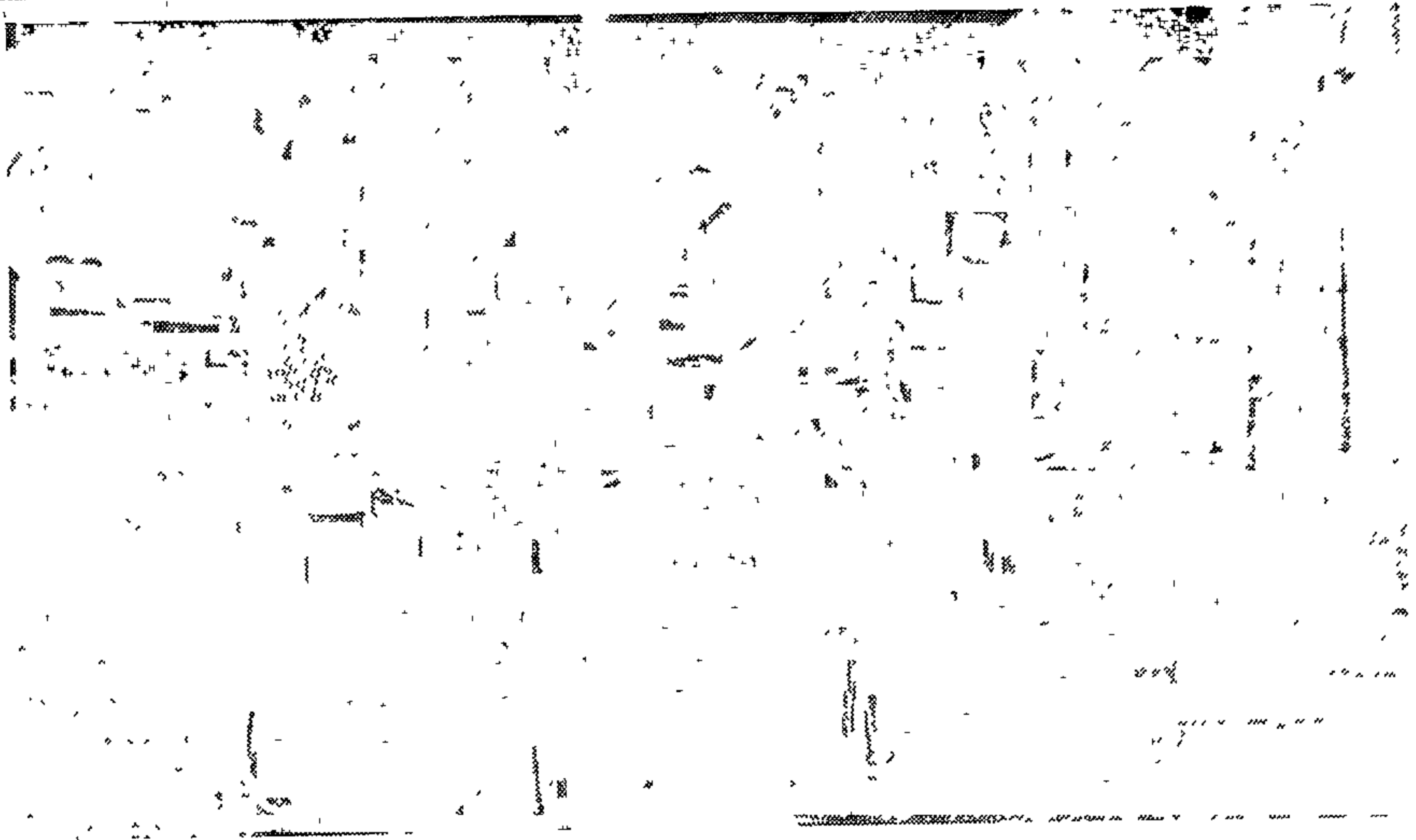
A teacher in the area, living in a part of Woodstock which was declared coloured two years ago, said whites were experiencing the 'same feeling that blacks have experienced since the start of the Group Areas Act'. He said the Government would have difficulty deciding which families were coloured and which white.

Many of those interviewed said they thought the Government was trying to 'make amends to the coloured people' after the demolition of District 6

The Minister of Community Development, Mr Mraais Steyn, said this week he could not comment on the area at the moment because of the negotiations taking place.

WEEKEND ARGUS, FEBRUARY 10, 1979

Multiracial Woodstock's residents stand firm



IN the old area of Woodstock, life goes on as usual.

Woodstock — long wait for decision

Aug 14/21/71

RESIDENTS of a white area of Woodstock still have a long wait before they hear whether it will be declared coloured.

Mr S van Wyk, chairman of the Group Areas Board, said today that the matter would be considered by the board at a

meeting on March 14 and a recommendation might then be made to the Minister of Planning, Mr J. C. Heunis.

'But the Minister may take some time to consider it before he makes up his mind', he said. 'This is a matter which is being given very careful consideration'.

IN AUGUST

The board conducted an inquiry in Cape Town in August into the possibility of proclaiming a white area in Woodstock and controlled area in Salt River coloured and opening a mainly industrial area in Salt River to all races.

Cape Town City Council has made representations to the board asking that the white group area in Woodstock should be open to all races.

There is roughly a 50-50 mix of white and coloured people living there. Some white and coloured residents are members of the same family.

15/2/77 (124)

BLOEMHOF FLATS TO BE RENOVATED

Political Correspondent

THE Bloemhof flat complex in District Six will not be demolished, the Minister of Community Development, Mr S J M Steyn, said yesterday.

Answering questions put to him by Mr S S van der Merwe (PFP Green Point), Mr Steyn said the flats would be renovated or alterations made.

He said tenders for the renovation of the Fawley Terrace flats on De Waal Drive were being examined to decide if it would be possible to renovate the buildings economically.

After that, it would be decided whether the flats would be renovated or demolished.

Mr van der Merwe said today that it was disturbing that the renovations of Fawley Terrace flats had not yet commenced.

The tenants of the flats had been told to move a long time ago and at present a great number of flats were standing empty.

In the meantime, vandals had taken over and the buildings and fittings in them were being destroyed at a frightening rate.

Concern over new rent rises

0.124 17/2/79

EAST LONDON — Rising rents in Pefferville were the subject of considerable concern at a recent meeting of the Coloured Management Committee and are to be investigated

The latest increase

residents will have to face is one of about 15 cents a month to pay for the installation of a second electrical socket in the kitchen of each unit

At present the units have only one socket and no stove outlet with the result some sockets are be-

ing replaced on an almost continuous basis because of overloading

In objecting to the increase Mr Dody Nash said it was not so much this one increase which worried him, but the way rents were continuously going up — DDR

Subsidy for Plain homes opposed

August 27/2/79
124

A SUGGESTION that an over expenditure of R1 219 338 on Mitchell's Plain housing should be charged to the general rate was opposed by Mr Norman Osburn at the monthly meeting of the City Council today.

Instead, he suggested that it should be added to the purchase price of the 17 000 houses already built or in the process of being built at the Plain.

Mr Osburn said this was a matter of principle. It was a golden rule that Mitchell's Plain housing should not be subsidised from the general rates and this set an undesirable precedent.

R75 A HOUSE

He said that this amount spread over 17 000 houses would mean only an extra R75 a house.

Mr Osburn was supported by Mr A Powell who said he could not face his ratepayers if a home ownership scheme were to be subsidised from the rates.

Mr Tom Walters pointed out that this had already happened in the case of Sanddrift. He said it was unfair that Mitchell's Plain residents alone should have to bear this burden.

FORCED

Mrs Joan Kantey said that Mitchell's Plain residents were in this position only because they were forced to live in certain areas under the Group Areas Act.

The matter was referred back to the council's Executive Committee for further consideration.

Houses flats for non-Whites
2/12/79 Hansard 3(138)
108 Mr T ARONSON asked the Minister
of Community Development. (124)

How many (a) houses and (b) flats for non-Whites in each race group (i) were provided in Port Elizabeth in 1978 and (ii) will be provided (aa) throughout the Republic and (bb) in Port Elizabeth in 1979 by his Department.

The MINISTER OF COMMUNITY DEVELOPMENT

(i)

Coloureds

(a) 476

(b) 124

Asians

(a) —

(b) 72

Coloureds

(ii) (aa) 16 800

(bb) 550

Asians

(aa) 8 000 (estimated)

(bb) — (estimated)

It is unfortunately not possible to distinguish between houses and flats in respect of (ii) above. The hon member is referred to the explanation I gave on 1978-04-10 in reply to his Question No 374. Housing units provided by local authorities have been included in the above figures.

245

WEDNESDAY, 23 F

~~Hansard 4 (245) 7-25/2/79~~
Cape Peninsula, family housing units for
Coloureds in Cape Peninsula

124
124
152 Mr S. J. VAN DER MERWE asked
the Minister of Community Development

- (1) How many family housing units for Coloured persons were built in the Cape Peninsula during 1978 with the assistance of his Department.
- (2) what was the estimated shortage of housing for Coloured families in the Cape Peninsula at the end of that year

The MINISTER OF COMMUNITY DEVELOPMENT

- (1) 13 170
- (2) 25 000

with 16 oxen, they would pick out a splendid team for me, and they did. It took me several hours running about to get matters arranged and to get my patients fixed in the wagon.

At 5 a.m. I started the wagon on its journey and went with them to see them across the White Umfolosi. The oxen pulled the wagon through the river with the greatest ease and I was so pleased to see it go up the hill on the opposite side at a very fair pace with the patients sitting on the roof.

They took three days
Copy of a letter
Dr Collins, r
Ngutu :

08/21/79 Hansard 4 (258)
Family housing units in Langa, Nyanga and Guguletu (124)

345 Dr F VAN Z SLABBERT asked the Minister of Plural Relations and Development

- (1) How many new family housing units were provided in Langa, Nyanga and Guguletu, respectively, during 1978,
- (2) how many of these units in each township were converted from hostel units.

accidents."

urgeon,

took to

"Dear Sir,

The MINISTER OF PLURAL RELATIONS AND DEVELOPMENT

	Langa	Nyanga	Guguletu
(1)	29	81	7
(2)	29	78	Nil

I have got t

dee and

returned here - they all seemed likely to do well when I left.

On leaving you that morning we got along very well. The road caused us some trouble. King, the guide, turned out an excellent fellow; he had to enquire the road of natives a good deal at first and

(124)

81

From slum to tourist showpiece

Plan to revive 'dead' city area

PART of Cape Town's historic Malay Quarter has deteriorated into a semi-derelet slum. But soon, if the City Council adopts a recommendation from City Engineer Mr J G Brand, the quarter will be transformed into a tourist showpiece.

His department, in consultation with the National Monuments Council, has prepared plans for a restoration scheme which will include the rebuilding — in traditional style to blend in with surrounding properties — of houses which have deteriorated too much to be restored.

These pictures and drawings show how parts of the quarter look now — and how they will look when the scheme has been carried out.

The scheme has not yet come before the council for approval. It will do so as soon as the Housing Committee has reached agreement with the National Monuments Council on whether a few individual houses are to be restored or demolished.

area

city

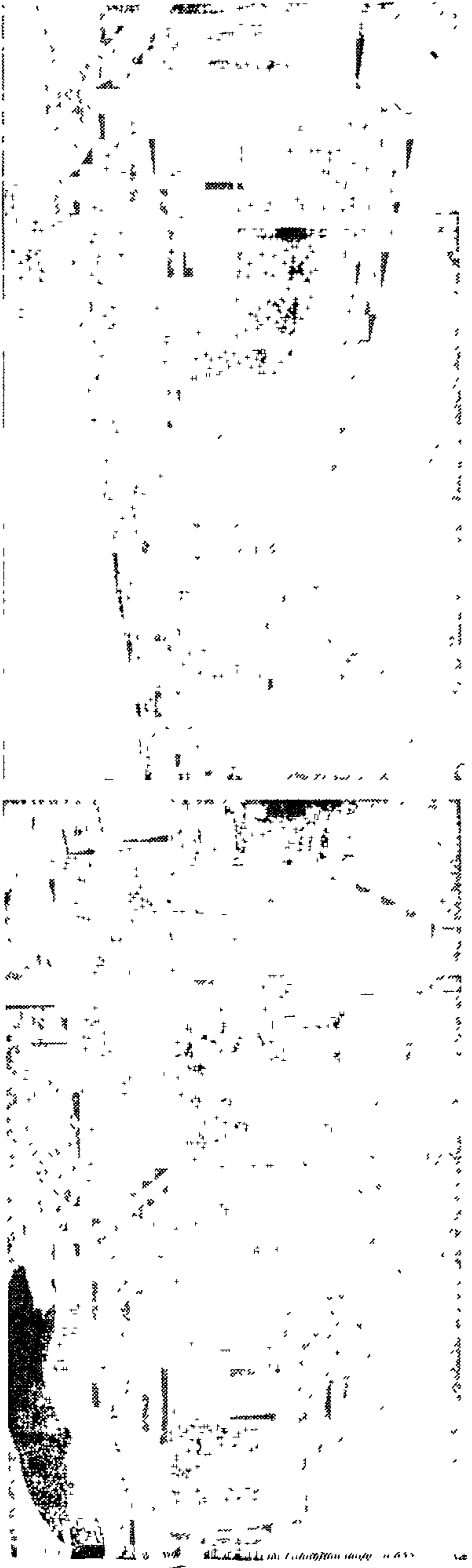
CAPE TOWN City Council owns millions of rands worth of property in a 'dead' area west of the city which could be a magnet for tourists, Mr Sol Kreiner suggested yesterday.

The council agreed at its monthly meeting that consideration should be given to forming an action committee to develop the commercial and tourist potential of the area, which includes the Malay Quarter and Loader Street.

SLUM AREAS

Mr Kreiner, who returned recently from overseas, said similar projects had been carried out in slum areas near the docks in Sydney and Vancouver.

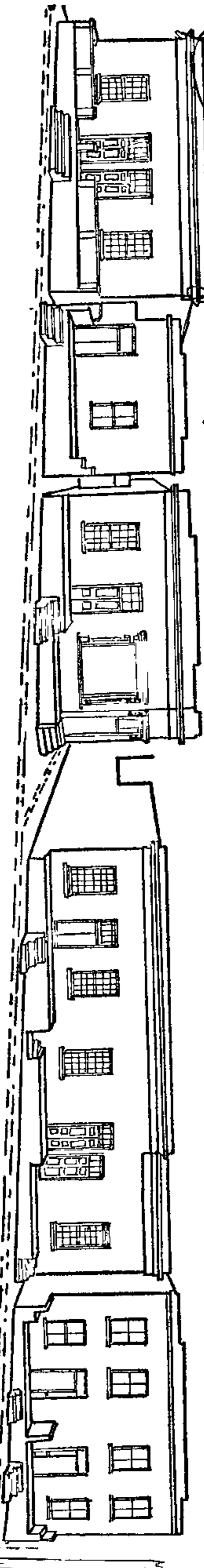
A former slum in Sydney, 'The Rocks' was now an attractive area with res-



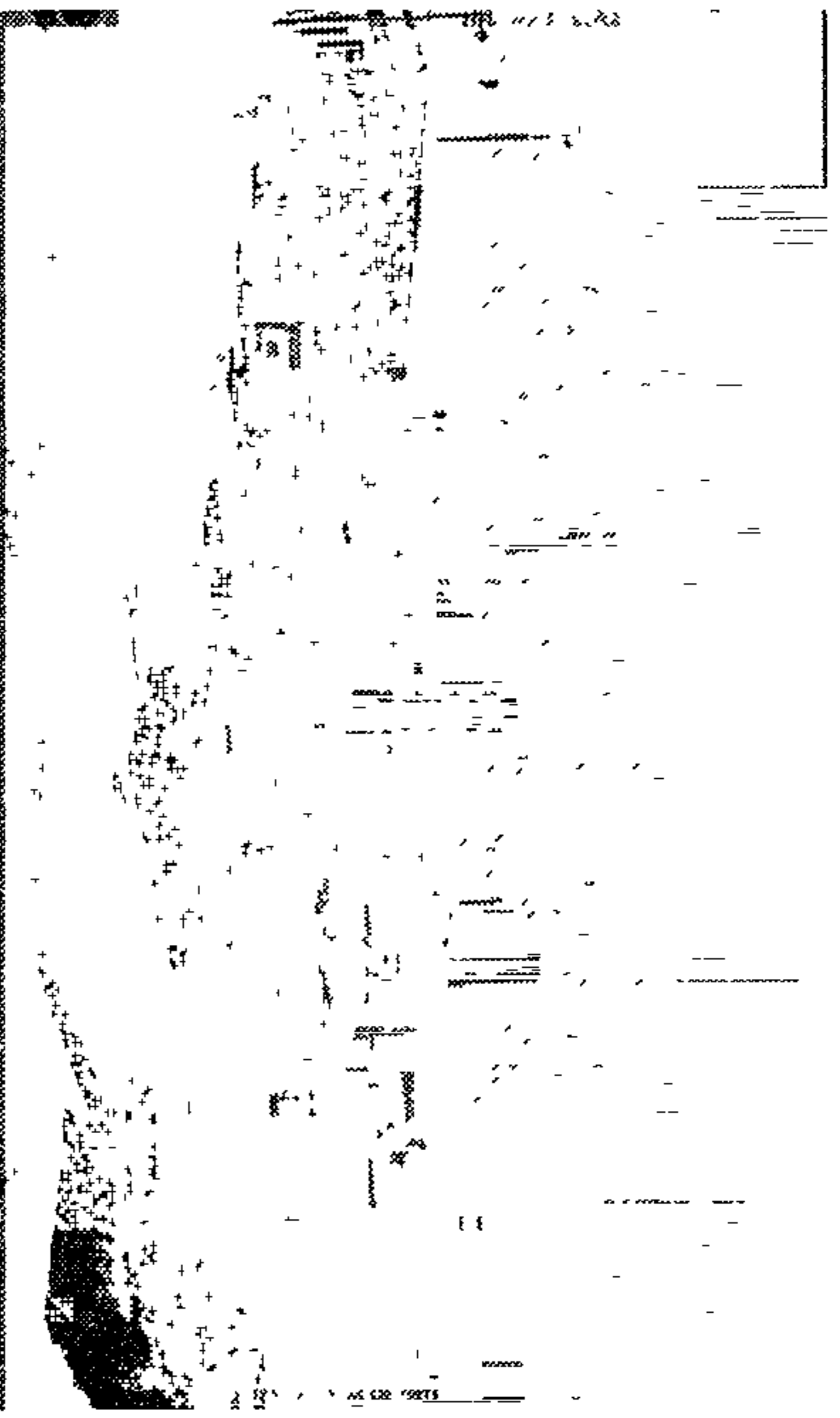
THE peeling walls and sad neglected look make Rose Street an unattractive area which many city commuters think of simply as a convenient place to park their cars.

81
Argus 28/2/79,

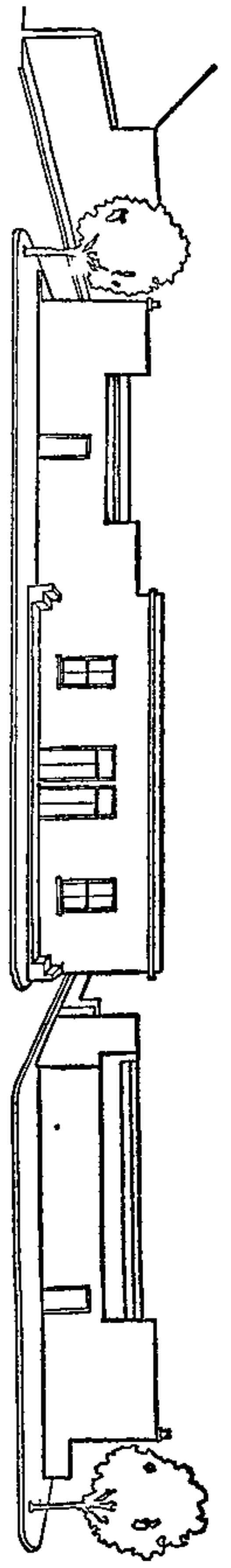
THIS part of Rose Street has retained something of its picturesque, quaint atmosphere. But the two houses on the right have deteriorated badly and look on the point of collapse.



THIS is how the once dreary slum will look when some buildings have been restored and others rebuilt with facades to blend in with the rest of the street scene. The picturesque quality will be retained even if some houses are past saving and have to be rebuilt almost entirely.



LEFT: Family homes, built in the early 19th century, once stood here. But they fell into a ruinous state after the occupants moved out and now it is a vacant site awaiting redevelopment. ABOVE: Building on a vacant site, the council will make no attempt to copy the old Malay houses exactly. But these simple and elegant designs will blend in with the rest of the quarter.



Mayor's vote ends sea-sewer row

CAPE Town City Council decided by one vote yesterday to go ahead with a controversial R6,2 million scheme for a new sewer outfall at Green Point.

It will ask the Administrator of the Cape, Dr L. A. P. A. Munnik, to approve spending the first R2,5 million in the present financial year.

R330 000

more on fuel

THE rise in the price of petrol and diesel will cost the City Council about R330 000 this year, the chairman of the Executive Committee, Mr Bill Peters, said yesterday.

Mr Peters said the Town Clerk had asked all departments to save as much as possible. Small cars would be used in preference to larger ones whenever possible.

other countries, particularly the United States, had stopped pumping raw sewage into the sea.

Mr van der Velde said there were two choices. The council could build a sewage works on Green Point Common or pump the sewage farther out to sea. Both would cost more.

Mr van der Velde suggested that the council should spend about R10 000 on research to estimate the effect of the new outfall on marine life.

He asked for the matter to be adjourned for a month so he could discuss the possibility of such research with the City Engineer and authorities at the University of Cape Town.

But Sea Point representative Mr J. S. Rabinowitz said these alternatives had been discussed at a meeting of Green and Sea Point Ratepayers' and Residents' Association and members were in favour of the new outfall.

The council was divided, by 11 votes to 11, on the matter. But the Mayor, Mr Ted Maunder, also a Sea Point representative, used his casting vote in favour of the outfall.

ber of visitors was expected there this year. He said the area west of the city centre, including the Malay Quarter and Loader Street had a great potential as a tourist attraction.

It could be 'vibrant with life,' with restaurants specialising in Malay and other Cape dishes, and attractive accommodation.

HOTEL GROUP

He disclosed that a large hotel group was looking for a site in the area. More accommodation was needed for tourists.

The area could draw people who worked in the city and provide an alternative to recreation in the suburbs.

Mr Kreiner suggested that the ratepayers' associations, Chamber of Commerce, Captour, Institutes of Town Planners and Architects and the National Monuments Council be represented on an action committee.

Mr Norman Osburn said the idea was one of the most exciting to come before the council.

The fact that the council owned so much property in the area, which had been expropriated for road-widening schemes which would not be carried out, would give a tremendous thrust to the scheme.

THE BODY

He suggested that rate rebates be offered to other property owners in the area as an incentive to carry out approved restoration work.

Mr Osburn said the Schotsche Kloof and Die Waterkant residents' associations should be members of the body making recommendations for the development of their area.

He pointed out that the council was 'on the threshold' of carrying out the second stage of the restoration of the Malay Quarter.

'Hundreds' moved in townships

Argus 1/3/79

~~307~~

124

COMMUNITY workers involved in Cape Town's black townships have reported that 'hundreds' of people are being moved out of their homes by the authorities because of the conversion of single quarters to family units.

The family units will be used for people presently housed in the KTC emergency camp or in other over-crowded family housing.

The single quarters, intended for men only, have been occupied by men with wives and families. Although this practice is illegal it is the only way these people can enjoy a normal family life.

TOLD TO GO

The community workers, from the Athlone Advice Office and the Western Province Council of Churches, said today the men were being moved into already over-crowded barracks while their wives and children — mostly 'illegal' — were being told to leave the Peninsula.

The result was growing friction between established residents and newcomers in the barracks while the women were moving to Crossroads emergency camp.

Those women moving into Crossroads were being housed by relatives where they were also causing over-crowding.

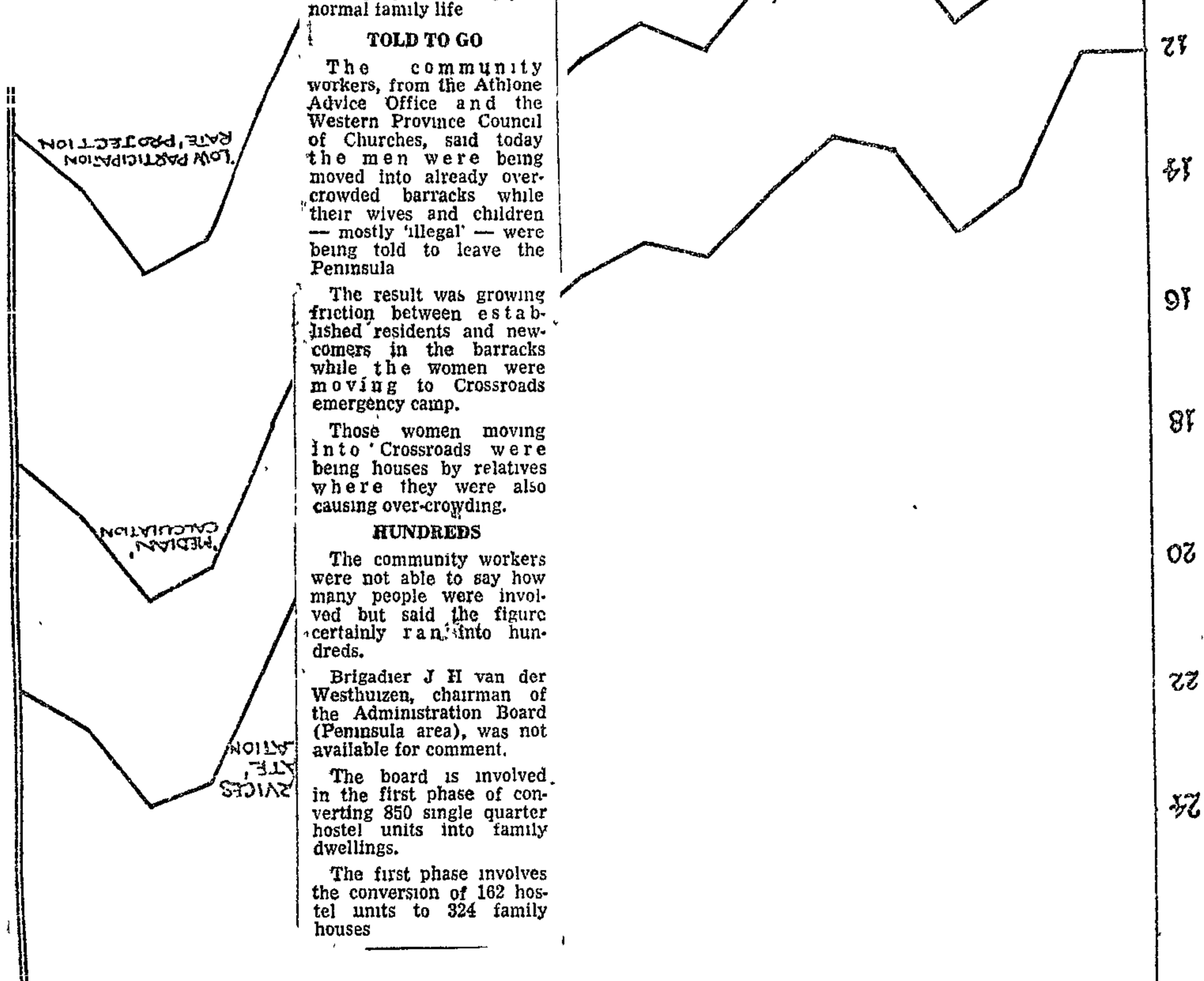
HUNDREDS

The community workers were not able to say how many people were involved but said the figure certainly ran into hundreds.

Brigadier J H van der Westhuizen, chairman of the Administration Board (Peninsula area), was not available for comment.

The board is involved in the first phase of converting 850 single quarter hostel units into family dwellings.

The first phase involves the conversion of 162 hostel units to 324 family houses.



124

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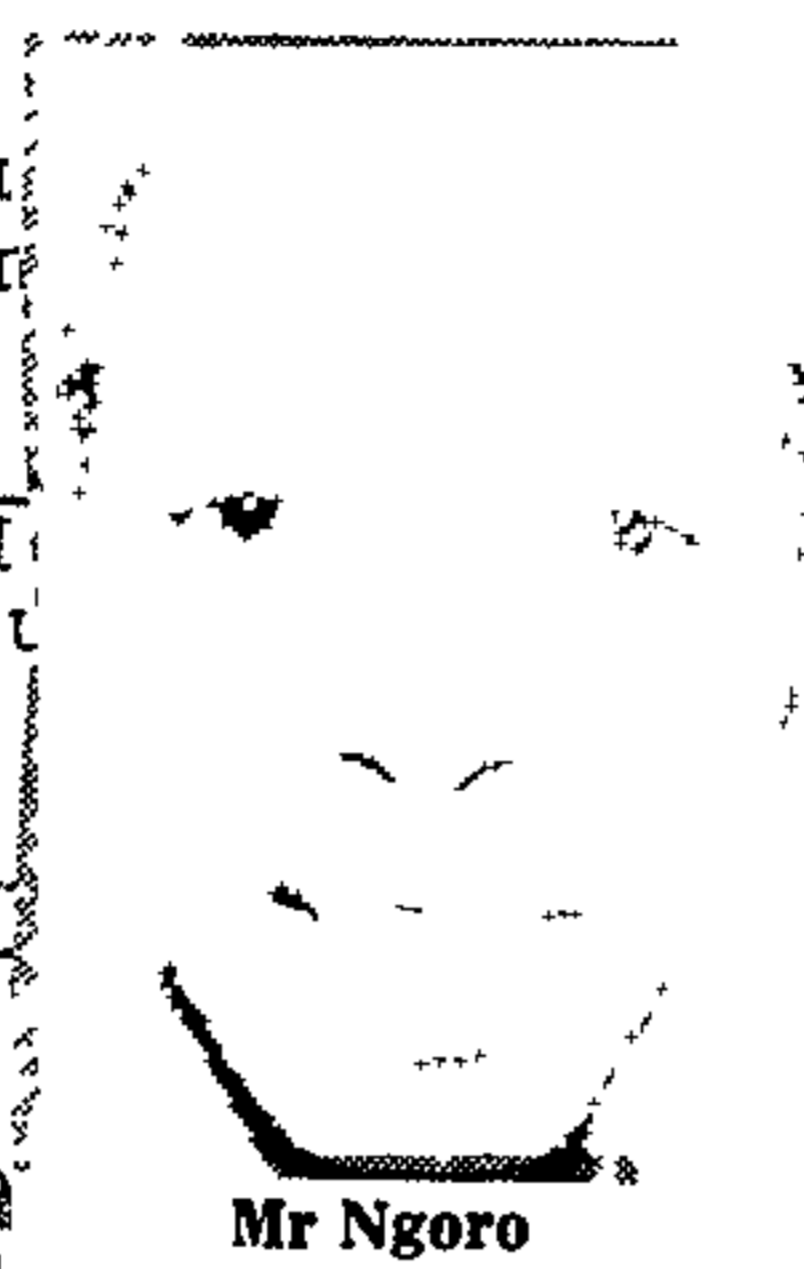
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GG 6548

Supplement INABA
Happy to switch houses
 says man



Mr Ngoro
 Indaba Reporter

EAST LONDON — An Mdantsane man, Mr Nkosinathi Desmond Ngoro, praised the manner in which a member of the council had solved his housing problem after he had been told to leave the house he had occupied for 10 years.

Mr Ngoro was told to leave the house with his family by the housing committee during November last year.

He was told to occupy two rooms in zone seven but he stayed in his four-roomed house in zone four.

In December he was told to vacate the house and occupy a house in the same zone. His house was then handed over to Mrs Beauty Mayoyo.

Mrs Mayoyo is the chairlady of the women's section of the ruling Ciskei National Independence Party in ward four. She is also an executive member of the Licence Hawkers Association in Mdantsane.

Mr Ngoro said when they were resettled with his mother, Mrs Nondyebo Ngoro, they were allocated a house in zone four in 1968. After a year his father, Mr Jackson Weight Ngoro, rejoined the family.

After his father's reconciliation with his mother, they both went to live in his house in zone one. In 1970 his father, who was a committee member died. His mother also died.

Mr Ngoro said in 1976 his wife, Tandiwe (nee Nab) deserted him and they were divorced. He married another woman in 1977. Last November the housing committee

TABLE 2: EMPLOYMENT ON THE IN SOUTH AFRICA (Data)

Year	White	Black
1946	42 624	228 335
1947	41 010	318 767
1948	42 017	300 000
1949	45 387	328 501
1950	47 094	320 598
1951	48 174	311 403
1952	51 138	347 138
1953	49 757	353 875
1954	49 041	358 894
1955	51 114	398 166
1956	51 242	404 525
1957	50 610	415 078
1958	48 686	395 762
1959	45 273	387 368
1960	41 313	377 554
1961	39 386	386 485
1962	38 175	386 986
1963	37 651	374 843
1964	37 598	392 865
1965	37 468	366 528
1966	37 762	340 162
1967	38 697	363 210
1968		
1969		
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of the Bantu Affairs
 Labour Employment
 African Studies Institute,

Orpen, C. (1976), Productivity
 (Mentham, London)
 Mann, M. (1971), Conscience
 Cape Town
 Lombard, J.A. (1973) (ed) Economic
 Conference, C.T., Sep
 Comparison of Black Far
 Lipton, M. (1976), "South Af
 .. 373 888
 .. 888 673
 Sept. 1976.
 Implementation For Agricu
 Knight, J. (1978), "Labour S
 .. 359 577
 London
 Racial Discrimination
 Johnston, F.J. (1976), Clas
 .. 396 276
 .. 078 505
 Institute of Race Relat
 Hubbard, M. and Qunta, V. (.
 .. 329 632
 .. 326 907
 of Race Relations, Joh
 Hubbard, M. (1972), African
 .. 087 644
 .. 074 554
 Houghton, D.H. (1973), The
 .. 897 694
 Sept. 897
 Peninsula: A Sketch",
 Hendrie, D. and Horner, D.
 .. 844 844
 .. Africa, mimeo, reprint
 Fisher, F. (1974), "Class Co
 .. 149 234
 .. Relations, Johannesburg
 in the Western Cape, S
 Ellis, G. (1974), D.C. Woy
 6 May 1970
 .. 377 158
 .. ordered him and his fami
 ly of five to occupy a two-
 roomed house in zone
 seven.
 During December, Mr J.
 K. Mangala, suggested he
 should leave the house
 He said after they reach
 ed an agreement he was
 given another house
 Mr Ngoro said Mrs
 Mayoyo agreed to refund
 him money for the
 renovation of the house
 She paid him R40.
 He was pleased in the
 manner in which Mr
 Mangala solved his hous
 ing problem. He said the
 township manager had
 already indicated that he
 was to be the rightful
 owner of the house which
 he now occupies
 Adler, T. (1977) (ed) Perspecti
 Wiltwater

Five pay R50 each to share garage

CAPE TIMES 2/3/78

FIVE black University of Cape Town students live together in a Cape Flats garage which they rent for R50 a month each. This does not include the cost of food and transport to the university.

Their plight illustrates the position of many of the nearly 900 black, coloured, Chinese and Indian students at UCT (1/4 of the student population), most of whom are poor and attend with the financial aid of scholarships and bursaries.

Acute accommodation problems, experienced mainly by black students, were found by a Cape Times investigation this week in which 22 of the students were interviewed.

Little accommodation in the Cape Town area is available to them and in those, prices are exorbitant.

Students from distant parts of Southern Africa are experiencing such difficulty in surviving here that they say there is no alternative but to return home.

Our situation is desperate, a student from Mount Frere, Transkei, told me.

The root of the problem is the government's refusal to allow the students to live in residences on, or near, the campus. The university, however willing to improve the situation, is powerless.

Black students can only attend a white university if it offers a course not offered by a black university. This is the main qualification for a permit to live in Cape Town.

Under the Group Areas Act, they are restricted to certain areas, all on the Cape Flats. Transport is expensive. Unlike white students living in town and the southern suburbs, they do not qualify for subsidised bus transport (white students pay a nominal R10 a year).

Again, unlike white students, they have no choice of suburb in which to live. If they are lucky enough to find a room in the townships of Gugulethu and Langa, conditions are so overcrowded and cramped that sharing a room with five or

more is common.

Several are forced to live in hotels such as the Athlone and Landros, paying about R80 a month without meals. The St Francis Xavier Seminary in Crawford provides accommodation for 27 coloured people and eight blacks.

One Transkei student living there said he paid about R75 a

dream of paying more than R40 for board and lodging. Many share houses in suburbs like Salt River and Observatory, and pay between R12 and R20 for accommodation.

Most coloured students said they did not have difficulty in finding a place to live as their homes were on the Cape Flats.

Another student appealed to

BY JANE ARBOUS

month for board and lodging. "That's reasonable if you have money — not, if you haven't," he added.

A second-year student from Umtata, Transkei, said when he first arrived in Cape Town, he could find no place to stay. He was taken in by a church minister in Gugulethu for a short time. He now stays at St Francis, which he says he cannot afford for much longer.

A white student said "The average white student wouldn't

the public to let accommodation at a fair price to blacks. An appeal was also made to employers to offer more opportunities to blacks for student jobs.

The president of the Students' Representative Council, Mr Dave Hill, yesterday called for steps to provide suitable accommodation to be urgently considered by the university council.

The SRC was concerned by the accommodation difficulties experienced by black UCT students.

The university previously stated its desire to admit students irrespective of race or colour," he said. "However, due to the discriminatory laws in this country, such a stance must be accompanied by measures to enable its implementation."

Mr Hill stressed that the problem must be seen as only one manifestation of the "web of controlling legislation which daily affects the vast majority of South Africans."

"Until such legislation is removed, the present inequities will continue," he concluded.

The Registrar of UCT, Mr L. Read, said yesterday he was aware of the accommodation problem.

"Up to now, the government will not allow residences to be opened to all races. We are doing all we can to find a satisfactory solution and, like other institutions in South Africa, are negotiating with various authorities."

Two weeks ago Rhodes Uni-

versity in Grahamstown was sharply reprimanded by the Department of National Education for allowing black students to live in university residences.

In 1977 it applied to the Department of Community Development for permission for the students to live on the campus. No reply from the department was received, and that year last, the university allowed students to live in residences of their choice.

At the end of 1978 permission was refused by the department. However permission was given for last year's students to live in a residence of their choice. Coloured and Indian students were housed temporarily in two residences that were taken out of use last year. Some black students were living in disused nurses' quarters just off the campus.

Rhodes University is the only white university that offers accommodation to black students.

All students spoken to by the Cape Times asked not to be identified.

Port Elizabeth family housing units for

Blacks

Hansard 5 (293) 6/3/79

Mr T ARONSON asked the Minister of Plural Relations and Development

How many new family housing units for Blacks were built in Port Elizabeth during 1978,

what is the estimated number of persons waiting for such units

the MINISTER OF PLURAL RELATIONS AND DEVELOPMENT

397

Waiting lists for housing are unreliable and a reasonable estimation cannot be determined

Exclusive news releases

Mr N B WOOD asked the Minister of Defence

How many exclusive news releases were given by him or his Department to (a) *The Citizen*, (b) the Argus group newspapers, (c) the SAAN group newspapers, (d) the Perskor group newspapers and (e) the Nasionale Pers group newspapers during the period 1 September 1976 to 1 December 1978,

(a) at whose request were these exclusive news releases given and (b) on what dates

The MINISTER OF DEFENCE

(a) to (e) None

(b) (a) and (b) Not applicable

'People moved from homes: Brigadier replies

Argus 9/3/79

(124)

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U.C.T.
ning) and
orld

BRIGADIER J H van der Westhuizen, chairman of the Administration Board (Peninsula area) says there has been an increase in vacant accommodation in the hostels for single men due to the decrease in the past three years in the demand for the services of contract labourers.

He was replying to a report in The Argus on March 1 which said 'hundreds' of people were being moved out of their homes in Cape Town's black townships because of the conversion of single quarters to family units.

Brigadier van der Westhuizen said in a statement yesterday the number of contract labourers had decreased from 33 000 to 18 000.

'LIST'

'Some of the men are now being moved to vacant accommodation in other hostels, so as to vacate some hostel units completely, which are then converted into family dwellings for families on the waiting list.

'It is a fact that some of the men have brought their families unlawfully and without permission into the hostels. When they are moved, the families are discovered and also told to move.

'When the number is estimated at "hundreds" I suppose all the persons in these families are included because the number of men who have so far been moved is small.'

'ANNOYANCE'

Brigadier van der Westhuizen said these families were not only illegal but their presence was a source of great annoyance to the single men living in the same accommodation. There were continuous complaints from other hostel inmates who were adamant that their own families should remain in the homelands and who did not wish to live with women and children in the same hostel.



Brigadier J H van der Westhuizen

'The question of a normal family life does not receive the same priority as that of earning a living.'

He said friction could only result where families moved in illegally where accommodation was provided for single men only.

'It cannot be denied that some of the families moved to Crossroads, which is once more an indication that Crossroads is the major attraction for all families who may be in the area unlawfully or would like to migrate from their homes outside the area in total disregard of the law.'

'SCAPEGOAT'

'It is unfortunate that some organisations are forever on the lookout for a reason to make a scapegoat out of "the authorities" and that they are readily afforded an opportunity in the columns of The Argus before all the facts are obtained.

'I was available for comment all morning on March 1 and on February 28,' he said.

'It is a fact that the men concerned take up employment under the agreement that they will be on a single basis so as to be able to earn a livelihood for their families,' said Brigadier van der Westhuizen

'This agreement and the law are subsequently not respected and the families are brought to the accommodation in the single quarters causing friction.'

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The information for the report was supplied by community workers from the Athlone Advice Office and the Western Province Council of Churches.

● The reporter who wrote the story said an attempt was made to get the Administration Board's comment. The brigadier might have been in but his secretary told The Argus he was 'out and not likely to come in.'

124

Bellville: permanent housing for Coloured families from Modderdam area

195 Dr F VAN Z SLABBERT asked the Minister of Community Development

(1) Whether any Coloured families moved from the Modderdam area to the temporary transit camp at the rifle range area near Bellville have been permanently housed, if so, how many,

(2) whether any Coloured families were still living in that transit camp as at 31 December 1978, if so, how many

The MINISTER OF COMMUNITY DEVELOPMENT

- (1) Yes, 58 families
- (2) Yes, 300 families

387

MONDAY, 12

Since the camp was constructed the number of families has to date been reduced from 385 to 288. The remaining families will be properly rehoused in permanent dwellings as soon as possible

Hansard 6 Question Column.

12/3/79

124

Bellville: permanent housing for Coloured families from Modderdam area
195 Dr F VAN Z SLABBER asked the Minister of Community Development

(1) Whether any Coloured families moved from the Modderdam area to the temporary transit camp at the rifle range area near Bellville have been permanently housed, if so, how many,

(2) whether any Coloured families were still living in the camp as at 31 December 1978, and how many

The MINISTER OF COMMUNITY DEVELOPMENT

(1) Yes, 58 families
(2) Yes, 300 families

Since the camp was constructed the number of families has to date been reduced from 385 to 285. The remaining families will be properly rehoused in permanent dwellings as soon as possible

Homes for lower income Indians

12/31/71

124

SEM/URB/AF/5/Add.1
page 4

of ECA Program

Municipal Reporter

acts

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11. Industry

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WHEN Cape Town City Council has built the 209 houses planned for Rylands Extension No 5, it will have used up all the land it owns zoned for Indian housing.

On the advice of City Engineer, Mr J G Brand and the Rylands Management Committee, the housing committee wants to use this land for lower income families.

A council spokesman explained that there was still plenty of privately owned land available for Indians who could afford to buy homes.

RENTED HOMES

Mr Brand's report to the housing committee showed that 109 of the 211 families who have applied for rented accommodation have monthly incomes of R250 or less. So have 183 of the 604 families who have applied to buy homes from the council.

Mr Brand said that at today's prices it seemed unlikely that the 183 families could afford to buy their own homes.

He suggested that the council should put all families earning more than R250 a month on the waiting list for home ownership.

WAITING LIST

This would create a waiting list of 523 families for home ownership. About half this number would be catered for by the council's two home ownership schemes now under construction in Rylands Extension 3 — one for 177 and one for 38 houses.

Mr Brand suggests that 66 subeconomic homes and 143 economic homes should be built at Rylands Extension, No 5. All would have three bedrooms and could be sold if this were found to be desirable.

activities of high priority

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~~BBPACT 476~~ ~~511~~
**288 families
need houses**

Political Correspondent

HOUSE OF ASSEMBLY A total of 288 coloured families moved from the Modderfontein area to a temporary transit camp in Bellville had still to be placed in permanent housing, the Minister of Community Development Mr. Marais Steyn said yesterday.

He said in a reply to a question from Dr. Frederick van Zyl Slabbert (P.P. Rondebosch) that the families in a temporary camp at the title rate would be rehoused in permanent houses as soon as possible.

So far 58 families moved to the camp had been rehoused, 12 of them since the beginning of this year.

Hansard

6 QUEST. COL 401

14/3/79

124

Coloured persons in overcrowding
*3 DEPT VAN Z SLABBERT, Minister of Community Development

Whether his Department has statistics on overcrowding in Coloured housing, if so,

14 MARCH 1979

402

how many Coloured persons are living in overcrowded conditions in the Cape Peninsula.

†The MINISTER OF COMMUNITY DEVELOPMENT

My Department unfortunately does not have comprehensive statistics in respect of overcrowding at its disposal as these can only be collected at substantial expense and with considerable difficulty, whereas information gathered in this manner becomes obsolete too quickly to be of value.

In any event overcrowding is not indicative of a shortage of suitable accommodation because families often prefer to live together as a result of economic and other considerations. Limited or available population projections and other information at my Department's disposal have estimated that 6 600 living units will have to be built to house the excess of overcrowding. This figure is included in the estimated housing shortage of 25 000 living units in respect of the area in question.

Council may evict well-off to house poor

August 15/3/79.

124

Municipal Reporter

CAPE TOWN CITY COUNCIL may change its policy of allowing better-off tenants to continue to rent subsidised housing while thousands of poorer families are on the waiting list.

A member of the council's housing committee claimed the Department of Community Development has been urging the council to do this to re-house more people on the waiting list who cannot afford to buy homes.

The Secretary for the Department of Community Development, Mr L Fouche, denied in an interview that pressure had been put on the council.

But, he said 'We naturally would like to see

people who are occupying rented houses but who can afford to buy their own, go to Mitchell's Plan, where they will have better houses and a higher standard of living, and free the cheaper houses for people on the waiting list.

come of R540 a month or more to move out, and they had been given several months in which to do so.

'It stands to reason that a well-to-do person occupying a cheaper rented house should make way for the poorer person, especially if he has alternative accommodation available to him

ONLY RIGHT

'If the council should try to persuade people to do this I think it would be only right.'

The Deputy Mayor, Mr Louis Kremer, a member of the Housing Committee, said tenders were out for more sub-economic houses, both for Mitchell's Plan and infill schemes in existing housing estates.

He said the Housing Committee had not yet decided on whether to do more to persuade better-off tenants to move out of rented houses

21 000

Mr Kremer said if more did so it would be possible to rehouse the 21 000 families on the waiting list, which included squatters, within five years at most

The Government was adamant that the squatter problem be solved within three years.

'It is a question of fairness,' said Mr Kremer. 'Even houses let at an economic rent are in fact subsidised because the interest rates are lower and by continuing to occupy them better-off people are keeping out families who really need them.'

BREADWINNER

'Some management committees would like tenants to be allowed to buy their existing homes

'The Housing Committee is against this because it would lessen our stock of cheap housing for rent-

ing to people who really need it.'

Mr Kremer said so far the council had asked only families where the breadwinner had an in-

R65-m housing proposal for low-income families

Municipal Reporter

A R65 386 000 scheme to provide 10 157 homes for lower-income families over the next 2½ years was considered by Cape Town City Council's Executive Committee today.

City Engineer Mr J G Brand recommended half the 10 157 homes be built on vacant sites in existing estates and the other half at Mitchell's Plain — some on land taken over from the Cape Divisional Council.

groups for which a large need will still remain'

There were enough sites for 5 120 homes, of which he recommended 500 should be for the lower economic group of tenants and the remainder for either the sub-economic or lower income group.

(2 400 for sub-economic housing and 1 600 for economic housing), this means there would be 'a considerable surplus' of low-cost housing stock for other economic and sub-economic families on the council's waiting list.

He said there were only 4 000 squatter families on the waiting list for housing. Building more than 10 000 homes would mean 'a considerable surplus' available for other families on the waiting list.

MITCHELL'S PLAIN

'The next contract in Mitchell's Plain should include a further 2 087 houses for the lower economic group,' the report said.

'Implementation of these proposals will provide a total of 10 157 houses for the lower income groups, of which 7 570 will be sub-economic.'

Mr Brand said, as there are approximately 4 000 squatter families on the council's waiting list

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The Argus understands there are 23 000 families on the waiting list.

Mr Brand recommended that remaining extensions to Mitchell's Plain should be concentrated on providing houses for the lower and middle economic

ds' & Asians

n the following fields

a for Technicians or

ficate for Technicians

National Diploma

or National Certificate would you employ were they i) immediately available ii) available in 1981 assuming full economic recovery?

a) National Diploma for Technicians or National Diploma in:	Africans you would employ if	
	i) immediately available	ii) available in 1981 assuming full economic recovery
1. Electrical Engineering (Heavy Current)	_____	_____
2. Electrical Engineering (Light Current)	_____	_____
3. Industrial Instrumentation	_____	_____
4. Telecommunication	_____	_____
5. TV and Electronics	_____	_____
6. Mechanical Engineering	_____	_____
7. Automotive Engineering	_____	_____
8. Production Engineering	_____	_____
9. Refrigeration and Airconditioning Engineering	_____	_____
10. Civil Engineering	_____	_____
11. Structural Engineering	_____	_____
12. Town & Regional Planning	_____	_____
13. Construction Supervision	_____	_____

Argus Arcus 21/3/79 (124)

R65-m city homes plan

Municipal Reporter

A R65-million scheme to house nearly half the people on the waiting-list, including 4 000 squatters, during the next 2 years will be put before Cape Town City Council next week.

The scheme, put forward by the City Engineer, Mr J G Brand, was approved by the coun-

cil's Executive Committee yesterday.

If the council agrees it will ask the Department of Community Development to provide the money in three yearly instalments, starting with R26-million in 1980

In his report Mr Brand says that 5 120 homes could be built by 'infill-

ing' vacant sites in existing housing estates.

These could be let more cheaply than houses at Mitchell's Plain because there would not be the expense of services.

He suggests the other 5 000 could be built at Mitchell's Plain and some on land in Section 3, which the council could take

over from the Cape Divisional Council.

Mr Brand says there is enough land available to build houses for a total of 10 157 lower-income families, of which 7 570 would be sub-economic.

The Argus understands that there are 23 000 families, including squatters, on the waiting-list.

21/3/79

Province to help blacks buy homes

Provincial Reporter

THE Cape Provincial Executive Committee intends to introduce legislation at the next Provincial Council session to eliminate race discrimination in guaranteeing housing loans to provincial personnel.

The legislation would allow the Administrator to guarantee loans for black employees to acquire leasehold rights to land on which to build homes in terms of the Black Urban Areas Consolidation Act.

At present the Peninsula is excluded from the provisions of the Act, but blacks in other parts of the Cape may acquire leasehold rights.

CONTRIBUTORS

Existing legislation, the Dwelling Loans Guarantee Ordinance of 1959, empowers the Administrator to guarantee loans to contributors to the Government Service Pension Fund and the Government Employees' Provident Fund — white provincial

employees and some coloured employees.

The proposed new legislation would extend this system to coloured and black permanent employees who contribute to the Government Non-White Employees' Pension Fund.

RETROSPECTIVE

This would apply the system without discrimination to all races. If proposed the legislation should be retrospective to November 6 1978.

The legislation limits the guarantee on loans to 30 percent of the total loan.

STAR 21/3/79 (24)

Cheaper housing schemes mooted

By Tom Duff,
Political Reporter

CAPE TOWN — The possibility of the Government hiring entire apartment blocks and then subletting flats to deserving pensioners has been discussed by Progressive Federal Party representatives and the Minister of Community Development, Mr Marais Steyn.

The PFP men, Mr Harry Schwarz, MP for Yeoville, Mr Alf Widman, MP for Hillbrow and Mr Simon Chilchik, MPC for Hillbrow, met Mr Steyn yesterday.

Because of the social disruption caused by people — particularly the elderly — having to move from an environment to which they had become accustomed, a number of alternative proposals were discussed.

● That the department

should buy buildings and let the flats at rents which pensioners and other deserving people can afford. Mr Steyn indicated that this would be difficult.

● That a charitable organisation or a non-profit housing utility company buy or build flats in Hillbrow and Yeoville and that the department advance money on loan to finance such projects. Mr Steyn indicated that he would give "favourable consideration" to suitable projects submitted to him.

● That the department hire entire blocks of flats under a head lease and sublet flats to deserving pensioners and other people at rents they can afford. Mr Steyn said he would give due consideration to a suitable proposal.



Parliament

Oriental
Hotel
for
Durban
SAVINGS
Minister

Parliamentary Staff

THE Minister of Community Development, Mr Marais Steyn, said it had been decided in principle to erect a shopping complex or Oriental plaza adjacent to the central business area of Durban.

Answering a question put to him by Senator Eric Winchester, Mr Steyn said this had been decided following a request from the South African Indian Council.

The choice of a suitable site was receiving attention, but the matter was being delayed due to a difference of opinion as to the suitability of certain sites for the purpose.

Charges

Of

Treason—Crook

Parliamentary Staff



Senator Monty Crook

Senator Warwick Webber

THE Minister of Finance, Senator O P F Horwood, had in effect accused senators of being accomplices after the fact of high treason committed by Dr Eschel Rhoodie overseas, Senator Monty Crook said yesterday.

Senator Crook was introducing a motion in the Senate calling for the appointment of a six-man select committee to investigate allegations referring to senators, particularly Senator Crook and Senator Warwick Webber, made by Senator Horwood in his reply to the third reading debate on the

Part Appropriation Bill in the Senate last week.

During the debate last week, Senator Horwood accused Dr Rhoodie, former Secretary for Information, of treason.

Senator Crook said in his opinion Senator Horwood's statements could only be construed to mean that the South African Press had been accomplices in the crime of treason, and that certain senators had been accomplices after the fact.

Senator Crook said he and Senator Webber had been specifically named when Senator Horwood as-

ked the leader of the opposition in the Senate, Senator H F B Velrich, what he thought of them.

The deduction to be made from this was that Senator Horwood was accusing Senators Crook and Webber of high treason, a crime which carried the death penalty.

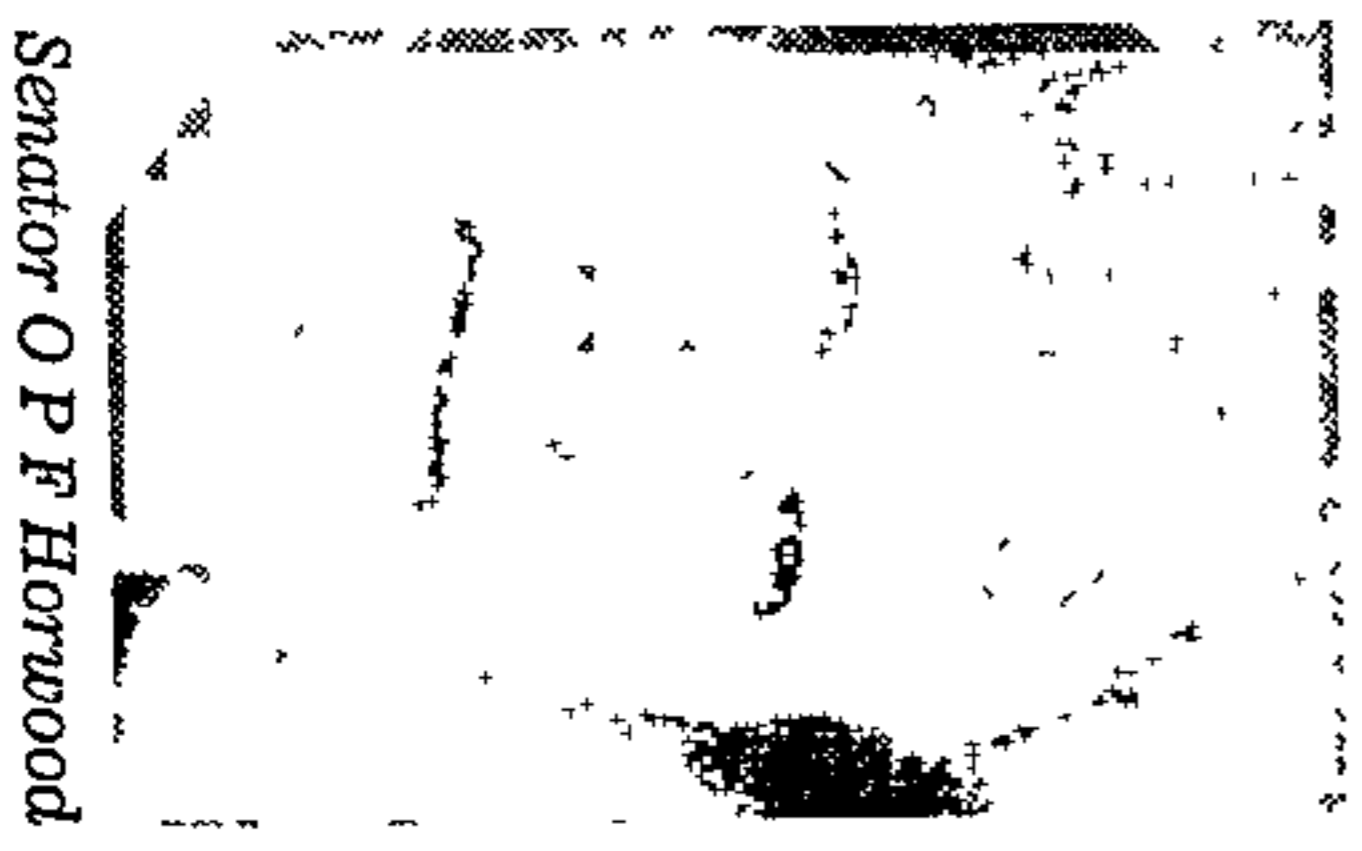
'IRONY'

Senator Crook said the irony was that he had never mentioned Dr Rhoodie's name either inside or outside the Senate without attacking him unmercifully. He had never

been proven, then they would destroy the House.

As long as senators doubted each other's credibility, they were playing into the hands of those who wished to destroy the country.

An amendment to the motion was introduced by Senator D G J van Rensburg of the Free State, expressing the Senator's opinion that the Minister of Finance was justified in the remarks that he made last week, and expressing the Senator's displeasure at the campaign being waged against the



Senator O P F Horwood

ARGUS 30/3/79

R107-m TO BE SPENT ON ¹¹²⁴~~281~~ HOUSING FOR COLOURED

Parliamentary Staff
THE Minister of Community Development, Mr Marais Steyn, said it was estimated that his department would spend slightly more than R107-million on housing for coloured people in South Africa during the current financial year.

Of this amount, R88-million would be spent in Cape Town, R1-million in Port Elizabeth, R500 000 in Kimberley, almost R7-million in Durban, R1-million in Maritzburg, R3-million on the Witwatersrand, R263 000 in Pretoria and R1-million in Bloemfontein.

Just over R14-million was to be spent on white housing, of which nearly R7-million would be spent in Cape Town, R274 000 in

Port Elizabeth, nothing in Kimberley, R1-million in Durban, R21 000 in Maritzburg, nearly R4-million on the Witwatersrand, R1-million in Pretoria and R95 000 in Bloemfontein.

CAPE TOWN

About R1,8-million was to be spent on black housing, of which R55 000 would be spent in Cape Town, R391 000 in Port Elizabeth, R489 000 in Durban, R129 000 on the Witwatersrand and R759 000 in Pretoria.

Nearly R33-million was to be spent on Asian housing, of which R599 000 would be spent in Cape Town, R20 000 in Port Elizabeth, R24 000 in East London, R26-million in Durban, R1-million in Maritzburg, and R4-million on the Witwatersrand.

AR GWS
30/3/79
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said anything which could be construed as giving Dr Rhodie comfort or support.

Speaking during the same debate, the Minister of Economic Affairs, Mr J C Heunis, said there was nothing in Senator Horwood's speech that could lead to the deductions that Senator Crook had made.

He accused Senator Crook of waging a personal vendetta against the Minister of Finance, and said one of the reasons for this was that he had never forgiven Senator Horwood for being a Nationalist.

DOUBT

Senator Crook had no concept of the totality of the methods being used against South Africa. It was a fact that to lower the morale of a country one merely had to sow doubt in the minds of the people regarding the honour and integrity of their leaders.

Mr Heunis said if senators did not succeed in respecting each other, accepting each other's words until the opposite had

Minister by Senators Webber and Crook.

CHALLENGED

Replying to the motion, Senator Crook warned that if the motion was voted out it would create a chaotic situation in the Senate because members would be free to call each other thieves, liars and blackmailers.

He challenged Senator Horwood or any other senator to repeat the remarks made by Senator Horwood outside Parliament and assured them that if they did so he would sue them for R100 000 for damages and defamation and I will succeed because the law is on my side.

Senator Crook denied that he was waging a personal vendetta against Senator Horwood and vowed that he would continue to put pressure on the Government until the whole Information affair was brought to an end by the disclosure of evidence brought before the Erasmus Commission.

The motion was defeated on division. The Government amendment was adopted.

John Battersby's Heard in the House column on Page 13.

They like it too except for cement floors, no ceilings

124
DD
30/3/79

PORT ELIZABETH — Families moved from the old Kwa-Ford Village wooden houses to Kwazakele single men's hostel are satisfied with their new homes

More than 800 families have been moved since January

However, there are problems in the new area.

Most prefer their new homes because they are brick and cement. Their old wooden houses burnt easily.

Two major complaints are that the new houses had cement floors and there was no ceiling.

Mr James Mbangela, 55, said he moved in during February. He had started to build wooden partitions in his hall.

A father of four children, Mr Mbangela said the new houses were better, but he had grown to like Kwa-Ford Village and he was sorry to leave it

He said people in Kwazakele had to walk long distances from their houses to the shops and bus stops.

Mrs Lizzie Putyi said the new houses were big. She is staying with her husband and a lodger.

She also complained that the house had cement floors and no ceiling

She said she would be happy to get a new house at Zwide, but she was not happy with the high rentals there.

In the Kwazakele single men's hostel she paid R11,20 a month. At Zwide a four-roomed house is R35 a month.

A widowed mother of six children, Mr Regina

Tshemla said it was difficult for parents to control their children in the new homes, particularly daughters.

Homes fears by coloured are allayed

ARGUS 2/4/79 081
2124

FEARS that thousands of better-off coloured families may be forced to move from the Athlone-Factreton-Retreat complexes to Mitchell's Plain have been allayed by the Cape Town City Council.

Under proposals on 'green paper' now being considered by council, about 14 000 flats and houses may be down-graded from economic to sub-economic status.

This has raised considerable fears that all tenants with economic incomes of more than R150 will become 'disqualified' and will have to move to Mitchell's Plain where the only other economic housing is available.

The present economic income levels stipulated by the Department of Community Development are R150 and over, and for sub-economic, below R150.

The department, which has to endorse conversions from economic to sub-economic, has already approved the council's application for 2 948 units on condition that 'economic' tenants be given reasonable notice to move to other economic schemes, including Mitchell's Plain.

Preference

The department has also stipulated that squatters be given preference for the converted sub-economic flats and that the entire operation be carried out in six months.

In addition the department wants the council's written acceptance on its conditions before the conversions.

Refused

However, she said the department subsequently decided to bring down the economic level to R150.

Although the council pressed for this to be changed, the department refused.

She said the situation had changed considerably since the council applied for the conversions three years ago and she would now ask the housing committee to obtain the latest income levels of tenants and review the matter.

We want to ensure that as little hardship as possible is caused.

But because incomes have increased, the diffi-

culties are made. The council has refused to give this undertaking.

The proposals have sent panic waves through many coloured townships and the Bridgetown Civic Association has already held a protest meeting against the plan.

Mr V Fryddie, the association's secretary, today described the proposals as 'the biggest mass removal planned since the Group Areas Act fell'.

'We are settled and rooted in our homes and will fight tooth and nail any attempt to move us

Switched

'If they want us to buy homes, they must sell us the houses we are living in at the moment,' she said.

The Athlone Management Committee, which initially endorsed the proposals, have now switched their stand and have come out against the scheme.

Mrs Eulalie Stott, the chairman of the council's housing committee, denied the intention of the proposals was to force people to go to Mitchell's Plain.

She said council applied for the conversions in 1976 when Community Development increased the economic earning level from R100 to R200.

Instead of moving out many of the people earning between R100 to R200 who now became 'disqualified,' council decided to down-grade the economic homes to 'match' the tenants to their existing accommodation.

Refused

However, she said the department subsequently decided to bring down the economic level to R150.

Although the council pressed for this to be changed, the department refused.

She said the situation had changed considerably since the council applied for the conversions three years ago and she would

culty is that somebody will probably have to move. If it's not the economic tenants it will be the sub-economic ones.

'And the sub-economic tenants are clearly even less likely to be able to afford to move than the economic families.

'But I want to emphasise that the conversion proposals were made in 1976 to ensure that as few people as possible found themselves having to move. It had nothing to do with Mitchell's Plain.

'It is true that some time ago the department suggested we should terminate the leases of tenants who can afford to buy homes in Mitchell's Plain in order to rehouse squatters.

Welcomed

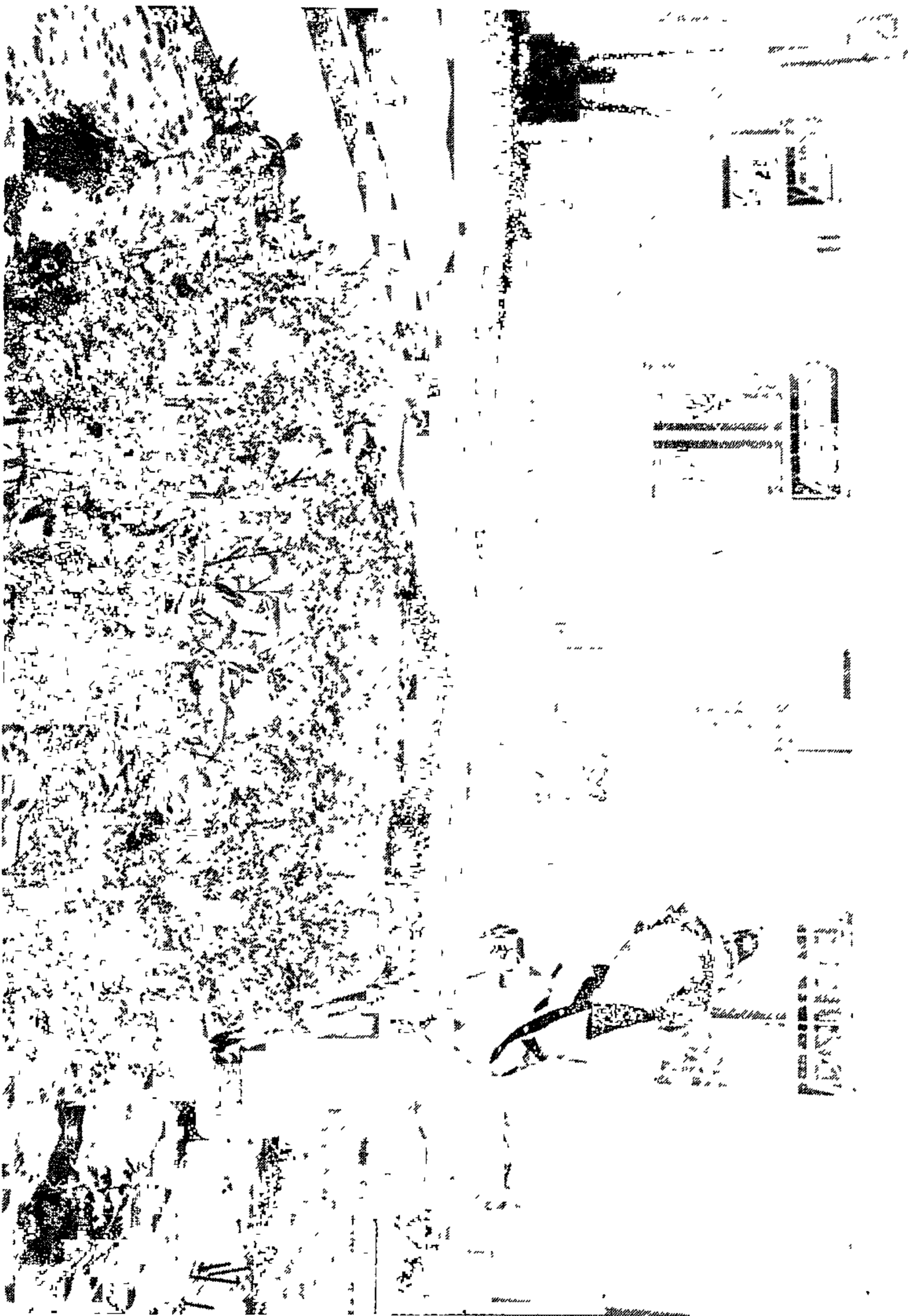
'This was not acceptable to us and the recent statement by the Secretary for Community Development, Mr Louis Fouche, that his department was not pressuring us is to be welcomed.'

Asked if there were economic houses available for coloured people outside Mitchell's Plain, she said there was regrettably no land zoned 'coloured' for building of large numbers of houses, except in Mitchell's Plain.

Her committee had asked council officials to investigate every available piece of land near Cape Town for sub-economic and economic development schemes, she said.

1.3.3.3. Leksikologies: As daar in die basiese woordeboek van twee tale opvallende ooreenstemminge bestaan, veral in die name vir alledaagse dinge soos huislike voorwerpe, liggaamsdele, telwoorde ens., kan ons

Mr Kenneth Whitby one of the SHELTER villagers at Valhalla Park who is busy beautifying and improving his "starter" house. Among other things Mr Whitby is installing built-in cupboards in his kitchen and establishing a front garden in the sands of the Cape Flats



SHELTER community spirit

CAPE TIMES

4/4/79

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(124) 4/4/79

familie. Hulle stam uit Oer-Slawies en is bekend as die Slawiese familie. Taalgeleerdes het vasgestel dat genoemde drie families in hulle oervorme ook aan mekaar verwant was, en is 'as 't ware drie dogtertale van 'n nog weer ouer taal, wat Oer-Indo-Europees genoem word, of ook Proto-Indo-

CAP 6 T. M&S

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24

Chief Reporter

A CLOSE community spirit has developed among the 29 tenant families of the SHELTER Village at Valhalla Park since they moved into their new low-cost, expandable homes in this pilot scheme on the Cape Flats at the end of last year.

Mr Dennis Swartz, a SHELTER technical spokesman, said yesterday that 11 of the families were already planning to extend their houses, built under contract last year through the Cape Times-supported SHELTER fund which was established at the height of the squatter crisis in the Peninsula two years ago.

Mr Swartz said the villagers, were, in the spirit of self-help that SHELTER was fostering, being given as much responsibility as possible. Community discussions were being held, and each family had been given a brochure showing how to maintain, improve and extend the new homes.

Incremental loans were being made available by the fund, under strict control, for the purchase of materials only. This was being backed up by technical advice provided by SHELTER.

Mr Swartz said plans for the first self-help extensions to homes in the village had been submitted to the Cape Town City Council seven weeks ago, and approval of them was being awaited before the work was started.

Mr Derry Fitnum, warden of the Cape Flats Distress Association (Carda), which administers the SHELTER fund, said a strong community spirit was

developing among the villagers — all of them former shack dwellers on the official waiting list for houses.

"Tenants have been developing their gardens and one man has even gone so far as to make his own building blocks for the extensions he proposes. This I feel goes a long way to proving our point that, given a chance, people can help themselves to improve their living conditions and their station in life."

Mr Fitnum quoted a letter from a grateful SHELTER Village tenant which, he said, was an indication of how the type of assistance being provided by the fund "appeals to the better senses of people who are being

SHELTER

Checks to
Carda-Shelter
P.O. Box 2180
Clarehach
7740

Phone
72 0360

SHELTER ties at R5 each from
above address

helped to build a reasonable type of home for themselves." It was the intention of the trustees of the fund, he added,



Mr R Peterson, a SHELTER Village tenant, working on one of the improvements he is making to his "starter" house — a cemented garden pathway

that the tenants in the pilot scheme be given the option to buy after two years.

Meanwhile the SHELTER fund has received another R2 624, to take the overall total contributed by all sections of the community since February 1977 to R288 600. Most of this money has been used for immediate relief of the homeless and the poorly housed in the Cape Peninsula, and on pilot housing schemes including the SHELTER Village.

These are the latest donations

Anon, monthly donation	15,00
Lubbe, B, and friends, money raised from	

a cookery demonstration	14,50
A well-washer pen-sloner, Fish Hoek	1,00
Vivian, two monthly contributions	20,00
Adendorff, Mrs E	5,00
Leo Club of Kirstenbosch, proceeds of "Bike-a-thon" event	300,00
Steyn Douglas and Co	20,00
Eddy, Mrs Joan W	45,00
O'Sullivan, P, per Angus Action	2,10
Eayers, D M	30,00
Anon, monthly donation	15,00
Anon	1,00
Bialne, Mrs Marjorie, further regular donations	10,00
Eddy, E V	50,00
The staff, Barlow Packaging (Pty) Ltd, monthly contributions of portions of wages and salaries	72,51
Bessy Jones Ecclesiastical Trust	130,00
A friend (anon)	500,00
Chevers, Joyce	2,00
Anon, monthly donation	15,00
Kel Road	50,50
The staff, Barlow Packaging, monthly donation	66,27
Anon, Stellenbosch	10,00
Anon, monthly donation	15,00
The staff, Barlow Packaging, monthly donation	77,53
Eddy, Dr and Mrs T S	30,00
Evans, Mrs E V	5,00
Anon	5,00
Pearl Aurret Street Congregational Church	25,00
Errington, Miss C	1 000,00
The staff, Barlow Packaging, monthly donation	70,89
Duffett, Mrs P	2,00
Anon, monthly donation	15,00
Total	2 624,30
Previous total	285 975,71
Grand total	288 600,01

CMDR TO REPLY OVER 12/4/79

~~187~~
2124

1. The first part of the report is a description of the situation. It is a report from a subordinate to a superior. The subordinate is reporting on the progress of a project. The superior is asking for a report on the progress of the project. The subordinate is reporting that the project is behind schedule. The superior is asking for a report on the progress of the project. The subordinate is reporting that the project is behind schedule.

2. The second part of the report is a description of the actions taken. The subordinate has taken several actions to get the project back on schedule. The superior is asking for a report on the progress of the project. The subordinate is reporting that the project is behind schedule. The superior is asking for a report on the progress of the project. The subordinate is reporting that the project is behind schedule.

3. The third part of the report is a description of the results. The subordinate has been able to get the project back on schedule. The superior is asking for a report on the progress of the project. The subordinate is reporting that the project is behind schedule. The superior is asking for a report on the progress of the project. The subordinate is reporting that the project is behind schedule.

GOVERNMENT NOTICES

DEPARTMENT OF COMMUNITY DEVELOPMENT

No 790

20 April 1979

RESTRICTIONS ON THE SUBDIVISION OF LAND OR STANDS OR THE ERECTION, ALTERATION OR USE OF BUILDINGS OR STRUCTURES IN FURTHERANCE OF A SLUM CLEARANCE AND URBAN RENEWAL SCHEME IN A CERTAIN AREA AT FAIRVIEW, DISTRICT OF PORT ELIZABETH, PROVINCE OF THE CAPE OF GOOD HOPE

It is hereby notified for general information that the Community Development Board established in terms of section 2 of the Community Development Act, 1966 (Act 3 of 1966), as amended, has with a view to the furtherance of slum clearance and an urban renewal scheme, in terms of the provisions of paragraph (e) of subsection (2) of section 15 of the aforesaid Act, within the area defined in the Schedule hereto, prohibited for a period which will expire on 21 February 1989 the subdivision, except with the prior written approval of the said Board, of land or stands within that area or the erection or alteration except with such approval, of any building or structure within that area, or the use except with such approval, of any building or structure within that area for a purpose other than the purpose for which such building or structure was being used on the date of publication of this notice

Attention is also invited to the fact that any owner of immovable property in the area referred to in the said Schedule, who wishes to dispose of such property should, as has been laid down in paragraph (a) of subsection (5) of section 15 of the said Act, offer such property for sale to the said Board, when the further provisions of the said paragraph (a) are applicable to such transactions

SCHEDULE

Beginning at the point where the prolongation of the middle of Circular Drive, Fairview, Walmer, Port Elizabeth, intersects the middle of the Baakens River; thence north-eastwards along the middle of the said Baakens River to the point where it is intersected by the prolongation of the middle of 17th Avenue, thence south westwards along the said prolongation and the middle of the said 17th Avenue to the point where it intersects the Port Elizabeth-Avontuur narrow railway line (Erf 138, Charlo), thence north-westwards along the said railway line to the most southern beacon of Erf 137, Charlo, thence north-eastwards along the boundaries of the said Erf 137, so as to exclude it from this area, to the north-western beacon thereof, thence north-westwards along the said railway line to the point where it intersects the prolongation of the (south) western boundary of William Road, Charlo Extension 5; thence in a north-western and eastern direction along the boundaries of Erf 153 so as to include it in this area to the point where it adjoins the middle of Circular Drive, thence in a north-western direction along the middle of Circular Drive and the extension of Circular Drive to the point where it meets the

GOEWERMENTSKENNISGEWINGS

DEPARTEMENT VAN GEMEENSKAPSBOU

20 April 1979

No 790

BEPERKINGS OP DIE ONDERVERDELING VAN GROND OF STANDPLASE OF DIE OPRIGTING, VERANDERING EN GEBRUIK VAN GEBOU TER BEVORDERING VAN SLUMOPRUIMING EN 'N STADSHERNUWINGSKEMA IN 'N SEKERE GEBIED TE FAIRVIEW, DISTRIK PORT ELIZABETH, PROVINSIE DIE KAAP DIE GOEIE HOOP

Hiermee word vir algemene inligting bekendgemaak dat die Gemeenskapsontwikkelingsraad ingestel kragtens artikel 2 van die Wet op Gemeenskapsontwikkeling, 1966 (Wet 3 van 1966), soos gewysig, met die oog op die bevordering van slumopruiming en 'n stadshernuwingskema kragtens die bepalings van paragraaf (e) van subartikel (2) van artikel 15 van die gemelde Wet, binne die gebied in die Bylae hiervan omskryf, die onderverdeling, behalwe met die voorafgaande skriftelike goedkeuring van die gemelde Raad, van grond of standplase binne daardie gebied, of die oprigting of verandering, behalwe met sodanige goedkeuring van 'n gebou of bouwerk binne daardie gebied vir 'n ander doel as die doel waarvoor so 'n gebou of bouwerk op die datum van die publikasie van hierdie kennisgewing gebruik was, verbied vir 'n tydperk wat op 21 Februarie 1989 sal verstryk

Aandag word voorts daarop gevestig dat enige eiendomsbesitter van onroerende eiendom in die gebied in die Bylae gemeld, wat so 'n eiendom van die hand wil sit, dit soos in paragraaf (a) van subartikel (5) van artikel 15 van die gemelde Wet uiteengesit, aan die Gemeenskapsontwikkelingsraad te koop moet aanbied, wanneer die verdere bepalings van die gemelde paragraaf (a) en sodanige transaksies van toepassing sal wees

BYLAE

Begin by die punt waar verlenging van die middel van Circularrylaan, Fairviewdorp, Walmar, Port Elizabeth, die middel van die Baakensrivier kruis; daaraan noordooswaarts langs die middel van genoemde Baakensrivier tot by die punt waar dit gekruis word deur die verlenging van die middel van 17de Laan; daervandaan suidweswaarts langs genoemde verlenging en die middel van genoemde 17de Laan en 'n verdere verlenging van die middel van genoemde 17de Laan tot by die punt waar dit die Port Elizabeth-Avontuur smal spoorlyn (Erf 138, Charlo) kruis; daarvan noordweswaarts langs die genoemde spoorlyn tot by die suidelikste baken van Erf 137, Charlo, daarvan noordooswaarts langs die grense van genoemde Erf 137 sodat dit uit hierdie gebied uitgesluit word tot by noordwestelike baken daarvan, daervandaan noordwaarts langs die genoemde spoorlyn tot by die punt waar dit die verlenging van die (suid) westelike grens van Erf 153 kruis; daarvan noordwaarts langs die verlenging van die (suid) westelike grens van Erf 153 sodat dit in hierdie gebied uitgesluit word tot by die punt waar dit die middel van Circularrylaan ontmoet; daervandaan in 'n noordwaartse rigting langs die middel van Circularrylaan tot by die punt waar dit die verlenging van Circularrylaan tot by die

Duncan Village rent rise protest today

124 (S) 11579
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EAST LONDON — The Duncan Village Community Council is to hold a public meeting tonight at the Duncan Village Community Centre to discuss the rent increases which come into effect today

The meeting follows protests last night over the R5,74 increases a month for site rentals

The increases are contained in a circular sent to residents and signed by

the chairman of the community council, Mr T T Mantuntuta

Mr Mantuntuta was not available for comment last night

Coloured Management Committee chairman Peter Mopp will be spokesman for the 499 Coloured families in the area who have objected vigorously to the increases

Mr Mopp said last night

"The community council has no jurisdiction over the Coloured families. The trebling of the site rental for a site you can never own is ridiculous."

"We intend taking a firm stand on the matter."

Mr Mopp said he had had talks with the councillor for Ward One in the area, Mrs Florence Mangala, who had also objected to the increases.

DDR

Warning on homes at any price

Argus 2/5/79
124

LOCAL authorities should guard against a policy of home ownership at any price in their quest to obtain more revenue from homeowners, the chairman of the Cape Town City Council's Housing Committee, Mrs Eulalie Stott, said today

She told the annual congress of the Cape Province Municipal Association that it was no use encouraging people to buy sub-economic houses if they could not afford them.

CONCERN

'I am concerned with these endeavours to make them homeowners

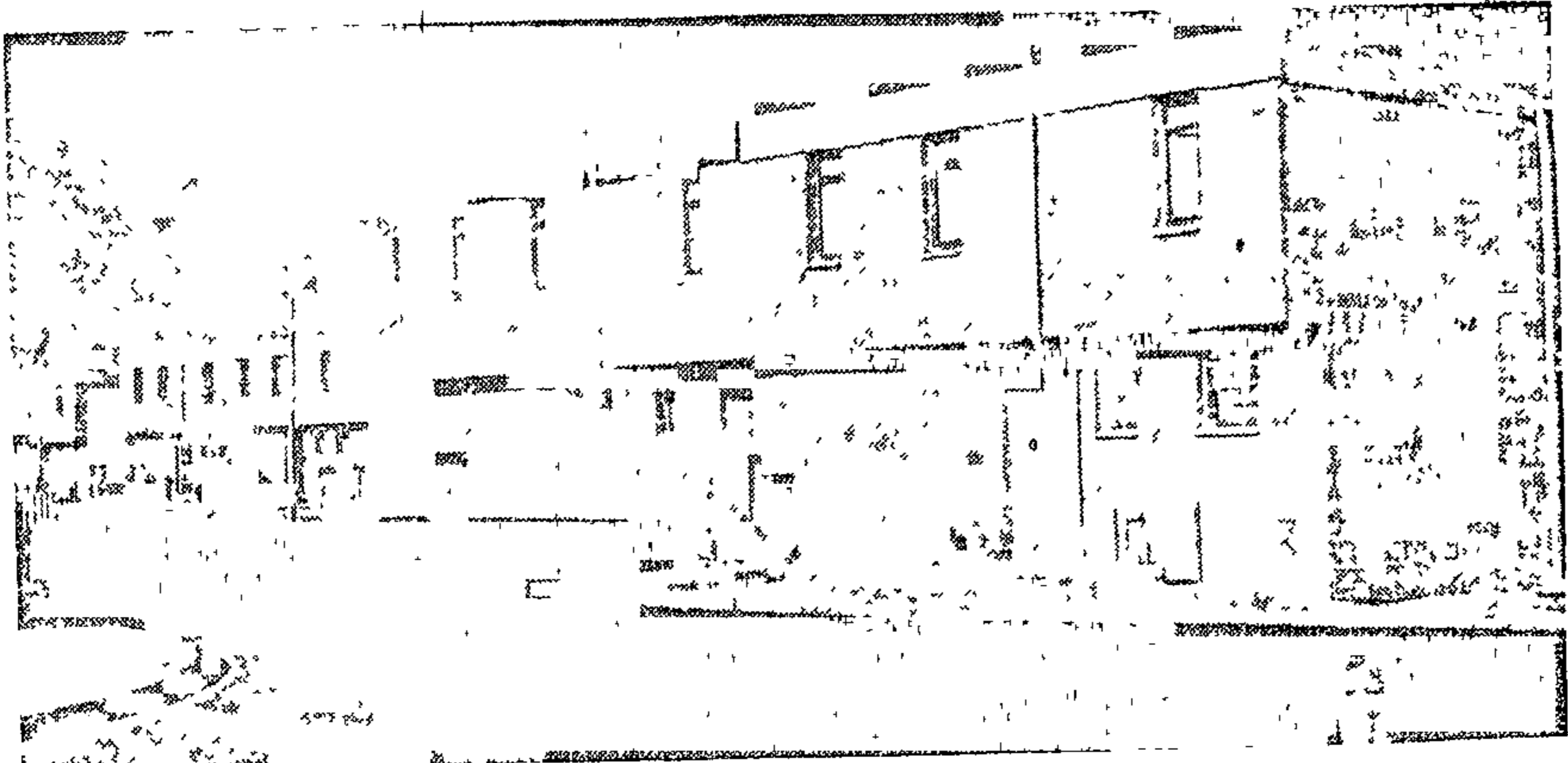
'Many of these people do not need or merit home ownership,' she said

It did not mean that tenants, who lived in sub-economic houses, had to be owners to form part of a stable community

'If they become homeowners in sub-economic housing schemes and cannot afford the upkeep of the houses, terrible slums will result,' she added

The association has decided to ask the United Municipal Executive to request the Department of Community Development to review its policy for the sale of sub-economic houses to enable more people to become homeowners

NOT ALL IT APPEARS TO BE...



CLUSTER housing in Belhar. The second house from the right has been plastered and painted. It shows what a difference improvements (at owner expense) make.

Belhar's residents *August 3/5/79* ~~33~~-124 air their grievances

MANY residents in a cluster housing project sponsored by the Cape Town Chamber of Commerce for coloured home owners at Belhar have mounted a campaign to voice their dissatisfaction

They are not satisfied with the quantity of the construction and finish and aspects of the design, and they claim that some are paying more than they expected

They say they have complained to little avail for more than two years. Now a protest petition has been signed, meetings held, politicians involved, employers appealed to and a lawyer consulted

NO TO HELP

The scheme was conceived by the chamber to help to alleviate the acute coloured housing shortage. A consortium of 58 member companies was formed under its auspices to provide housing for employees in the lower-middle income bracket

Housing experts at the University of Cape Town designed and administered the project but the first plan was found to be too

costly. The quality was then downgraded and the original price went up

In 1976 the 193 units were sold at prices between R10 350 and R12 650 for two- to three-bedroomed houses

GRIEVANCES

In an effort to solve the problem, the Belhar Rate-payers' and Tenants' Association (Brata) has formed a liaison committee to thrash out the grievances with the chamber

The chairman of Brata, Mr Dennis Hendricks, said the scheme was supposed to have been low-cost but turned out to be high-cost at a time when prospective owners didn't have anywhere else to live.

What looked good on paper resulted in poor value for money. The main fear is that some houses are deteriorating from leaks and dampness

'Our intention is to bring this matter to a conclusion by having the houses made properly habitable without further cost to the owners,' he said

A spokesman for the architects said the number of complaints received for a scheme of 193 houses had not been excessive.

'All complaints of genuine latent defects have been followed up.'

He said he was impressed with the manner in which the builders had gone out of their way to rectify faults

A chamber spokesman said at least one employer, whose employees own 50 of the houses, is about to plaster their houses. And other signs of improvements and self-help were evident

The chamber concedes that the owners do have some cause for complaint, especially those not receiving financial help from their companies

The spokesman added that as the housing market improved — as it was doing at the moment —

so the value of the homes should rise

IMPRESSED

Mr Lofty Adams, Coloured Representative Council member for the area, said he would take the owners' grievances to ministerial level if necessary after approaching the chamber and the participating companies

Mr H J Kriel, an MPC who toured the estate as chairman of the Cape Divisional Council two years ago, said he was impressed with the project, which he said compared favourably with similar projects he had seen in Britain and Israel.

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IN THE /

INCOMPLI

Committee opts out over rents

EAST LONDON — The East London Management Committee has refused to participate in the allocation of the 93 houses in Buffalo Flats Extension No 1 because the rents are too high

This was decided last night at a committee meeting attended by housing officials of the municipality who will decide who of the 235 applicants will be allocated the houses

The rents range from R76 to R91.

"We decided not to participate in the allocation because most of our people waiting for these houses cannot afford the rents," the chairman, Mr Peter Mopp, said after the meeting

"We already have more than R100 000 rent backlog on our hands and we feel we cannot participate in this affair which will only escalate this backlog"

The committee was also not happy with the use of the sliding scale for

prospective buyers

An example of type A1 houses being sold on a sliding scale is as follows. After 5 years rent will be up from R69,45 to R80,30 It will go up every 5 years until in the 25th year the buyer will be paying rent of R143,50c a month

If the same type A1 house is bought on a straight annuity system the rent will start at R86,15 and will stay on that amount until the person owns the house. —DDR

konferensie van die Afrikaanse Calvinistiese Beweging, Potchefstroom (Oktobers)

Memonate Central Committee se konferensie oor 'Die Rol van Geskiedkundige Vredeskerke', Gaborone, Botswana Verhandelings voorgelê oor 'The Role of Churches in Promoting Justice in Southern Africa' (Oktober)

14

navorsings-Fellows het aansienlik tot die Sentrum se program bygedra dr Sheila T. van der Horst, afgetrede mede-professor van Ekonomie, U.K., en professor J.L. Boshoff, gewese Rektor van die Universiteit van die Noorde.

LIDMAATSKAP

Soos voorheen gemeld, is die Sentrum vir Intergroepstudies geregistreer as 'n maatskappy. In die Memorandum en Statute van Vennootskap word voorsiening gemaak vir die benoeming van eenhonderd lede. Tans is daar 57 lede en hulle sluit die volgende in.

a) Drie stigterslede.

Mr J.G. Benfield
Mr H.L. Kennedy
Mr P.G.T. Watson

b) Sewentien persone wat gedurende die afgelope 10 jaar lede van die Beheerraad was (* dui stigterslede aan).

Professor E.V. Axelson
Professor J.F. Beekman
Professor J.F. Brock
Mr C.S. Corder
Professor W.H.B. Dean
Dr J.P. Durniny
Professor G.F.R. Ellis
Biskop A.W. Habelgaard
Mr E.V.E. Howes
Professor M.F. Kaplan
Ds. W.A. Landman
Mr G.K. Lindsay
Sir Richard Luyt
Professor S.J. Saunders
Professor H.W. van der Merwe
Mede-professor D.J. Welsh
Professor Monica Wilson

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1600
South Africa/Suid-Afrika
Tel. 36-5351
Teleg Rankxerox Isando

RANK XEROX

"There are just not enough entrepreneurs to provide industries for all the unemployed in the Republic" and the homelands

Mr Armist said a quick solution was required and possibly more thought should be given to agriculture on the Israeli kibbutz style

"We have the land, and initially we could import the know-how. At least these settlements would provide housing, clothing, food and medical care which are the basics

"As times goes on these establishments should become more productive, surpluses could be marketed and expanded into local industry such as canning and possibly manufacture as is now being done in Israel

"The standard of living would rise and hunger would abate. What other options are open to us? To opt out?"

"This might be an easy way out for the individual, without benefit to those whom we represent, and time is of the essence to these in need"

NO profit from rents — Armist

EAST LONDON—Buffalo flats rents were governed by building costs and the municipality made no profit on the scheme, the councillor with the finance portfolio, Mr B Armist, said in a statement

He was reacting to the East London Management Committee decision to opt out of helping to allocate the 93 houses in Buffalo flats because of high rents

Mr Armist said the extras in the rents included R1 for rates, one and a quarter per cent for maintenance and one per cent for sports facilities

He said the Department of Community Development funds for sports facilities were not grants, but were loans and had to be repaid. The one per cent charged for sports facilities was totally inadequate with demands made by the management committee

Mr Armist said management committees were supposed to balance their own budgets but the Coloured community contributed one per cent of

the city's rates and their subsidised shortfall for 1979 was budgeted at R448 000

He said 12 000 of the 60 000-strong white community contributed R5 750 000 in rates

"How much more can this handful of ratepayers, who are also feeling the effects of the unprecedented inflation, contribute and continue to subsidise?" Mr Armist asked

He said whites were being blamed for all the ills of the other races, for their poverty and even their high infant mortality

"Those who are aware of conditions in South America, Taipei, Saigon, and complete the

on we are asking you a standard of measure- page the copies. This otting your needs.

India, Pakistan, parts of Europe and the African states will realise that poverty is world wide and that we are still better off than those living elsewhere

"Those who blame the whites conveniently refrain from the crux of the matter that poverty is a product of too high a birth rate," Mr Armist said

He said nobody blamed the management committee for trying to improve the standard of living of their communities but they should be realistic and should work with priorities. Mr Armist said the government was doing everything in its power to combat poverty.

"In Mdantsane alone, our much maligned government has built over

20 of 200 homes including hospitals and sports fields. But even this gigantic effort has been nullified by population growth

"The costs of these schemes are borne by the taxpayer and we must learn to live as part and parcel of one state and that differentiation must die a natural death so that we can continue to live in one of the best countries in the world.

"The lesson to be learnt from the Ian Smith Government is that the longer we wait the weaker the bargaining power becomes. Goodwill lost is most difficult to regain"

Mr Armist said pinning hopes on industry would not solve East London's problems

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Directors/Direkteure
J P de Swart managing/besturende
J W Turbull P K Hoogendyk

Chairman/Voorzitter
I Mackenzie
Directors/Direkteur
J E Andor (Brit) (1) nagling/besturende
P K Hoogendyk, G W C Crowne
D A Thorp (Brit), G Milton (Brit)

Hansard 7 of 512 21/7/77
Dwelling units for Indian occupation

548 Mr R A F SWART asked the Minister of Community Development

How many dwelling units for Indian occupation were built in 1978 in (a) Durban and (b) the rest of Natal

The MINISTER OF COMMUNITY DEVELOPMENT

- (a) 1 868
- (b) 1 223

Flat-dwellers 'pressured' to move to Plain

31/1/77
124

PRESSURE was being applied by the authorities on residents of Cape Town council flats to move to fill hundreds of vacant houses in Mitchell's Plain, according to a pamphlet issued by the South African Council of Churches.

The writer of the pamphlet, Dr Margaret Nash of the Anglican Board of Social Responsibility, said in April that 2 984 flats in Heideveld, Parkwood and Lavender Hill were reclassified from economic to sub-economic

The occupants with a head-of-household income of more than R150 per month were automatically disqualified by the reclassification and compelled to move

Throughout the Cape Flats there is a rising tide of anxiety and insecurity. People are debating the pros and cons of moving

Those who do not want to move are desperately asking, can we afford to move?

Those who have struggled to rebuild a commu-



Dr Margaret Nash

nity and a sense of place after being uprooted from the older areas are being faced with a further severing of neighbourhood and relationships,' Dr Nash said.

She said that in May there were 1596 completed

houses standing empty in the City Council area of Mitchell's Plain

The figures for April showed nearly 25 percent of the new home owners owed a total of R106 000 in arrear rates and mortgage payments

Dr Nash said city councillors and officials had commented that the figures for bad debts were nothing to worry about and were no worse than average for council housing schemes.

By mid-April, she said, 154 summonses had been issued and 54 houses had been repossessed

ENTHUSIASM

Meanwhile, over the Plain the smiles, enthusiasm and pride of many new home-owners conceal rising anxiety, and even anguish, caused by financial stress.

Even before the February petrol price hike many families were spending R40—R60 to get to and from work. These costs have doubled in the six months since then, she said

In their plight people are looking for impartial advice, counselling and guidance,' Dr Nash said

317

124

Crossroads: some won't be housed

JAARVERSLAG

A NUMBER of Crossroads residents will not be re-housed in the new township being built for them and most of those that are re-housed will not have permanent residents' rights in the Western Cape.

SENTRUM
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This was revealed by the Director of Labour at the Western Cape Administration Board, Mr S P Pietersen. He said there would be "some people who will not be eligible to move to the new township."

In April the Minister of Co-operation and Development, Dr P Koornhof announced "a new dispensation" for the thousands of people living in Crossroads.

He said that although the present camp would have to be demolished, a new township would be built nearby, to re-house Crossroads residents.

Three categories of people would be entitled to a house:

- Black people who qualify to live and work in white areas, in terms of Section 10 (1) A and Section 10 (1) B of the Areas Urban Consolidation Act.
- Contract workers and their families who live legally at Crossroads to be with the breadwinner.
- Families where the breadwinner is not on contract but is earning a living for them in some other legitimate way.

Mr Pietersen said no more than two families would be allowed to live in each of the houses.

DIE OORSPRONG EN DOELSTELLINGS VAN DIE SENTRUM

Die Sentrum word grootliks gefinansier deur die Abe Bailey-Trust wat ingevolge die testament van Sir Abe Bailey gestig is. Dit is geregistreer as The Abe Bailey Institute of Inter-Racial Studies Limited (Beperk deur Garansie) - 'n maatskappy beperk deur garansie en sonder 'n aandeel-kapitaal kragtens die Maatskappywet 1973 (Wet Nr. 61 van 1973).

PE RESIDENTS ORGANISE

124 SP 5/8/79

THE RESIDENTS of Zwide VI and Kwa-township residents convened by the elected Residents' Committee of Ten, a decision was taken not to pay their water accounts. They said that if the Board threatened to cut off their water supply it could "come and take the water away".

Earlier in the residents' campaign some 600 women marched on the offices of the attorney about this.

township manager to highlight their plight. Last week's meeting also decided to:

- Consider inviting the Minister of Co-operation and Development, Dr Piet Koornhof, to visit the area.
- Ask the Residents' Committee of Ten not to have anything to do with the Port Elizabeth Community Council which they

accused of being responsible for some of their hardships. They claim that the poor construction of their homes, which they likened to hovels, did not warrant the high rents of R71 and R36,38 for their Kwa-Ford and Zwide VI homes respectively. Last Thursday night a joint executive committee of the two townships discussed

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Gedurende die eerste nege jaar van sy bestaan het die Sentrum vir Intergruopstudies gereeld 'n jaarverslag oor sy werksaamhede gepubliseer. Om die Sentrum se 10de verjaarsdag op 1 April 1978 te vier is die jaarverslag in 1977 vervang deur 'n Oorsig oor die Eerste Tien Jaar.

INLEIDING

Telefoon: 65-4145; 69-8531 Uitb. 766

kantooradres
Leslie Social Sciences Building
University Avenue
Groote Schuur Campus

Republiek van Suid-Afrika
7700

Posadres:
p/a Die Universiteit van Kaapstad
Rondebosch

SENTRUM VIR INTERGROEPSTUDIES
(Geregistreer as The Abe Bailey Institute of Inter-Racial Studies Limited
(Beperk deur Garansie))

JAARVERSLAG
1978

the rents and suggested that Zwide VI monthly rental be lowered to R15. Speakers at last week's meeting said that when they moved into their homes they were not told that they were metered for water. They also said their houses leaked when it rained, doors jammed, window frames were loose and draughts resulted in their suffering colds and flu.

uitbreiding van personeel het ons die huise op die laer
sugting in heruourruimte voorsien. met die

New black township to cost R13,5m

24

Argus 10/8/79

WITHIN four months of Dr Piet Koornhof's announcement that a new township would be built to house Crossroads residents, the Department of Community Development has completed plans for the R13,5-million project.

Tenders for the provision of services and the construction of the first 1 600 houses will be invited in the next two weeks and work will begin within two months.

The Secretary for Community Development, Mr L. Fouche, told The Argus from Pretoria that the plans had been drawn up in close co-operation with the Department of Co-operation and Development, black leaders, and interested bodies, including the Urban Foundation.

BUILDING AGENT

Mr Fouche said his department was acting as building agent of the township to rehouse blacks in the Peninsula who required housing. Who was to be accommodated in it would be decided by the Department

of Co-operation and Development.

'The building site near Nyanga will be handed over to the successful tenderers immediately after acceptance and the conclusion of building contracts,' he said

Construction of the new township is to be financed by the Department of Community Development.

SOLUTION

Dr Koornhof, Minister of Co-operation and Development, said in April that the key to the constructive solution of the Crossroads problem lay in rehousing

'With the concurrence of the Cabinet, and with the pledged support of the private sector and the Urban Foundation, it has been decided to establish a new township for this purpose on an available site between Nyanga and Guguletu, not far from the present Crossroads. Its size is adequate for 2 575 sites,' Dr Koornhof said

LEGAL RIGHT

In terms of Dr Koornhof's statement, housing will be offered to Crossroads families where the head of the household has a legal right to stay in the Western Cape, is a contract worker, earns a living in some other legitimate way, or deserves special consideration with a view to avoiding hardship.

Accommodation will not be offered to families

- (c) Deelname aan Welys-Professionele en Openbare Organisasies
- konferensie van die Afrikaanse Calvinistiese Beweging, Potchefstroom (Oktober).
- Mennonite Central Committee se konferensie oor 'Die Rol van Geskiedkundige Vredeskerke', Gaborone, Botswana Verhandeling voorgelê oor 'The Role of Churches in Promoting Justice in Southern Africa' (Oktober).

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LIDMAATSKAP

Soos voorheen gemeld, is die Sentrum v geregistreer as 'n maatskappy. In die l Statute van Vennootskap word voorsieni benoeming van eenhonderd lede. Tans is daar 57 lede en hulle sluit die volgende in

Wishing to return to Transkei, to vagrants and people with no visible means of support, and to criminals convicted of offences which could result in forfeiture of residence rights

Six-month temporary residence permits have been granted to those inhabitants of Crossroads without permission to stay in the Peninsula protecting them from prosecution while they are classified in terms of the Minister's criteria

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abandoned in the night

Estimated 13/8/79

124

CIVIC DIARY
 BY **TONY ROBINSON**



well prove to be the cheapest and happiest answer, for the longer the houses stand empty the more they will cost

AND while the council scratches around for buyers of the Plain houses, it is virtually fighting off people who want

to buy plots in the Indian area of Rylands

Last month the council called for tenders for a 600m² plot in Rylands and received 27 applications. The highest offer was R9 255 (R15,4 a m²) and 19 of the offers were for R6 000 or more.

These prices are high by any standards. One of the main reasons for this is that the areas in which Indian people may live are limited by the Group Areas Act. This restriction on the supply of land for building has created an ideal situation for speculators. There is plenty of vacant

land in Rylands but few can afford the prices.

THE CAPE Town City Council scored two spectacular successes last week when the Steenbras pump-storage scheme, the outstanding civil engineering project of 1978, was officially opened and the Civic Hall in Mitchell's Plain was chosen for an award of merit by the Institute of Architects.

These two achievements have one thing in common — they are the brainchildren of the council's own staff. The City Electrical Engineer, Mr D C Palser, was the man behind the Steenbras

scheme and he had to work hard to win acceptance for something that had never been tried before in this part of the world.

Mr A H Honkman, the chairman of the Utilities and Works Committee, supported him to the hilt and together they won over the sceptics, both on the council staff and in the council chamber. Their success will help Cape Town put a brake on increasing electricity bills.

The novel Civic Hall is a remarkable achievement, for it was designed and built by council staff. The architect was Mr Graham Parker.

The multi-purpose hall is a real breakthrough, for it is not only more attractive than many of the halls the council has built, but it cost about a third of the price of a conventional building.

Both projects are the result of careful analysis of the needs of the City and its people and the designs are object lessons in providing viable answers to these needs.

 ONE bright idea for a work of art to improve the cavernous Civic Centre was phoned in by a local doctor — "What about a walking wall for the rate-payers?" He suggested

Plain houses were

DURING A 35-day period which includes the whole of July, 519 houses were sold at Mitchells Plain and 40 houses (7,7 percent) were repossessed, many of them abandoned in the night by people who could no longer afford to keep up the payments

Nobody has ever built at Mitchells Plain before, so there are no comparative figures, but it is interesting to note that Garden Cities have sold thousands of houses, including about 600 to coloured people, and repossessed only three or four in the last 35 years

The council has always

known that the task of selling 15 000 houses was a difficult one, but it was easier when there was a waiting list of nearly 2 500 buyers

So sales went well at first but there are now signs that things are beginning to go wrong. The initial demand has been met and it has been necessary to resort to sales-promotion techniques and to reduce deposits to R100 — the equivalent of a month's rent

While this has taken place, bad debts have been building up, and I understand that something like R500 000 is owed on Mitchells Plain houses at present, and the rate

of repossessions is now eight a week

There are also 1 800 houses standing empty. Many of these homes are in the process of being sold but at the present rate it will take three months to clear this backlog. This means that the average house stands empty for three months before the buyer moves in

Some of the Plain suburbs are proving to be extremely popular — especially Strandfontein and Portland — but in Lentegour there are more empty houses than occupied ones and something drastic will have to be done to correct this situation

The chairman of the housing committee, Mrs Eulalie Stott, has not made a secret of her view that the council was building too many houses for home ownership, but in this case renting the Lentegour homes will not solve the problem, for the rents would be about the same as the present monthly instalments

In the free market the answer to sluggish sales is to reduce the price, but Mitchells Plain houses are sold at cost, so the only way to do this is through subsidies — State subsidies for the Plain are the result of government policy

In the long run this may

13/8/79

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R80 000 rent shambles

Indaba Reporter
GRAHAMSTOWN —
African township
dwellers owe nearly
R80 000 in rent arrears.

There are more than
600 defaulters, some of
them prominent
citizens who owe as
much as R200 and
more.

This was revealed at the
community council
meeting when East Cape
Administration Board of-
ficials urged councillors to
come to grips with the
problem by calling regular
meetings to interview peo-

ple who fell behind with
their rents

Many of the people due
for eviction owe rent for
from four to five months

Some had not paid for
nearly two years

It was decided that
councillors would, in
future, meet once a fort-
night, starting from
August 23 to interview
defaulters

Notices would be sent in
good time to the people
concerned

Their cases would be
reviewed Should they
make arrangements to

pay off arrears which
were acceptable to council
eviction could be stayed

Should they not res-
pond to the notices or at-
tend the meeting they
could be evicted

Mr S Naude, secretary
said "If the township
manager is satisfied that
the defaulter received
notice of the meeting at
least a week beforehand
and he does not react then
prosecution must ensue
We must stop playing
games "

Mr B B Zondani urged
ECAB to revert to the old
system of locking a
defaulter's house and not
putting his possessions
out into the street where
they could be ruined by
rain

He said "Please let us
devise ways and means of
being human "

ECAB officials agreed
that possessions would be
locked in the houses while
defaulters were given a
chance to find money to
pay their rents

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Telefoon: 031-444444

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Gedurende die eerste negen
Sentrum vir Intergriepstu-
sy werksaamhede gepublise-
verjaarsdag op 1 April 1979
in 1977 vervang deur 'n Oo-

DIE OORSPRONG EN DOELS

Die Sentrum word grootlik
Bailey-Trust wat ingevolgt
Bailey gestig is. Dit is
Institute of Inter-Racial
Garansie) - 'n maatskappy b
'n aandeel-kapitaal kragte
Nr. 61 van 1973).

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Konferensie van die Afrikaanse Calvinistiese Beweging, Potchefstroom (Oktober).

(c) Deelname aan Welsyns- Professionele en Openbare Organisasies

Die Direkteur het aktief gebly in die Suid-Afrikaanse Instituut vir Rasse-Verhoudinge as 'n lid van die Weskaap-Distrikskomitee, die Nasionale Uitvoerende Komitee en van die Raad.

Hy is Voorsitter van die Quaker Service Fund in die Kaap, die diensafdeling van die Godsdienstige Vriendekring (Quakers), wat gemeenskapsontwikkelingsprojekte in die stadsgebied bevoordel.

Die Direkteur is gekies as lid van die Vereniging vir Sosiologie in Suid-Afrika, en is ook 'n lid van die Suid-Afrikaanse Raad van die Internasionale Sosiaalwetenskaplike Raad van die Internasionale Sosiologiese Vereniging vir die tydperk 1978-1982.

WAARDERING EN

Ek is altyd dankbaar vir die geleentheid wat my waardering te berug aan lede van die Akademie Advieskomitee en die Beheerraad vir hulle leiding, aanmoediging en belang in die aangeleenthede van die Sentrum.

Die Universiteit van Kaapstad het benevens 'n hydrae tot die bedryfskoste van die Sentrum, ook vir die Sentrum sedert sy stigting in kantoorruimte voorsien. Met die uitbreiding van personeel het ons die huisie op die laer

navorsings-Fellows het aansienlik tot die Sentrum se program bygedra dr Sheila T. van der Horst, afgetrede mede-professor van Ekonomie, U.K., en professor J L Boshoff, gewese Rektor van die Universiteit van die Noorde

Over-spending on Mitchell's Plain houses

by Municipal Reporter

The National Housing Commission has refused to bear the extra cost of nearly R1.8m on the first 700 houses built at Mitchell's Plain and the City Council Housing Committee wants to pay the money from the general rate fund.

The major cause of the over-spending was the slow-down of construction work which followed the drastic cut-back in housing funds by the State in 1976.

For this reason the council believes the State should contribute to the extra costs, either in the form of a grant or by way of a loan at special low interest rates.

Yesterday the committee was told that the National Housing Commission had condoned the unauthorized over-spending but viewed it in a 'very serious light'.

It refused to bear the over-expenditure but said there was no objection to spreading the extra cost of the houses over all 17 231 houses already built or under construction at Mitchell's Plain.

This was the course recommended by the City Engineer, Mr J G Brand. If the council agrees to it, another R71 will be added to the cost of each house at Mitchell's Plain.

The City Treasurer, J B Watkins-Baker, has pointed out that two of the big 5 000 house schemes in the Plain are already carrying excess costs of R1 000 a house.

If the council borrows money to pay the extra R1.8m the repayments will add 0.3 per cent to the rates for the next 30 years.

The over-spending on the 702 houses is made up of R1.2m on construction costs and repairs and R500 000 in extra interest charges which have been capitalized.

In his report on the situation Mr Brand said the cut-back in State housing funds had extended the construction period for the houses from 18 months to 36 months. During this time overhead costs rose steeply as the size of the working force fell but repayments on redundant plant and vehicles remained. An excess of materials built up and compensation had to be paid to subcontractors because of the longer construction period.

The drastic slow-down affected morale and there was poor workmanship and a drop in productivity. About R2 000 had to be spent on repairs to the houses.

The Housing Committee decided at its meeting yesterday to recommend that the extra cost should be met through the general rate fund.

19/8/79
124

Sir Richard Luyt
Professor S.J. Saunders
Professor H.W. van der Merwe
Mede-professor D.J. Welsh
Professor Monica Wilson

124

UF urges home ownership

CAPE TOWN — The riots of 1976 all took place in tenancy situations — there was not one in an area of home ownership, says Mr Justice J H Steyn, executive director of the Urban Foundation.

The Judge told industrialist here on Tuesday that in one black township house owners armed themselves with pick handles and other weapons and formed groups to guard their property while rioting went on nearby.

Home ownership may not be the way to stop riots but it achieves stability, he told an Experience Exchange held by the Cape Employers Association.

Employers should help their workers by lending loan capital to bridge the gap between a building society loan and what was needed for a deposit, he said.

Rent subsidies inhibited the movement of people into home ownership. "As long as we make money available to people

earning below say R150 a month and don't make it available when they want to buy a house, we will perpetuate the tenancy situation

"We will have to retain the subsidy system for some time to come but we must also make that subsidy available for acquiring homes.

"We should also stagger the subsidy system so that a man is not deterred from earning more and losing his subsidy.

The Judge said employers must move away from the patronising way of doing things in South Africa. The black man did not want handouts from the white man — he wanted an opportunity for self-fulfilment.

Mr Frank Lighton, director of the Employers Association, pointed out that every cent spent by employers and black workers to improve the workers' housing became the property of the administration board.

There was also no guarantee that the fruits of future spending would pass on to the employee or employer.

Money spent should be set off against the purchase of the house if home ownership ever came about in the Cape's black townships.



Mr Justice J F Steyn.

c) Ander lede

- Mnr K. Bosman
- Professor A Cupido
- Mnr N. Daniels
- Mnr Achmat Davids
- Professor R.J. Davies
- Professor J.J. Degenaar
- Mnr René de Villiers
- Dr I.D. du Plessis
- Professor J.J.F. Durand
- Professor J.B. du Toit
- Mnr A. Fiederman
- Professor R.F. Fuggle
- Mnr G.J. Gerwel
- Eerw D Guma
- Professor A Paul Hare
- Dr Gertrud Heydorn
- Mnr F A. Jacobs
- Mnr H M Jimba

- Mnr H.W. Middelmann
- Eerw. M.T.L. Moletsane
- Professor A.D. Muller
- Sheik A. Najaar
- Mnr Victor Norton
- Professor N.J.J. Olivier
- Mnr L. Phillips
- Professor H.P. Pollak
- Mnr W.J. September
- Mnr Franklin Sonn
- Mnr P.M. Sonn
- Regter J.H. Steyn
- Mnr R. Tobias
- Professor R.E. van der Ross
- Professor J.H. van Rooyen
- Mev. S. Walters
- Professor F A.H. Wilson

d) Twee Ere-Fellows:

- Prof
- Dr S

Lede word na d
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op die Beheer
huidige ampsdr
verpligtinge a
pleeg in verba

Gedurende die
Sentrum die vo

A Mobiliteit en Politieke Verandering in Suid-Afrika

Hierdie projek is 'n paar jaar gelede aangepak 'n Onder-
soek onder die kleurling bevolking van die Kaapse Skier-
eiland is onderneem. 'n Aantal tydelike navorsings-

STUFFED CABBAGE SALAD

May Bennett, Ridgworth

- 1 fresh green medium size cabbage
- onions
- carrots
- tomatoes
- fresh pineapple
- radishes

Cut the centre from the cabbage, leaving the outer leaves to form a bowl. Wash well. Chop onion. Peel and cube the carrots and pineapple. Cube tomatoes. Thinly slice some of the inner leaves of the cabbage leaving the stalks. Place the carrots, pineapple, tomatoes, sliced cabbage and the finely chopped onion in a bowl adding any juice from the tomatoes, pineapple and add salt and black pepper to taste. Toss well, then pile the salad into the cabbage "bowl". Garnish with radish roses and a small bowl of mayonnaise for those who like it. To make the radish roses, cut across the tops in a double cross, then put them in iced water until the radishes open up.

---000---

GERMAN POTATO SALAD

Ethne Beard, Port Elizabeth

- boiled potatoes
- cooked bacon
- mayonnaise
- chopped onion
- salt and pepper

SPRING GREEN SALAD

May Bennett, Ridgworth

- 1 medium size lettuce
- 2 onions
- parsley
- 1 cucumber
- mint (fresh)
- scallions

Wash and shred the lettuce, chop onions finely and parsley; keep a few pieces for garnishing. Wash cucumber peel and cube. Wash scallions, and cut tops off leaving a short piece of the green left on. Toss the lettuce, parsley, cucumber, onion and scallions together, salt and pepper. Pour over a little French dressing and serve in a glass bowl. Garnish with a few sprigs of mint and parsley.

---000---

CURRIED GREEN BEAN SALAD

Mrs Futter, East London

- 2 lbs sliced green beans
- 2 chopped onions
- 1 d salt, level
- 2 cups water

Boil the beans (sliced) with salt and onions till cooked, then pour off the water.

- Sauce:
- 1 1/2 cups sugar
- 1 d curry powder
- 1 heaped T flour
- 1/2 bottle vinegar

Put the curry powder, flour with a little water. Mix well, that no lumps form, and then add the sugar and vinegar, 1 up and stir all the time, then add the cooked beans, onions, bring to boil again. Bottle.

---000---

LE TUNA TOSS SALAD

- 1/2 lb head lettuce, torn in 1/3 cup coarsely chopped walnuts
- 1/2 size pieces (4 cups) 1/2 cup mayonnaise or salad dressing
- 1/2 oz can (1 1/3 cups) mandarin 2 t soya sauce
- 1/2 or 7 oz can tuna, drained 1 t lemon juice
- 1/2 broken in large chunks

Large salad bowl, combine lettuce, apple, orange sections, nuts; toss together. Combine mayonnaise, soya sauce, lemon juice; mix well. To serve, add dressing to salad; gently. Makes 4 - 5 servings.

---000---

Housing plans revealed at report-back

EAST LONDON — We're no government stooges

That was the message from Indian Management Committee member, Mr Murgas Williams, when he opened a report-back meeting attended by about 200 people in the City Hall last night

He said he and his colleagues had not accepted the posts because of the carrot dangled in the form of their R50 a month pay for the job

"We accepted it to serve this community — something we are doing to the best of our ability. If we have failed I wish you will express your views here tonight," Mr Williams said and lashed at the poor attendance of the nearly 3 000-strong community

It was the first time the future housing plans were revealed in-depth to the public and this was done through slides

The plans show an elite area in Braelyn 5 for 70

homeownership plots. It is the only area that will be devoid of any council-built houses and already has been dubbed as Braelyn Park

Mr Harry Parbhoo told the meeting they had fought hard to get the realisation of the areas from 1989 to a start by February, 1980

He also showed slides of the single dwelling houses to be built at Braelyn 4 where he pledged no semi-detached houses would be built

The area would include 25 homeownership development houses

He also gave the meeting the assurance that no houses in North End would be demolished in future if it was required to house people

Mr Williams gave the meeting the assurance the city council was doing its best to eradicate dampness in the walls of houses in Braelyn 2. DDR

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STUFFED CABBAGE SALAD

May Bennett, Ridgeworth

1 fresh green medium size
cabbage
onions
carrots

tomatoes
fresh pineapple
radishes

Cut the centre from the cabbage, leaving the outer leaves to form a bowl. Wash well. Chop onion. Peel and cube the carrots and pineapple. Cube tomatoes. Thinly slice some of the inner leaves of the cabbage leaving the stalks. Place the carrots, pineapple, tomatoes, sliced cabbage and the finely chopped onion in a bowl adding any juice from the tomatoes, pineapple and add salt and black pepper to taste. Toss well, then pile the salad into the cabbage "bowl". Garnish with radish roses and a small bowl of mayonnaise for those who like it. To make the radish roses, cut across the tops in a double cross, then put them in iced water until the radishes open up.

----o0o----

GERMAN POTATO SALAD

Ethne Beard, Port Elizabeth

boiled potatoes
cooked bacon
mayonnaise

chopped onion
salt and pepper

Cube the potatoes while still hot. Chop up the bacon, mix with the potatoes, onion and mayonnaise. Season with a little salt and pepper. Use hot or cold.

----o0o----

EGG SALAD

May Bennett, Ridgeworth

hard boiled eggs
salanaise

salt and pepper
paprika and parsley

Cut eggs in half and lay on a flat salad platter; cut side down. Pour over salanaise.

----o0o----

CHICKEN AND CUCUMBER SALAD

S. Drury, East London

1 cup cooked chicken, diced
4 T finely chopped walnuts
French dressing/mayonnaise
lettuce

1 cup cucumber, peeled and diced
1 cup cooked green peas

Marinate chicken, cucumber, nuts and peas with French dressing. Serve on lettuce with mayonnaise. Cover with greaseproof paper and refrigerate until ready for use.

French dressing:

Blend together 6 T salad oil and 2 T lemon juice.

----o0o----

SPRING GREEN SALAD

EAST LONDON — Fears of racial friction over housing in Duncan Village were revealed at the Coloured Management Committee meeting here last night

It surfaced during discussion over confusion among the more than 500 Coloured families living in Duncan Village who were allocated houses by the Parkside housing office in an area which is administered by the East Cape Administration Board

The meeting was informed that because Coloureds were being moved into houses that used to be occupied by blacks, racial friction was building up

Mr Errol Klaassen reported there had been assaults over the issue already

The acting chairman, Mr Corrie Alexander, said the CMC should show they were not toeing the

Racial friction in housing feared

124 DD 12/9/79

apartheid line

"We must make it quite clear we do not want houses occupied by other people"

Mr J Temmers said the government was sensitive about causing racial friction and this matter should be looked into "as we are treading on very dangerous ground"

He said while a new dispensation with the 99-year lease was being sought for Duncan Village, Coloureds were being seen as wanting to take over the area

"This must stop and we must be very careful in this matter," he warned "we are pressing for houses, but it must be made clear we do not want houses occupied by other people"

The director of housing, Mr Ken Martinsen, is to sort out the confusion with the administration board about control of the area — DDR

and onions, bring to boil again. Bottle. Stir all the time, then add the cooked beans

----o0o----

APPLE TUNA TOSS SALAD

1 medium head lettuce, torn in bite-size pieces (4 cups)
2 cups diced apple
1 11 oz can (1 1/3 cups) mandarin orange sections, drained
1 6 1/2 oz can tuna, drained and broken in large chunks

1 1/3 cup coarsely chopped walnuts
1/2 cup mayonnaise or salad dressing
2 t soya sauce
1 t lemon juice

In a large salad bowl, combine lettuce, apple, orange sections, tuna and nuts; toss together. Combine mayonnaise, soya sauce and lemon juice; mix well. To serve, add dressing to salad; toss gently. Makes 4 - 6 servings.

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Hundreds 'deprived of houses'

Argus 13/9/79

Municipal Reporter (124)

ATHLONE Management Committee's action in persuading the Minister of Community Development to curtail the number of houses that can be built in the Bonteheuwel infill scheme has cost hundreds of families their chance to live in the area, housing committee chairman Mrs Eulalie Stott said today.

The housing committee will consider the department's letter at its next meeting, on Monday afternoon.

But in a statement today, Mrs Stott said: 'It is with great regret and dismay that I find that representations to the Government by the management committee have been successful, resulting in about 700 families now having no choice but to continue living in grossly overcrowded conditions.'

'Hundreds of others already living in the area and on our waiting list are being denied a chance to have a home of their own in Bonteheuwel.'

IMPORTANCE

Mrs Stott said she had no doubt that the needs of these families were of greater importance than the quite understandable objections of people who did not want to give up parts of very large gardens, some of which they did not fully use.

Mrs Stott said it was a pity the management committee had not been able to ensure that such few houses as the council would now be allowed to build in the area would go solely to existing tenants on the waiting list.

PROBLEM

Mrs Stott said the difficulty of finding vacant land near the city was the root of the problem. Otherwise the council would not have considered infill schemes.

'As it is, there is a choice of Mitchell's Plain, Atlantis or infills,' she said 'I have no doubt that as many people as possible would prefer to live in the older parts of the city.'



MR KRUGER MPONDO with his wife Mirriam outside the Langa Comassioner's Court today.

Find house or leave, mother told

Argus 13/9/77

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A XHOSA mother who has been living with her family in Cape Town for the past 18 years was today ordered by the Langa Commissioner's Court to return to Transkei if she does not find accommodation within a month.

Domestic worker Mrs Mirriam Mpondo, 39, has been living in Cape Town since her marriage in 1961.

Her temporary residence permits were stopped seven years ago, but she remained with her husband and five children.

Mrs Mpondo was arrested when her husband applied for permission for her to stay in the area legally, and was fined R50 or 50 days (suspended for 14 days) by the Langa court on Monday.

'HARBOURING'

Her husband, Mr Kruger Mpondo, was charged with illegally harbouring her and was today fined R50 or 50 days, suspended for a month.

If the family cannot find approved accommodation by October 13, Mrs Mpondo will have to return to Transkei.


The owner of their present home has been evicted and the house has been re-allocated.

Mr Mpondo, who has been working in Cape Town for 31 years, said he had been told of a landlord and hoped to arrange new accommodation today.

Mrs Mpondo said she did not know what she would do if she had to return to Transkei. She had no friends or home there.

Mr W Fourie was on the Bench and Mr J Fourie appeared for the State. Mr David Sims, instructed by Buirski, Herbstein and Jpp, appeared for Mr Mpondo.

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 CARAMEL, LIGHT
 BEIGE, WHITE &
 NAVY
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Council's 'backyard' housing halted by State

August 13/9/79.
 (124)

THE Government has intervened and halted the Cape Town City Council's plans to build an infill 'backyard' scheme in Bontheuwel, a sprawling dormitory township on the Cape Flats housing more than 35 000 people.

argues

13/9/79

(124)

Housing

(Continued from Page 1)

been called dummies while serving on management committees but this step proves our critics wrong,' he said.

'In terms of the formula for allocating the new housing units on completion, 37½ percent will be for applicants living in management committees but this overcrowded conditions, 37½ for squatters living in the townships affected and 25 percent will be allocated in consultation with the management committee.'

The Mayor of Cape Town, Mr Louis Kreiner, said he was 'very sorry' that the infill scheme had been stopped.

He believed it was necessary, in order to provide housing reasonably close to the city.

And he was sure that 'the vast majority' of people living on the estate were in agreement with it, after it had been explained to them that there would not be a loss of privacy and that first priority for the new accommodation would be given to people already living in Bonteheuwel who qualified.

Changed mind

Mr Kreiner said that Athlone and District Management Committee had at first been in favour of the infill scheme, but its members had later changed their minds and turned against it.

They had 'taken it upon themselves to go and see the Minister to discuss the matter.'

Mr Kreiner said that he and other members of the Housing Committee felt very strongly that the infill scheme was 'something the people needed.'

Another city councillor, Mr Frank van der Velde, said that in view of the Ministers actions he hoped the opposition to the infill scheme was something the people of the estate had decided for themselves and not something that had been imposed on them by outside pressure groups.

This dramatic move follows top-level talks between Athlone and District Management Committee and the Minister of Community Development, Mr Marais Steyn, and the Secretary for Community Development, Mr L Fouche.

The council already has plans to erect 840 additional dwellings in the backyards, corner sites and reserved sites in the township.

A letter from the regional representative of the department, Mr J Walters, instructs the council to omit its plans for erecting dwellings in the backyards of existing houses in Bonteheuwel.

It advises the council to build the same number of units on corner sites and reserved sites in the adjacent townships of Heideveld and Manenberg instead.

A strong recommendation is made in the letter that the council should choose the relevant reserved sites in consultation with the management committee.

Delighted

Mr E M ('Babs') Essop, the committee chairman, said he was delighted with the step taken by the Government.

'I received a copy of the letter sent to council and have it in black and white that the backyard housing infill scheme has been stopped,' he said.

'The letter clearly instructs the council in no uncertain terms to omit its backyard erection of dwellings from the scheme.'

Mr Essop paid tribute to the Government for intervening in the committee's dispute with council over the infill scheme.

'We are highly satisfied with the new settlement because we have often

(Continued on Page 3, col 2)

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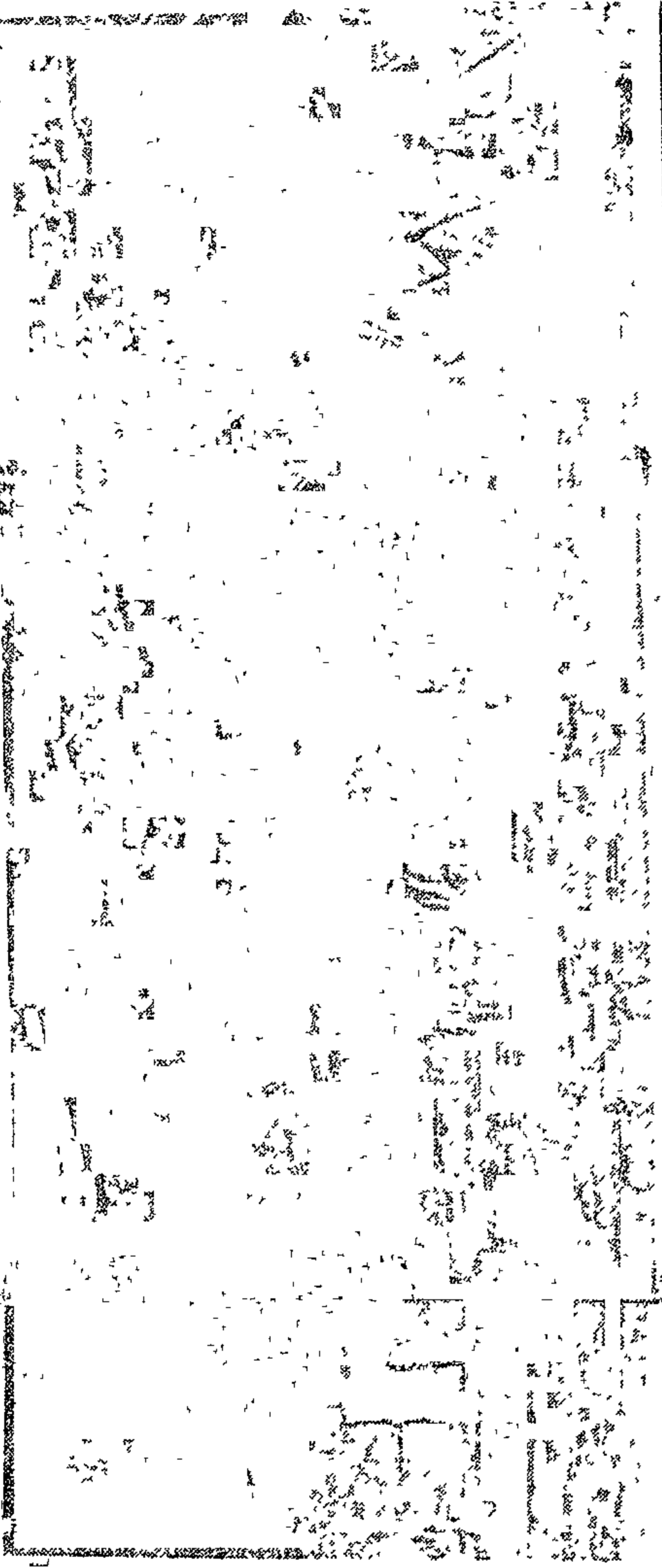
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Supplement to the EP Herald and Daily Dispatch, Friday, September 14, 1979

THE FILTH THAT'S DOING GAIN WILLAGE



NO END TO THE FILTH . . . a typical scene in a Duncan

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~~scribble~~

14/9/79

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**Text by
Gordon
Qumza**

**pictures by
Matthew
Moonieya**

EAST LONDON
About 5 km from the
City Hall in down town
East London is a place
called Duncan Village.

It is the home of 40
000 blacks who will
one day be removed to
Mdantsane or any
other part of the
country at the whim of
the government.

There are three
sides of Duncan
Village.

Thulandivile section
is a place of filth and
squalor.

The wood and iron
houses are nothing
but shacks. More
than 15 families may
be found in one house.

The communal
toilets are a breeding
ground for flies. The
communal life in the
area is bad. There are
no street lights and
some roads may not be
used by cars.

Among all the filth
one sees women busy
in their daily chores of
cooking in the open
and brewing their
beer

The houses are a
fire hazard and many
families have lost
their belongings
through fire.

Women have to
queue at communal
taps for their water
and life goes on as if
there is nothing miss-
ing in the township.

Move further up and
you get to the
emergency housing

Why the East
London Municipality
decided to put up this
type of building is one
of the seven wonders
of the world.

There are no doors
to the communal
toilets next to which
are communal water
taps for human con-
sumption.

Then there is Duncan
Village Extension. It is
the Mdantsane type of
housing scheme.

At the moment there
is a campaign un-
derway to get Govern-
ment policy reversed to
give residents a 99-year
lease to remain in the
area permanently.

There is a glimmer of
hope that Pretoria may
give a nod to the re-
quest of the community
council.

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14/9/79

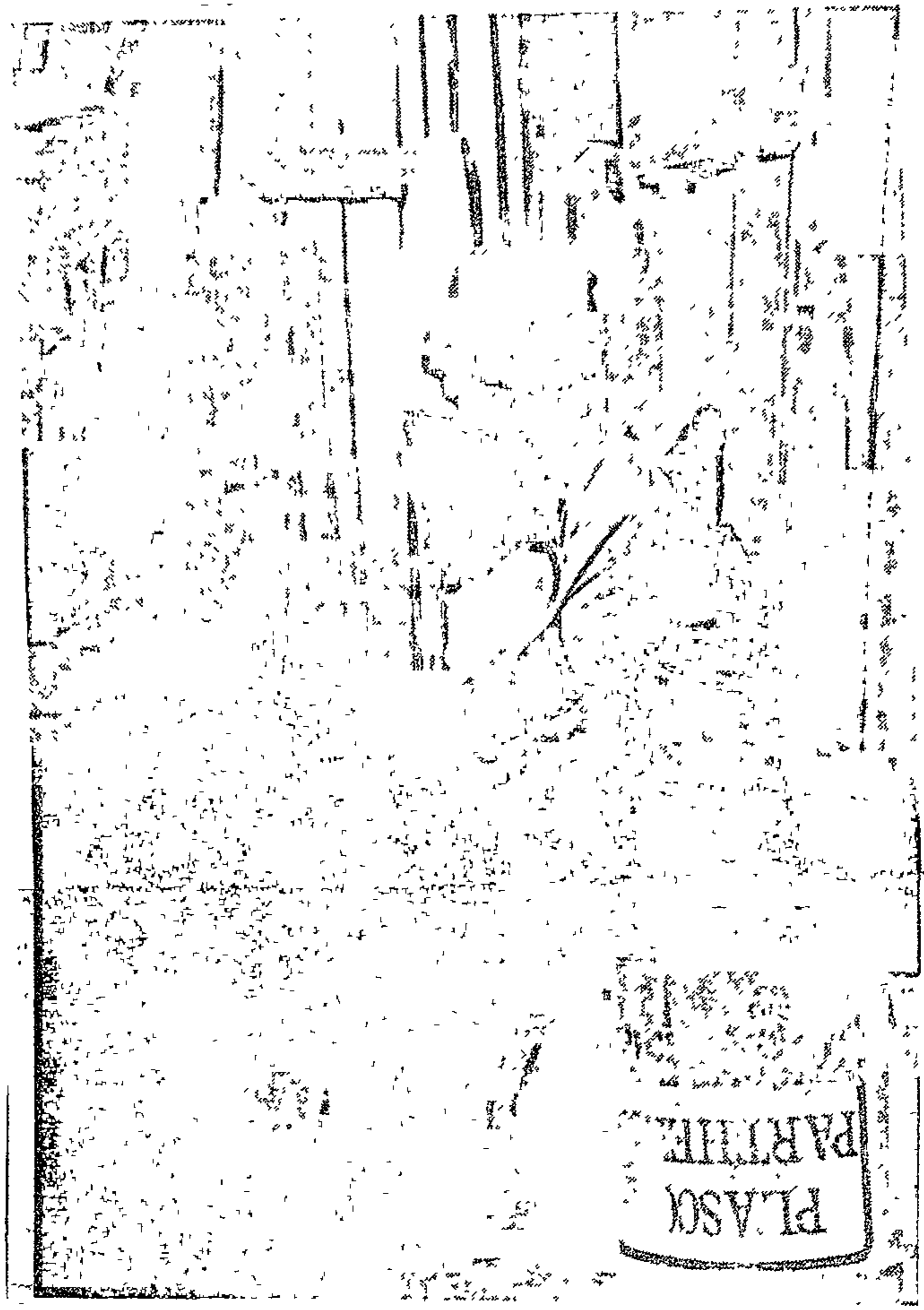
NO BATHROOMS so Mrs Nowezile Matina, 49, washes
the month-old Mbulelo in the street outside their shack She is using a sawn off drum
as a basin.



NO TOILETS except a communal one which is cleaned
every Friday. It is so filthy and the stench so bad, it takes a lot to get near it.

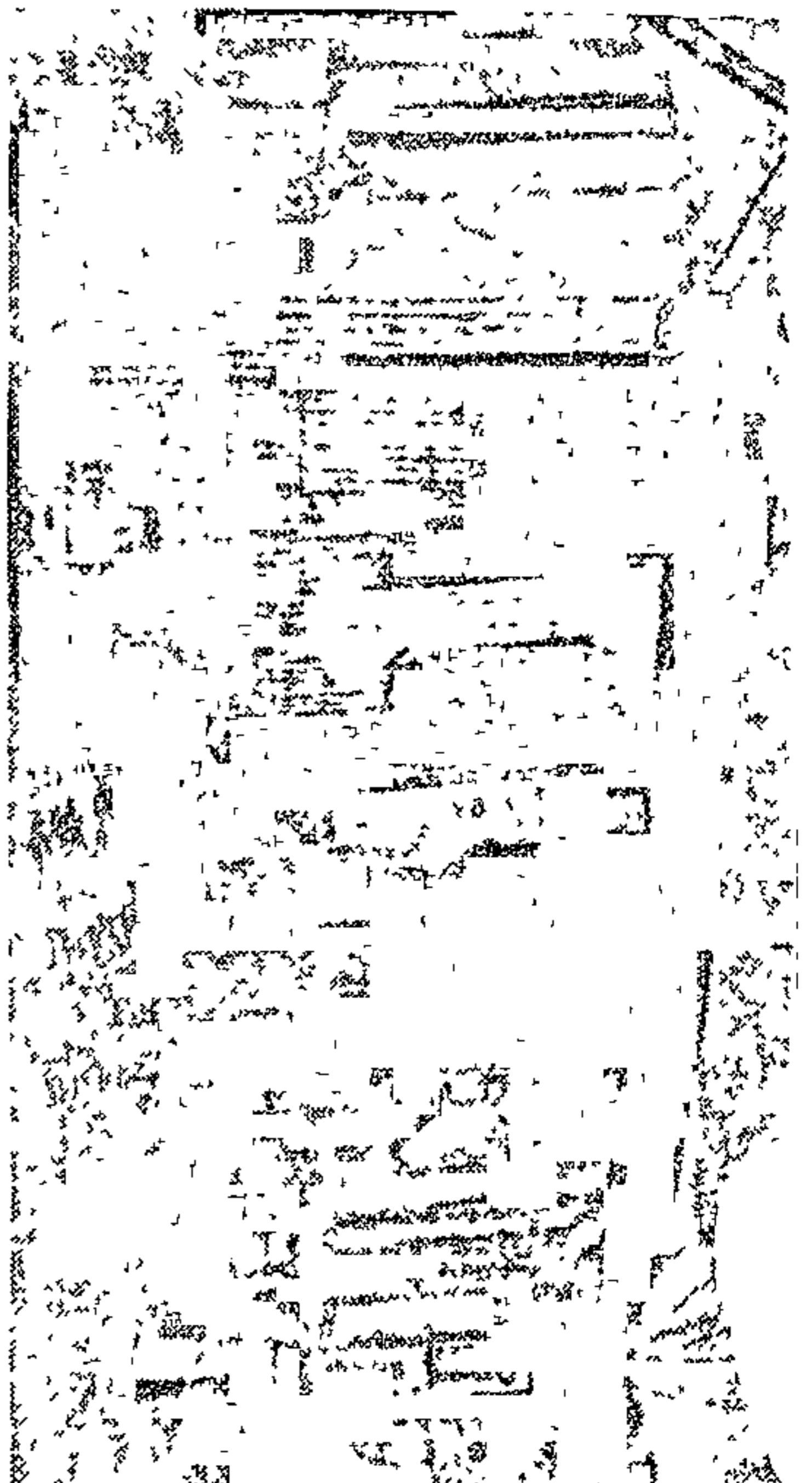
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NO HOMES . . . so a shack like this will house up to 20 families
The overcrowding has led to an increased crime rate and appalling conditions.



NO PLAYGROUNDS . . . so children play in the grimy
littered gutters where they are apt to pick up germs. There are some makeshift open
fields which becomes a quagmire when it rains.



NO TAPS . . . In the home that is
getting water for the needs in their homes is Mrs
Nozamilé Mapitza (left) and Mrs. Nonyamezelo
Mizamo at the communal tap in Ndende Street

Meeting on Indian housing

FAST LONDON -- The Indian Management Committee will hold a mass meeting in the City Hall here tonight to discuss new housing in the Fitchett Road area.

This was confirmed here yesterday by one of the members Mr Murgas Williams.

Mr Williams said all systems were go for the area as they had the plans and layout of the new area.

"We appeal to all the people to attend this important meeting where they can tell us all about their housing needs. They must attend for now is the time to state their case as it will be too late after the new area has been built.

"We don't want them crying on our shoulders after the township has been built."

Mr Williams said other matters such as rents would be discussed as well - DDR



19/9/79 Argus (124)

City, State in secret huddle on infill homes

Municipal Reporter

SECRECY surrounds a meeting between the Secretary of the Department of Community Development, Mr L Fouche, and members of Cape Town City Council's 'executive' and housing committees yesterday.

The Press was not told of the meeting, and a council official, when asked for information, said 'The discussion was on a matter which cannot be made public at this stage'

The Argus understands, however, that Mr Fouche was asked to reconsider the department's request to the council not to build 'backyard housing' in its Bonteheuvel infill scheme, but that he made it plain he was not prepared to do so

The council's housing committee is now looking for alternative land within reasonable reach of the city which can be used for housing for coloured people

CUT BY HALF

The department's insistence that only vacant and corner sites can be used for the infill scheme and that parts of large backyards cannot be taken, has reduced the number of homes the council had hoped to build at Bonteheuvel and other townships by about half.

The housing committee's vice-chairman, Mr Solm Yach, however, says

he has changed his mind about the desirability of 'backyard' housing and thinks the department is right.

'In the beginning I was in favour of the infill scheme as we planned it,' he said in an interview, 'because of the dreadful housing shortage

'But when I studied the situation, I decided that it was better to have a limited scheme as suggested by the department

'WOULD BE BETTER'

'I felt it would be better to have a limited scheme in co-operation with the people already there, consulting them first, than just to go ahead with 800-odd homes and find, too late, that conditions are rather cramped'

Mr Yach said that once the first 300 houses had been provided it was possible that Bonteheuvel people might change their minds about the scheme and more might be built later.

'Bonteheuvel has large open areas, but it has attendant problems once one starts bringing in other people,' he said

'There are very legitimate fears.'

19/9/79 Argus (124)

tend to confirm this — employees are asking employers not to raise their salaries. Even a small salary increase could jeopardise their living standards by disqualifying them as subsidised tenants and thereby forcing them to make a costly move to the Plain.

This sort of housing policy has far-reaching effects on productivity, with ripples extending throughout the economy.

Quite simply, it seems that the houses at Mitchells Plain are too expensive for those who need them most, despite the fact that the required deposit has been dropped from R300 to R100. The distance from Cape Town (27 kilometres) and lack of alternative, efficient and reliable transportation implies that a minimum of R40-R50 a month is spent on commuting, and car ownership becomes almost obligatory. As no decentralisation incentives are offered to industrialists to move to this area and ever more coloured people are employed in areas requiring CBD linkages, increasingly these people will have to shoulder commuting costs.

It seems unlikely that matters will improve. The director of physical planning of the Department of Environmental Plan-

unable to compete in Cape Town. Of the 33 firms that have decentralised, a number were apparently struggling to survive in Cape Town and it may be only the substantial incentives that secured their survival.

This type of planning in SA takes place within the ideological framework of apartheid, which forces the poor to live far from work and commercial centres. In turn it exacerbates poverty and creates other social problems.

Located 45 km north of Cape Town and even although it is intended as a 'self-sufficient' growth-point, Atlantis is part of this process. It is a costly solution which makes life more difficult for its inhabitants. Presently, 30% of all households there have repossession threats hanging over them and evictions are occurring at the rate of 25 a month.

Even in the initial planning stages, the local authority expected that only 52% of Atlantis population would work in it, the rest commuting to Cape Town, Milnerton and other areas.

The implication of this was that about 100 000 of the poorest people in the Cape would be travelling 90 km daily. That was

Nor are those few who work in Atlantis much better off for wages there are lower than those in Cape Town.

For the Atlantis resident traveling costs are only a beginning. Rates and services are substantially higher than those in some white areas. The rateable value of a R25 000 house in Atlantis is R1 098 whereas rates on a house of the same valuation in Pinelands and Bellville are R551,50 and R276,50 respectively, clearly an untenable situation.

Poverty aggravated

Poverty in Atlantis, Mitchells Plain and the other low income peripheral communities of the Cape Flats is further aggravated by their distance from the larger, more affluent commercial centres. Paradoxically the present price of accommodation in low income areas is about 33% higher than in upper income areas.

The clear implication of all this is that, if the high costs of living at either Atlantis or Mitchells Plain are rejected by those intended to live there, the outcome is likely to be an unprecedented increase in squatting.

A radical rethink of housing appears to be necessary if the Minister is to keep his promise.

Paul Andrew, Urban Problems Research Unit's low-income housing guru, suggests that a shift in focus is necessary from housing supplied by the State as a product (at prices in excess of those within the reach of the lowest income groups) to housing as a process. This latter approach allows for the extension of a basic unit over time as determined by the specific requirements of each household.

This is dependent on a form of security of tenure and a flexible attitude to building regulations.

Initiative released

It is an approach that releases individual initiative and also permits the use of private capital to augment public funds.

Clearly any realistic housing policy must cater for the needs of both low-income and no-income people — by using existing resources to the maximum, by encouraging initiative and by allowing for both assisted self-help schemes and incremental housing.

Moreover, the aggravations of the Group Areas Act — particularly where government is forced to replace adequate housing with that which is less so — need to be removed so that unnecessary cost burdens are not placed on workers.

Official policy must also take into account broader solutions, particularly the need to reduce racial income disparities by encouraging economic growth and removing restraints which prevent SA's poorest citizens from playing a greater role in the industrial and commercial sectors.



Mitchells Plain . . . housing too costly for the people?

83

ning and Energy told the Chamber of Industries that it was not necessary to create job opportunities at Mitchells Plain since the authorities' intention was to limit competition with the development of the west coast.

To achieve this, government has been boosting Atlantis with decentralisation incentives. However, there is a danger that Atlantis could become a shelter, provided at considerable public cost, for firms

bad enough even before the impact of rising petrol prices on residual incomes.

According to Brian Rees, director of UCT's Urban Problems Research Unit, 65% of Atlantis residents are presently commuting to Cape Town. It is a trend that penalises not only these residents. In terms of absenteeism, declining productivity, transport subsidies and the like, their employers too face rising production costs.

Mortality all of the rates exce

However, i disease cl despite th system are broad cate Table II P diseases f(Ischaemic I Asian comm latory Dise

Similarly, in greater ity in white the white cc side. For The expectat 'coloureds' i an expectatic large measure of life for w ties. Howev life for the ratios are 1:0

of 45 these ar The 'coloureds males and fema infant mortalit Asian females i communities, wi at e and males women have the digestive, geni contribute to t

Fig 7 summaris at birth subsec

27/9/79 (124)

Indian housing plans disrupted by memo

EAST LONDON — A high-powered memorandum calling for the scrapping of the Group Areas Act has disrupted the Indian housing programme here.

The memorandum with heavy political overtones from the Indian Management Committee rejected the 26 homeownership plots and 43 council houses in the Fitchett Road area because of latest political developments and changes in policy.

The committee has called for the whole of East London to be opened for all.

Although it was not spelt out, the new developments referred to the bid for 99 year lease right for Duncan Village and the new dispensations emerging at the National Party congresses.

The Action Committee is to hold an urgent joint meeting with the management committee after the councillor with the housing portfolio Mrs Elsie Kemp, refused to discuss such sensitive matters out of committee.

It emerged the IMC is objecting on humanitarian grounds for having to displace blacks from Duncan Village and are refusing to have a housing scheme in the area next to a virtual squatter camp. The first

salvo in the heated discussions was fired by Mr Murgas Williams who said the present system was causing friction.

"I am not opposed to living next to anybody be he white, black, brown, pink or blue. But we cannot pump our life savings to build in an area where an adjacent slum seems a permanent fixture.

"We did not ask to be moved. We are being moved to appease the ideology of apartheid. And we have to uproot other people to appease this ideology. This is disturbing."

Mrs Kemp said they were also concerned about the area and there were definite disturbing rumblings.

"We must sit down together and discuss this matter. It is sensitive and I am not agreed to discuss it out of committee."

She asked whether in rejecting the Fitchett Road area the committee had an alternative and the vice-chairman, Mr Harry Parbhoo replied "Open up the whole of East London."

Mr Parbhoo at first refused to attend any further meetings because he said he was frustrated by these exercises.

"Every time we have to leave these meetings and answer to the community. What can we tell them?"

"I mean every time we come up with something we are constantly delayed. Our committee has given every co-operation but we get no returns."

Mr Parbhoo asked why it was that blacks, Coloureds and Indians had to be moved to satisfy the policy.

"Why can't others be made to feel what it's like to be displaced. For instance why can't we be given Panmure which is a logical extension to existing Braelyn?"

Mr Parbhoo made it clear he was not being discourteous to anybody and he was not snubbing anybody but it was time for action now and not meetings, meetings, meetings.

The director of housing, Mr Ken Martinsen, appealed to the committee "to keep their feet on the ground."

"There may be quite a lot in the offing by way of change but we'll still sit with the problem of low cost housing if change comes. So let's carry on with the housing scheme," he said.

The committee agreed work could carry on with Braelyn extension 5 which is a select homeownership area on virgin soil and did not displace anybody —
DDR

124 Monday 240 28/9/79

350 houses to go now

PORT ELIZABETH — A total of 350 houses which are flood prone in Port Elizabeth's township, Kwazakele, are to be demolished. The figure has risen from 250 houses recently announced by the Deputy Minister of Co-operation and Development, Dr G Morrison.

These houses are to be demolished and new houses will be built elsewhere. The Chief Director of the East Cape Administration Board, Mr Louis Koch, told a meeting of the board in Port Elizabeth this week that the demolition of the 350 houses had been approved by the Department of Community Development and the Department of Co-operation and Development.

Mr Koch said the Department of Community Development had promised to consider favourably a recommendation made by the administration board and the Port Elizabeth Community Council that all outstanding amounts on dwellings which have to be demolished be written off.

The department had also agreed to consider favourably a grant of R1 million for drainage and

that the whole area be upgraded on a long-term basis.

The houses affected by periodic flooding were built by the Port Elizabeth Municipality 20 years ago.

Mr Koch said the residents of the black

townships had given a positive welcome to Dr Morrison. The spirit was good, he said.

He said applications for funds from the Department of Community Development were in an advanced stage and would be submitted soon.

Housing backlog called explosive

210
124
28/9/79
Zondani

GRAHAMSTOWN — An explosive situation could develop in Grahamstown's black townships if the housing backlog, conservatively estimated at 3 500, was not eased, warned Mr J. Jamela, vice chairman, at the monthly community council meeting here

He said, "You cannot imagine how our people live in the townships We

are told people must share houses, but they look at us suspiciously with unforgiving eyes. They feel we are doing nothing for them"

Mr Jamela asked whether Coloureds or Indians are sharing houses

He said, "something must be done If the community councils were formed to remove the stigma from the whites, we are now the victims of

that stigma We must do something to remove this suspicion"

He said prevention was better than cure and asked what the East Cape Administration Board was doing to speed up the building of houses

Mr Dennis Bush, ECAB regional manager, agreed that conditions in the townships were bad

He said, "It is all tied up

with the future of Fingo Village If we can only persuade the authorities to come to some decision something might be resolved.

Mr Bush said no answer had yet been received to the community council's petition, submitted nearly a year ago

"The Minister, (Dr P Koornhof, Minister of Co-operation and Development) is aware of the position I personally have raised it with him"

Mr Bush gave an assurance that no shacks, which had been legally approved, would be demolished. Shacks however had to comply with minimum standards of health and safety

He appealed to people to stop using roofing iron on aesthetic grounds

He said he supported Mr B. B. Zondani's stand on making capital works, such as road building, labour intensive to aid the unemployment problem.

He said it was too late to defray money for this purpose on this year's estimate, but it could be born in mind when the budget for next year was drawn up.

phone him had an equitable works committee because 25 contract workers were involved Some of them had been

Urgent appeal to let owner-builders be

THE Kraaifontein Ratepayers' Association has made a final appeal to the town council to treat with understanding the problem of the owner-builders in Scottsville squatting on their own land.

The council has given notice to the families to move to newly-completed maisonettes so that their temporary shacks can be demolished.

Yesterday Mr R Davy, chairman of the ratepayers' association, said the families did not want to move. Most of their houses already had roofs and some were 80 percent finished. If the people moved to the flats many of them would not be able to complete their homes.

Mr C L de Koker, Town Clerk of Kraaifontein, confirmed that the owner-builders would not be allowed to move into their own homes till they were 100 percent finished.

The mayor, Mr W D Hambly, said if the families moved into their own homes there are no other items causing any gain on disposal of a division of the R70 000, all of which was taxable, which can be set off against the taxable resources of R50 000? Draw up the answer to 3. change if the R70 000 is now a

4, assume now that the company has a set profit before depreciation of R60 000 in 19.8.

Draw up the income statement for the 19.8 financial year under a) liability method b) deferral method Assume the tax rate remains 42%

partly-completed houses they would never finish them. The services, like sewerage and water, were not connected and there could be a danger to health.

He said, however, there had been no health problem during the years that the owner-builders had lived in shacks and he agreed they would be much better off in partly-completed houses.

Mr Davy said he could see no reason why the council should not permit some of the families to move into their homes. His association felt the council could come to an agreement with each owner-builder for extra time to finish his house.

It was correct that some of the owner-builders had been working on their homes for as long as five years but there had been little pressure from the council to hurry them along. Now the council had empty maisonettes and it wanted to force the people into them so

quired an item of new plant for R60 000. Depreciation is provided at 12 1/2 p.a. A 25% initial allowance is granted for wear and tear being 20% on the reducing rates were 40% in 19.6 and 42% in 19.7, the amount to R45 000 and R50 000 in the financial years ended 31.12.19.6

31.12.19.7, assuming

Mr C L de Koker, Town Clerk of Kraaifontein, confirmed that the owner-builders would not be allowed to move into their own homes till they were 100 percent finished. The mayor, Mr W D Hambly, said if the families moved into their own homes there are no other items causing any gain on disposal of a division of the R70 000, all of which was taxable, which can be set off against the taxable resources of R50 000? Draw up the answer to 3. change if the R70 000 is now a

4, assume now that the company has a set profit before depreciation of R60 000 in 19.8.

Draw up the income statement for the 19.8 financial year under a) liability method b) deferral method Assume the tax rate remains 42%

they could say there were no more squatters in the area, he said. Filing the maisonettes, was no problem and Mr Davy said he could find the families to rent them tomorrow.

One of the main problems of the owner-builders was that they moved into the maisonettes their unfinished houses would be exposed to vandalism. This council meets to discuss the issue this week.

APPLIED ACCOUNTING PRACTICE

APPLIED EXAMPLES

Coloured

call for
four

Angus 3/10/79
1271

white areas

Municipal Reporter

THE Athlone and District Management Committee has asked the Cape Town City Council to press for four white areas adjoining management committee areas to be proclaimed coloured.

They are Sybrand Park, Rondebosch East, the Milner-Lansdowne Estate, Crawford and the extension of Garlandale Estate as far as Kromboom Road.

In a letter to the council the management committee suggests that this would be a better solution to the coloured housing shortage than the proposed infill schemes in which houses would have been built between existing homes.

The committee points out that the crux of the problem is the shortage of available land for coloured housing.

The areas it suggests are close to public transport and would minimise transport costs for the low-income group.

It's an eyesore — but it's home

By WILLEM STEENKAMP
NEIGHBOURS have com-
plained to the City Council that
his house is an eyesore. The
council would like him to sell
and move into an old-age home

But Mr E M Fraser, 75, of
Harbour Road, Kalk Bay,
stands in the front door of the
house in which he has lived for
half a century and says "Why
should I go? Fifty years is a
long time, you know"

He says it without apology or
bitterness, a frail man in an old
overcoat whose hands are
roughened by a long career as
a small-boat builder

His home is in a cluster of
neat houses above the main
road, near the end of Boy's
Drive. It has not seen good
days for a long time
The front picket fence is

rickety. The remains of a small
car are in a corner near the
gate, and there is a smell of
drains and damp. In places the
exterior shows fresh paint, but
the overall impression is of de-
cay

His income won't stretch to
extensive renovations

"The house first belonged to
my father and then to my
mother," he says. "Now it be-
longs to me." So he has stayed
on in spite of pressure, a bache-
lor alone in the world except
for a brother in Bergvliet and
in Durban

He recently landed in court
under a municipal by-law re-
garding householders to keep
their homes in reasonable re-
pair. He was cautioned and dis-
charged. He lives on a pension
of R90 a month. His rates alone
are R140 a year

A report by the City Engi-
neer, Mr J G Brand, described
the house as "badly run-down
an eyesore in the neigh-
bourhood"

Mr Brand said the Depart-
ment of Social Welfare had in-
terviewed Mr Fraser "and
have informed us that there
would be no justification for
committing him to a place for
the aged, nor is he prepared to
(has) sell up and voluntarily move

into an old-age home

"The surrounding owners are
looking to the council to ensure
that something is done to ren-
ovate and redecorate his prop-
erty. The council could do the
work, but it would be a futile
exercise to attempt to recover
the costs involved

"I can find no solution to this
problem, and the only sugges-
tion I can make is that the
(town-planning) committee in-
terview Mr Fraser and attempt
to persuade him to vacate the
property, as he is obviously in
no position to maintain it in a
proper condition"

Mr Fraser says he is having
the house painted. He has never
received complaints from his
neighbours — "they complain
behind your back to the council,
never to you"

"I'm just an ordinary man
but I'm not planning to
leave at present. It's just some-
body interfering. Why should I
go? Fifty years is a long time
Is he is happy? He smiles
family and says, "Yes. What
else can I do?"

● The town-planning com-
mittee has adjourned consid-
eration of his case since a coun-
cillor, Mrs Bronnie Harding,
offered to try to arrange for a
service club to paint his house.

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Mr E M Fraser peers at the City Engineer's report that states he is 'obviously in no
position' to maintain his home. Why should I go? he says. Fifty years is a long
picture Isobel van der Sijm

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Worker housing report denied

EAST LONDON — The Administration Board of the Eastern Cape had not rejected the application of the East London Municipality for housing in Duncan Village for their black engineers departmental staff on standby

This was stated by the board's chief director, Mr Louis Koch, who was replying to reports that his board had turned down the application from the municipality which meant the workers on standby would have to stay in hostels and would be separated from their families.

"Somebody has misinterpreted what has happened here and I don't want to discuss the matter in detail before we have talks with the municipality to solve the matter," Mr Koch said

The report said his board had turned down the application because the area had been declared Coloured and quoted the East London City Engineer, Mr G. Keppie, as saying the board had had 20 houses on the fringe of Duncan Village where they had housed their staff on standby in case of sewerage, road and stormwater emergencies

The report said because of the replanning, the council had to vacate the houses and the administration board had been asked to provide

alternatie accom-
modation

"The Central Government was approached about the construction of houses for these workers and we were asked for our opinion," Mr Koch said

"We did not agree to houses being constructed in the urban area but we did not object to the workers being housed with their families in Duncan Village"

"We will sort out the matter with municipality at a meeting soon," Mr Koch said

Mr Keppie was not available for comment —
DDR

Mr E. Abrahamse of the Landin Management Committee said the change would make life easier for many Indians who were often harassed by police raiding at night to check for servants sleeping on employers' property

Employers will be able to employ only legally registered servants who have permission to work in the areas and the housing provided for them will have to be approved by the Department of Co-operation and Development

The amendment is a direct result of proposals by the Market Commission

The amendment is a direct result of proposals by the Market Commission

Proclamation 70 of 1970 will be amended to allow Indians and coloured house-owners to employ and house black domestic servants on their properties without having to apply for a group area permit

and coloured people will soon be able to have 'live-in' servants without applying for a permit.

PRETORIA — Indians
Argus Correspondent

Live-in servants for Indian coloured

1294
1206
1166

DIE OORSPRONC EN DOELSTELLINGS VAN DIE SENTRUM

Die Sentrum word grootliks gefinansier deur die Abe Bailey-trust wat ingevolge die testament van Sir Abe Bailey gestig is. Dit is geregistreer as The Abe Bailey Institute of Inter-Racial Studies Limited (Beperk deur Garansie) — 'n maatskappy beperk deur garansie en sonder 'n aandeelkapitaal. Vragtens die Maatskappywet 1973 (Wet Nr. 61 van 1973)

ag ar.
oor

STUFFED CABBAGE SALAD

May Bennett, Ridgeworth

- 1 fresh green medium size cabbage
- onions
- carrots

- tomatoes
- fresh pineapple
- radishes

Cut the centre from the cabbage, leaving the outer leaves to form a bowl. Wash well. Chop onion. Peel and cube the carrots and pineapple. Cube tomatoes. Thinly slice some of the inner leaves of the cabbage leaving the stalks. Place the carrots, pineapple, tomatoes, sliced cabbage and the finely chopped onion in a bowl adding any juice from the tomatoes, pineapple and add salt and black pepper to taste. Toss well, then pile the salad into the cabbage "bowl". Garnish with radish roses and a small bowl of mayonnaise for those who like it. To make the radish roses, cut across the tops in a double cross, then put them in iced water until the radishes open up.

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GERMAN POTATO SALAD

Ethne Beard, Port Elizabeth

- boiled potatoes
- cooked bacon
- mayonnaise

- chopped onion
- salt and pepper

Cube the potatoes while still hot. Chop up the bacon, mix with the potatoes, onion and mayonnaise. Season with a little salt and pepper. Use hot or cold.

EGG SALAD

- hard boiled eggs
- salanaise

Cut eggs in half and lay on down. Pour over salanaise.

CHICKEN AND CUCUMBER SALAD

- 1 cup cooked chicken, diced
- 4 T finely chopped walnuts
- French dressing/mayonnaise
- lettuce

Marinate chicken, cucumber, nuts and peas with French dressing. Serve on lettuce with mayonnaise. Cover with greaseproof paper and refrigerate until ready for use.

French dressing:
Blend together 6 T salad oil and 2 T lemon juice.

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SPRING GREEN SALAD

May Bennett, Ridgeworth

- 1 medium size lettuce
- 2 onions
- parsley

- 1 cucumber
- mint (fresh)
- scallions

Wash and shred the lettuce, chop onions finely and parsley; keep a few pieces for garnishing. Wash cucumber peel and cube. Wash scallions, and cut tops off leaving a short piece of the green left on. Toss the lettuce, parsley, cucumber, onion and scallions together, salt and pepper. Pour over a little French dressing and serve in a glass bowl. Garnish with lettuce rings of mint and parsley.

CURRI

- 2 lbs
- 2 chop

Boil to
pour o

- Sauce:
- 1 1/2 c
- 1 d cur

Mix to

Argus 12/10/79

Appeal to cut cost of houses

THE Government's 99-year leasehold housing scheme for blacks could be broadened to encompass all race groups and ease the spiralling cost of home-ownership, Professor Richard van der Ross, rector of the University of the Western Cape, said at Stellenbosch today.

Opening the Stellita Park housing scheme built by the Oude Meester group for employees, he said the home buyer was burdened with rising costs not only of property and construction, but also service cost rises and rates. There were also vast amounts of interest on the money borrowed to pay for houses.

These limited the number of people who could afford to buy their own homes

GONSUMER

To alleviate this, he suggested that if all ground reverted to the State to be leased to potential homeowners who could then buy the houses, which they could sell, it would release vast amounts of money for consumer spending.

He suggested also that the Government pay for all the services and recover the expenditure from taxes levied on consumer items.

"No one would be richer," he said, "but people would probably be a lot happier, and home ownership as such would not be such a burden."

large chunks

In a large salad bowl, combine lettuce, apple, orange sections, tuna and nuts; toss together. Combine mayonnaise, soya sauce and lemon juice; mix well. To serve, add dressing to salad; toss gently. Makes 4 - 6 servings.

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Housing for 3 000 on District 6 site

By JANE ARBOUS and NEVILLE FRANSMAN

About 500 houses, accommodating at least 3 000 people, could be built on the proposed Technikon campus site of 20-hectare in District six.

Salt River speculation

Cape Times 10/10/78

Chief Reporter

THE LONG-awaited government decision on the residential future of Salt River and part of Woodstock has not yet been made known, and there is speculation that when an announcement is made it will concern not only these areas but also the future of neighbouring District Six.

The government may be considering turning this highly sensitive part of Cape Town into a "grey" area — unproclaimed for any particular race group under the Group Areas Act.

There have been several apparent postponements of an official announcement on Salt River and Woodstock.

The Minister of Environmental Planning and Energy, Mr F W de Klerk, was expected to clarify the future status of these areas in mid-August, but by early September there was still no announcement.

Last week a departmental spokesman said from Pretoria that the decision would be announced "almost certainly" within the week.

In the meantime the Mayor, Mr Louis Kreiner, has been in touch with the office of the Prime Minister, Mr P W Botha, about an interview he is trying to arrange on the future of District Six.

This proposed interview stems from the recent informal, non-political meeting held in District Six to discuss the "deteriorating" situation in the area, and also what steps should be taken on behalf of the estimated 10 000 coloured people still living there in a state of "despair, despondency and insecurity".

The consensus at the meeting, attended by the Mayor and the Deputy Mayor, Mr Kosie van Zyl, was that District Six should be open to people of all race groups.

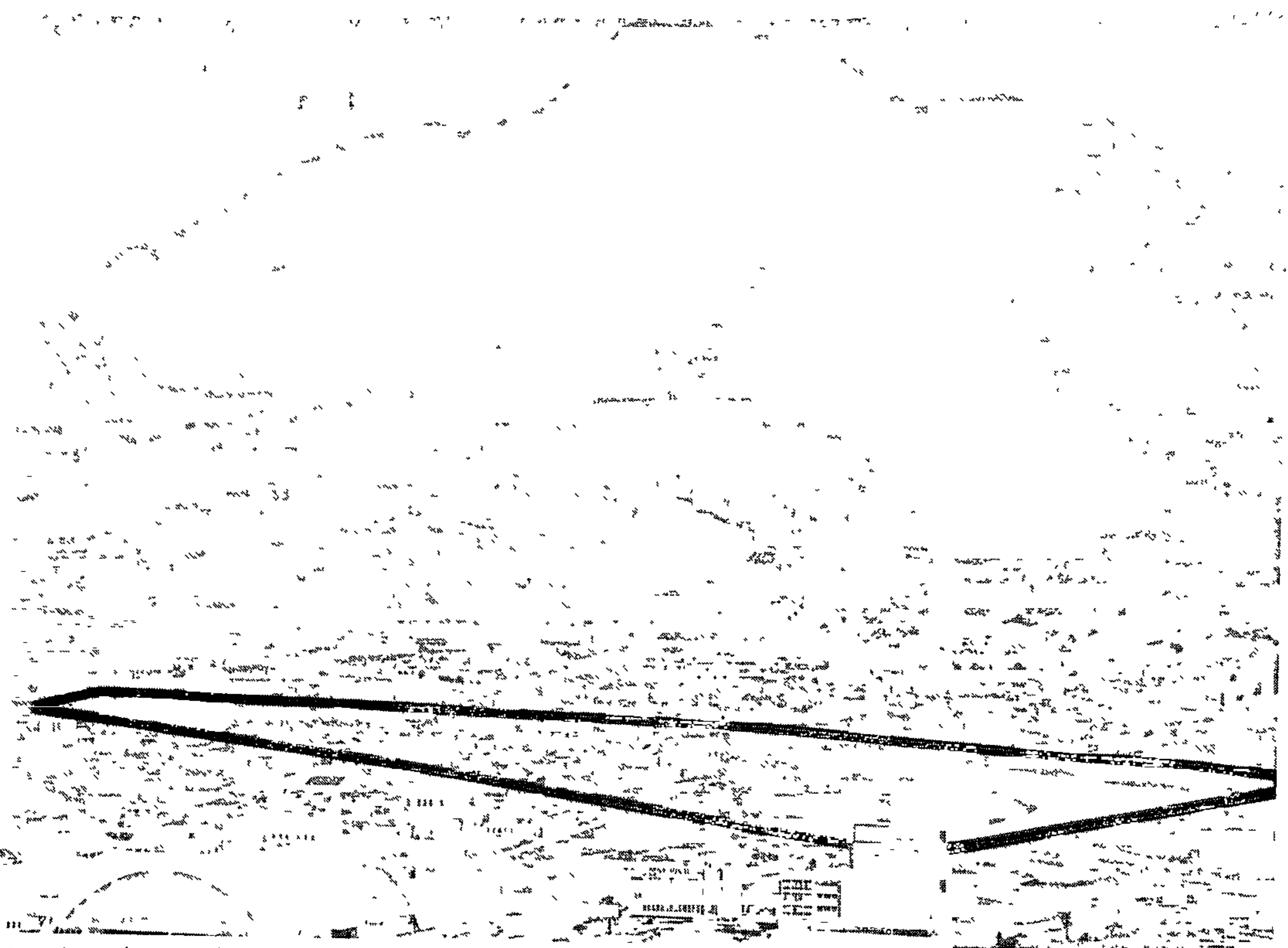
• The Cape Technikon's plans, announced this week, for a campus in the heart of District Six show that this campus is going to take a massive 20 percent bite out of this once densely populated area, and that 400 houses may have to be demolished to make way for it.

These figures were based on calculations by a leading City architect, using the standard 25 dwellings a hectare and 5,6 people a house in a residential area, such as Mitchells Plain.

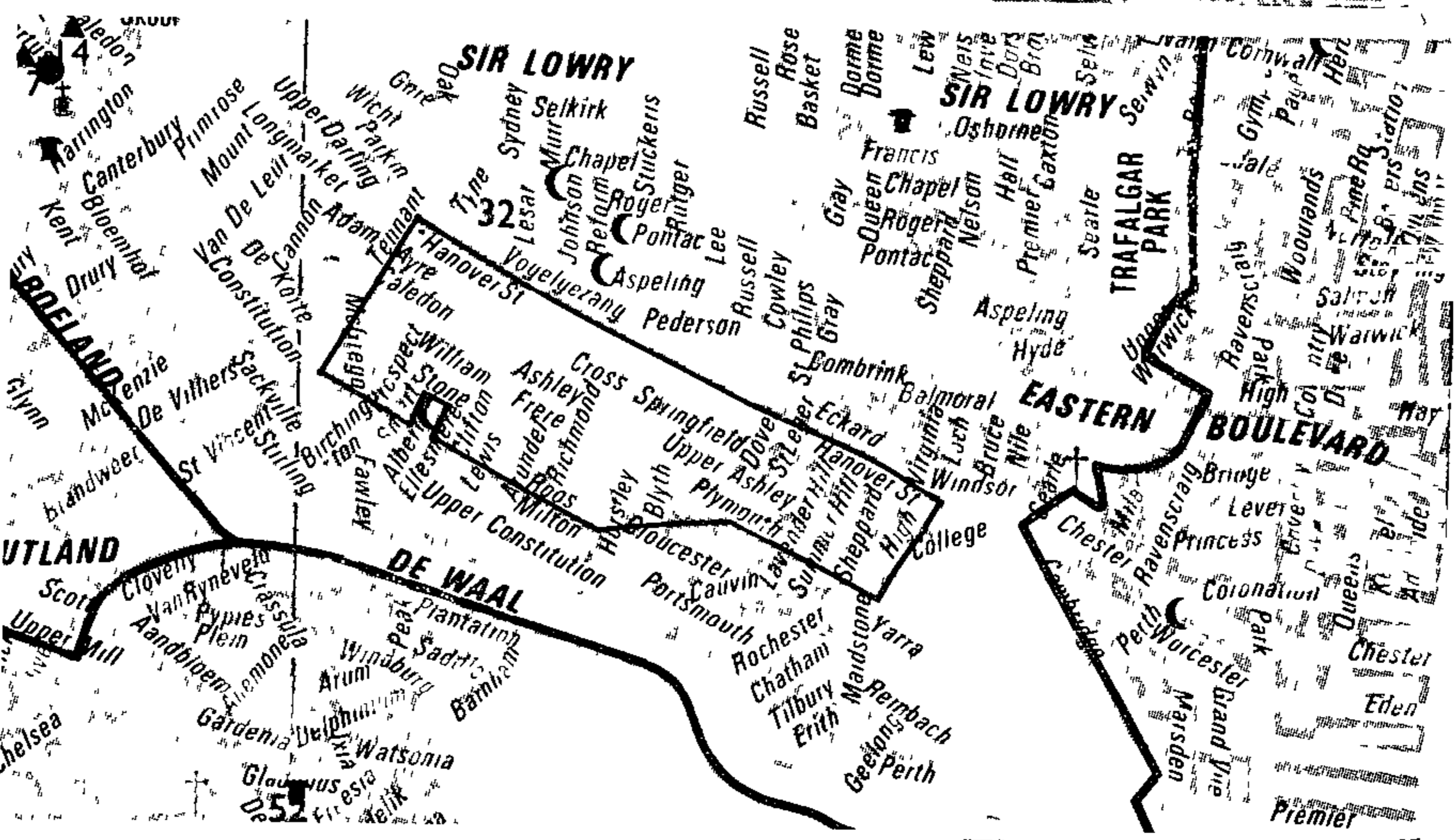
The secretary of the Department of Community Development, Mr Louis Fouché yesterday told the Cape Times that a final price of "several million rand" for the land had still to be negotiated between his department and the Department of National Education. He added "One department will not exploit the other."

Mr J Slabbert, a planner of the Department of Community Development, disclosed for the first time yesterday the proposed boundaries of the site in relation to existing roads. The campus will occupy what is, at present, the second-most densely populated area in District Six.

The northern boundary will be the present Hanover Street which will become a new-look Hanover Walk. The western boundary is Tennant Street to where it joins the present Constitution Street. The southern border, the Table Mountain side, follows Roos Street up to Horstley Street, then swings north-east along Plymouth Street and finally northwards along High Street, joining up with Hanover Street.



The picture above, with Devil's Peak in the background, and the map, right show the boundaries of the proposed Technikon campus in District Six, in relation to existing roads which were disclosed for the first time yesterday. The northern boundary will be the present Hanover Street which will become a new-look landscaped Hanover Walk, and the western boundary, Tenant Street. The southern border (the Waal Drive or Table Mountain side) starts in the present Constitution Street and follows Roos Street up to Horstley Street. The line then swings northeast along Plymouth Street (leaving the George Golding Primary School outside the Technikon campus area), and finally northwards along High Street.



A survey of residents and shopkeepers in Hanover Street, which borders on the proposed site, showed that the majority had received eviction notices in which they were told to leave by the end of the year. They said they were resigned to their leaving, although some of them had no idea to where they would move.

Typical of those interviewed was Mrs L. Choonoo, whose husband is employed as a dispatch clerk in Green Point. She said, "I will be very sad to leave District Six where I have been living all my life."

Although most the area falling within the proposed campus demarcation is residential or cleared of housing, one of the most famous landmarks still remaining and in use is the St Marks Anglican Church in the centre of the site.

Asked to comment on the future of the church, Mr Fouché said churches would not, in the normal course of transactions, be touched lightly. He could not say whether St Marks would stay or go, and expressed the view that the Technikon would negotiate with church officials.

He confirmed that mosques, one of which is situated on the site, would not be affected.

DEFERRED TAX
QUESTIONS

ES

It was important for the private sector to contribute, as in the case of Stellita Park, and not to leave everything to the state.

Professor Van der Ross said: "unequal chances in life, political participation, and, as a result, often unfair treatment, education; remuneration, political purposes, Tax and taxable income. The squatter camps in the Western Cape were examples of an underlying sickness in society, he said.

"The camps were and are just a symptom of unequal and often unfair treatment, education; remuneration, political purposes, Tax and taxable income. The squatter camps in the Western Cape were examples of an underlying sickness in society, he said.

"When this tendency has developed far enough, then people try, insofar as they still have human feelings, to improve the situation."

Van der Ross said: "Unfortunately there is a tendency to harden ourselves against the needs of others, to enrich ourselves, and to use technology to escalate inequality between people."

Professor Van der Ross was speaking at the opening of Stellita Park, a new housing scheme in Stellenbosch for employees of the Oude Meester Group.

2. Show how the income statement assuming

a) deferred
b) liability

1. What is the balance of the plant assuming

a) deferred
b) liability

3. How will the disposal of an extraordinary amount in the 19.7 if all of which was taxable, affected by the existence of a division of the income statement assuming the deferred method is used.

4. How does the deductible income from the set off against the taxable income from 0000? Draw up the

5. Further to Note 4, assume now that the company has a set profit before depreciation of R60 000 in 19.8. Draw up the income statement for the 19.8 financial year under a) liability method b) deferral method

Assume the tax rate remains 42%

Housing shortage worse Vd Ross

C. Times 11/10/79

(24)

Staff Reporter

other items causing

THE housing shortage was becoming worse, in spite of extensive planning and building schemes, the Rector of the University of the Western Cape, Professor R E van der Ross, said yesterday

Professor Van der Ross was speaking at the opening of Stellita Park, a new housing scheme in Stellenbosch for employees of the Oude Meester Group

tax account in respect

years ended 31.12.19.6
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20% on the reducing
allowance is granted for
s provided at 12½ p.a.
new plant for R60 000

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Alpha Limited
often unfair treatment, education; remuneration, political participation, and, as a result, unequal chances in life, Professor Van der Ross said
It was important for the private sector to contribute, as in the case of Stellita Park, and not to leave everything to the state.

Rent

124 10/10/79 AD

backlog issue lingers

The director of housing, Mr Ken Martinsen, questions hiring a rent collector on the additional cost factor and queries how this one man will be able to process 1 600 defaulters and comes to the conclusion it is not feasible

Mr Nash quoted a case where a disabled pensioner owed a sum of R179 which accrued while she waited for her disability grant to be processed

When the grant came through, she started paying meticulously and ended up paying an additional R52 in legal costs. But when she completed paying, she then faced an additional backlog because all she was paying was her arrears and not

her current rental. "I say this taking legal action is a cockeyed way of doing things and is not solving our problem. This is an evil system and is perpetuating the unfortunate circumstances in which this woman finds herself. And there are hundreds of cases like this in the townships

"This method has obviously failed and we have to look at a new method. We want a rent collector"

"What magical formula is this so-called rent collector going to have to help in the situation?" queried Mr Martinsen. "We have had our housing assistants doing the very same thing. Only we did not call them rent collectors but housing assistants. In fact the CMC members themselves

tried to help by approaching people but it did not seem to help"

He said the only problem seemed to be the additional legal costs and that was out of their hands

The deputy city treasurer, Mr D H Falkenberg, said even with a rent collector there would still ultimately be litigation for cases where there was no joy and the additional costs would still be there

He said the only way out was for a defaulter to double up payments so that the arrears and the current rent were paid simultaneously

The councillor with the housing portfolio, Mr Rob

Snodgrass, said he had no sympathy with a man who did not see to his home and family first

He admitted there were some cases where there were genuine hardships but said that a form of education should be devised for defaulters to realise that they should pay up as the arrear rentals could not be allowed to continue unbridled

Mr Nash suggested that 20 defaulters cases be studied to see whether the system of legal action was working and if it was not, a new system would have to be investigated

The matter will now be discussed at the joint Action Committee and CMC meeting — DDR

STUFFED CABBAGE SALAD

1 fresh green medium size -4hags

tomatoes

May Bennett, Ridgeworth

43

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aper
6ur

EAST LONDON — There was lively and lengthy debate at the Coloured Management Committee monthly meeting last night on how the City Council could collect the more than R130 000 in rent backlog in the Coloured townships

And it verged on a near Catch 22 situation with nobody having a concrete answer

The sometimes heated debate revolved around two methods handing the rent defaulter to the attorneys or hiring a rent collector

The CMC chairman, Mr Dody Nash, wants all legal action to stop because he feels it does not solve the problem. It rather aggravates it

and lemon juice; mix well. To serve, add dressing to salad;



The CMC chairman, Mr Dody Nash, points to the smashed windows of one of the empty houses in Duncan Village which he wants used to reduce the housing shortage. With him is Pastor J. Noels.

Housing shortage but homes stand empty

EAST LONDON — Solid brick houses for 20 families in Tulaneville, Duncan Village, are standing vacant while officials wrestle with the political future of the area.

And yesterday the chairman of the Coloured Management Committee,

Department of Community Development as a natural extension to Braelyn No 4 and they refused the city council a loan to renovate the houses to house Coloured families and cut the massive waiting list. There are 499 Coloured families living adjacent to

these additional houses.

The director of housing, Mr Ken Martinsen, admitted yesterday they did not know what to do with the houses

He also admitted that in view of the Duncan Village Community Council's bid for 99-year leases for the area, a political

SPRING GREEN SALAD
1 medium size Lettuce
2 onions

1 cucumber

May Bennett, Ridgeworth

44

124
340
10/10/79

124

DD

6/10/79

Mr Dody Nash, said "I don't care what bloody race they put in those houses but the point is there are people crying for shelter while officialdom twiddles its thumbs with irrelevant racial jigsaws"

The 10 semi-detached homes use to house the municipality's black emergency staff but they had to vacate them because of the new plans for the area.

The area is seen by the

the former compound.

The council can renovate the 10 semi-detached houses for possible Indian occupation but the Indians on the housing waiting list are in a higher income group and do not qualify for such housing.

But an added problem is that the Indian Management Committee already have rejected Braelyn No 4 on the grounds they do not want to occupy land taken away from other blacks and will also reject

decision would have to be taken on the area and in the interim they would have to wait for that decision.

It is understood the city council is trying to get some direction from the Minister of Co-operation and Development, Dr P. Koornhof, on the matter.

Meanwhile the 10 semi-detached houses are all in a state of ruin with more than 150 windows smashed and taps and doors removed. — DDR

the cost of raising the necessary funds has to be taken into account. The funds themselves are already justified by comparison with the alternative methods of provision, but there are additional costs involved in raising them: interest on loans, or administrative and incentive costs of raising taxation. These are normally insignificant for any given project, but may affect the overall amounts available for the health budget.

Change urged for coloured homes policy

124
RDM
17/1/79

told the conference whites did not fully understand the high priority coloureds placed on housing, reports Sapa

The provision of proper housing had an enormous influence on morale

"The piling up of families in one home, the lack of privacy, the primitive conditions and, in addition to this, the worry and anxiety experienced - where to find the rent - leaves its mark on the younger generation," he said

"Moreover, these housing conditions are a source of unhealthy relationships between our people and the whites which for generations in the future will bring about distrust and friction"

Dr Bergins added "We regard housing as an instrument of development and we approach it in this light

"It provides work for many people, it creates stability and increases the level of morality in life and in this way it also contributes to increased production, without which no community can develop"

a household income of R250 a month would pay only 6,75% interest on their home loan instead of the present economic rate of 9,25%

A "reasonable number" of rental houses nearest to the city and workplaces should be kept by the council for families whose household head earned less than R250 a month

Housing stock should be sold at prices relating to present market value, and Mr Brand suggested discounts of up to 50% for tenants who bought the houses they were living in

Calling for a complete revision of the council's rent policy, Mr Brand said all rents should be realistically determined once a year to reflect reasonable market rates

Tenants would then pay this amount or a percentage of the household income, whichever was the smaller

Any losses would be made up by the State, and any "excess of income" would be used to rehabilitate older housing estates

Dr W J Bergins of the Coloured Representative Council

Own Correspondent

CAPE TOWN - Bold new moves to encourage home ownership among coloureds, and a new renting policy for council houses, were proposed by Cape Town's city engineer, Mr J G Brand, at the International Housing Conference in Cape Town

- Mr Brand urged
- State subsidies to reduce interest rates on home loans
- Selling at discounted prices some of Cape Town's 36 000 rented council homes
- Rents based on market values of houses or on a percentage of the household income

Acceptance of Mr Brand's recommendations would mean a radical change in the housing policies of both the State and the City Council

He said one of the main obstacles to home ownership was the big difference between the low rentals on the old council houses and the high loan repayments home-owners have to make.

This could be overcome by giving people a rebate on interest rates, so that a family with

ing out from the multiplicity of decisions those which can be made on the basis of administrative or economic, together with medical-technical criteria, and those in which the role of the public through political

- This is necessary:
- (a) to know the cost of pursuing each objective;
 - (b) to group together activities with the same objectives which can be compared by cost-effectiveness analysis;

Financial statistics are not traditionally arranged on this basis but in categories such as 'salaries', 'transport', 'medicines', etc. A separation between expenditure on different disease groups or age groups expenditure into programmes is an art. Pole, an economic Department of Health, writes:

structure should, in my view, be mainly determined by the taking of which one wishes it to contribute. One might suggest that where decisions are primarily political or moral judgement - of determining basic - one would want the activities to be compared to different programmes - the mentally handicapped against those; but where it is a more technical question of health objectives can best be achieved - drug therapy, behavioural therapy - one would want the activities to be within a particular programme. This distinction with an economic jargon of slightly older vintage - benefit and cost-effectiveness; and through that stream of neoclassical welfare economics, which attempts distinction between the choice of the composition of the outputs and the choice of the set of resources from which output is to be produced. The former is, in a broad sense, a question of tastes, values, or utilities; the latter is of techniques".

it is not an easy matter to make a hard and fast distinction between technical matters and matters of values or the health services. From one point of view, the other to treat schizophrenics in hospital or in the community is a technical one. Which is the cheaper way to fulfil the society's requirements for the treatment of this community care originally became fashionable as a technical one. The practitioners are very apt to muddle and economic arguments when it suits them, and the and administrators equally so when it suits them, and the "practitioner's concern is to keep them separate". 9

PURCHASER

City review of housing policy

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We have second ha

Could you

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By TONY ROBINSON

THE City Council's housing committee has decided to re-examine the council's whole approach to the housing problem and has formed a special sub-committee to do so.

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This follows recent reports by the City Engineer, Mr J G Brand, and the Sonnenberg Committee which have recommended radical changes in the housing policy including the large-scale selling of homes in the older housing estates

The decision, which was taken at a meeting of the housing committee this week, is also a response to the growing concern about the high cost of new housing which many coloured people are finding they cannot afford

Mr G Hofmeyr, the assistant town clerk who deals with housing matters, said the sub-committee's brief was to examine ways of "bringing adequate housing within the means of the people who need it"

The members of the sub-committee are Mrs E D Stott, chairman of the housing committee, Mr S Yach, vice chairman, and Mr Clive Keegan. They will work in close consultation with the various heads of municipal departments.

The committee will make an in-depth study of the recommendations by Mr Brand and the Sonnenberg Committee. In particular they will examine Mr Brand's recommendations that

● Income limits for subsidies should be based on an adjusted household income rather than on the income of head of the household only

● Rents should be based on

market rentals or a percentage of household income, whichever was the lower figure

● Homes in the older housing estates should be sold at discount prices to the people living in them

Another major problem that will receive close attention is the way in which interest rates go up in steps and the huge jump in the rates between the income categories.

At its meeting this week the housing committee decided that it could not go along with the idea of selling houses in the older housing estates as recommended by both Mr Brand and the Sonnenberg committee

Mr Hofmeyr said the committee believed that the council had always been in favour of home-ownership and it had built and sold houses in several schemes

There was also an obligation to ensure that the council did not lose its capacity to help people who could not afford to buy houses. The council can give this help because it has so many houses built at a time when both costs and interest rates were lower.

In addition the council had started a pilot project in Heideveld involving about 320 houses and flats, of which 220 could be sold. It would be premature to sell off houses on a large scale before the project had been completed and evaluated

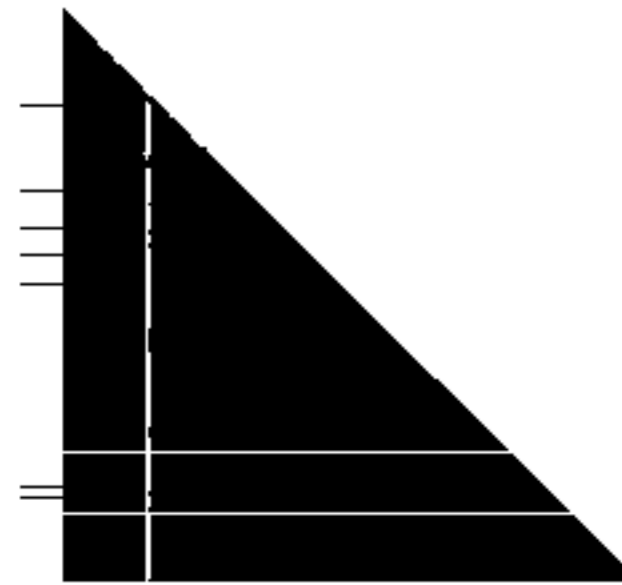
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Jobs, home-ownership, essentials

Staff Reporter

HOME-OWNERSHIP and accommoda-
tion which could be rented were needed
to create and maintain a happy com-
munity in the Cape Province, the Ad-
ministrator, Mr Eugene Louw, said
this week.

Speaking at the 50th anniversary of
the Citizens' Housing League at a City
hotel, Mr Louw said the man who
earned a decent living and used some
of his earnings to pay for his house,

was the man who took pride in his
property and also disciplined the mem-
bers of his family.

Two further essentials were needed
to create a happy community. The
provision of job opportunities so that a
man could "pay his way" in life, and
the provision of educational facilities.

Mr Louw said he was extremely
perturbed about the ever-increasing
rate of unemployment in the Cape.
"Some drastic steps will have to be

taken by private enterprise, and par-
ticularly by the central government, in
order to draw more commercial and/or
industrial development to the Cape."

Mr Louw said that during the past
year, because of the difficult economic
climate, far too few houses had been
built

If houses were not provided soon
enough, the imbalance, caused by
greater demand than supply, could lead
to exorbitant prices for houses and

house-rent.

The present position could be made
so much easier if building societies
could arrange an excess of cash on
hand, Mr Louw said.

It appeared to him that future hous-
ing, seen against the background of
expensive plots, new municipal ser-
vices and expensive building costs,
would pivot increasingly on the prin-
ciple of more complexes of less luxury
housing or cluster housing

C. Finns 2/11/79

(177) (24)

R100-m housing plan for the Plain

Angus 6/11/79

Property Editor

DETAILS of what will be the largest housing contract yet issued in South Africa are being worked out between the Department of Community Development and the Cape Town City Council. Some 11 000 houses are to be built at a cost of R100-million at Mitchell's Plain.

Negotiations are now taking place between the department and the council about the type of houses which will form the contract and the allocation to contractors of the work.

It is expected that the major contracts will be issued to the three main contractors at present finishing off their mass housing contracts at the Plain — Besterecta, Model Morris and Ilco.

Allocation of houses to these three may be determined by their tenders put in recently for 3 100 houses at the Plain.

The location of the three may be decided. They will form the balance of houses to be built at Lentegour and at Rocklands and will form the whole of two new suburbs at the Plain — Beacon Valley and East ridge.

FURTHER 8 000

The contracts are expected to take five years. During that time, however, contracts for a further 8 000 houses are expected to be issued. These will be built at Strandfontein and to the east along the shoreline.

These 8 000 will bring the total number of houses at Mitchell's Plain to 39 000, a thousand short of the target of 40 000 homes planned for the Plain to house a population of 250 000.

METHOD

The following indices were calculated:

1. Crude Mortality Rates.
2. Standardised Mortality Rates. Two standard populations were used. England and Wales representing a developed population and Mexico 1960 for a developing one.
3. Age and Cause Specific Death Rates. Calculated mainly in five year age groups for the seventeen major divisions of the eighth revision of the International Classification of Diseases (ICD).
4. Proportions of Causes of Death.
5. Infant Mortality Rates.
6. Expectation of Life. Calculated for 1970, the last census year.
7. Competing Mortality Risks. This is the mortality experience of a population under the hypothetical conditions which would exist if a particular cause of death were eliminated. It gives an indication of the relative effect of that cause on the expectation of life.

The calculation of rates involves a knowledge of the base population age specific population. No official estimates of this are available for inter-censal years. For whites, Asians and 'coloureds', the 1970 population has been projected forward using the age specific survival rates from 1970 and taking into account the actual births and deaths in the 0-4 age group. Allowance was made for migration.

For Africans, a different procedure was adopted as a population figure for only part of the country was required. The 1970 age distribution¹⁰ by magisterial district was used, the numbers being adjusted by the 1974 gross population estimates by economic region.¹¹

this figure is independent of the age structure of the observed population, the choice of the standard population will affect the weighting given to the deaths in the various age groups. The choice of an underdeveloped population as a standard will give great weight to infant deaths and little weight to deaths among the elderly, while a developed standard population will reverse the position. The choice of standard population affects the ranking of the mortality between the observed groups. There is no 'true' answer. As the Duke of Wellington said: 'There are lies, damned lies, and statistics'!

Infant mortality rates are summarised in Fig. 3. Once again, difficulty is experienced in obtaining data for Africans. Birth statistics for Africans are not published by the central government. The various medical officers of health⁹ have estimated the infant mortality rates for their urban areas. These show considerable variation. (See also ref.15). A mean figure and the range are given in Fig. 2. These de facto figures should be interpreted with caution as sick infants are often brought to the cities from rural areas. An indication of the situation in the rural areas is given by a sample survey carried out in Cape Town and Transkei among Xhosa-speaking Africans.¹² An increase in infant mortality was observed with decreasing urbanisation, the figure for the completely rural areas being of the same magnitude as those parts of the world devoid of medical services. Fig. 4 summarises the age specific mortality rates of

R5-M 'FAAGELIFT' IN LINE FOR GARPE SLUMS

1
1
1
03
03
21
21

VIII

at an interest rate of nine percent and repayable over a period of 15 to 20 years,' he said

DESERVING

'Representation for a reduction in the interest rate was made and in deserving cases the interest will be reduced

'The final plans for the urban renewal of Walmer Estate will be handed to the City Council at the end of this month,' he said

Representation for the newly declared coloured areas of Woodstock and Salt River for rehabilitation will be made by Mr Kreiner.

In a report requested by the Secretary for the Department of Community Development, Mr Louis Fouche, it was disclosed that

More than three-quarters of the homes in Muizenberg are occupied by tenants and only a quarter of all the residential properties are in good repair.

Nearly half the 1034 homes in Kensington are owner occupied but half the homes are in poor repair.

term loans to renovate their homes, Mr Sol Kreiner, city councillor, said this week.

'The acute shortage of housing and mushrooming slums in depressed areas led Mr Kreiner to lobby for a policy of rehabilitation.

'The Department of Community Development and the City Council agreed on loans encouraging residents to renovate,' he said.

'This will alleviate the shortage of housing, discourage and save capital outlay on slum clearance.'

ENCOURAGED

Some residents of the areas which will undergo rehabilitation said they experienced difficulty raising long term loans at low interest rates.

Mr Kreiner said he was working on the idea of a loan rehabilitation scheme

2,13
0,16
0,52
1,72
6,19
1,24
1951

VI

0-1	0,52
1-4	0,04
5-24	0,03
25-44	0,03
45-64	0,07
65+	0,1
ALL	0,06
NO.	128

Long-term loans for homeowners

By Halina Rzewuska

CAPE TOWN slums are in for a massive injection of life as a result of a Government decision to set aside R5-m for rehabilitation schemes, in the Cape.

Pilot schemes for the rehabilitation of Muizenberg, Matieland, Kensington and Wittebome have been passed by the City Council

Resident owners of homes in these areas would be able to apply for R4 000 low interest

1,20
0,18
0,07
0,06
0,07
0,15
0,12
187

TABLE II

	WHITE		ASIAN		COLOURED		BLACK	
	Male	Female	Male	Female	Male	Female	Male	Female
Rheumatic Heart Diseases (390-399)	115	121	28	15	120	139	49	56
Hypertensive Diseases (400-404)			2.5%	1.9%	3.9%	4.4%	2.1%	2.9%
Ischaemic Heart Diseases (410-419)							273	212
Cerebrovascular Diseases (430-439)							11.4%	11.0%
Circulatory Diseases (390-458)							148	66
Total							6.2%	3.4%
Motor Vehicle Accidents (E810-E819)							772	749
Suicide (E950-E959, E979) *							32.3%	39.0%
Homicide (E960-E969)								
Total Accidents, Poisoning (E800-E999)							2390	1921

Belhar test homes part of 5500-house scheme

University of Cape Town, was originally conceived as a novel experiment but this was turned down by the Department of Community Development.

They felt it was too large an experiment, Mr Botha said, but they did approve that a block of 250 houses be used as a test case.

'NO PAVEMENTS'

'This block will have no kerbs or pavements — the roads' will be paved right across, from fence to fence, and vehicles and pedestrians will mingle unobstructed.

'This has been done overseas on a more elaborate scale than we are using, with different types and colours of paving to loosely demarcate vehicle and pedestrian areas.

'But since this is a sub-economic scheme, we will be tarring the whole area.

'To break up the conventional straight-street concept, the roads' will vary in width and direction, Mr Botha said.

He revealed, however, that the entire 5500-house development, designed by Professor Roelof Uytendaele, head of the department of urban and regional planning at the University of Cape Town, will begin in the coloured Belhar township early next year.

They should be ready for occupation by July or August, Mr N K Botha, chief Engineer of the Divisional Council of the Cape, said today.

The experimental wing of the development will combine vehicle and pedestrian traffic on 'integral dual-use pathways' — and is part of a scheme involving 5500 houses.

Mr Botha said full details were not yet available, firstly because the initial scheme was going out to tender soon, and secondly because planning approval was still at a delicate stage.

'TURNED DOWN'

CONSTRUCTION of 250 experimental houses will begin in the coloured Belhar township early next year.

They should be ready for occupation by July or August, Mr N K Botha, chief Engineer of the Divisional Council of the Cape, said today.

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* E979 "Suicide and self inflicted poisoning by motor vehicle" See Ref. 13. is a code used in South Africa which does not appear in I.C.D. (8th revision).

Beacon Bay rates to go up 5 per cent

124
23/11/79
D

BEACON BAY — Ratepayers here will have to budget for an extra R2 a month next year as a rate increase of about five per cent was announced here yesterday by the chairman of the finance committee, Mr P G Cooper

Mr Cooper said the council had, notwithstanding tremendous increases it had to absorb, approved a budget which afforded ratepayers a degree of relief from the escalating cost of living

Despite the economic recession Beacon Bay had adopted a budget which

provided for continued capital development, Mr Cooper told councillors

It is anticipated that about 5 km of roads will be tarred and, based on a five-year development programme which was implemented during 1978, all untarred roads within the area will be macadamised by the end of 1983

The major portion of the area will be sewered by 1981 at a cost of R403 000 which includes an amount of R250 000 to be spent on enlargements to the present treatment works

The council has also

budgetted for the general beautification of the town among which is the establishment of a vegetation control unit to start eradicating Sesbania which is rapidly infesting the area

The beach parking area will be tarred at an estimated cost of R5 000 and provision has also been made for proper kiosk facilities at the beach which will be let to a private entrepreneur

Mr Cooper said refuse removal and sanitation clearances had increased marginally as well as the rate factors on land and improvements — DDR

(203) (R4) DD 30/1/59

Ratepayer bodies hit at municipal hikes

EAST LONDON — Ratepayers associations here hit out at the rate and tariff increases announced by the City Council and called for "a municipality run on modern efficient business principles" yesterday.

The chairman of the ratepayers association in Ward 8, Mr Andrew Jeans, said the four per cent rate increase and tariff increases for service charges "actually meant a ten per cent rate increase".

The tariff increases were being used to swing the budget into the favour of the "property barons" of the city, while bleeding the pockets of the poorer working class, said Mr Jeans.

"Mr Armist (the finance committee chairman) did not take into his calculation that rental control was dropping away next year and that tariff increases would affect the poor the most.

"A surcharge on toilet pans can only be detrimental to the community and must be scrapped immediately.

"The poorer people who put backyard toilets freely to the use of black people because of inadequate facilities in the city, are going to pull out these toilets. And what are the streets going to smell like," Mr Jeans said.

If the non-productive municipality element was phased out, the tariff increases would not have been necessary, he said.

"What we need is a small efficient municipality staff and city councillors should run their multi-million business on modern efficient business principles."

Mr Jeans said he did not want to be derogatory about the council, but said tariff increases were going to cripple the man in the street.

"The property barons can afford to carry these increases and it would be their Christian duty to fairly spread the burden," he said.

Turning to the R50 000 loss anticipated on the Wilsonia market, Mr Jeans said: "Did anybody expect anything else?"

All camping site pro-

jects should be handed to the private sector because they were bound to make a success of it, he said.

The chairman of the ratepayers association in Ward 2, Mr Robbie Roberts, said the way the city was managed presently was bound to result in annual rate and service charge increases.

Mr Roberts said the executive of his association had forecast the Wilsonia market was an overambitious scheme started in a wrong area.

"But city councillors went ahead and now plead a loss of R50 000. We now forecast that this loss will be nothing compared to future losses once the subsidy is removed," he said.

Action should be taken to prune the market staff and working area to present demand immediately, said Mr Roberts.

Mr Roberts said the city's transport department had and was still being improved through the efforts of its new manager, but his association would welcome drastic cuts in the expenditure of that department.

"Bus fares are far too low and the service is being heavily subsidised to the tune of a half a million rand a year by the relatively small group of ratepayers in the city."

Mr Roberts said the increase in refuse removal fees was a typical example "of fees going up and service down."

He rejected the proposal to employ a supervisor to monitor the municipality work gangs. "Cannot we have worker supervisors, not more supervisors monitoring supervisors," said Mr Roberts.

"The municipal empire grows no less. Rate increases do not even cover salaries and wages for many highly paid, but unproductive employees."

Mr Roberts said despite complaints, his executive had a high regard for the abilities of Mr Armist.

The chairman of the ratepayers association in Ward 8, Mr F. B. Staal, said he could not comment on the increases as it had not been discussed by his association at that stage.

— DDR

Market verdict, page 6.

Council 'no' to tighter control over servants

Municipal Reporter

IN spite of pressure from three ratepayers' associations, the Cape Town City Council refused yesterday to tighten control over servants' rooms in Sea Point and other areas.

It rejected slight extensions to the by-laws designed to control noise and other nuisances suggested by the Sonnenberg Committee, which it set up earlier this year to investigate causes of trouble in the municipality.

These were that notice boards should be set up at blocks of flats listing the occupants of servants' rooms and their employers, and that employers must have duplicate keys to be given to the police on demand.

The council also rejected a proposal by the former Mayor, Mr Ted Mauerberger, that it adopt stricter by-laws suggested by Green and Sea Point Ratepayers' and Residents' Association.

These included a definition of illegal occupation of a servant's room between midnight and 6 am.

The matter — described by Mr I. L. Kendal as one of the most contentious before the council — was discussed for nearly three hours.

GALLERY

Representatives of ratepayers' associations were in the public gallery during the first hour of the debate.

The council decided to maintain the status quo after two executive committee members, Mr Emile Riese and Mr A. H. Honikman, said it was not its function to control servants' rooms.

Other councillors said there were already too many regulations governing people's lives.

Dr John Sonnenberg said his committee had considered the by-laws only because the Department of Community Development had set up a committee to implement the recommendations of the Fouché Committee on trouble in Sea Point.

Dr Sonnenberg said the department's committee had drafted a set of 'Dracoman' by-laws, which in-

cluded the carrying of passes.

He feared these by-laws would be forced on the council if it did not pass any by-laws of its own.

SHORTAGE

Discussing the suggestion that the council adopt the by-laws drafted by Green and Sea Point Ratepayers' and Residents' Association, the chairman of the Housing Committee, Mrs Eulalie Stott, said there would be few sleeping servants if it were not for the housing shortage.

She said a room was sometimes the only place where a husband and his wife could live together. Some women had children in their rooms.

Mrs Stott said she would not seek to define 'occupation' in such a way that husbands and children would be breaking the city's by-laws by their presence.

Mr Kendal said that the definition of occupation was an attempt to trap the council into accepting the provisions of the Group Areas Act.

He said the police had sufficient powers to arrest anyone causing a disturbance.

Mr Solm Yach said there was no need for further huffful laws.

Mr Riese said that several years ago the City Engineer, Mr J. G. Brand, had recommended the provision of amenities in Sea Point to keep black and coloured people off the streets.

But when the council tried to find sites for these, the people of Sea Point had opposed it.

He had no sympathy for them when they 'came crying to the council' now.

He said it was far safer in Sea Point than in the central business district, some other suburbs or the coloured townships.

Relief soon for housing crisis

EAST LONDON — There will be some relief soon for the acute Indian housing shortage here

The old age home in Duncan Village is to be converted into 16 low cost economic dwellings. A section of the building will be converted into a pre primary school to be financed by the Department of Indian Education

This has been decided by the Indian Management Committee following a survey which showed an old age home for Indians here would not be a viable project because there were too few candidates

The city council will now investigate how to raise the funds for the project while they will also try to get the area deproclaimed from a black area to an Indian area

The houses will come as a great relief because all future Indian housing projects have been frozen following the political rumpus over the future of Duncan Village

Houses scheduled to be built in Braelyn extension 4 were frozen when the IMC refused to accept land vacated by blacks in Duncan village

Their decision followed the Duncan village Community Council's decision to apply for the 99-year lease system to be applied to the area to stall removal of the more than 50 000 people in the area to Mdantsane

The IMC in turn backed their application and said they would not accept land vacated by blacks

The Municipality is now negotiating with Pretoria on the future of the area

— DDR

CARLIC. A "clove" is a small section of the bulb, is used crushed between foil, and rubbed round a salad bowl, to give the salad a tang. Juice used to flavour steaks and sauces and with seafood. Mixed with butter for savoury bread.

ALLSPICE. Not to be confused with mixed spice, which is a mixture of spice and mostly used in cakes, biscuits, etc. Allspice is so named because it resembled the aroma of mixed spice. It is used ground in preserves, meat dishes and seasonings.

PEPPERCORNS. Used in pickles, and for boiling in brawns, tongue, salt beef and pork.

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That skilfully chosen wine turns a meal into a banquet. Taken regularly in moderation, as it should be, wine is everywhere considered a most pleasurable aid to health. It brings good digestion, good humour, and an air of gracious living.

Learn to choose wines well, so that they blend with each occasion, every course. Learn to add the zest of wine to your cooking. It tickles up the delicate flavour of almost any dish.

For storing wines, use a cupboard in a quiet, cool corner of the house, or under the stairs. Corked bottles must lie flat so that the cork remains moist; screw capped bottles may stand upright. Place the sparkling wines in the lowest, coolest racks, then the white, then the red, and finally the dessert wines at the top.

Cool down white wines in the refrigerator but do not over chill them. This would ruin their delicate flavour and bouquet. About an hour in the refrigerator is enough. Rosé, the same treat-

Angus 6/12/19 Cut in housing project

Municipal Reporter

THE City Council's housing committee has reduced the number of houses which it planned to build on the Bokmakierie Estate from 153 to 67, because of opposition by Athlone and District Management Committee to building between existing houses.

The City Engineer, Mr. J. G. Brand, has prepared a modified plan to build 67 houses on vacant areas of land, and the housing committee will invite the Management Committee to discuss this at a meeting later this month.

The committee hopes to allocate the 67 houses to people on the waiting list and who are already living in Bokmakierie in overcrowded conditions, a council spokesman said today.

The housing committee also plans to carry out improvements to existing homes on the estate

To tenderise any meat - and add flavour - soak for an hour or two before cooking. Always warm before adding to hot food. Curry tends to kill any table wine; but a sweet muscatel wine can be sipped with it. Do not blunt your palate before meals by taking spirits.

Preserve left-over wine in a bottle with a thin film of fresh oil and use for cooking.

To remove ring stains left on polished wood by bottles and glasses, rub well with a damp cloth dipped in cigarette ash and oil. Then repolish.

Rinse glassware in warm water with a little ammonia added to it. This will make the glass sparkling bright.

Wine is Harmony. What melody there is for the Connoisseur in a glass of brilliant wine

André L. Simon.

CT 12/12/79

Funds for housing 'critical'

263
124

By TONY ROBINSON

THE Department of Community Development says there is a "critical" shortage of funds for housing and the Divisional Council has been refused permission to go ahead with a pilot scheme of 273 houses in the Erica extension of Belhar

The shortage of funds will also affect a scheme planned for Ocean View

Mr M K Botha, the Divisional Council's engineer, said tenders had already been accepted but not formally approved for the schemes, "after we had been given an undertaking that R750 000 would be made available for each of these schemes"

The council was told by the Secretary for Community Development, Mr Louis Fouche, in a letter dated December 4 that there were no funds for the Erica scheme "However, the urgent need for the execution of the scheme is appreciated and will be borne in mind should funds become available"

The 273 homes were to form a pilot project for a larger 5 500 house scheme

Mr Botha said the situation was becoming impossible for his housing department as it was clear that they could not rely on a steady flow of funds "We don't know from one day to the next what to do," he said

In June last year the Divisional Council was given a "surprise" allocation of R9,4m which was available because other local authorities were not able to spend it

Now a new circular to local authorities, signed by Mr Fouche and dated November 26, said that because of the enormous claims that had to be met out of the State coffers "the Treasury could unfortunately not see its way clear to make further funds available for the provision of housing for any new schemes" for the present and in all probability for the next financial year

Mr Fouche said the department had done everything in its power to obtain additional funds

He asked local authorities to continue planning schemes and to submit them for approval so that funds can be allocated when they become available

"In view of a critical shortage of funds, representations of local authorities, no matter to whom they may be addressed, for more funds, can unfortunately not be considered favourably and local authorities are kindly requested to abide by this notification which is really unavoidable"

of any shares in the company... for any loss, damages or costs which the company may have sustained or incurred thereby, but no proceedings to recover any such loss, damages or costs shall be commenced after the expiration of two years from the date of the allotment or issue.

222. Restriction on issue of shares and debentures to directors.—(1) No provision in any memorandum or articles or in any resolution of a company authorizing the directors to allot or issue any shares or debentures convertible into shares of the company at the discretion of the directors, shall authorize the allotment or issue of any such shares or debentures to any director of the company or his nominee, or to any body corporate which is or the directors of which are accustomed to act in accordance with the directions or instructions of such director or nominee, or at a general meeting of which such director or his nominee is entitled to exercise or control the exercise of one-fifth or more of the voting power, or to any subsidiary of such body corporate unless—

(a) the particular allotment or issue has prior to the allotment or issue been specifically approved by the company in general meeting, or

AFRICA — COMPANIES
of 1973

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any member of the company to whom notice is sent before or after receipt

as aforesaid because it was received or concerned may (without prejudice) representations be read at the meeting.

ent out and the representations need of the company or of any other that the rights conferred by this or defamatory matter.

he said other person's costs on an or in part by the director concerned, on

s depriving a person removed there- able to him in respect of the termina- ent terminating with that of director tor which may exist apart from this

Directors and Certain Acts

share capital—(1) Notwithstanding the directors of a company shall not any without the prior approval of the

a general authority to the directors, ue any shares in their discretion, or articular allotment or issue of shares

f a general authority to the directors, meeting of the company but it may the company prior to such annual

y takes part in the allotment or issue

be liable to compensate the company

Housing help in EL (24) 14/12/77

PORT ELIZABETH—Two projects approved by the board of directors of the Eastern Cape Urban Foundation were initiated by the Build-A-Better-Society (Babs) organisation which has recently become active in the Eastern Province

In East London funds have been made available for the upgrading of five flats at the Windyridge Complex. The intention is to improve them to demonstrate to the tenants of the complex how they can improve their own flats.

Originally a black labour compound, the complex was converted into 81 housing units to ease the acute Coloured housing shortage in East London. Improvements effected by the East London municipality resulted in a rental adjustment which in turn gave rise to financial problems. The East London branch of Babs found that the common problem experienced by the flat tenants was the single entrance to each unit. A front door with a small fenced garden added to each unit will enhance the beauty of the flat and improve each household's convenience of access.

Because such alterations would result in rent increases the Babs group have proposed that the residents themselves become involved, given

what building materials can be acquired. To initiate the project and to show what can be done the E Cape Urban Foundation has been asked to assist with the development of one block consisting of five flat units.

The Babs organisation, started in 1973, aims at encouraging residents to help themselves to raise the quality of life in their community. At Chatty in

Port Elizabeth, the Babs movement has appointed a community worker. The Urban Foundation has agreed to make available R8 000 over 5 years as a co-sponsor for the salary of this community worker and other projects. Four other sponsors are needed two of whom have been secured by the participation of the Ford Motor Company and Mobil Oil. — DDC.

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' accounting

Balance sheet problems

Dr. J. A. van der Merwe argues that one of the principle objects

of the LIFO method is that inventories are consistently

being understated. ¹⁴ After the application of

LIFO for many years, the inventory valuation,

assuming a trend of rising prices, tends to become

meaningless as it grossly misstates the current

inventory valuation.

The apparent effect of LIFO on working capital

reveals a weakening structure whereas in real terms

there is actually a strengthening of the working

capital position.

Example 6

LIFO is applied for the first time during the current year and the LIFO adjustment (being the difference between the FIFO valuation and LIFO valuation of end of year inventory) is R10. The tax rate is 40%. Assume a bank balance of R20 and that tax is paid therefrom.

Housing cash crisis perplexes

SUDDENLY there is a critical shortage of funds for housing and the Department of Community Development has had to tell the Divisional Council that it cannot go ahead with a plot of 273 houses at Belhar.

The shock curtailment comes after the council had been assured that there would be money available for Belhar and Ocean View houses.

And it comes at a time when the economy is reported to be awash with funds, the gold price is breaking records, there is a real prospect of tax cuts and interest rates are lower than they have been for some years.

So it is not difficult to understand why divisional councillors are baffled. They remember very well how 18 months ago the very same department was urging them to spend money on houses and R10 million was allocated to the council because the money was there and other local authorities had been unable to spend it.

This was even seen as official encouragement to tackle schemes for which there was no real evidence of demand, like the scheme for whites in

Sun Valley which produced 166 maisonettes the Divisional Council is battling to sell.

And both city and divisional councillors remember how the funds they had been promised were drastically cut back in 1976. That resulted in thousands of workers being paid off at Mitchells Plain.

Now, housing funds are drying up again.


What the Department of Community Development has succeeded in doing is to create conditions in which it is almost impossible to plan ahead with any degree of certainty. It is made worse since the trend now is toward 5,000-house contracts which take a long time to get started and once started cannot easily be stopped.

The stop-go method of finance creates uncertainty, undermines good management and adds to the cost of schemes.

At present the City Council is sitting with a massive problem in the shape of R1,8-million bill for extra costs on 700 houses in Westridge, Mitchells Plain. This bill was largely the result of delays caused by the 1976 cut-back and so far the Department of Community Develop-

CIVIC
DIARY

By
TONY ROBINSON



ment has been able to do little to help the council.

So one can understand the exasperation of divisional councillors and officials.

The Department of Community Development runs little risk of being accused of good management.

NOT all progress is visible to the naked eye but it is well worth highlighting one of the changes that the City Council has made during the decade now drawing to a close.

In 1970 the City did not have a capital-estimates programme

and budgets were planned from year to year.

Now, thanks largely to agitation by Mrs Enlaihe Stott, the council has a five-year capital-estimates programme which enables councillors to read at a glance the future commitments of the council.

The additional information and the way it is presented can only lead to better decisions and what could be more important?

IT seems that the City Council has been affected by the motor-cycling craze since some of its recent bike-buying is puzzling, to say the least.

Recently the council bought a dozen 750 cm³ superbikes capable of speeds in excess of 200 km/h despite the fact that the speed limit does not exceed 60 km/h in the entire municipal area. What's more, it chose bikes which each cost R90 more than the best offer they received.

And now, after calling for tenders for ten "light town-road motorcycles", it has chosen street scramblers complete with knobby tyres!

Anybody who knows anything about motorcycles could tell the City Council that a modern 500 cm³ or 550 cm³ motorcycle produces all the power a traffic officer is likely to need in City limits and there is no good reason to go for superbikes which cost about R500 more.

There may have been a case for superbikes in the days before speed limits when some fast driving was done on roads like De Waal Drive, but no more.

The other municipalities in the Peninsula use 500 cm³ or 550 cm³ machines. Some of them have stretches of freeway

in their territory, yet they find the bikes perfectly adequate.

When the council called for tenders for the "light town-road motorcycles" it specified that the engine capacity should not be less than 240 cm³. One firm offered three models (Hondas), a 185 cm³ road machine that has proved itself over and over again as a commercial-delivery machine, a 250 cm³ street scrambler and a sporty 400 cm³ road machine.

The scrambler with its knobby tyres costs R425 more than the proved commercial-delivery machine that was designed specifically for town use, but that is the machine chosen. So, on the face of it, the council is spending an extra R4 250 to buy machines that are not really suitable for the job it appears to have in mind.

If the council did want street scramblers for some reason or other, it should have advertised for street scramblers so that all possible tenders would have known what was wanted.

THE monthly meeting of the City Council takes place on Thursday at 10 am in the Podium Block of the Civic Centre

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Funds allocated for homes exhausted

Argus
18/12/79

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Property Editor

THE R250-million which was to be spent on housing over three years from the end of 1977 has been exhausted — and the Treasury has said 'No' to requests for more by the National Housing Fund.

The 250-million has all been allocated for housing for whites, coloured people and Indians and local authorities found for the first-time for many years that their applications were being met by

the National Housing Fund with alacrity.

In fact in some cases more money was allocated for some schemes than requested. Now the situation has changed and local authorities are to await their turn for fresh funds.

CIRCULAR

The Secretary for Community Development, Mr L Fouche has circularised local authorities spelling out the news that the Treasury cannot see its way clear to make further funds available for the provision of housing for any new schemes, at present and in all probability for the 1980—1981 financial years.

Local authorities are however, asked to submit applications for new schemes but they will have to wait their turn due to a critical shortage of funds.

NO ALARM

A department spokesman said today. "There is nothing alarming in this circular. We are still working the R250 million but our hope for additional funds to accelerate our housing programme has been dashed by the Treasury.

"Our efforts to obtain fresh funds for additional schemes have failed. Perhaps next year we may obtain more money."

FOR BLACKS

It is believed that the temporary shortage of money for housing may be the result of Treasury plans to build up reserves to help to meet the bill for R20-billion needed for black housing.

The Minister of Co-operation and Development, Dr P. G. J. Koornhof, announced last month

that this amount would be needed to provide 4.1-million houses for blacks. The private sector will contribute towards this but government funds will be needed.

Hence the coffers for white, coloured and Indian housing have been closed for the time being.

GARLIC. A "clove" is a small section of the bulb, is used crushed between foil, and rubbed round a salad bowl, to give the salad a tang. Juice used to flavour steaks and sauces and with seafood. Mixed with butter for savoury bread.

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That skilfully chosen wine turns a meal into a banquet. Taken regularly in moderation, as it should be, wine is everywhere considered a most pleasurable aid to health. It brings good digestion, good humour, and an air of gracious living.

Municipal Reporter
CAPE TOWN City Council is 'absolutely certain' to get R73-million for housing from the Department of Community Development in the coming financial year, the City Engineer, Mr J G Brand, said in an interview yesterday.

The council's housing committee has budgeted for this, mainly for Mitchell's Plain but also for improvement schemes in the townships and for economic and sub-economic housing on the site of

Athlone golf course and at Rylands.

The Secretary for the Department of Community Development, Mr Louis Fouche, has sent circulars to local authorities explaining that there is now 'a critical shortage of funds' for housing and that the Treasury will not make funds available for any new schemes.

The Argus understands that R250-million made available to the Department of Community Development at the end of 1977 for housing for white, coloured and Indian people over the next

three years has all been allocated, and that the Government now intends to provide more than four million homes for black people.

APPROVED

But Mr Brand pointed out yesterday that Cape Town City Council was not asking for money for new schemes but for work which had already been approved by the department and for which the council was contractually committed.

He said he had no doubt at all that the money would be provided.

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R73-m 'certain' for city housing

August 19/12/79

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oil. Then repolish.

Rinse glassware in warm water with a little ammonia added to it. This will make the glass sparkling bright.

Wine is Harmony. What melody there is for the Connoisseur in a glass of brilliant wine

André L. Simon.

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No. 2819

21 December 1979

RENT CONTROL ACT, 1976

DISSOLUTION OF RENT BOARD

Under the powers vested in me by section 2 (2) of the Rent Control Act, 1976 (Act 80 of 1976), I, Stephanus Francois Kotzé, Deputy Minister of Community Development, hereby declare that the Rent Board of Queenstown was dissolved with effect from 1 December 1979

S. F. KOTZÉ, Deputy Minister of Community Development

No. 2819

21 Desember 1979

WET OP HUURBEHEER, 1976

ALGEHELE ONTBINDING VAN HUURRAAD

Kragtens die bevoegdheid my verleen by artikel 2 (2) van die Wet op Huurbeheer, 1976 (Wet 80 van 1976), verklaar ek, Stephanus Francois Kotzé, Adjunk-minister van Gemeenskapsbou, hiermee dat die Huurraad van Queenstown vanaf 1 Desember 1979 ontbind is.

S. F. KOTZÉ, Adjunk-minister van Gemeenskapsbou.

Rate rebate scheme (124) for elderly to continue

CT 21/12/79

Staff Reporter

IN 1978 about 1 850 elderly people with gross incomes of R300 or less a month benefited from the Cape Town City Council's rate-rebate scheme

This scheme will operate again in 1980 and it is hoped to help still more elderly ratepayers who are finding it difficult to meet their financial commitments

To qualify for a rebate a ratepayer must occupy the property concerned and be 60 or over if a woman and 65 or over if a man. His or her total income including that of the spouse must not exceed R300 a month

If the total income is not more than R200 a month, the rebate is 30 percent, if it is over R200 but not more than R300 a month, the rebate is 20 percent

Inquiries about the scheme should be directed to the rates rebate section of his department ☎ 210-3970

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with selected major categories of disease. Clearly, this is an entirely hypothetical situation. However, these competing risks life tables not only provide an indication of the relative importance of various disease categories to both the overall mortality experience and also to expectation of life of the three communities, but also, since there is an approximately linear relationship between the reduction of mortality and the percentage increase in life expectancy, any improvement will give rise to a proportional improvement in the expectation of life. Thus, if the mortality associated with any of the diseases included in Fig. 6 are reduced by 50%, then the increase in the expectation of life will be 50% of the improvements indicated.

With the exception of Neoplastic Diseases and Diseases of the Circulatory System in men, the 'coloured' community stand to gain most from measures directed at the control of any of the selected diseases included in Fig. 6. Of particular importance are the Infectious and Parasitic Diseases, diseases which are frequently amenable to the implementation of relatively simple methods of prevention.

R50 m
29/12/79
spent on
the Plain

Staff Reporter

MORE THAN half of the total of R100 million-plus spent by the City Engineer's department during 1979 went into the development of Mitchells Plain This was disclosed in a New Year statement released by City Engineer, Mr J G Brand, yesterday

He said 8 800 houses, with associated services and amenities, had been completed and "sales have kept pace with production"

The Westridge Civic Centre, designed by his department, had received the merit award of the Institute of South African Architects

In 1980, housing was once again expected to absorb most of the capital expenditure of the City Engineer's department — with Mitchells Plain taking most of the R70 m earmarked for housing

The department expected Mitchells Plain's attractiveness to increase with the opening of the suburban rail line and the establishment of several supermarkets and a "total civic environment"

By the end of 1980, 120 000 people should have found accommodation there served by amenities such as three civic halls, three libraries, two polyclinics (offering a variety of health services), and several schools and sportsfields

● Full report page 3

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ish to thank the Board of the Colonial Mutual Life
rely for their generous financial assistance.