

HOUSING & HOSTELS - CAPE

1 JAN. 1982 - 31 MAY 1982

(24)

Cape
Times
11/18/81

Athlone order is withdrawn

Municipal Reporter

THE Department of Community Development has withdrawn an expropriation order which would have forced 150 Athlone families to make way for an extension of the suburb's business district.

Confirming this yesterday, a spokesman for the department in Pretoria said the decision had been taken after "problems" had arisen — which included a protest campaign by local residents.

The move was hailed by the executive committee of the Western Cape Traders' Association, one of several organizations opposed to the expropriation order.

The WCTA yesterday described the withdrawal as "a successful sign", after it had led a lengthy campaign to have the order cancelled and the freezing of the area lifted.

In a final bid several weeks ago, the WCTA sent a telegram to the Prime Minister, Mr P W Botha,

asking him to intervene. Residents in the area, bordered by Aden Avenue, Louisvale Street, Boyd Avenue and the railway line, were were told by the department in April that they would have to get out of their homes to make way for a major supermarket and parking complex. Most of the area had previously been frozen.

Proposals for the revitalization and development of the Athlone business district were submitted by the Cape Town Chamber of Commerce about six years ago.

In the row over the expropriation plan, the CTCC said it had never intended the displacement of residents.

The plan to extend the business area was approved by the Town Planning Committee, the State Committee, and the Athlone and District Management Committee in August 1980. The plan was passed by the full council in January 1981.

1800 new homes for Buffalo Flats

Daily Dispatch

Jan 1982

124

EAST LONDON — A new R20 million-plus coloured housing scheme — described as “the biggest the city council has ever tackled” — has been planned for Buffalo Flats.

When completed, the Buffalo Flats Extensions 2 to 7 will house more than 1 800 families

Plans for the new scheme have already been approved by the Department of Community Development, according to the city council housing director, Mr Ken Martin. Construction could start as early as December this year.

He said the scheme was being kept “partly under wraps” until financial approval was obtained from Community Development.

“The National Housing Commission is meeting to discuss the scheme on January 19,” Mr Martin said. “If approved, we hope to get final approval from Pretoria shortly afterwards.”

The local authorities have decided to push for the new housing scheme after completion of Buffalo Flats Extensions 2 and 3, which will house 610 new families. The new areas will be known as Extensions 4 to 7 and could cost upwards of R20-million under current prices.

The city councillor holding the housing portfolio, Mrs Elsabe Kemp, said the scheme was designed to alleviate the backlog of housing for coloured people in the area.

“At the moment there are about 2 020 families on our waiting list for coloured homes,” Mrs Kemp said. “This project is the biggest we have ever tackled and it should go a long way to easing the situation.”

Full details of the scheme are expected to be released later this year —
DDR

*Some idea
cut rent
colony etc*

62

'Small' rebate on rents for some tenants

ARGUS 4/1/82

(87) (124)

Divisional Council Reporter

THE Divisional Council has sent notices to tenants telling them their new rent increases may not be as steep as was feared.

The council's secretary, Mr W R Vivier, said the original letter sent out by the Department of Community Development, fixing the rents which tenants in different income categories would have to pay was 'terribly confusing' and put most local authorities on the run.

Since then the council had obtained more information from the department about rebates and had sent out a circular to tenants telling them there would be 'some amelioration' in some cases, he said.

Mr Vivier said he wanted to make it clear this did not mean the increases coming into effect on January 1 would be cancelled.

It meant that rebates of varying sizes would be available to some tenants. 'We must not raise false

hopes. In some cases these reductions may be very little,' he said.

Mr Vivier pointed out that local authorities were obliged to charge the rents determined by the Department of Community Development, which supplied the money to build the houses.

But the council had written to the department asking for a new system under which rent increases could be phased in gradually when a tenant moved up from one income category into another, so that a tenant with a small wage increase was not faced with a large rent increase.

Mr Vivier said local authorities had to bear the brunt of strong feelings from tenants who blamed the council and not the department for steep rent increases.

Athlone families win homes fight

ARGUS 4/1/82 (124)

ABOUT 150 Athlone families have won their battle against the Department of Community Development to stay in the area used after the withdrawal of the orders had been completed. He said the decision by his department was as a direct result of objections by the residents and the fact that the residents were supported by the City Council.

The spokesman for the department said from Pretoria today that the rezoning and freezing of the area would be final after the withdrawal of the orders had been completed. He said the decision by his department was as a direct result of objections by the residents and the fact that the residents were supported by the City Council.

The spokesman said they could not comment until they had received notice from the Supreme Court that the expropriation had been withdrawn. The expropriation was necessary only for road widening and not business development. The chairman of the association, Mr. S. Seria, said his association still believed that the area should be rezoned and that market forces should determine the property valuation.

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Cardinal calls for review of rents

ARGUS
7/1/82
124

THE Roman Catholic Archbishop of Cape Town, Owen Cardinal McCann, has joined other churchmen in an appeal to the authorities to reconsider rent increases which will affect thousands of tenants in housing estates throughout the Western Cape.

In an open letter to newspapers Cardinal McCann referred to a communitywide campaign of protest against the increases which will culminate in a rally at the Westridge Civic Centre in Mitchell's Plain on Sunday.

Owen Cardinal McCann

2 city confidence tricksters

POLICE have asked the public to be on the lookout for two confidence tricksters operating in the city.

One of them, a woman in her late 40s, is described as being of heavy build, has a dark complexion, is about 1,7 m tall, speaks English and wears her hair in a left parting with a fringe over her right eye.

HANDBAGS

This woman, who appears well dressed, operates in places where women are buying clothes. She stops shoppers entering a store and claims to be a security guard whose duty it is to prevent customers from taking their handbags into the shop.

When the unfortunate customers come out the woman has disappeared and so have their handbags.

The other, a man, of 45, has grey hair and is of light build. He sometimes operates under the name of Hofmeyer.

AN ADDRESS

He goes into a shop and pretends to purchase goods. He gives an address to which the goods must be delivered.

The man then asks the shop assistant if he can cash a cheque. He opens his cheque-book and 'discovers' he has no more cheques. He then persuades the assistant to give him the cash, usually about R30, saying he will repay the money when the goods are delivered.

Anyone who sees either person or is approached by them is asked to contact their nearest police station or Lieutenant G van Rooyen at 46-7706.

'Although it may be said that nothing can be done because this is a matter of economics, I submit there exists a really human situation in which compassion must intervene.

CRIPPLING

'Many of the people concerned do not have the means to meet the increased rentals which can be crippling in some instances and can force the people to go without sufficient food,' he said.

Cardinal McCann, who is head of the Roman Catholic Church in South Africa, said he saw the need for a proper investigation by the authorities.

'The wages of breadwinners must be increased, or greater subsidies provided,' he said.

NO SAY

Bishop Stephen Naidoo, auxiliary bishop of the Roman Catholic Archdiocese of Cape Town who will be on the platform at Sunday's rally, said the crux of the problem was that the majority of the people in the Western Cape had no say in the running of their affairs.

'The local authorities may have valid reasons for increasing rents but very often the people are not aware of what's happening and what's involved because they have no part in it.

'People simply can't afford the increased rents because they cannot exist on their present earnings,' he said.

UNFAIR

Bishop Naidoo said the present system of assessing rents was unrealistic and unfair and should be reconsidered.

'Rent should be based on the real income and means of a tenant.

'And we now have a situation where people are becoming poorer because their income is not keeping pace with the rising cost of living,' he said.



'I'll form my own opinions'

'MY films are not pornography.'

Charm and blarney from soft-porn

SYLVIA KRISTEL, star of the Emmanuelle soft-porn films, today gave the Cape Town Press what she described as the 'blah-blah' about her new film, Lady Chatterley's Lover.

Much of the Press conference — staged in Miss Kristel's seventh-floor suite in a Sea Point hotel — was like the strained first half hour of a cocktail party, with questions like 'What is your response to the idea of redemption in D H Lawrence?'

Miss Kristel — dressed in black with a few white polka dots — evaded the question and instead gave saccharine sweet offerings with considerable charm.

She could not deny, she said, that the filming of Lawrence's novel had been chiefly a business venture and defended the choice of Just Jackin —

the minor French director who made the Emmanuelle films with her — in view of the 'affinity he has with the internal life of a woman'.

In contrast, she said, Ken Russell — the British director who is an authority on Lawrence — was 'not good for women'.

Miss Kristel steadfastly refused to 'talk politics', saying she would have to find out a great deal more before forming opinions. 'I'm not in Jane Fonda's shoes and I can't act and do politics together.'

The celebrated novelist and playwright Hugo Claus is the father of Miss Kristel's seven-year-old child. One should not, she said, attach too much importance to Claus's identification with the extreme left in European politics.

'Ah, Claus and his

Clifton injuries

Medical Reporter
CAPE TOWN lifesavers today called on the City Council to end the 'judicious' problem of accessibility between Clifton's beaches and the main road.

Yesterday it took two hours to get an injured man to hospital.

Mr Louis de Cacer, 23, a holidaymaker from Johannesburg, fell be-

tween boulders after jumping from one rock to another just past Fourth Beach, not from from the lifesavers' hut.

He called to a friend, Mr Chris Amore, for help. Mr Amore summoned an ambulance.

However, the ambulance could not get a stretcher down over the rocks.

They summoned the metro rescue squad, headed by Dr Alan Mac Mahon.

Dr Mac Mahon administered an injection to Mr de Cacer and made him comfortable.

He was then evacuated by means of a lift in a sectional title block.

Mr Clam Gutsche, S. treasurer of the Western ha-

SETTLEMENT?

Argus Bureau
LONDON — The national strike by Ford's 54 000 hourly-paid workers was overnight set to be called off today. Throughout the company the final vote is expected to be 3-2 in favour of a new deal, the narrowest margin for years.

Good entertainment for all tastes

By Lucille Parker

LAST night was one of those rare evenings when SABC-TV provided good entertainment for all tastes, from rugby to opera



year, in perpetuity — was discussed by a panel of Christopher Dingle, who admitted he was suspicious of the idea (a 'business to do people with'), put some hard-hitting questions to an

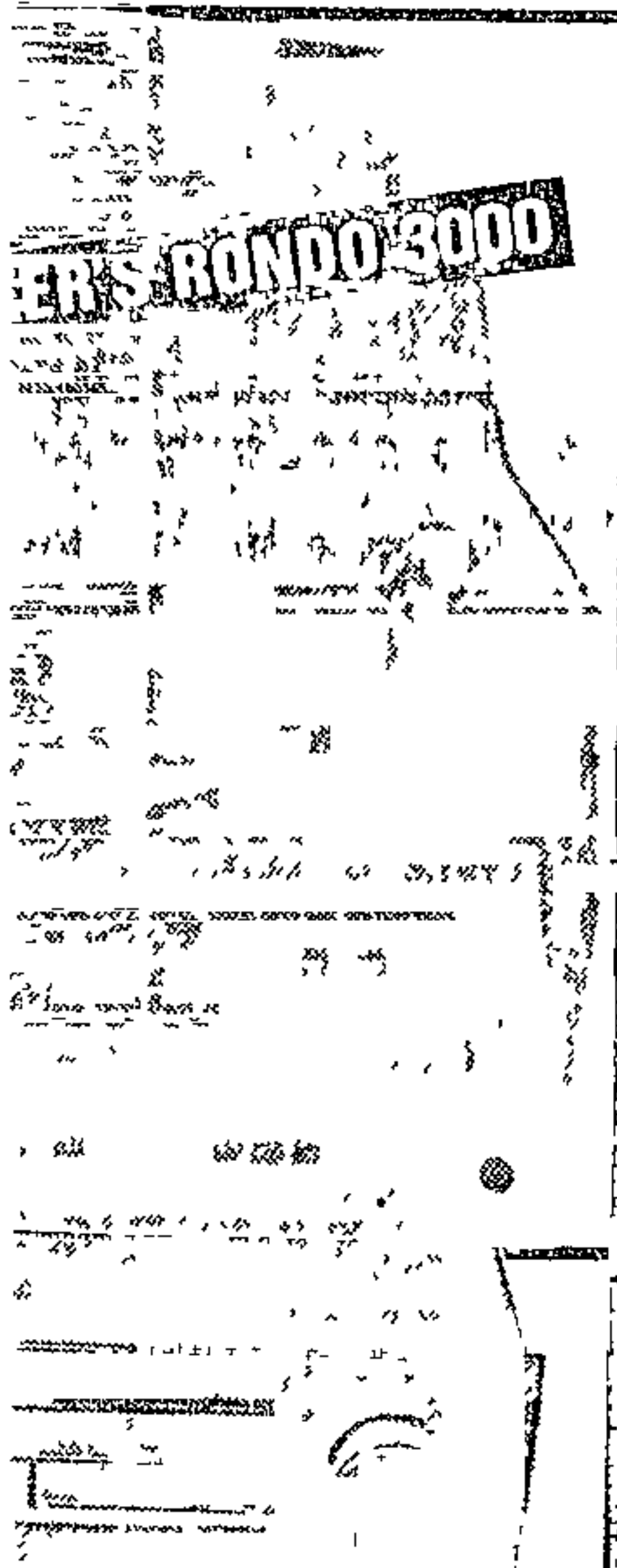


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(124) Daily Dispatch 7/1/82

EL council raises housing scheme rents

EAST LONDON — Rent increases have been announced for all tenants in the East London city council housing schemes

The new rentals — which apply to residents in areas such as Braelyn, Buffalo Flats and Stoney Drift — vary from home to home, as they are based partly on the breadwinner's salary

"The main reason for the rise is the fact that we have increased our sewerage charges and rates," said Mr Ken Martinsen, the council's housing director

"This could push rents up from between 50 cents and R7,50"

A further increase affected tenants who earned less than R100 a month. Previously, these people received a R3 "subsidy" from the city council. Now, however, the subsidy has been done away with

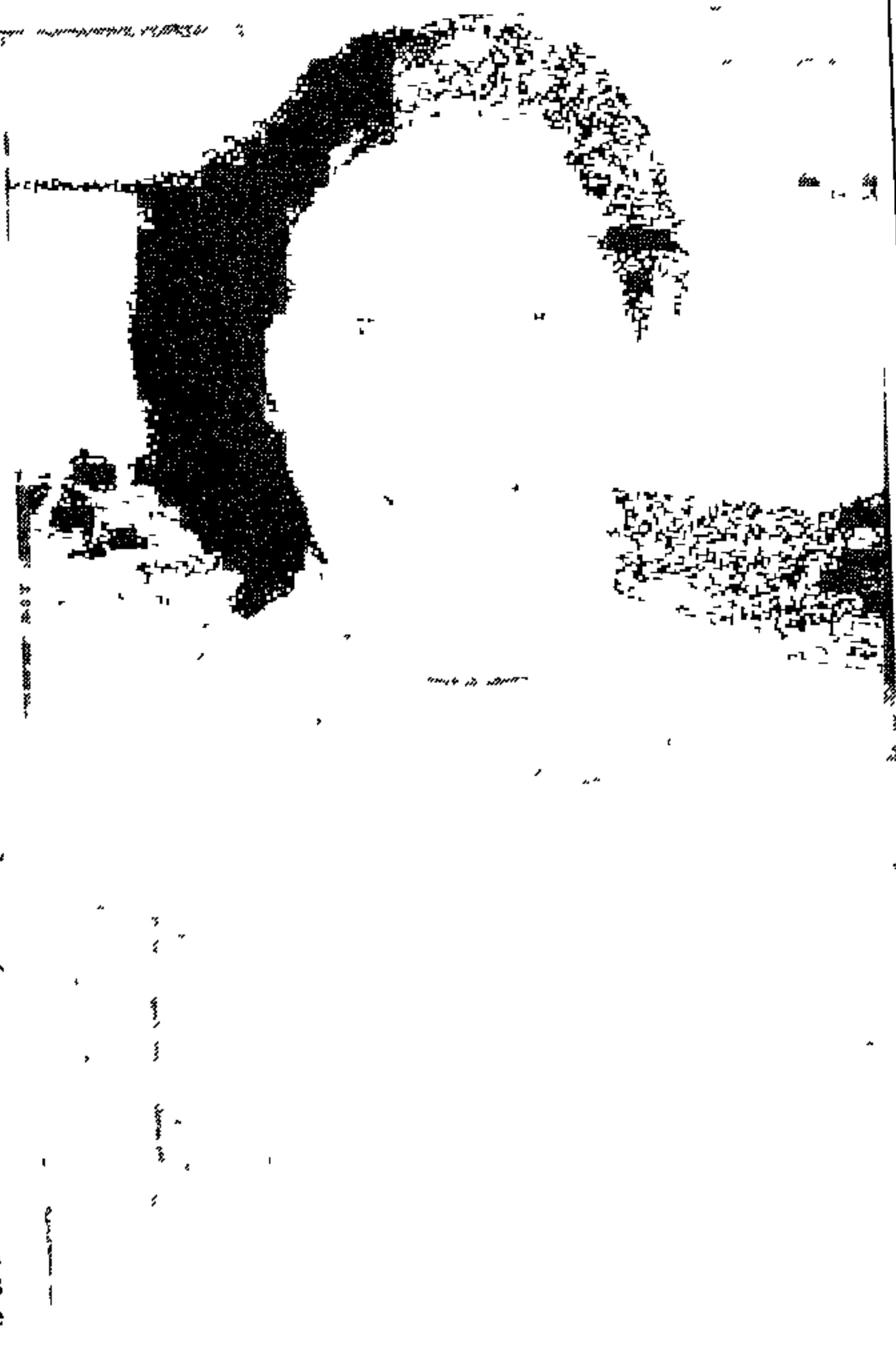
"We feel it is not up to the council to do what should be the work of the central authority," Mr Martinsen explained

The third factor which could influence rentals was an increase in the breadwinner's salary. According to government regulations, tenants pay a certain percentage of their salary as rent. Thus, the higher the tenant's salary, the higher his rental

"Tenants are required to fill in an annual income survey which enables us to work out which interest and redemption bracket they fall into," said Mr Martinsen

But if a householder failed to fill in the income survey, or the survey failed to reach the housing department, a penalty could be imposed — and this could push the rent up into triple figures

This has already hap-



MRS DESIRE ROOY . "We can't afford to pay R112, even for one month"

pened to at least one resident Mrs Desire Rooy, whose rent was R47 last year, has been told her new rental will be R112 a month — an increase of almost 150 per cent

After questioning the figure, however, she was told the housing department had not received her husband's income survey — even though one was sent late last year

Now they tell us we have to pay R112 for January

even if we fill in another form," Mrs Rooy said "But we can't afford that, even for one month"

Mr Martinsen described Mrs Rooy's problem as "a typical one" However, he said, if she approached the city housing department they would investigate

"We deal with each matter individually," he said "If people have problems they should contact us" — DDR

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Men guilty of

ARGUS 5/1/82 (124)

City 'loses on house rents'

Municipal Reporter
 THE Cape Town City Council does not make a profit out of housing; it seeks merely to cover its costs. Invariably it makes a considerable loss.

Replying to criticism of rent increases faced by all council tenants this year, the chairman of the Housing Committee, Mrs Eulalie Stott, said a claim that the council made a

profit out of its tenants was most distressing.

'The council's housing schemes are in fact invariably run at a loss, which was R706 000 in 1980 and was never less than R500 000.

Faced with rising salaries and the costs of insurance, rates and maintenance, the council had no option but to increase rentals.

Mrs Stott said the Government controlled all the components of rentals except the contribution to rates, which was the council's responsibility.

She said 99 percent of tenants would pay an increase of less than R4 a month, and 67 percent — 26 000 tenants — would pay less than R2. Only one percent would pay up to R10.

'The computer which calculates rentals automatically cuts off at R10 to ensure that nobody is asked to pay more than this.

'In other words, people who should be paying more than this amount are being subsidised.'

Claims were made recently that some people had to pay increases of R20 or more.

Mrs Stott said they were not tenants but home owners in the council's home-ownership scheme.

'Repayments on their homes are governed by their income, and the only reason they have had large increases is because their income has increased, placing them in a bracket where the interest rates are higher.'

(Contd on Page 3, col 1)

ARGUS 5/1/82 (124)

Rents

(Continued from Page 1)

Interest rates were laid down by the State, but the State had agreed not to increase repayments by more than R2 for every R10 increase in income to keep the impact of the increase as low as possible.

Mrs Stott said the council had tremendous sympathy for poor people who were trying to make ends meet and keep a roof over their heads.

Proof of this was that council-owned houses which came under its full control in Valhalla Park had rentals of R10 where the tenants earned up to R100.

NEW PLAN

The council had approached the Government several times about a new formula for rent calculation which would peg rentals at a fifth or less of income.

At present all rentals were adjusted once a year.

In the old system up to 1979 there had been two increases, one a rent adjustment and the other to take increased income into account.

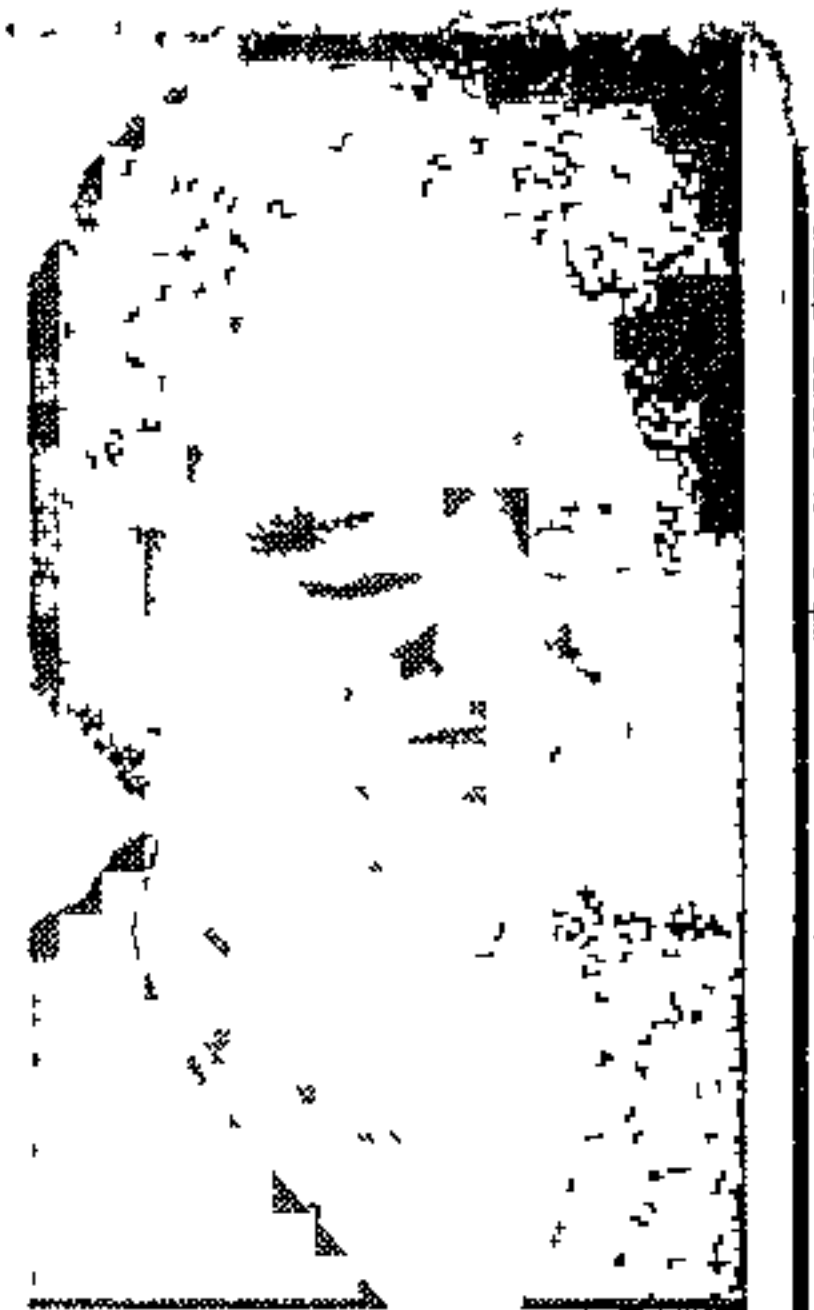
'We have pegged the increases at a maximum of R10, also taking increases in income into account.'

● Church call to block rent rises. — Page 2.

Rents
 Eulalie Stott
 City Council
 Collection
 Evidence
 Authority
 Legality

Hard-hit tenants demand rents they can afford

By MARCELLE KOOY, Associate Professor in the Department of Economic History, University of Cape Town



CAPE TOWN 7/1/82
124

CAHAC

A WIDESPREAD struggle against the recent rent increases is mounting throughout the Cape Flats, spreading as far as Worcester, Stellenbosch and Atlantis. Hundreds of tenants, angry at these huge increases imposed by the various local authorities, are uniting to resist them, demanding that this time the government take responsibility for the increased costs of apartheid and not the people.

The Cape Areas Housing Action Committee (CAHAC), an umbrella body representing about 30 community organizations, is co-ordinating the campaign aimed at not only stopping the rent increases, but also demanding that people be charged rents they can afford. Churches, mosques and trade unions have been drawn into this campaign and are part of the Rents Action Committee (RAC) formed under CAHAC.

Basic need

Decent housing is a basic need in every society. Because few people can afford to build their own houses it is the responsibility of the government to provide housing. To ensure that everyone has access to decent housing, the people concerned must have a say in how much money is allocated to housing and where the houses are built.

In South Africa the majority are excluded from this democratic process, they have no vote and no representation in the government. They have no say in the laws which are made, although these laws govern every aspect of their lives. They have no say over the allocation of funds, although they contribute heavily into government coffers. They have no say over minimum wage levels, although they have to support their families on these wages.

The provision of housing in South Africa is strongly influenced by the policies of apartheid. Approximately 200 000 people in the Western Cape have been moved from their former homes to distant townships. These people have had to

pay the costs of removals in the form of greatly increased rentals, exorbitant transport costs and broken communities. In most cities in the world the poorest people live close to the city centre or close to their places of work. In South Africa the reverse applies. As a result of the Group Areas Act the highest rents and transport costs fall on the poorest people.

Important decisions regarding the allocation of funds for housing are made without the black people being consulted. Housing subsidies are too small to cover the provision of houses and services to all the people who need them. While employers in border areas and farmers are heavily subsidized by the government many people go without homes and many others pay rents which they cannot afford.

Minimum wage levels are seldom based on the cost of living but rather on what employers say they can afford to pay. As a result the majority of people are paid close to or below the Minimum Effective Level (MEL). These wages are always lower in the outlying country areas than in the cities. But transport costs and housing costs are much higher in these areas (eg Atlantis).

The history of the provision of housing and social services has reflected a struggle to reduce the cost of accommodation and social services to a minimum for the authorities concerned.

There are two ways of doing this. One is to cut the amount spent on housing to an absolute minimum. As a result the housing provided is not only inadequate but also often of very poor quality. The second way is to push the costs of housing on to the tenants and make them pay for the basic housing and services. How this is done can be understood from the following explanation of the rent structures in the Western Cape.

The rents people pay are divided into two parts, basic rent and service

charges. Basic rent is to pay back the government for the loan financing the land and the buildings, plus interest on the loan. This amount is fixed by the Department of Community Development. This department worked out a formula (explained in Circulars 9 and 10) according to which all basic rents must be determined. This formula contained a number of "protections" which government officials claimed would bring relief to many tenants. However, this has not been the case. Although the government has provided some guidelines for determining rents, the local authorities responsible for administering basic rents do not apply many of these "protections".

The major provision for tenants is a maximum limit for basic rents. People earning under R150 a month should not pay more than five percent of their income on basic rent. People earning more than R150 a month should not pay more than 25 percent of their income on basic rent.

In the case of the first group (under R150 a month) there are two important points. Firstly, few breadwinners earn less than R150 a month. Most of the people in this category are pensioners or people on disability grants. The majority of workers with families to support fall within the R150-R250 income category. So although the rule is a good one, it does not help those families which are struggling to make ends meet.

13,75 percent

Secondly, even this five percent maximum is not always applied. In Atlantis, for example, rents for some people in this group are 13,75 percent of their income and not five percent.

For people earning above R150 a month, rents are calculated according to the cost of the house (this depends mostly on the age of the house) and on the income of the tenant. This rent pays back the loan on the house and the interest on that loan. Although this basic rent should not exceed 25 percent of the tenant's income, in many areas it does. For example, some tenants earning as little as

people are all living on or below the breadline. In August 1981, the Minimum Effective Level for coloured people and Africans in the Cape Peninsula was R189,87 and R195,76 respectively.

Particularly hard hit are those tenants who move from an income of less than R150 a month to one of more than R150 a month. In some cases increases in basic rent of almost 200 percent are experienced. Some tenants find themselves forced to pay 55 percent of their income on basic rent.

Service charges

Apart from this basic rent there are additional service charges to pay for the "running costs" of the townships. These are determined and administered by the local authorities. Consequently they differ from area to area. In many cases they are equal to, or greater than, the basic rentals which tenants have to pay. There are no maximums to these charges.

The 25 percent maximum on basic rents becomes meaningless when the service charges are added to what people have to pay every month for their houses. Tenants do not distinguish between basic rent and service charges. In real terms what counts is the amount they have to pay every month, for they have to support their families on what remains after that amount has been paid and not after the basic rent has been paid.

This rent structure causes enormous hardship for tenants. In 1980 a survey was conducted in Macassar and Scottsdene by CAHAC. This survey

showed that 68 percent of the tenants could not afford basic expenditure on food after paying rents. In the same year the Divisional Council issued 100 993 eviction notices to tenants (an average of almost six per housing unit). Many tenants are forced out of their houses into squatter camps because they cannot afford existing high rents, let alone a rent increase.

Confusion

A further problem with the system of rents is that there is no central responsibility for the administration and provision of housing. There are a number of different authorities responsible for administering rents. Because of this there is a lot of confusion over the different rents which apply in different areas. Some tenants are at present being hit with huge increases in rents, while others are having to pay relatively small increases. This is often determined by where the persons live rather than on their incomes or the quality of their houses.

For these reasons tenants are now demanding a new rent structure, one based on what they can afford and not on what the councils or central state demand from them. Tenants are also demanding a bigger state subsidy for housing, as they feel that the provision of housing should be the responsibility of the government and not the tenant.

R151 a month have to pay R61,88 towards their basic rentals (viz 40,98 percent of income)

The people who are hardest hit by this system are those who can least afford to pay high rents — those earning between R150 and R250 a month. As the example above shows, these people pay the highest proportion of their income on rent. Yet these

29/1/82

Victory for

124 Cape Herald 9/1/82

Athlone

owners?

ATHLONE residents bordering the central business district seem to have won their fight to remain in their homes.

The Gleemoor Cape Flats Civic Association which represented the 150 families facing eviction because of the expropriation of their land, last week received a letter from the Department of Community Development saying the expropriation order was being withdrawn.

This was confirmed by a spokesman for the Department who said the decision had been taken after protests from the community.

If the land had been expropriated, families who had lived in the area for decades would have had to give way for the extension of the business district, something they were not prepared to accept.

PROTEST

Numerous protest meetings were held where residents blamed the Athlone Business and Professional Association and the Western Cape Traders' Association for collaborating with a City Council sub-committee which investigated Athlone's development potential.

A spokesman for both associations later denied these claims and said they served on the sub-committee to make sure that the authorities did not ride roughshod over property owners.

The WCTA even sent a telegram to the Prime Minister asking him to intervene in the expropriation battle when it appeared that residents would definitely have to sell up.

Speaking on Monday, the chairman of the civic association, Mr Wally Hammond, said many of the people affected by the proposed expropriation were informed of the Department's offer at a meeting last week.

He said the general feeling was one of relief, but residents were waiting for the Department to withdraw the order through the proper channels before celebrating.

Those who live in the area, bordered by Louis-

vale Road, Arden Avenue, Birdwood Street and Boyd Avenue, will soon know if the 'freezing' order on the area has also been lifted. Most of the area had previously been frozen.

Plans to revitalise Athlone were submitted to the Cape Town Chamber

of Commerce more than six years ago and were approved by the Town Planning Committee, and Athlone District and Management Committee in August 1980. The full plan was passed by the City Council in January 1981.

Examiners' Initials		

12. (the heading on the Examination Paper)

WARNING

- 1 No books, notes, pieces of paper or other material may be brought into the examination room unless candidates are so instructed
- 2 Candidates are not to communicate with other candidates or with any person except the invigilator
- 3 No part of an answer book is to be torn out
- 4 All answer books must be handed to the commissioner or to an invigilator before leaving the examination

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Under the candidate liable to disqualification and to possible exclusion from the University

'Flexible' building code

THE PROPOSED national building regulations for South Africa will have built-in flexibility to provide for local conditions, promises the Department of Industries, Commerce and Tourism

The proposed uniform building regulations drawn up by the South African Bureau of Standards provoked a country-wide storm of protest from local authorities, builders and others connected with the trade when released last year.

The regulations are to replace those drawn up for each local area. At present these codes differ widely.

Cape Town City Council led the local authorities in protesting against the proposed code. City Engineer Mr J G Brand condemned the draft regulations as 'outrageous, highly objectionable and seriously defective'.

They would lead to a sharp rise in building costs if implemented.

The SABS pointed out that at present each local authority had the right to draw up its own building bylaws. This had resulted in an enormous variety of bylaws in South Africa and often led to the situation where one action was accepted by one local authority and forbidden by another.

After countrywide protests the Department of Industries, Commerce and Tourism promised to set up a committee to investigate complaints and suggestions about the proposed uniform code.

In reply to representation made about the proposed code by the Natal Chamber of Commerce, the department wrote:

At present there seems to be a widespread and somewhat emotional reaction to the proposed national building regulations.

'I have received numerous letters from various local authorities and

123
promised

w/ E BRGUS
9/1/82

other interested bodies and I can assure you that all valid points raised will be considered at the final evaluation of the various representations.

The redrafted regulations will thereafter probably be republished for further comment to ensure that the regulations are practicable and financially feasible.

The final evaluation will be done with the greatest circumspection and in co-operation with specialists, with the following principles as guidelines:

⊙ Flexibility to provide for the regional variety, but maintaining a reasonable degree of uniformity.

⊙ Provision for the use of different building techniques.

⊙ Provision for the use of a wide variety of building material of approved quality.

⊙ The regulations to be non-technical. Technical aspects should be left to the discretion of the specialists in the building industry, such as civil engineers, quantity surveyors, architects, and so on.

'All possible steps will be taken to draft regulations which will be suitable for the various local requirements and conditions.'

The acting Cape Town City Engineer, Mr C F Freeman said 'The Government's decision to allow flexibility to meet local conditions is certainly a step forward'.

He had had no feedback from the SABS about redrafting of the regulations and had not heard any news about the proposed committee of revision.

Mr Lou Davis, executive director of the Building Industries Federation of South Africa, welcomed

'Certainly flexibility in the regulations will be needed for local demographic factors, but what parameters will be used?'

'If too much flexibility is going to be allowed why have a revised building code at all?'

He also had had no word about the proposed committee of revision.

all tenants
Residents

124

not fooled'
9/1/82
by council

263

BONTEHEUWEL resi-
dents were not fooled by
the City Council's extra
P500 000 for the housing
maintenance budget and
would put more pressure
on the Council to make
maintenance a priority

So says Mr Mark Abra-
ham, chairman of the
Bonteheuwel Civic Asso-
ciation who have been
campaigning for months
to have houses repaired
free of charge

He was commenting on
an announcement that
R100 000 would be added
to the maintenance bud-
get as an interim measure
to improve housing main-
tenance

'They should see that
there is always money for
something as important
as maintenance,' he said.

DISCUSSIO

The Council had
announced that the allo-
cation of this sum would
be discussed at the Hou-
sing Committee's February
meeting together with a
report on the upgrading
of houses and the money
received for the sale of
Bloerhof Flats

They have also agreed
that people should be
made to pay for their own
maintenance once houses
have been brought to an
'acceptable standard'

Mr Abraham saw this
as 'a crafty way of pass-
ing the buck'

PAYING

'First they said only
new tenants had to pay
How can they expect a
person living in a house
for 20 or 30 years to
suddenly start paying for
maintenance'

The Bonteheuwel Civic
Association will continue
putting pressure on the
Council to see that ten-
ants do not get a raw
deal,' he said

C. Times 9/1/82
Rent rise:
Plea to
churches

Municipal Reporter

LOCAL Moslem and Christian churchmen yesterday called on Cape Town's religious community to support actively the campaign against the rent increases in housing estates.

"It is the duty of the heads of churches to stand by the people in their hour of difficulty," the vice-president of the Moslem Judicial Council, Sheik Omar Gabier, said. Peninsula church leaders will join civic and union representatives at a protest rally on Sunday afternoon at the Westridge Civic Centre in Mitchells Plain.

The religious sub-committee of the Cape Areas Housing Action Committee (Cahac) met on Wednesday night to formulate ways and means of getting worshippers involved in the fight against the rent increases which came into effect this month.

Sheik Gabier said he wanted every Moslem to show solidarity with the communities affected by the increases.

The petition being circulated by Cahac, the umbrella body leading the campaign, was available for signing in all Peninsula mosques and Imams had been sent out to communities to enlist support, he said.

The Rev Clifford Maree, a Lutheran minister whose task is to make churches aware of its involvement in urban matters, said many churches had responded to the appeal for support.

However, some churchmen had told him that they were concerned only with the spiritual needs of their communities, he said.

T'kei towns'

R22m growth

~~102~~ 9/1/82 124 Weelands Post

THE Transkei Township Control Committee, which was appointed following an agreement between the governments of Transkei and South Africa prior to independence, for the development of certain areas in Transkei, has so far spent nearly R22 million developing four major townships

The four towns are Mso-bomvu near Butterworth and Ngangelizwe, Norwood and Ncambedlana near Umtata

The Transkei Development Corporation (TDC) was given the responsibility of administering the funds and seeing that the work is carried out

The committee members are representatives from the Transkeian and South African governments, including the Department of

Co-operation and Development, and TDC officials

For the development of these townships the committee undertook, among other things, to

- Build houses, hostels, schools, public buildings and other community requirements

- Provide streets and storm water drainage

- Provide water reticulation network and connect this to existing sewerage

- Provide where practicable the main electricity supply and also erect street lighting and the internal electrical network where required

According to Mr Chris Bossert, secretary of the control committee, progress at first was slow

A policy of using local labour was followed as opposed to importing labour and, as skilled artisans were few, it was necessary to make use of projects such as training schools and a large number of Transkeians have since successfully completed training in various skills

A great deal of the work in the four townships has been completed while several projects will be completed in the near future

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Major rent battle

gathers momentum

(CAHAC)

RESIDENTS (in most Western Cape townships have been drawn together by the Cape Areas Housing Action Committee (Cahac) to fight against rents increases in what seems set to become the biggest joint community campaign since the 1980 bus boycott.

Already several 'warm-up' protest meetings have been held, thousands of handbills distributed, petitions signed, a placard demonstration held and support expressed by churches for the campaign

At a meeting in Guguletu on Sunday, residents of the Peninsula's African



townships decided to join in the campaign

On Friday pamphlets were handed out at several mosques

On Sunday the campaign was explained in churches

STOPPED

The demand is for rent increases — which takes effect this month — to be stopped, for the Government to take control of housing and to win bigger subsidies for housing

Sheikh Nazeem Mohamed chairman of the Muslim Judicial Council said the present increases could force many families to live below the breadline

'People can ill afford to buy enough food let alone be forced to pay more rent,' he said

At a meeting in Guguletu on Sunday afternoon, about 300 residents of Langa Guguletu, Nyanga and Crossroads expressed their anger at the new increases

SELLOUTS

In between the singing of freedom songs, speakers accused the community councils of being sellouts

They resolved to unite with Cahac to demand the scrapping of the increases

The chairman of the Crossroads Committee, M. Johnson Nbxongwana,

affectionately known as the 'Mayor of Crossroads' said 1982 should be a year of unity

'People who are divided will achieve nothing. We must come together and speak with one voice,' he said.

FORCED

Mr May Prins of Cahac said people were moved out of their homes by the Group Areas Act and would be forced on to the streets by high rents

'We already find it difficult to buy food and clothes for our children. Where must we find money to pay rent increases?'

'We must stand together for proper houses and rents we can afford,' he said

Residents at the meeting said community council members were well-paid and not affected by the increases

RESOLVED

They resolved to call the community council to a meeting to explain why they did not do anything about the increases

The meeting will be held at Langa's Holy Cross Church on Friday

Before then petitions will be taken from door to door in the townships

AFFECT

The rents increases affect people in areas under the control of Cape Town City Council, Divisional Council, Housing League and Administration Board

The campaign is expected to culminate into a mass rally on Sunday afternoon at the Westridge Civic Centre

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Cape Herald
9/7/82

(CAHAC)

'Stand united in rent fight'

124

Cape Herald

9/18/82

— top preacher

PEOPLE in the Western Cape should follow the example of the three wise men — who stuck together on their uncertain journey in search of Jesus — and should stand together in their fight to keep rents down.

This was told to the Grassy Park Lutheran

congregation on Sunday morning by the Reverend Clifford Maree, a consultant of the Urban Industrial Mission under the Lutheran World Federation

Mr Maree told the people about the present campaign against high rents waged by the Cape Areas Housing Action

Committee (Cahac) throughout the Western Cape

After the service, many people signed a petition to protest against the latest rent increases

DIFFICULT

Mr Maree said the three wise men had a difficult journey, as did the people of South Africa

'If we stand together, we will find our reward on the other side,' he said

He said the three men only had a star for guidance.

'We cannot only look up to heaven for help. We must also see what can be done down here.'

'Those people who followed a path of selfishness last year, must now go the way of love and start caring for their fellow men who are suffering,' he said.

THE LEAD

Mr Maree said the church should take the lead in the struggle against oppression.

'But what is the church but us — the people. That means we must start doing something about our problems,' he said.

124 (263)

Scramble for homes in city housing crisis

EAST LONDON — A housing crisis has gripped the city — and there is little chance of a respite for weary home-seekers

Houses and flats are literally worth their weight in gold today as residents scramble for accommodation. Buying a house is becoming a luxury many cannot afford.

"People are prepared to live anywhere as long as there's a roof over their heads," said one letting agent in the city. "They aren't fussy at all — they can't afford to be."

For the first time, the city council has a waiting list for its houses with 150 names on it already. Estate agents have virtually stopped advertising as anything on offer is snatched up in hours.

The council has already taken definite action to try to ease the crisis according to Mrs Elsie Kemp, the councillor heading the housing portfolio. Plans for development include:

- The erection of about 30 new houses for whites in Morningside and a similar number in Stoney Drift
- The development of a large housing estate in Buffalo Flats which will house more than 1 800 families when completed — at a cost of more than R20 million

"Hopefully we will be able to solve all our housing needs in the next three years," Mrs Kemp said. "But until then things are going to be very difficult."

According to the chairman of the East London committee of the Institute of Estate Agents, Mr John Batting, there are three possible reasons for the present crisis:

- There is a steady influx of people coming to East London, mainly because of industrial expansion. Businesses are expanding but there is no housing development to match this growth.

"These places recruit more staff but there's nowhere for the people to stay," said Mr Batting.

- People are selling their houses rather than letting them if they are transferred out of the area.

- Fewer houses have been built in the past few years than should have been. Even though building has picked up in the last 18 months, builders can't catch up fast enough because of the shortage of funds.

"Things are bad. Really bad," Mr Batting said. "There is a chronic shortage of all types of home. We have calls daily from all types of people looking for houses to rent — and we're not even letting agents."

One of the main limitations on someone buying a house is the shortage of funds. Getting a bond is sometimes almost as big a problem as getting a house, as Mr Batting explained. "If you only have the deposit on a home, and are looking for a maximum bond to cover the rest of the purchase price you'll have to stand in a long queue. You may wait up to six months, or even longer."

Even if you do find a house and manage to raise a bond you have to be prepared to pay through the nose for even a cardboard box with windows.

"What was selling for

R25 000 three years ago is now selling for R50 000," Mr Batting said. "And if there is a shortage of homes, and building costs continue to rise (the 1982 forecast is a 22 per cent increase in building costs) how can prices do anything but continue to go up?"

Surprisingly there are still some lucky people who are able to design and build their own homes. These people usually sell their old homes and design their own. Using the money from selling one home, they are able to raise enough to build another.

"But apart from that there is very little private building going on," Mr Batting said.

But for the man in the street, his dream house is just that — a home he can only dream of.

"I can't see any real solution to the problem," said Mr Batting. "It's the old money game. If there was more of it builders would be able to build houses. Unless there was to be drastic economic

political upheaval there is no real short or long-term solution."

A snap survey of other estate agents showed just how bad things are for the would-be home owner.

"Sorry, we don't have any houses or flats" was a common reply to any inquiry about accommodation.

"It's very difficult to get even the tiniest room," said a spokesman for one letting agent in the city.

"We get more inquiries than we know what to do with."

Another letting agent revealed one of the more unpleasant sides of such a shortage — exploitation of the crisis.

Quite a few people push their rent up because they know people are desperate, the agent said.

"A tiny bachelor flat that was leased for R60 a month a few years ago, will cost you up to R190 a month today. But people take anything. We even have married couples moving into bachelor flats because there's nowhere else to stay" — DDR.

Big

LONDON — snow storm from Cornwall Highways clogging the 000 km road cutting off at least eight feared dead

Margaret from London than 10 000 h wall were wirtly last night

The airport Birmingham were shut was down to

Appeals social services to the elderly bed-to-keep

One of the areas was where all passable was cut off by three metre

In Scotland Scottish west froze in place River Clyde

Ver Lut

JOHANNE Nearly half an Church ministers including the Lutheran Church have been the acting of the Church of Rev Reinhardt said yesterday

But the he National FORT R Malab rejected as that a me Lutheran Church Ralushai hention

A telegram Patrick Mph from Bishop of the Luthc demanding tainees be released has been

The conuotions by the emment — v tained at least the past two whom, Mr Muofhe, died

56 Daily Dispatch 9/1/82

Factory told to clear up smell

EAST LONDON — The Kaffraria Divisional Council has served a notice on the pineapple canning factory Collondale Canneries requiring the company to clear up the smell nuisance from the factory or face prosecution.

This follows two letters from a nearby resident Mr N C Hensberg complaining about the "foul obnoxious and unbearable stench which daily permeates the air in Willow Park and adjacent areas."

"It is difficult to believe that a responsible authority such as a divisional council could have allowed such a situation to develop."

"I, and the other residents of Willow Park have the inalienable right to breathe fresh, clean and pure air."

factory was discussed and who voted for it on the council.

In a reply the secretary of the council Mr E L Daubermann wrote that as a result of a number of complaints and expert advice the chief health inspector had served a notice on the factory manager on December 21 requiring that the smell nuisance be abated failing which legal proceedings would be instituted.

In the reply it was also stated that the erection of the factory had never been approved by the then East London Divisional Council because in terms of the regulations in force at the time there was no need for plans to be approved — DDR.

WETMORE'S

GARCIA STREET

SPECIAL OFFER!!



ALL ART

Council keeps watch on cracks in homes

EAST LONDON — The city engineer's department is "carefully monitoring" the appearance of cracks in several homes in Buffalo Flats Extension

"These cracks are being remedied by the contractor within his contract maintenance responsibilities, at no cost to the city council"

Keppie Each house also has a wide concrete apron around it to prevent moisture changes under the foundations

Built partly on clay, several houses in Extensions 2 and 3 have become riddled with small cracks in the plaster. Larger horizontal cracks have also appeared, as well as hair-cracks in the corners of rooms

He issued a statement explaining the nature of the cracks after several residents complained about the state of their homes — particularly in the light of recent rent increases

Even though the lowest tender for the project had to be trimmed to R1.8 million from R2.4 million, the main safeguards limiting clay movement were maintained, he said

But chief city engineer Mr G B Keppie, believes there is "little cause for concern" and said the contractors were paying for repairs to the homes

Mr Keppie explained that several precautions had been taken in building to prevent serious cracking in wet weather

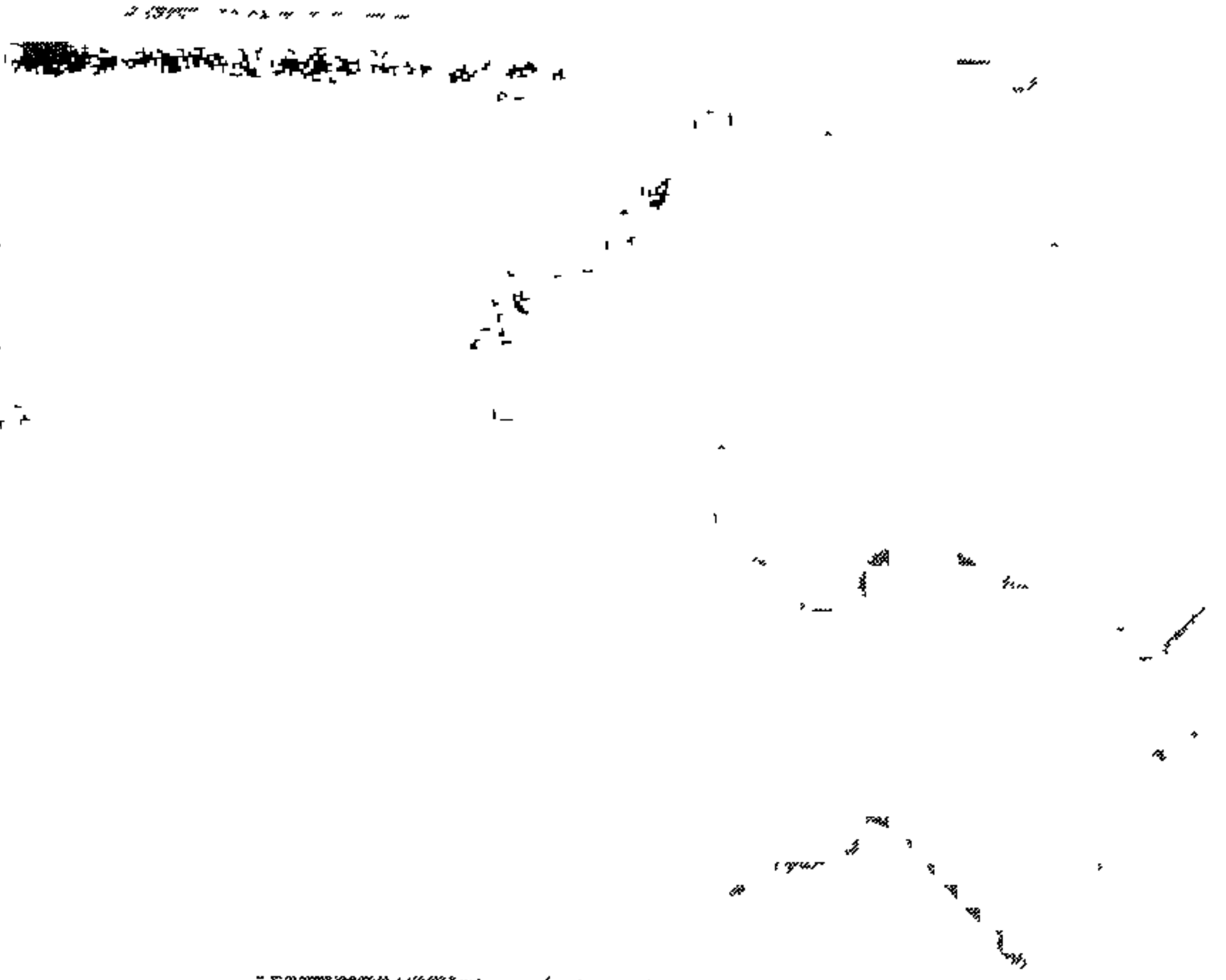
"Due to savings during the contract, it has been possible to reintroduce a number of improved finishes without exceeding the financial limitations," Mr Keppie said

"Where movement occurred in houses under construction during a particularly wet period, this resulted in a crack within a horizontal mortar joint on certain internal walls," Mr Keppie said

"The internal walls of houses are not directly bonded to the external wall, to provide flexibility. Instead, they are bonded by metal ties." The flexibility could, however, result in minor cracking in these joints — but these are of no structural significance, according to Mr

"The resultant cost of about R7 000 for a three bedroomed house with vinyl tiled floors, Spanish plaster finish, ceilings, hot water cylinders, water borne sanitation and electrical wiring is excellent value at present day building costs" — DDR

A workman repairs one of the many cracks in a home in Shaftesbury Street, Buffalo Flats Extension. In the same house, there were cracks in the kitchen, the lounge two of the bedrooms and the bathroom



*11/1/82
D. Birkbeck*

ARBUS 11/1/82 (131) (124)

Fewer complain about high rents

Property Editor

THE stream of complaints about allegedly excessive increases in rents appeared to have died up, the regional director of the Department of Community Development and State Auxiliary Services, Mr J W A E Walters, said today.

Following complaints about rent increases in decontrolled flats early last year his department had investigated cases brought to their notice.

'Last year 193 complaints came to our department through the parliamentary office and 231 direct to us.'

They originated from all parts of the area covered by his department which includes Cape Town, Somerset West, Strand, Bellville, Paow and other local authorities.

NEGOTIATE

Of this total of 423 we had to negotiate with only 13 owners about proposed rent increases.

'If, after investigation of a complaint, we find the proposed rent increase is unreasonable we write to the owner of the flat or dwelling.

'If we feel the proposed increase is not unreason-

able we write to the complainant, pointing this out and comparing the increases with current rents in the area,' he explained.

'It appears that most tenants complained about the percentage increase and not the amount of money involved. It is understandable that there will be complaints if one is told rents will rise by, say, 50 percent. But in fact, the initial rents were often found to be too low in current terms.'

'REASONABLE'

His inspectors found most owners to be 'reasonable' in negotiations.

At present his rent boards were investigating seven complaints about proposed rent increases.

The Minister of Community Development, Mr Pen Kotze, warned in April last year the Government might reintroduce rent control if exorbitant rent increases were imposed on tenants in recently decontrolled blocks.

It may be reintroduced rent control on two blocks of flats in Pretoria and Johannesburg while his regional departments were instructed to investigate and, if necessary, negotiate, on proposed rent increases.

Plain bid to see Kotze on rents

CAPE TIMES 11/1/82 124

By STEVE DE GRUCHY

MORE THAN 2 000 people resolved at Mitchells Plain yesterday to send a deputation to the Minister of Community Development, Mr Pen Kotze, protesting against rent increases.

33 000 sign Cape petition

Staff Reporter

MORE THAN 33 000 people have signed a petition protesting against recent rent increases throughout the Western Cape

The petition was organized by the Cape Areas Housing Action Committee (CAHAC) and the signature total was disclosed at a protest meeting at Mitchells Plain yesterday

Demands

The petition demands that

- All rent increases be stopped
 - People pay rents they can afford
 - The central government take full responsibility for all housing
 - The State provide bigger subsidies for housing
- A motion was adopted including demands contained in the petition, a resolution to send a delegation to the Minister of Community Development, Mr Pen Kotze, and further resolutions to
- Continue the struggle against high rents
 - Organize towards further positive action
 - Ensure co-ordinated action under CAHAC
 - Call on other organizations in the Cape and nationally to join in the struggle for rents people can afford

This is the latest development in widespread community protest against rent increases which came into effect on January 1 this year

The resolution to petition Mr Kotze was taken at a meeting of people affected by the rent increases, held in the Westridge Civic Centre at Mitchells Plain yesterday afternoon

The meeting was organized by the Cape Areas Housing Action Committee (Cahac), which represents 32 organizations, and was attended by supporting groups including trade unions, churches, the Moslem Judicial Council and a representative of the Port Elizabeth Black Civic Organization (Pebco)

Support was expressed for a rents boycott, but it was decided not to call for one

Repair costs up

In announcing the increases the Town Clerk, Mr H G Heugh, had said the rents were raised by the City Council because

- The cost of repairing and rebuilding dwellings had rocketed
- New salary and wage demands had imposed an additional financial burden
- Water and electricity supply to some dwellings was included in the rent, and the charges for these utilities had recently increased

Opening the meeting, the chairman of Cahac, Mr Wilfred Rhodes, said "It is indeed a crisis We are meeting about an issue that is in the hearts of many people"

Mr May Prins, also of Cahac, said that in the United States and Russia the ratio of rents to income was much lower than in South Africa

"It is clear why we are saddled with such rent increases — it is because we're black," he said "We are forced to pay for the apartheid system

"The Good Hope Centre loses over R2-million a year, and they have just built the whites-only Muizenburg Pavilion for R1-million These are luxuries for whites, and we are forced to pay for them

'Unity in practice'

"The time has come to unite for definite action A people united will never fall"

The president of Pebco, Mr Qaqawuli Godolozzi, said "Things that the government are doing are bringing us closer together We need unity between Indians, coloureds and blacks, and here I can see it being practised

"But there is no future without justice and compassion We do not want to drive whites into the sea as the government says we want to"

Turning to the coming year, the 30th anniversary of the Defiance Campaign, Mr Godolozzi said it would be a year of oneness "We will continue to educate and mobilize"

Messages of support were brought to the meeting by Bishop Naidoo of the Roman Catholic Church, Sheik Gabier of the Moslem Judicial Council, Bishop Swartz of the Anglican Church and Mr Ray Woolf on behalf of the trade unions

No boycott

The general feeling expressed in discussion was that because of varying strengths of community organization, a boycott would not be undertaken "at this moment"

Speaking after the meeting, the secretary of CAHAC, Mr Trevor Manuel, said "The large number of people who attended the meeting, more than 2 000, reflects the seriousness of the rents problem"

He said the composition of the deputation would be decided by the end of the week

Mr Manuel was not prepared to comment when asked about strategy should the deputation to Mr Kotze not bring about the desired change

Handwritten notes in left margin:
 - Illustrated below
 - Messages of support
 - Bishop Naidoo
 - Bishop Swartz
 - Mr Ray Woolf
 - No boycott
 - Speaking after the meeting
 - CAHAC
 - Mr Trevor Manuel
 - The large number of people
 - The composition of the deputation
 - Mr Manuel was not prepared
 - Mr Kotze not bring about
 - the desired change

Handwritten notes at bottom left:
 - Or my remark in the Johannesburg
 - to their capital area but actually no
 - to add to it. (As in the area)
 - adding to their stock in Johannesburg
 - or the capital of Johannesburg or
 - on the capital of Johannesburg or
 - They are faced with
 - The cost
 - implies a cost
 - on the capital of Johannesburg or

(6)

Top-level talks on rent sought

ARGUS 11/1/82 124

ABOUT 2 000 people decided at a meeting yesterday to send a deputation to the Minister of Community Development, Mr Pen Kotze, to protest against rent increases.

The meeting felt that increasing people's lives that all success in the campaign against the increases could be achieved only through unity.

It was also stressed at the meeting, at the Westridge Civic Centre, that the campaign against high rents was part of the struggle for 'liberation' in South Africa.

The feelings of the audience and the speakers were reflected in the posters displayed in the hall.

Thirty-two associations were represented at the meeting.

It was decided that in view of the rising cost of living, the inability of tenants to pay increased rents and the lack of representation on bodies which made laws affect-

ing people's lives that all success in the campaign against the increases could be achieved only through unity.

The call for unity was reiterated by several speakers.

The main guest speaker, Mr Q Godolozzi, president of the Port Elizabeth Black Civic Organisations (Pebco) said the meeting was a good example of unity.

EFFECT

Bishop Steven Naidoo and Bishop George Swartz in letters of support from the Roman Catholic and Anglican churches, said high rents had an adverse effect on family life.

Other organisations, both in the Western Cape and elsewhere, were urged to join the struggle for rents people could afford.

The first speaker, Mr May Prins, said it was clear that the reason people were paying high rents was because 'we are paying for apartheid'.

It was pleasing to see the coloured and Indian people becoming more involved in the 'struggle'.

STOP RENT INCREASES

FOR THE LARGEST PART OF THE COUNTRY

FOR THE LARGEST PART OF THE COUNTRY

PART of the crowd of more than 2 000 who attended the rents protest meeting in Mitchell's Plain yesterday.

IRONIC

It was ironic that attempts by the Government to divide people were actually driving them closer together.

Mr Godolozzi envisaged the formation of a national civic body representing all the provinces.

Letters of support were received from the Media Workers' Association of South Africa, the Muslim Judicial Council, the United Women's Organisation and 'the Guguletu youth'.

The meeting was also addressed by the chairman of the Crossroads Committee, Mr Johnson Nxcobongwana and Mr Marcus Soloman, from the Electricity Petition Committee.

Council advised to pass Fernwood plan

ARGUS
13/1/82

124

Staff Reporter

THE City Engineer, Mr J G Brand, has advised Cape Town City Council to approve the controversial plan for townhouse development at Upper Fernwood, Newlands, subject to stringent conditions.

In a report considered by the council's town planning committee today Mr Brand pointed out that compensation would have to be paid if the

development were create as few detrimental disharmonies as possible' stopped.

He said he did not think the council would be justified in stopping it on grounds that it would be seriously detrimental to the amenities of the neighbourhood.

Mr Brand said it was 'apparent that the developers are making every effort to blend the development into the surrounding natural environment of the site so as to

The proposed development would take up only two-thirds of the permitted area.

Mr Brand suggested that if these 'self-imposed limitations' were made a condition of the scheme it would not only preserve its quality but would prevent any additional development which could be harmful to the environment from being undertaken later.

Mr Brand's report was prepared after a meeting between representatives of the developers and the chairman of the town planning committee, Mr John Muir, Professor H B Rycroft, director of the Kirstenbosch National Botanic Gardens, Dr Douglas Hey, director of the National Monuments Council, Mr E Huysamer, of the Department of Forestry and Environmental Conservation, and senior council staff.

At this meeting it was stated that the development would be screened visually from its surroundings and that the area surrounding the ravine was the only part of the site containing natural indigenous vegetation.

The meeting was told that the developer intended to retain this part of the site as a natural area.

A representative of the consultants said that the permanent visual long distance impact from Wynberg Hill was not a significant problem because it was a sparsely populated residential area and was not usually used for scenic drives.

Dr Hey and Professor Rycroft said that neither the National Monuments Council nor the Botanic Gardens were in a position to buy the land in order to prevent the development.

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~~9/10/82~~

Halt call on rent rise

124

P. Dispatch
13/1/82

EAST LONDON — The Coloured Management Committee has called for the immediate suspension of the recent rent increases for council houses.

The committee protested "in the strongest terms" against the city council decision to withdraw a R3 per month subsidy previously paid for people earning less than R100 per month.

"This is an indirect way of punishing poor people," said one committee member, Mr F N Barlow.

"But there is no justification in increasing the rental for homes such as these. Until you can bring the houses up to a standard where increases are justified, rents should stay the same."

The committee called for an urgent meeting with the city council action committee after claiming it was "insulted" by not being consulted before the subsidy — which affects mainly pensioners — was withdrawn.

"This is a grave decision by the action committee — they didn't consult us at all," said Mr J F Temmers. "We should object in the strongest terms we were insulted, not consulted."

The meeting with the action committee will be held as soon as possible. In the meantime, the CMC has called for a suspension of the increases, which were introduced on January 1 — DDR.

13/1/82

ARGUS

13/1/82

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Iico's 'OWN COST' HOMES

Municipal Reporter

CONSTRUCTION giant Iico Homes is to build 1 350 homes in Mitchell's Plain at its own cost. The land for the project will cost more than R5 million.

Up to now the Cape Town City Council has used National Housing funds to build houses at Mitchell's Plain. Iico Homes has been a major contractor in the new suburb.

The new deal between the council and Iico means Iico will buy two block sites to build the 1 350 houses at a cost

of R5,6-million.

Deductions from the amount for services and other costs borne by the council means that about R2,4 million in cash will change hands.

The Iico project is expected to boost the availability of homes for home owners in Mitchell's Plain following cutbacks in Government funds.

The project must still be officially approved by the City Council and the Department of Community Development.

124 E. Post 14/1/82

Post Reporter

FLAT rentals in Port Elizabeth could rise between 20% and 30% this year, according to Mr Jake Kruger, a member of the National Council of the South African Property Owners Association

There had been a "substantial increase in rates and taxes" recently and this would have to be passed on to tenants, he said in an interview

A 20% to 30% rent rise would be a fair reflection of the way property owners' costs had increased

The heavy demand for flats to rent may push rents up, but Mr Kruger believes

Flat tenants in PE facing big increases in rentals

this is an insignificant factor

The trend towards higher flat rentals in Port Elizabeth became apparent earlier this week when it was learnt that the owners of a block of flats in Park Drive had applied to the Rent Board for rentals to be doubled

Most of the tenants of Doncaster Court are pensioners

Mr Kruger said he did not expect the demand for

flats to ease because no new flats were being built and the shortage was chronic

High construction costs, high interest rates and the fear of rent control did not make it "a feasible proposition" to build flats for letting, Mr Kruger said

The chairman of the Port Elizabeth and Midland Branches of the Institute of Estate Agents, Mr Phillip Bowman, said that because of increases in rates, taxes

and interest rates, tenants could expect "a substantial increase" in rents this year

He said there was an acute shortage of flats for letting, especially in the R150 to R200 bracket

"What I've observed is that flats to let are all in the higher price categories. Flats below the R100 bracket are non-existent," Mr Bowman said

It was "impossible" to build flats for rental in Port

Elizabeth The Government should give entrepreneurs tax concessions to encourage them to build

Interest rates were 15,67% To get a return on his investment, the owner of a block to rent would have to hire out a small two-bedroomed flat for at least R450 The only flats or town houses built today on which a reasonable return could be expected were those built for sale under sectional title

Entrepreneurs who could have built a few years ago when interest rates were low failed to do so because of rent control Now it was not profitable to invest in flats for rental

ARCUS 12/1/82

~~257~~ 124

10 534 shacks demolished

Divisional Council Reporter

IN the past six years the Divisional Council has demolished 10 534 numbered shacks and rehoused the occupants, the secretary Mr W R Vivier, told the housing committee yesterday.

Only 3 152 numbered shacks are left, of which nearly half are in Isies River.

But there are still 7 081 unauthorised shacks occupied by families not on the waiting list for council housing. In 1975 there were 6 722 unauthorised shacks.

Mr Vivier's report shows there were 13 716 numbered shacks in 1975.

The largest number of unauthorised shacks are at Hout Bay, Kommetjie and Philadelpia.

The housing committee decided yesterday to look into the possibility of providing piped water for 84 squatter families at Brownes Farm, Lansdowne.

The squatters used to obtain water from standpipes on Lourdes Farm which were removed when the last shack were demolished in September.

Mistakes caused big rent increases

ARGUS

15/1/82

124

THE Divisional Council of the Cape and the Citizens' Housing League made errors which resulted in thousands of tenants receiving highly inflated rent increases.

The Divisional Council has confirmed that it misinterpreted the Government's rent formula, which stated that basic rents should not be increased by more than R10 other than in exceptional cases.

On the basis of this formula, the council sent out about 14 000 rent notices which reflected incorrect increases.

BISHOP LAVIS

Many tenants were sent notices saying that their rents had been increased by about 150 percent whereas the actual increases would have been about 25 percent.

The Citizens' Housing League made a mistake which resulted in Bishop Lavis residents receiving an average increase of R15 (about 65 percent) too much in their accounts.

Before the mistakes were rectified, the following occurred

In Elsies River, many tenants burnt their notices, which in some cases showed increases of as much as R40

Members of 32 civic associations embarked on a rent protest campaign.

The Cape Areas Housing Action Committee, the steering committee for the rent protest, today rejected statements by the Divisional Council and the Citizens' Housing League that they had corrected their rent errors

The committee said in a statement that evidence from tenants conflicted

with information supplied by the organisation and claims that they had corrected their errors

The statement said the rent increases, however minimal, aggravated the hardships of tenants.

DEMANDS

The confusion resulting from the errors added weight to people's demands that all rent increases be stopped and that the Government assume full responsibility for all housing.

The committee said the problem of high rents could be overcome only by increased State subsidies for housing

One protest meeting ended in chaos when a man with an axe ran in

A publication by the Cape Areas Housing Action Committee entitled 'What happens to the money we pay' was issued in which assumptions based on the wrong figures were made.

A petition was eventually signed by 33 000 people and about 50 000 pamphlets protesting against the increases were circulated

The mistakes of the league were spotted soon after the incorrect accounts were sent out

The council misinterpreted the rent formula and instead of imposing a maximum R10 increase it raised many rents by as much as R50

DEPARTMENT

It assumed incorrectly that the Department of Community Development would approve an administrative cost rise

The league's fault was an administrative one. Instead of calculating the Treasury rent at one percent, it was calculated at a higher percentage

Confusion after Divco miscalculates rent increases

CAPE Times
16/1/82
124

Municipal Reporter

THE Cape Divisional Council has not yet informed its thousands of tenants that it miscalculated the rent increases for this year

Many tenants have been overcharged by more than 100 percent

Such was the confusion over the rent hikes in the council's housing estates yesterday that community leaders demanded a full investigation and appealed to the Department of Community Development to take control

They are waiting for a reply from the Minister, Mr Pen Kotze, to a request for an interview

Formula

Senior spokesmen for the council yesterday refused to give a verbal explanation for the mistake which amounted to a misinterpretation of the government's rent formula, resulting in highly-inflated rent hikes effective from this month

This follows an earlier error when the council incorrectly assumed that the department would approve an administration cost rise. The application for an increase of R1 in this respect was turned down after the rent notices were sent out last month. Corrections had to be made early this month.

On the basis of the council's misinterpretation of the rent formula (that basic rents should not be increased by more than R10 except for certain cases),

it sent out 14 000 rent notices

Instead of imposing the R10 maximum, the council raised some rents by nearly R50

According to the Cape Areas Action Housing Committee yesterday, corrections have not been received

Incorrect rent accounts were also sent out by the Citizens Housing League which resulted in Bishop Lavis residents being overcharged by about 65 percent (R15)

Cahac, the umbrella body for 32 community organizations which has spearheaded a protest campaign against the rent increases over the past six weeks, said in a statement that if the council could not understand the rent calculations, then the government should assume "some central control"

Past increases

"Who knows if all past increases have been incorrect?"

Cahac said the confusion added weight to the people's demands that all increases should be stopped. The body pointed out that many could not afford even the basic rent increase limit.

"The only solution is that demands for increased State housing subsidies must be met."

The Cape Times was told by the Divisional Council yesterday to submit written queries on the rents situation on Monday

Study of PE white housing

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124

E-Post 16/1/82



PORT ELIZABETH is to be used for a pilot study aimed at identifying the extent of the white housing crisis and how it can be solved

The study, started by Cape Town-based Property Marketing Services, will cost more than R100 000 and is being underwritten by Johannesburg's Landmark, which recently merged certain interests with the Rink-Concord Group in Port Elizabeth.

The pilot study in Port Elizabeth is being underwritten by Landmark, the Rink-Concord Group and Trek Petroleum and is expected to be the most detailed white housing research project ever undertaken in South Africa

PMS research director Mr Robin Ellis said the results would probably be available in April

Mr Harold Ovsowitz, a director of Rink Estates, said Port Elizabeth was the "obvious choice for the pilot study in view of our group's association with Landmark".

"Port Elizabeth is a microcosm of the South African economy and will not give a distorted picture

"I believe the economic growth of Port Elizabeth has not peaked as is evidenced by the Government's recent announcements to stimulate industrial growth in the Eastern Cape

"This is a tremendously valuable study. It will enable property developers and builders and all those involved in the industry to have available a scientific projection of the housing needs in this area till the year 2000"

Landmark's chairman, Mr Marké Markovitz, said he expected to recover much of his cost by syndicating the research to other major companies and institutions in the residential property field



Property news

by

Ralph Jarvis

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In his proposal on the research, Mr Ellis said the Government had clearly put the onus of solving the white housing crisis on private industry

"It is common cause that South Africa has reached an important stage in the supply of and demand for white housing in South Africa," he said

"This, in turn, has major public sociological, political and economic implications

"Recent Government actions and statements have put the onus of identifying, analysing and solving the white housing crisis squarely on the shoulders of private industry

"Yet private industry does not have the essential information on which to provide the solutions

"This is clear from the excessively cyclical nature of the residential property industry in South Africa and the lack of effective planning by major suppliers and financiers to the property development industry

"There is no base on which to launch an effective programme for providing white housing in South Africa

"What information is available is based on the 1970 census and there have been major demographic changes since then

"It is likely that information from the 1980 census will only be available by 1985 — far too late to deal with the problem

"Conversely, obtaining the correct information will assist private industry in identifying many, so far hidden, opportunities available to it in the white residential property market"

The objectives of the programme are

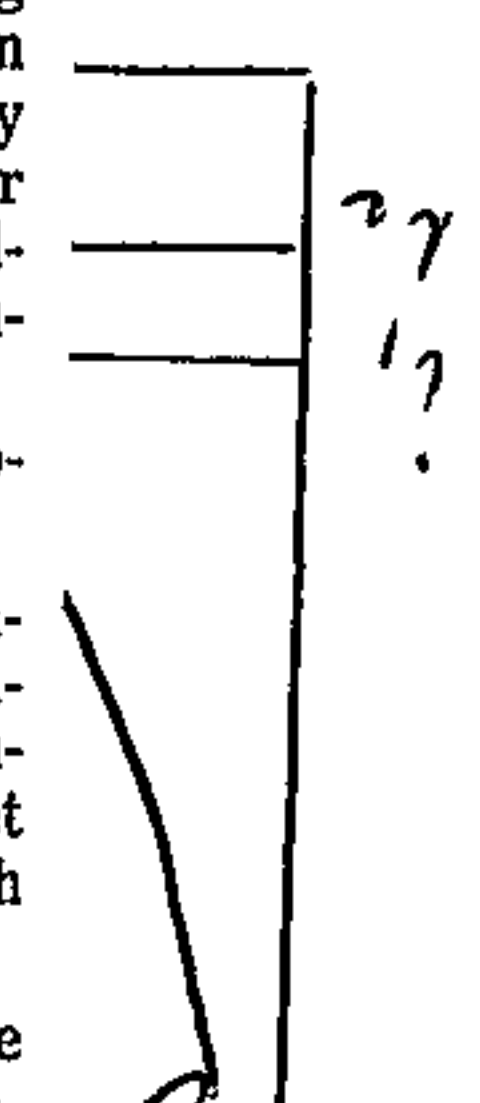
- To assemble quantitative and factual information about the white residential property market in urban areas of South Africa

- To isolate and analyse the major factors which influence the supply and demand for residential property and accommodation

- To make predictions as to the growth of demand for residential property and accommodation at future points in time to the year 2000

- To be specific as to volumes and types of land and dwelling units to be supplied to meet the future demands of the white population at five-year intervals to the year 2000

The context and findings of the study programme will be supplemented by additional information which is likely to be uncovered during the course of the research



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Sale news a shock for flat tenants

ARGUS
18/1/82
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RESIDENTS of Thorniebrae flats in Green Point will have six weeks to vacate their flats or buy them if the planned opening of a sectional title register is confirmed.

On Thursday evening residents of the 160 flats received notices of the sale.

After six weeks their flats will be put up for sale and if sold the tenants will be given two months' notice. They therefore have effectively three months in which to find other accommodation should they not wish to buy.

Mr E Womersley, the chairman of National Mutual which has been appointed to sell the flats, said that many of the tenants who had telephoned about the sale had expressed an interest in buying.

One was Mr G Contas who said he was 'delighted with the news of the sale and would definitely buy.'

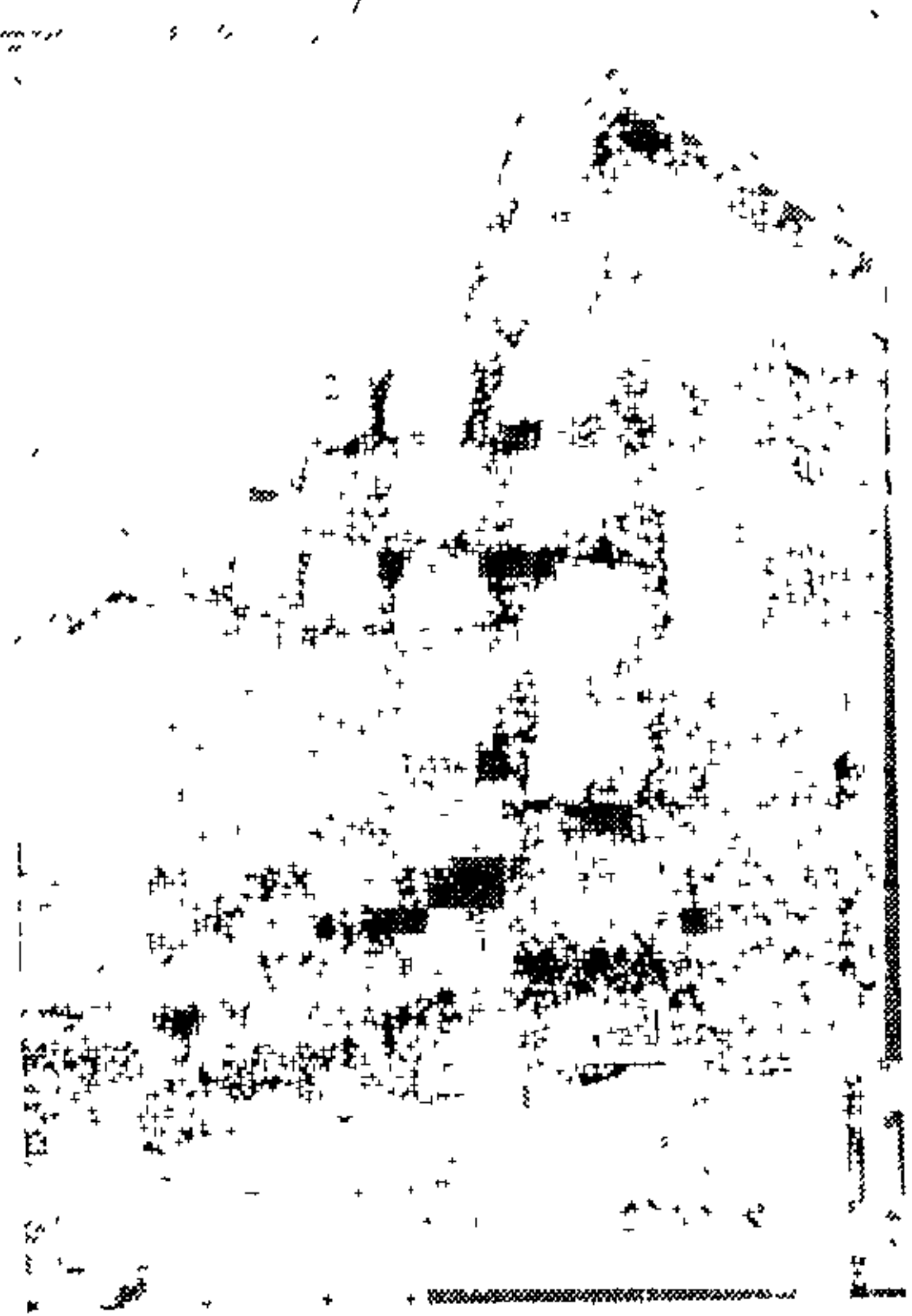
For other tenants, however, the picture is gloomy. Elderly pensioners and single parents with young children are the hardest hit.

An elderly pensioner, who lives alone, said she was 'a nervous bundle' and had been 'in a flat spin' since hearing of the proposed sale.

'Of course I can't buy. It is impossible on a pension of R133 a month,' she said. 'But I can't sit in the street.'

Ever since a Government spokesman said that people in her position should apply to old age homes she has tried to get into a home. But all her applications have been returned because they already have long waiting lists.

National Mutual said it was possible that investors would buy flats and hire them out to tenants.



THORNIEBRAE flats in Green Point.

Another resident said she moved into Thorniebrae she had moved into the flats 11 years ago because she did not want the bother of looking after a house and she felt safer in the flats.

'There is no incentive to buy if you do not know who your neighbours will be. I could move into an old age home but there is a waiting list from here to Timbuktu.'

If she did not buy she would have difficulty in finding other accommodation and if she did buy she would be defeating her original object when

Residents Mr and Mrs B Culbane expressed their sympathy for pensioners and others who would be unable to stay in Thorniebrae. They described the sale as a 'virtual eviction.'

Mr Culbane went to the heart of the problem — the housing shortage. 'I suggest that the Government give entrepreneurs concessions to encourage them to build reasonably good blocks of flats to alleviate the accommodation problem.'

THERE is a hotel in Laingsburg built on slightly higher ground than the rest of the town. It has a panoramic view of the area.

It is called the "Grand" but that in itself is not unusual. Anyone who has travelled in South Africa knows that nearly every country town has a Grand Hotel.

What is significant, is that the hotel epitomizes everything in the new Laingsburg — the desire for a new life, a chance to throw off the old.

The hotel was untouched by the floodwaters, but Lawrence and Jenny Hart, who run it, have been busy in the past year repainting it and turning it into a haven the town can be proud of.

And this is what the other people of Laingsburg want. Something to be proud of. Houses, homes, people — a chance to push the horrors of that Sunday last year to the back of their minds.

Difficult

But this has been difficult. There are some houses being built in the town but these are for municipal officials like Mr Nico Mans, the Town Clerk, whose wife died in the floods, Mr Faie Visser, the health inspector, and the Rev J M Ackerman, the new spiritual leader whose predecessor, the Rev Malan Jacobs, also died in the floods.

No houses have yet been built for the rest of the homeless who have been living for almost a year in prefabricated houses around the town. These are small, excruciatingly hot and dust manages to get everywhere.

The townfolk are becoming restless. They need to see something happening, some form of action to allay their fears that the farming centre will become a ghost town.

There have been gipes about the payments from the disaster funds and many people have said they would have been better off if they had not been insured. Others have left the town — but it is difficult to estimate how

ON January 25 1981, a wall of water struck Laingsburg after heavy rain in the Moor-denaarskaroo. When it had passed, the town had been virtually washed away along with more than 100 people. This month, Stephen Wrottesley, the first reporter into the town after the flood, returned to the town. This is his report.



Left. One of the few houses damaged by the flood still standing in the new burial ground with a gravestone is surrounded by others whose only

Laingsburg fig

18/1/82
CAPE TIMES 124 58



Laingsburg's main street a few hours after the flood — a sea of muddy brown water from end to end flanked by submerged buildings. On the right is the church. This moving photograph is taken from G F Marais's book, "Day of the Buffalo"

many

Mr Ackerman said his congregation had gone down 20 percent, but included in this figure are many of the 104 people who died or went missing during the floods.

'Hurt terribly'

"The people have been hurt terribly," he said.

Mr Ackerman has had one of the most difficult jobs in the town — that of ministering to the emotional needs of his congregation. He readily admits it has been a problem and says that many of the elderly people who lost everything have given up the

will to live and are now just waiting to die.

However, he hopes to change these attitudes.

I spoke to him while he was making plans for the memorial service and other events to be held this weekend.

To him, one of the most important events will be the exchanging of bouquets between the elderly and the young in thanks of what each group has done for the other.

Thanks

The ceremony will culminate in the presentation of a bouquet to the South African flag, the

town's symbolic gesture of thanks to the rest of the country for all the assistance given in the past year.

Mr Ackerman's home is next to the church, which is undergoing repairs. The floorboards have been lifted and he recently conducted a wedding from the church's balconies. He stood on one balcony with the couple while the congregation sat on the other.

Many of the other prefabricated homes are up on a windswept hill on the side of the Buffalo River. Some of the new houses will be built there. Some will overlook the nearby

new graveyard, which might have to be moved when building starts.

The graveyard, in which those victims of the flood who were found are buried, is much the same as it was when it was started.

Empty graves

A score of graves are empty. It's almost as if the residents are hoping that more bodies will be found so they can be given a decent burial.

Only one grave has a gravestone. It's the resting place of Magdalena Drotskie, who died at the age of 96. Other graves have hast-



town Centre Mr Fanie Visser, the town's health inspector, with his daughter Stephanie Right: The only grave in the y markers are stones or pieces of wood In the background are some of the prefabricated houses in which many of the survivors are living.

Pictures Stephen Wrottesley

ht for new life

ily-made wooden crosses The names of those identified have been painted on to the pieces of wood

No building has started on the nearby housing site, although there was talk last year that the reconstruction would have been completed by Christmas

The old part of the town now looks like a new housing estate, with large expanses of open ground and a few prefabricated homes

Passing through the town quickly it is difficult to tell there was a flood last year The Buffalo River has only the slightest traces of water in it The debris and rubble have all been removed

Building

The building which is presently taking place is municipal work and is on sites where houses destroyed in the flood once stood But this does not worry Mr Mans, whose home will be about 200m from his old house

The plot is above the new floodline at 648m above sea level

More than 180 homes were lost during the flood, but only about 22 houses will be built in the town itself, making a total of 60 houses Another 120 or so will be built in the new housing area, causing a splitting of the popula-

tion About 130 mobile buildings are housing the homeless Asked when their houses would be built, Mr Mans said there were problems with the tenders for the reconstruction programme

"We hope the builders will start in February, but I can't be sure of that

"A lot of the families af-

people who had insurance on their properties would have to hand the full amount over to the authorities

This meant that those who had bonds would, unlike in usual accidents in which the insurance is used to pay off the loan, have to renegotiate loans This in a time when money was tight, he said



One of the first houses under construction in the town since the flood In the background are prefabricated houses.

ected by the flood are not going to rebuild A few of them left and only about 160 houses will be built "

Mr Mans spoke about the financing and what the new houses would be like He said the choice of design would be left up to the people Financing would come from the Department of Community Development but those

However, those without insurance would also be given houses Asked whether this would not spark off resentment amongst those who had paid their insurance premiums, he said there were problems and agreed that many people had said they would have been better off uninsured

One of the main prob-

lems following the floods was the near-destruction of the town's business community Shopkeepers with small businesses who could not afford the months without income have left

Still waiting

Asked about other aspects in the aftermath of the flood, he said many of the town's residents were still waiting for payments from the disaster fund

About the disaster and the affect it has had on the community, Mr Mans said "It's difficult for them to accept it They've got a lot of problems They're struggling "

He specifically named the elderly "The old people have got a problem They lost everything they owned They've lived all their years and they've got nothing They are old already and they cannot do anything now They're just waiting now

"We have got some people who just can't go on the elderly and some young people who are not very strong "

However, he hoped that some of those who had left would come back and that the population of the town would return to normal

The town's residents do not talk about the flood "The people don't want to talk about it They want to forget the flood But you

ast can't forget it It will stay in our minds "

"You can be doing some work and you just go back to it the day of January 25 "

"It's not the end of the disaster The end of the disaster will be in another two or three years But we must go on "

One of those who thought of leaving after the flood was the town's health inspector, Mr Fanie Visser, who has a farm in the Sutherland area Although it has not done well, it is still a lure

"Just after the flood I thought 'now is the time' But then I thought it was as if I was running away," he said

Mr Visser is the father of the first true Laingsburg baby born after the flood His wife Winnie gave birth to Stephanie on March 6 last year in the Laingsburg Hospital Other babies had been born there before, but they came from outlying areas Other Laingsburgers had given birth in other towns But Stephanie was the first "true blue" Laingsburger

Promising future

Mr Visser said he now felt he would be staying in Laingsburg and saw a promising future for the town

But the situation was best summed up Mr Ackerman "It is unrealistic for someone to say 'when Laingsburg is the same' The whole community will never be the same "

"It is a privilege for someone in my position to come here and stay with them "

CANAC

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Minister S
'no' to rents
delegation

THE Minister of Community Development, Mr Pen Kotze, will not meet representatives of the Cape Areas Housing Action Committee (Cahac) tomorrow on the rents issue

Cahac asked for a meeting tomorrow to discuss rent increases

A spokesman said Mr Kotze's schedule was tight. The letter requesting the meeting, had arrived only 'a day or two' ago

The meeting for tomorrow would, therefore, not be possible, he said

The spokesman said it would at this stage be impossible to say when the Minister would meet Cahac

He added it would be as soon as possible.

About 2 000 people decided at a meeting in Mitchell's Plain last Sunday to send a deputation to the Minister to protest against rent increases.

Housing cutback a double blow to city

Argus 20/1/82

Municipal Reporter
HUGE cutbacks in State housing expenditure announced yesterday will mean a double blow to Cape Town, where the housing allocation has already been cut from more than R100-million to R40-million.

Municipal officials and councillors are extremely concerned about the R500-million cutbacks for 1982/83 announced by the Director-General of Community Development Mr Louis Fouche Cape Town, with a large coloured population and more than 20 000 people on the waiting list for homes is particularly vulnerable to cuts in housing expenditure.

The council's plan to try to wipe out the backlog suffered a serious blow last year when its housing finance allocation of R119-million was cut to R40-million after it was already committed to spend R69-million to make up the difference by raising R29-million in 'bridging' finance to pay urgent house construction bills.

The fact that the council had to raise this money on the open market meant that the cost of these houses would be higher.

The Town Clerk, Mr H G Heugh, described yesterday's cutback as a serious blow to Cape Town's housing programme especially for Mitchell's Plain which would be put back more than a year.

The City Treasurer, Mr J B Watkins-Baker, said the council had asked for a 1982/83 allocation of R49-million and it was extremely unfortunate if this figure was cut.

In the light of Mr Fouche's statement it seemed likely that it would be cut.

He said the actual allocation was made by the State sometime in March and the full effect of the

Housing

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(Continued from Page 1)

Fouche's statement yesterday in which he said he was disappointed that the private sector had not become involved in providing housing, the chairman of the City Council's Housing Committee, Mrs Eulahe Stott, said it was a ludicrous suggestion.

'It is totally unrealistic to expect the private sector to provide millions of rands for low income housing

'A business is a business and it's there to make a profit. How can one expect business A to invest in housing while business B does not but they both have to sell their products at the same price,' she added

If the Government wants the private sector to invest in housing then it must make low interest loans available or introduce a bonus bond type scheme to raise money for housing

'However, the private sector should never be a substitute for the Government's responsibility to provide the millions of rands necessary to house the people of South Africa

'The housing situation with its huge backlogs is the direct effect of the Government not making adequate funds available in the past'

cut on Cape Town's housing programme could not be assessed until then

The City Council's Housing Committee meets today and is likely to discuss the cutback

Commenting on Mr

(Contd on Page 3, col 8)

Housing crisis 'forces Grabouw family to live in pigsty'

124 Argus 20/1/82

COLOURED housing at Grabouw was 'in a state of emergency' with people living 'in anything, including a pigsty, as long as they have a roof.' a four-man delegation has told the Deputy Minister of Internal Affairs, Mr P H Badenhorst.

The delegation also threatened that 'unless finance is given for housing in Grabouw this year, the management committee will be dissolved and further action will be taken.'

Mr Percy Carolus, chairman of the management committee, told Mr Badenhorst 32 lived in one two-roomed house, 28 in another and a family lived in a pigsty.

'The situation is critical,' Mr Carolus said. 'Society is breaking down in Grabouw. Alcoholism is increasing because young people want to get married but cannot find houses.'

'Crime has risen 30 percent in the past five years, and it is becoming impossible to keep children at school. — They have no place to study, so the failure rate is far too high.'

Mr Carolus met Mr Badenhorst with Mr M Marshall of the Labour Party, Mr A Fortuyn of the Grabouw Action Committee and Mr D Adendorf of the town's 'rate-payers' association.

'A meeting held last October had to be re-stained from marching in protest against the Government and with-

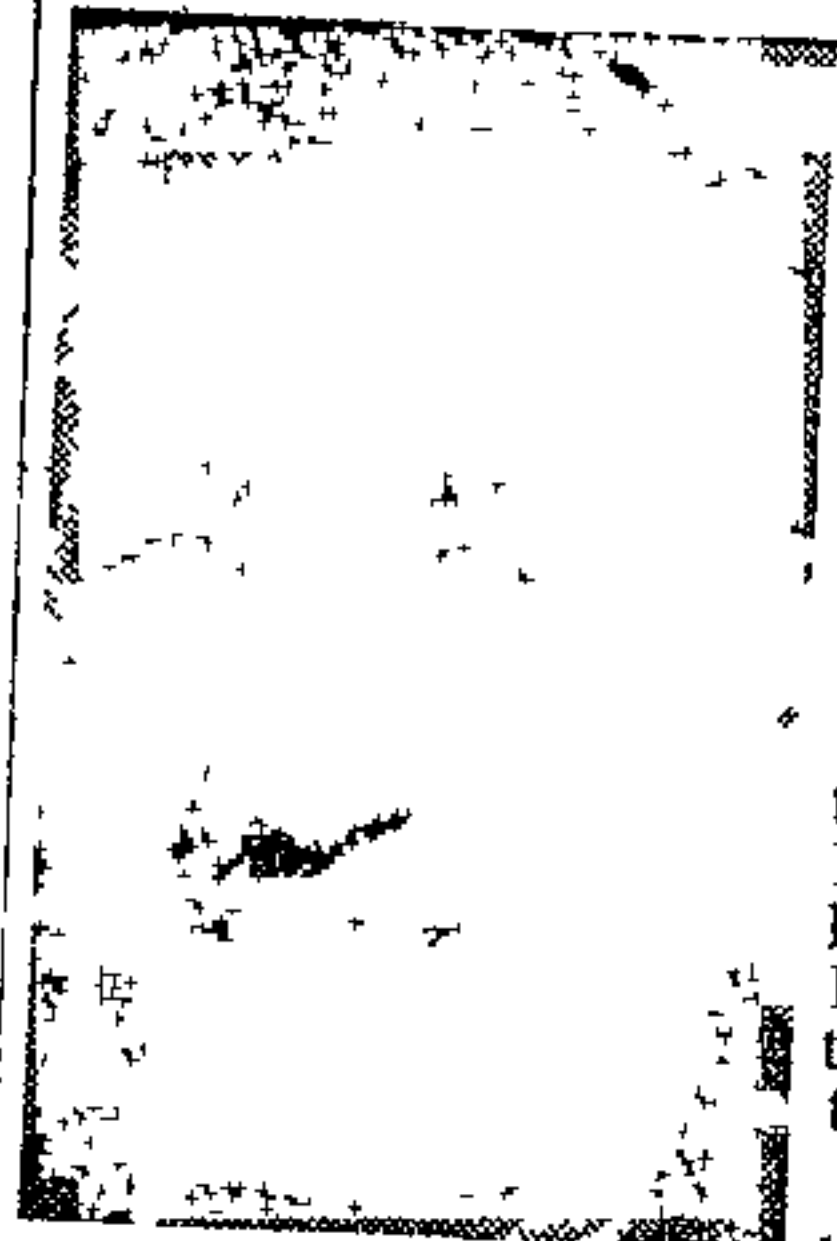
holding rents. We persuaded the people it would be better to meet the Minister and explain our problems, which we have now done,' Mr Carolus said.

'No houses had been built in the town for 18 years and unless something is provided in the next budget, the management committee will be dissolved.'

'We can no longer tolerate the inhuman conditions under which people are living. Something must be done,' he said.

Ministers 'no' to rent talks condemned

124



MR PEN KOTZE
... schedule too tight

THE Cape Areas Housing Action Committee (Cahac) has condemned the refusal of the Minister of Community Development, Mr Pen Kotze, to meet a delegation on the rents issue today

Cahac, an umbrella body representing 34 organisations, had asked to meet the Minister to discuss rent increases following a protest meeting in Mitchell's Plain atten-

ded by about 3 000 people

A spokesman for the Minister said yesterday the meeting would not be possible at this stage because Mr Kotze's schedule was tight

'INSENSITIVE'

Cahac said in a statement that the refusal of the Minister to meet 'a delegation of democratically elected representatives of the people was an indication of the insensi-

tivity of the lawmakers to the needs of the people'

Cahac added that the fact that 40 000 people had signed a petition in support of the demands to stop rent increases 'appeared not to matter'

A spokesman for Cahac said the request for the meeting had been made on January 10, immediately after the rally attended by more than 3 000 people, and not a day or

two ago as claimed by the Minister's office

The Auxiliary Archbishop of the Roman Catholic Church, Bishop Stephen Naidoo, today expressed disappointment at the delay in the meeting

'I should hope the Minister will see the delegation as soon as possible because this is a very important issue that affects people's daily lives,' he said.

(CAHAC)

D. Dispaton 20/11/82 (124)

Martinsen sure of getting housing cash

EAST LONDON — The city housing department says there is "no turning back" on the R20 million Buffalo Flats Extension — despite a government decision to delay the spending of R500 million on housing projects

City housing director Mr Ken Martinsen said yesterday he was "confident" the 1 600 new homes would still be built in extensions 4 to 7

A final decision on the future of the housing scheme will only be available today, according to Mr Martinsen, after a meeting of the National Housing Commission to discuss funding for the scheme

The Buffalo Flats scheme — which has already been approved by the Department of Community Development — was one of the projects which could be affected by the Treasury decision to cut back on funds for housing, he said

According to Community Development, approved projects will be delayed indefinitely because of the Treasury decision

In a statement released on Monday the department stated clearly that no new projects would be started. Projects which had already been started, or for which tenders had been called, would go ahead

Mr Martinsen said, however, that the Buffalo Flats extensions were not a new project

"We have already started the heavy infrastructure for the area, so no one can say this is a new project. As far as I am concerned we are locked into that scheme and there is no turning back"

At present engineers are laying on water and sewage lines for the area, and an expediting survey has been completed

"There's no way we can accept a 'no' from the Housing Commission," Mr Martinsen said. "If anyone needs priority when it comes to housing, it's East London"

"We have to programme our development, and if we don't carry out year to year development we will fall behind. It doesn't help

to plan all these schemes if there are no funds from government"

With 360 coloured houses being added to the housing waiting list each year, however, a "very grim" situation was developing

Even though building had already started in the Braelynn Heights extension, and was not likely to be affected by the Treasury decision, there was still a need for Indian housing

For whites, new schemes were planned in Morning-side and Stoney Drift, Mr Martinsen said, but these were also dependent on funds from government

A spokesman for Mdantsane Special Organisation said the position was "unclear" in Duncan Village, however. As the rate of removals from the area depends on the rate of building in Mdantsane, the project will probably slow down

"But no one can say yet what influence the decision will have," the spokesman said — DDR

Fouche: Treasury still owes R600m

JOHANNESBURG — The Director-General of Community Development, Mr Louis Fouche, said yesterday that Treasury finance amounting to between R600 and R700 million was still being awaited for government housing schemes which had been approved

The Steyn Committee on the financial aspects of private sector involvement in the housing problems of South Africa was also making good progress, Mr Boet Viljoen, chairman of an earlier committee which recommended certain steps to ease the housing backlog said

The committee met in Cape Town for a second time this week

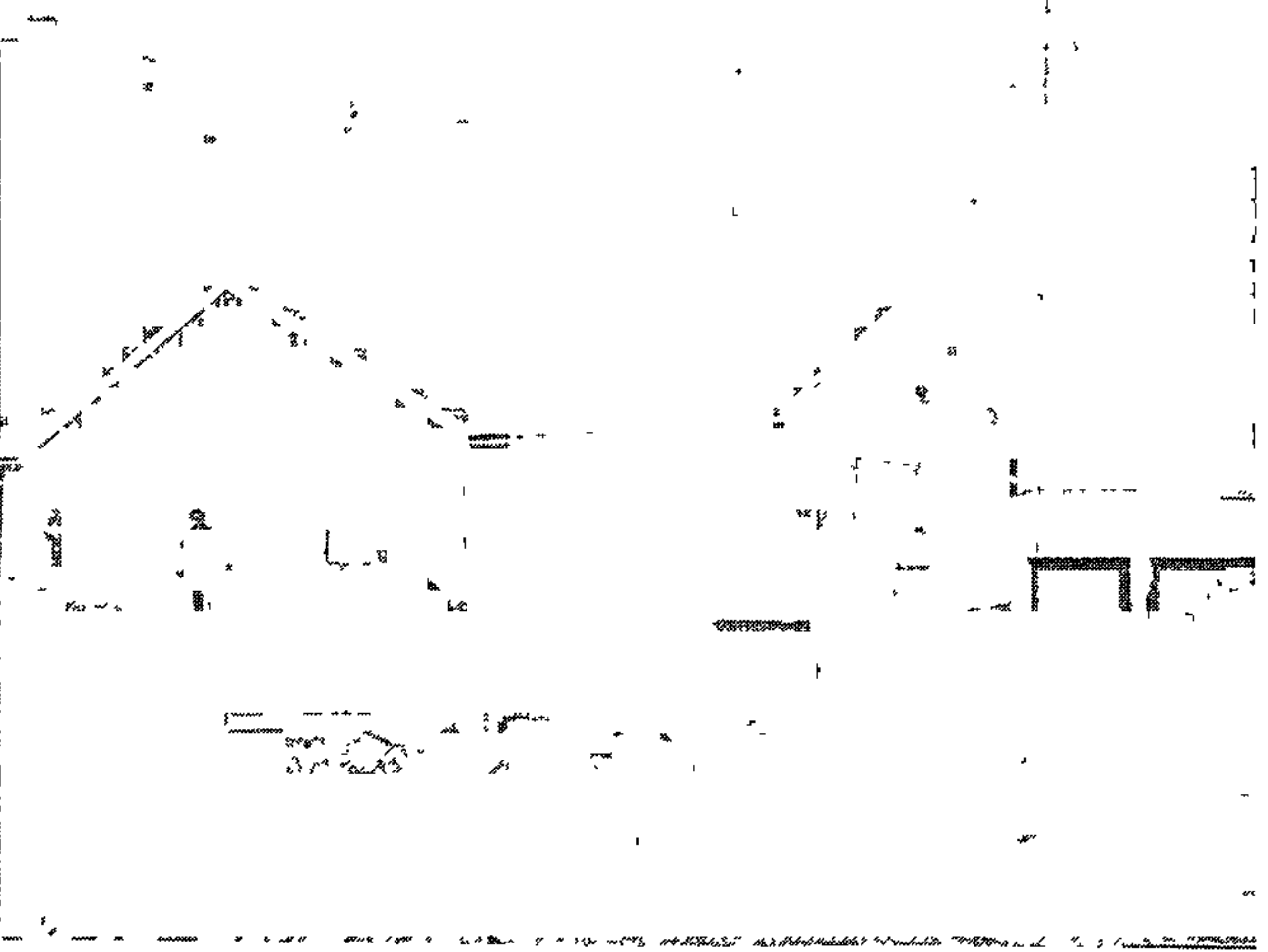
The proposals of the Viljoen Committee still have to be published in full, but reports say these are likely to include the phasing-out of subsidies on the grounds that about 80 per cent of black urban residents now earn enough to afford more realistic rental and bond payments — SAPA

Cuts hit Border

KING WILLIAM'S TOWN — Plans for development in Breidbach and at the senior citizens centre may have to be shelved because of the government decision to delay spending R500 million intended for housing development, according to municipal officials

King William's Town municipality applied for more than R1 million government aid for development in Breidbach this year

Development in coloured areas in Aliwal North and Queenstown has also been stalled by the Treasury's decision — DDR



Building goes ahead in the Braelynn Heights Extension home-ownership scheme but more Indian housing is needed — and could be delayed by the government's decision to delay spending on housing projects

Housing cutback shocks council

CAPE TOWN'S
20/1/82
124

By JANE ARBOUS
Municipal Reporter

THE drastic cutback in housing funds proposed by the State Treasury would mean the shelving of urgently-needed housing projects in the Cape Town area, the City Council said yesterday.

Already faced with a housing crisis, the council yesterday reeled under the financial blow delivered by the Department of Community Development

And although the Divisional Council of the Cape — as well as the City Council — has not yet been informed officially of the 1982/83 fiscal year's financial allocation, a Divisional Council spokesman said "If we don't have money, we can't build houses."

The Divisional Council secretary, Mr W R Vivier, declined to comment on how the cuts would affect the council's housing schemes

"Disturbed" and "dismayed" over the announcement to cut back on funds available for housing to black and white people throughout the country, spokesmen said the consequent delay in projects would result in massive escalation of costs

Greater costs

Ultimately, this would directly affect tenants as rents would go up to cover the greater costs, they said

The Department of Community Development announced on Monday that approved housing projects worth R500-million would be delayed because of lack of funds. However, the estimated expenditure

for the 1981/82 financial year of R290 850 000 would be spent

Over the past few years the City Council has been millions of rands short of permitted contractual commitments.

'Very disturbed'

The Town Clerk, Mr Granger Heugh, said he was "very disturbed" about the situation, adding that Cape Town's model coloured township, Mitchells Plain, would be hardest-hit by the lack of funds

The cost of council projects has already fallen short of the 1981/82 allocation and it has had to obtain bridging finance at an interest rate of 14 percent. It will have to recoup this money from next year's allocation

The chairman of the Housing Committee, Mrs Eulalie Stott, said any further cutbacks in funds would mean the postponement of small, but urgently-needed projects

First for the axe

The first to get the axe would be the R1-million project to upgrade electricity installations in low-income houses, she said. Another would be the housing for Schotsche Kloof.

She appealed to the cabinet to allocate more funds for housing, especially for housing subsidies "Virtually nobody in the R150 and R250 income bracket can afford present rentals"

Mrs Stott has always regarded the government call to the private sector to get involved in housing as a ludicrous suggestion

CAPL Times (124) 2/1/82

Vivier explains increases in rents

Municipal Reporter

ABOUT 2 000 of the 11 000 tenants in Divisional Council housing estates were affected by rental "recalculations" which were caused by a change in the interpretation of the basic rent system.

Clarifying the confused situation on rent increases yesterday the council secretary Mr W R Vivier, said all those affected had been notified of the correct rentals.

Also replying to protests against allegedly high rents imposed this year, he said most increases were below R13 a month (including increased water and assessment rate contributions), 80 percent of which were less than R3 a month.

Income survey

In terms of the Department of Community Development policy, rentals in respect of all housing letting units are recalculated annually, based on an income survey form submitted by each tenant in respect of a predetermined month's income.

With the implementation of the council's rental increases on January 1 of each year, all tenants in letting units, other than in Atlantis, were advised of their 1982 rentals in late November.

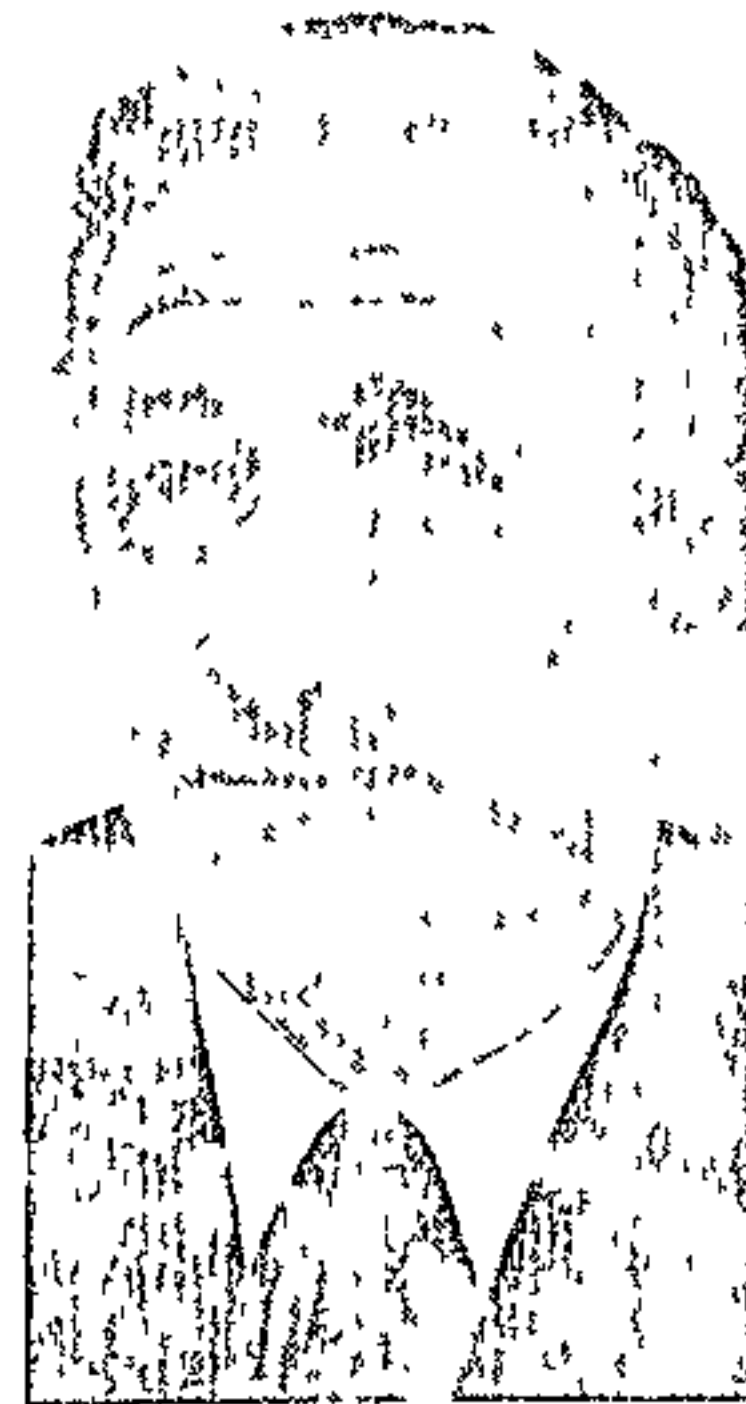
As a result of complaints over the increases, the application of certain provisions in circulars 9 and 10 of 1982 from the Department of Community Development which provided for softening of rentals to tenants moving from a lower to a higher rental income category, were investigated.

Mr Vivier said it was found that the relevant sections of these circulars

were ambiguous particularly on the question of the degree of the softening in rentals to be applied for 1982 and subsequent years, as well as to who would qualify for the softening.

The council submitted certain proposals to the Department of Community

Development on how it thought the relevant sections should be interpreted to minimize the impact of the increased rentals. These proposals were approved by the department and the rentals of all tenants affected were recalculated in line with the approved interpretation which was the following:



Mr W R Vivier

○ That tenants earning in excess of R250 per month who have moved from one income category to the next have to pay the full basic rental applicable to the preceding income category plus R10 subject to the 1982 rental not exceeding the full basic rental for the category. Mr Vivier stressed that this concession had to be decreased annually by R10 per month per annum until the full rental for the specific unit and income group had been reached.

Mr Vivier said all tenants were required to submit income survey forms annually in terms of the Department of Community Development's Housing Code to qualify for subsidised housing.

Two reminders

In spite of two reminders, about 1 000 tenants had not submitted these surveys in time. In terms of the Housing Code, such tenants could not be subsidised and the rentals advised to them were the rentals applicable to the highest income group, i.e. the rentals applicable to persons earning in excess of R650 per month.

Mr Vivier said he suspected that these tenants received most, if not all of the R50 a month rental increases against which they had protested. As in the past, the council would adjust these rentals on receipt of the necessary income survey forms.

Expert: US is taking risk on SWA

From JOHN MATISONN

WASHINGTON — Despite reports of progress, the Reagan administration's SWA Namibia initiative is a high-risk gambit, an Africa expert close to the administration says.

Even some architects and well-wishers of the administration's policy of constructive engagement with South Africa are wary that South Africa may be operating on its old two track policy of negotiating an international settlement while retaining the option of rejecting it, said Mrs Helen Kitchen of Georgetown University.

South Africa may be "gobbling up Washington's carrots appreciatively, and co-operating in all the early steps towards an election in Namibia while retaining the ability to jump off the train onto another track if it appears that the domestic political costs of a Namibian settlement would be too high."

Strongest card

The administration's strongest card was the fact that South Africa could never get a better deal with another US administration.

Mrs Kitchen replaced Dr Chester Crocker as director of African Studies at the Georgetown University's Centre for Strategic and International Studies when he became Assistant Secretary of State for African Affairs.



THE TAMBOURS KLOOF R is having a general meeting at the Wendy Crocker in Kloof. Mr Norman Osburn will

THE SOUTH AFRICAN ICE will hold a disco on January Hall. Music will be by John available from Fina Maneve or Aileen Macleod - 265 739

THE KELLY'S HEROES A Africa will be screening Kelly

Housing funds (124) decision delayed^{D.}

21/1/82

Dispatch

EAST LONDON — Funding for the Buffalo Flats Extension development scheme has still not been finalised, according to the city housing director, Mr Ken Martinsen

sions 4 to 7 if approved — was not discussed at this week's meeting of the National Housing Commission (NHC) in Pretoria because of "administrative problems," he said

The scheme — which would add 1 600 new homes for coloured people in Buffalo Flats Extension

Mr Martinsen was told the matter will be discussed at the next NHC executive meeting on February 2 — DDR

More cuts in State spending

~~124~~

124

E. Post
2/1/82

By SANDRA SMITH
MASSIVE cutbacks in Government spending will be announced in the near future, the Administrator of the Cap^e, Mr Gene Louw, said today.

In an interview at H F Verwoerd Airport, Port Elizabeth, Mr Louw was asked whether cuts similar to those which the Government had made in the funding of housing could be expected at provincial level.

He said "This is part and parcel of a wave of such announcements by the Government"

Heavy cutbacks could be expected in provincial budgets and in all Government spending "within a month or two", he said

Mr Louw was in Port Elizabeth for a brief visit during which he was taken on a tour of Livingstone Hospital, his first since he became Administrator

He was met by the Eastern Cape's Regional Medical Superintendent, Dr Peter Vurgarellis, who said one reason for the Admin-

Louw warns of drastic pruning soon

istrator being invited to Port Elizabeth was to bring problems being experienced by the hospital to his attention

"We are trying to get funds allocated, and we are jockeying for position like everyone else," he said

Hospital projects to the value of R1 425 700 are under way at Livingstone, while other projects to cost an estimated R2 001 900, are planned for the near future

These included extensions to the hospital's casualty department. Conditions there were criticised in a recent petition signed by hospital doctors and submitted to the Department of Health

Asked whether these projects would be delayed, Mr Louw said that once the nature of the budget cut-

backs was known, a programme of priorities would be drawn up by the province

But "the Livingstone casualty project will receive top priority", he said

In a speech later today to members of the hospital board, staff and invited guests, Mr Louw said "We will redirect finances where we can and try to be of assistance, but I do not want to raise false hopes — hence my appeal to you to try and succeed with existing means and funds"

A cheque for R20 000 towards the cost of the hospital's new chapel, built for R80 000, was presented to Mr Louw. This money was raised by the Chapel Committee, an inter-denominational body of churchmen

● Picture — Page 4

Housing cut-back 'a social disaster'

APR 21/1/82

124

THE Government's failure to make adequate funds available to embark on new approved housing schemes is 'a social disaster' for thousands of people whose lives are bedevilled by the lack of a home of their own.

This is the view of Mrs Eulalie Stott, chairman of the City Council's housing committee who was commenting on an announcement by the Department of Community Development that approved projects worth R500-million were being delayed because of shortage of money.

PRIORITY

'These new schemes are desperately needed. The Government simply must realise that they have to give housing greater priority,' she said.

Mr J G Brand, the City Engineer, said it would be a big disappointment if the council had to cut back any further on its housing projects.

'There is a big backlog in housing and prices are rising fast.'

'But most important and tragic is that we will lose jobs and know-how if there are cut-backs.'

KNOW-HOW

'We have built up the know-how and resources in the City Council and the Western Cape to build houses in large numbers very cheaply.'

Mr Brand said the present contract at Mitchell's Plain would be finished in the middle of next year and new contracts should have started already.

Cape Times 20/1/82 (124)

Badenhorst told of pig-sty homes

By LOUISE DENDY-YOUNG

COMPLAINTS that coloured people are being forced to live in pig sties, cowsheds and stables because of the housing shortage in Grabouw have been presented to the Deputy Minister of Internal Affairs Mr P J Badenhorst

A deputation of five residents led by Mr Percy Carolus, chairman of the Management Committee of Grabouw's coloured suburb, Pineview, called on the Deputy Minister on Monday

"Mr Badenhorst telephoned the Minister of Internal Affairs Mr Chris Heunis while we were there and then told us the minister was sympathetic and had said the matter would be given priority," Mr Carolus said

Mr Badenhorst was unavailable for comment yesterday but Mr Heunis's private secretary confirmed that the minister had been informed about the issue. He said he could not comment further and that Mr Heunis was unavailable for comment

We feel we have taken the

matter as far as we can — that we have used all the ammunition we have now," said Mr Carolus

He said the deputation had pointed out to Mr Badenhorst that the 8 000 odd people living in Pineview — a suburb on the outskirts of the rich apple farming town — were living up to 32 people to a two-roomed house

"People are hiring pig sties, cowsheds and stables just to be able to stay somewhere

The management committee has decided to call it an emer-

gency area. The crime rate has increased by 30 per cent over the last five years, there's a high failure rate in the schools and families are breaking down. It's all because of the housing shortage. Sometimes the husband, wife and children all live in different places — anywhere where a bed is available," he said

Mr Carolus said the last time houses were built in Pineview was 18 years ago

"We can't breathe there any more," he said

MR BARLOW

Dispatch (124)
22/1/82
Fears of
bigger
squatter
problem

EAST LONDON — The housing portfolio holder on the Coloured Management Committee (CMC), Mr F N Barlow said last night the decision to cut back on funds available for housing could contribute further to the increase in the squatter problem

Although the City housing director Mr Ken Martinsen had expressed confidence that the 1 600 new homes would still be built in Buffalo Extensions 4 to 7, Mr Barlow doubted whether that would happen in view of the statement released by the Department of Community Development, saying that approved projects would be delayed indefinitely because of Treasury cuts

"The decision of the Treasury is viewed with grave concern more especially as we have a waiting list for Coloured housing of over 2 000 families besides a monthly increase from new applicants," Mr Barlow said

He said families were flocking to East London from other Border towns and Transkei. Added to this Mr Barlow said numerous families who intended moving out of the Ciskei would have to be absorbed by East London

"The provision of housing by the government for its people is equal in importance to training our soldiers and arming them to defend South Africa

"Since the local residents had already been told R20 million would be spent to build homes for them in Buffalo Flats Extension it would be unchristian to, at this stage, tell them the project had been frozen in view of the Treasury decision especially since the scheme had already been approved by the Department of Community Development," Mr Barlow said

He said if the government deprived the people of a home they would not only be confronted with an increase in squatter problem but a health hazard as well

"This will result in them spending more money to combat those problems than what it would have cost to build homes

"It is hoped that the government will use whatever alternatives available to build these much needed homes to satisfy the people's needs

"We have enough evidence of overcrowding in our areas compounded with the fact that some people had been on the waiting list for housing for more than 15 years since the old East Bank location was demolished," Mr Barlow said — DDR

See also page 3

Home Crusade in Hex River Valley

31
124
C. Botha

Vineyard families live 'in squalor'

Argus 22/1/82

AMID the orchards and vineyards of the Hex River Valley — probably the most densely populated farming area in South Africa — thousands of lives are lived out in deprivation, misery and ignorance.

This is the sad fact brought to light in a comprehensive report drawn up by a young special worker, Mr Chris Botha, who is dedicated to improving conditions for farm labourers in the valley.

Not only does he hope to serve the interests of the labourers with his task, but he is certain that the fruits of his labours will also be seen in improved productivity on the farms — on inevitable consequence, he feels, of a contented workforce.

Lack of sanitation is but one of the many concerns Mr Botha found with the housing of farm workers.

He says that on 83 of the 172 farms in the area there were shortcomings in the housing, judged on the standards laid down in health legislation.

According to the clinical medical officer these shortcomings are limited to broken windows, dirty walls and pool sanitation, and may, in nearly all cases, be attributed to the low living standard of the farm labourer as well as a lack of proper supervision by some farm owners. Houses in the De Doorns municipal township are all, according to Mr Botha, overcrowded — most families consist of between eight and ten members.

There are six primary schools in the Valley, four of which provide education to standard four level, one to standard five and one to standard six.

Attendance figures show that few pupils progress as far as the highest standard, most reaching only standard three or four. The schools operate on a double-shift system.

Mr Botha wants the local schools to take more responsibility for the broad education of children, and suggests that teachers be better schooled in dealing with children from problem homes.

The report goes on to mention the lack of many facilities, such as libraries, transport and telephones, and reveals that a high percentage of children are ill-nourished.

POPULATION

The total population of the Valley is 11 140 — 6 599 whites, 7 778 coloured people, and

BUCKET

In the Municipal area, which includes 15 farms, 49% of town-

A YOUNG social worker — Mr Chris Botha of Worcester — has launched a lone crusade, backed by the Worcester Child and Family Care Society and the Hexvallei Community Development Committee, to improve social, work and living conditions for farm labourers in the Hex River Valley.

He and the Hexvallei Committee have realised, after being in operation for a year, that more resources — both human and financial — than are currently available will be needed for this mammoth task.

Anyone interested in the project, particularly farmers, is invited to attend a symposium at De Doorns Voorbereidingskool Hall at 2 pm on Monday January 25.

The aim of the symposium is to thrash out ideas for accumulating funds. Among the guest speakers will be Mr Piet Badenhorst, Deputy Minister of Internal Affairs.

To set the scene Mr Botha has released to the Argus a copy of a report he has drawn up, identifying the problems in the area.

observed
a city
Ward

22/1/82

Botha's chief concern is with the coloured people. One of the main problems, he has found, is over-crowding of small houses with large families.

At the root of this appears to be the high birth-rate, because of a reluctance to use contraception.

Mr Botha says that in 1980 1 133 coloured babies were born in the Valley, compared with 132 white babies, and this figure seems to rise each year.

ILLEGITIMATE

The majority of these babies are illegitimate, which adds to the problem.

According to a clinical medical officer in the Valley teenage girls, between 16 and 17 years old, have an 'obsession' to bear a child.

The girls regard a baby as a status symbol — a means of gaining acceptance as adults.

Mr Botha has discovered that the men, too, are often to blame for women refusing to use contraceptives. They feel children add to their personal prestige, and fear that if their women use contraceptives they will be encouraged to be unfaithful.

PROJECT

Mr Botha recommends a large-scale family planning project be launched in the area. Those involved should have respect and patience with local superstitions and outmoded ideas, and a fine understanding of the needs of the people.

He is concerned, too, at the 'shocking' high infant mortality rate, caused mainly by gastro-enteritis.

In this, he feels farmers could help improve the situation. Farmers' wives should control and encourage clinic attendance, and each farm should see that effective rubbish removal, washing and toilet facilities are available and made use of.

bucket system for their sanitation needs. The buckets are emptied twice a week. None of the houses in the township have indoor washing facilities, and the Municipality finds it a 'headache' to cope with refuse removals.

'Teenage girls have an obsession to bear a child'

Mr Botha feels housing should not be regarded as merely shelter from the elements, but also plays a role in emotional security and the development of individual identity.

He advocates urgent improvements in housing in the valley, and suggests that the De Doorns municipality — which allegedly lacks funds — petition the Government for improved housing subsidies.

CRIME

There is a high incidence of crime in the area — mainly assaults, drunkenness, murder, rape and housebreaking — which Mr Botha ascribes to the poor socio-economic conditions for coloured labourers in the Valley.

He maintains there is a close connection between misuse of alcohol and crime and suggests that the institution of sport and recreational facilities would go a long way towards solving the problem.

Mr Botha estimates that the 'dop system' still operates on at least 50 percent of farms. Coloured community leaders in the area are deeply concerned about this fact, and some allege that alcohol is still issued to labourers as part of their wages on some farms.

WAGES

Mr Botha was unable to obtain verifiable information on average wages, but says incomes seem to be adequate during the season. Out of season many families have no income at all, and are forced to look to the nearest towns for work, which is scarce.

He concludes his report with a formidable list of what needs to be done for the people in the area, and has appealed to farmers and their wives to assist wherever possible.

The Hex River Valley has found a good Samaritan; now all Mr Botha needs are the resources and co-operation to fulfil his task for the sake of more than 7 000 people.

Council waiting for funds

CAPE TOWN 22/1/87 (12/1)

Municipal Reporter

MORE pressure is to be put on the Department of Community Development to provide special funds for the restoration of the Malay Quarter.

The Cape Town City Council project has long been approved by the department which agreed last year to an advance out of the National Housing Funds. However, the council is still waiting.

No funds are available for the construction of 106 houses, services at the community hall, all of which are more urgently needed than the reconstruction of existing facilities.

The housing committee resolved yesterday to request special funds from the

department to enable the urban renewal scheme to be completed.

The City Engineer, Mr J G Brand, reported that the rate of interest on funds from the department was higher than that on National Housing funds.

This would increase rentals by about 25 percent.

However, if no National Housing funds are available for the next year or two, the cost of building could increase by at least this amount, if not more, he said.

The housing committee also resolved to sell a sample restored house at the corner of Wale and Van Meulen streets to gauge public interest in the project.

* Reflects proceeds from proceeds of MC = Price in order to measure their profits

(124)

Unhappy New Year for four families

THE New Year was off to a bad start for four Sherwood Park families when they discovered they were evicted from their homes in First Avenue.

Mr G Nordien came removed his family's belongings from the house, home after work last Wednesday which he, his wife and two children had been sentgers of the court had

sharing with two other families

● Mr S Brown who had been renting the garage was evicted on December 30.

● Mrs C Davids and her two children who had lived in one of the rooms was evicted at the same time as the Nordien family

APPEALED

Mr Nordien said that after they had been served with eviction notices last September, his wife and Mrs Davids had ap-

pealed to the City Council for alternative accommodation

The Nordien family was placed on a waiting list but Mrs Davids was told that she earned too little to qualify for Council housing

When the Cape Herald visited Mr Nordien last Thursday he said that he had been told that the house had been sold and the new owners would be moving in by the weekend

The Nordien and Davids families had, as yet, not found a place to stay Mr Nordien said that his wife and Mrs Davids had gone to the Council a second time to seek help

LITTERED

While Mr Nordien was waiting in hope of help from the Council, a few doors away furniture and clothing belonging to the Solomons family littered the pavement in front of the house in which they had lived until their eviction on January 4

Mrs Doris Louw, who lives next to the wood and iron house in which the Solomons family had been living, and whose son owns the property, said that the occupants had been given notice in October last year

Mrs Louw said that the Solomons family had lived in the house since the beginning of last year but were asked to leave because they had proved to be unsatisfactory tenants.

She said she had removed their belongings with the help of young boys in the neighbourhood.



● MR G NORDIEN hoping for help from the council.



● THE belongings of the Solomons family still littered the pavement in front of the house in which they used to live two weeks after they had been evicted.

(124) C. Hedd 23/1/82

Tenants furious over new rent formula

COUNCIL tenants in Scottsdale, Kraaifontein, are furious about plans to calculate rents on all income — including grants and bonuses.

The rent proposals, outlined in a circular from the National Housing Commission during last month, are similar to the system of working out rents which applied before the much vaunted 'new deal' which was to come into effect last year already.

'This proves the new system is a flop,' said Mr Petrus Cloete a spokesman for the Tenants' and Ratepayers' Action Committee of Scottsdale.

'In fact the management committee appealed to the Department of Community Development early last year not to raise the rents, and undertook to resign if the appeal was rejected.

'Well, they're still in office, and if they are there by the end of January 1982 we will see them as part of the decision and we will know they are only there for the monthly allowance of R70'

SWIPE

The committee also took a swipe, at their local management committee, for 'helping to implement the new rent plan'

The National Housing Commission has repeatedly said it will not consider applications for rent increases without the comments of the management committees,' Mr Cloete said.

'The Housing Commission even admitted that any increases in basic rentals are a source of great dissatisfaction to tenants.

'Those are the exact words they used

DISREGARD

'And what do they do? They simply disregard the management committee's rejection of the rent increases.

Housing system won't work'

By Vivien Horler

IN the wake of this week's tough housing cuts, experts have told the authorities to find new ways to raise housing funds.

They criticised the Government for its refusal to allow site-and-service schemes, and the lack of long-term financing of housing projects which resulted in a costly stop-start approach

The Town Clerk of Cape Town, Mr H G Heugh, commented 'We don't know yet how the R500-million cutback will affect our housing fund allocation. We have vast projects under construction already, and these will go ahead. But it may affect our future planning. And no planning now means no houses in a few years.'

Likely to be affected is a large planned development in the Military Road area of Retreat Tenders were to have been called

for within the next two months.

Three alternative funding systems were suggested by the experts:

- The creation of an independent funding structure which would not have to rely solely on government budgetary allocations;
- Funding and encouragement of self-help schemes; and
- The introduction of a special tax, loan levy or housing bonus bond scheme.

There was also the possibility of private sector

funding, although to date the private sector had not been very forthcoming.

Professor David Dewar, of UCT's Urban Problems Research Unit, believes that the state is not getting sufficient mileage out of the finance it does provide.

Mrs Eulalie Stott, head of the City Council's housing committee, believes the Government should introduce a special tax or loan levy — at a low interest rate — to pay for housing. Alternatively a housing bonus bond system could be introduced.

R61m Ecab housing plan in jeopardy after cuts

124

E. Post
25/1/82

By SANDRA SMITH

A R61 million housing project is one of several massive East Cape Administration Board schemes which could be in jeopardy as a result of the Government's drastic pruning of housing funds

This was disclosed today by Ecab's Director of Technical Services, Mr Roger Matlock, and it underlines the fact that the Eastern Cape could be the major casualty of the Government's R500 million cut-backs

He said projects approved of, or in the planning stages for the Eastern Cape were worth R168,4 million at current values

This year Ecab had set aside R5,4 million for projects under construction.

He said that

● For projects where loan applications had already been approved by the Department of Community Development, R19,9 million was needed. If this was allocated, Ecab could spend R11,6 million during the next financial year

● The total amount of loan applications approved, but for which funds had not yet been allocated, was R32,1 million

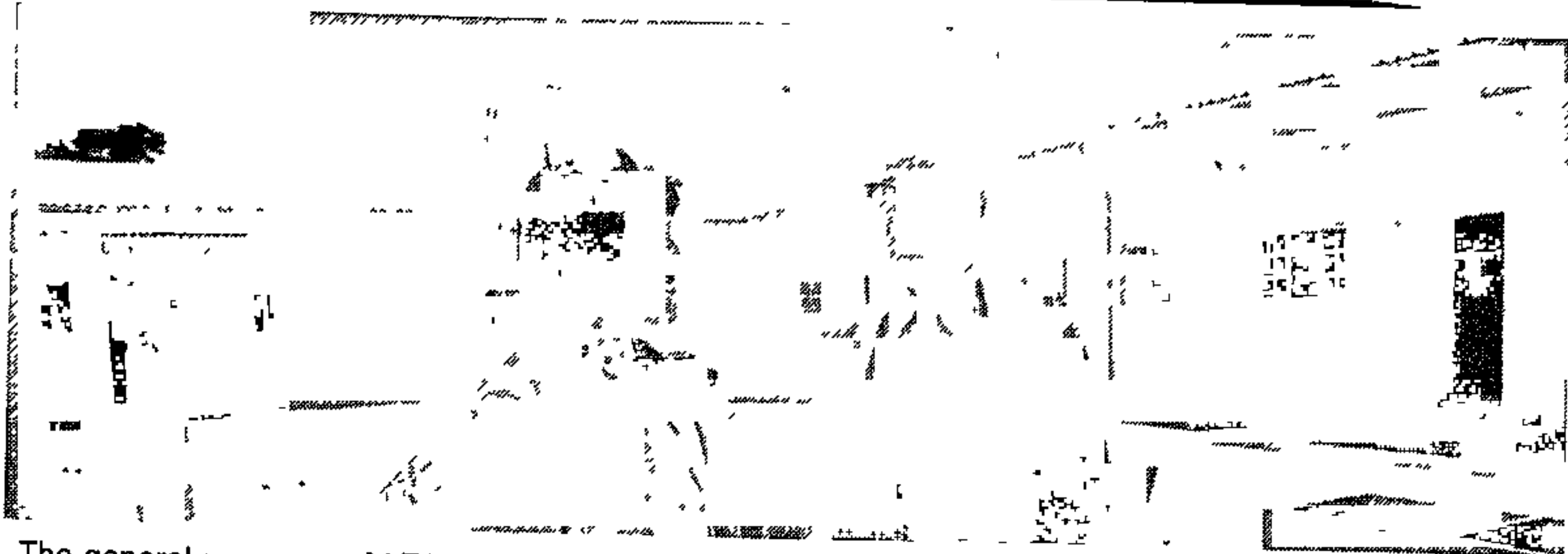
● The total amount of loan applications submitted to the Department of Community Development but not yet approved was R61 million

● The amount of new loan applications which would be or were being prepared for submission during the next financial year was R50 million.

Mr Matlock said Ecab was not yet sure how these projects would be affected by the delay in government funding, but hoped for clarification within a month

Ecab applied for loans from the Department of Community Development as the highest interest rate was 9%, compared to 17% rate offered by banks. The loans were repaid by rents and service charges in townships

Ecab's chief source of income was from liquor sales and taxes paid to them by employers



The general manager of LTA Construction (Cape), Mr Peter Riddoch, (left) talks to Brigadier J H van der Westhuizen of the Peninsula Administration Board in the courtyard of the company's newly refurbished hostels in Langa.

CAPE TIMES 26/1/82

LTA to spend R1,5m on housing workers

By ALEX PETERSEN

LTA CONSTRUCTION yesterday entered into a new era in their housing for migrant workers with the formal opening of their Langa hostels, which will accommodate about 260 men.

LTA have taken a long lease on the former almost notorious Langa barracks, and at a cost of half-a-million rand have completely refurbished the buildings to a dramatically upgraded standard of accommodation.

The general manager of LTA Construction (Cape), Mr Peter Riddoch, said at the opening that the scheme was the first part of a three-phase operation in the Cape to up-grade housing for the group's workers.

"People are our major asset, and we have realized for some time that it is essential that our workers have suitable accommodation."

The new accommodation houses the men in sets of two-man rooms each centred round a large kitchen/living room

There is also a large central recreation hall. An indication of the change in density of use is that prior to renovation the barracks on occasion housed over a thousand people.

The second phase of the programme will be the upgrading of the company's migrant housing in Nyanga, also at an estimated cost of about R500 000, while in the third phase will be refurbishing existing buildings or the erection of a new hostel, probably also in Nyanga, depending on further negotiations with the Peninsula Administration Board, whom Mr Riddoch praised for their helpful approach to the Langa scheme.

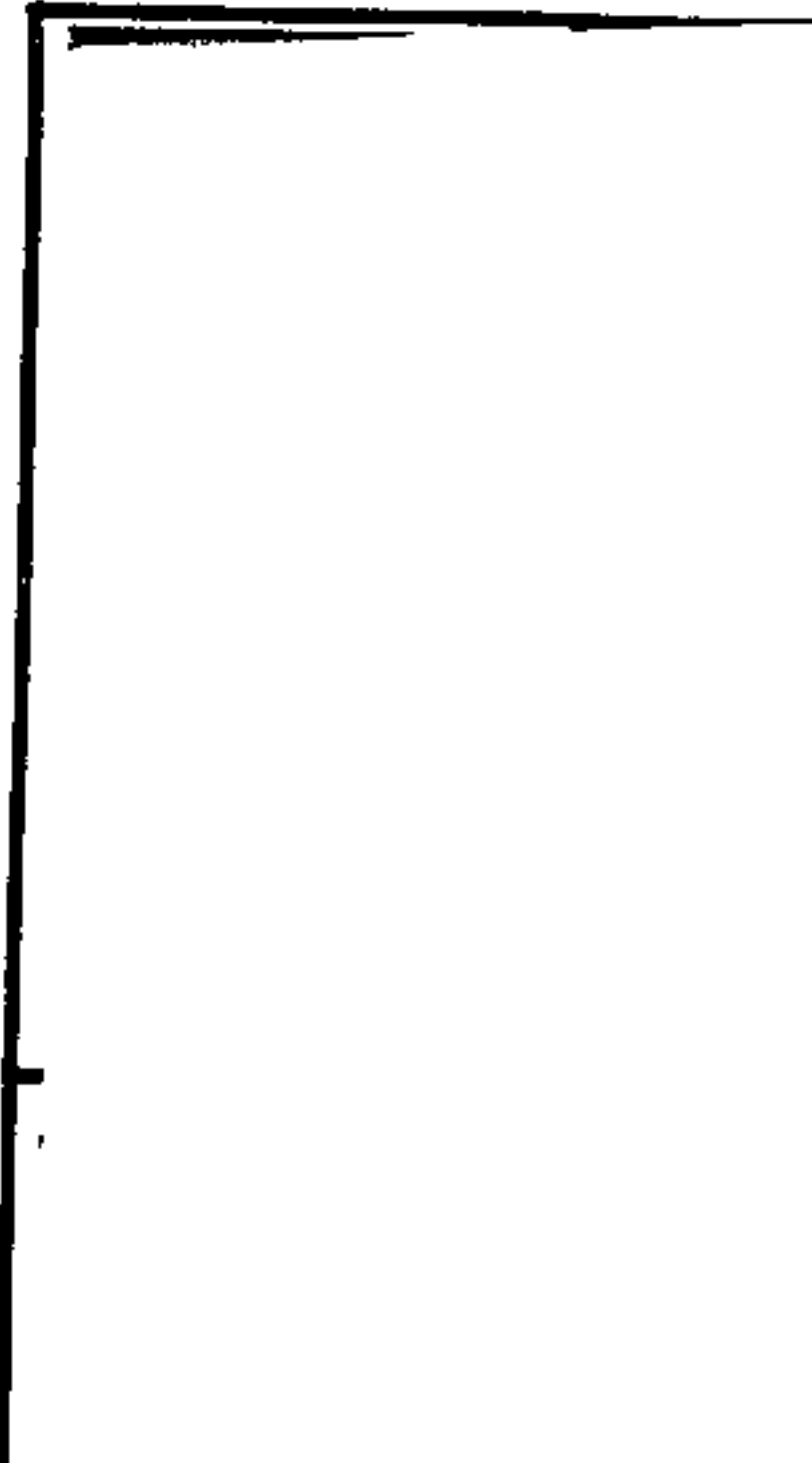
The Langa hostel is leased from the PAB on a long lease. Mr Riddoch told Business Report that to build the equivalent buildings from scratch would cost an estimated R1-million.

He said that companies such as LTA were increasingly realizing the need to put money into black

housing — "We must put our money where our mouth is"

He added that the better housing had already manifested itself in the stability and productivity of the labour force.

The programme is being echoed in other sectors of the LTA group, and an amount of roughly R7-million was being spent during the current two-year period on similar projects throughout the country.



Council ^{ARGUS} 28/1/82 'intent on keeping ¹²⁴ rents low'

Municipal Reporter

CAPE TOWN City Council was most concerned that increased rents should not lead to undue hardship, and had taken all possible steps to keep increases to a minimum, the Mayor, M1 Koste van Zyl, said today.

He said in a statement to 'set the record straight' that increases were very moderate.

Two-thirds of tenants were paying an increase of less than R2 a month.

Even after adding these increases, the rents for council houses are extremely low by comparison with those paid in the open market for even the most basic of accommodation.

FIGURES

'Some tenants will be paying as little as R8,80 a month. More than 12 000 will pay less than R20 a month and a further 17 000 will pay between R20 and R30 a month.

'Only 1 000 tenants liv-

ing in the council's best accommodation are paying more than R50 a month.'

Mr van Zyl said it was true that in the most recently built schemes, rents were unduly high in some income categories.

The council had asked the State urgently for a review of the relevant formula and had been told that action would be taken shortly.

The council provided housing without profit for people who could not afford accommodation in the open market.

In principle, it should do so also without cost to itself.

In practice, however, ratepayers regularly subsidised the cost of administering the housing estates.

'The council also frequently contributes to the cost of maintaining the dwellings and has resolved to contribute R500 000 from the Rate Fund to the housing maintenance rate this year.'

AP/645 28/1/82 (124)

More 'kerrie-huis' plans for Belhar

PLANS for nearly 3 000 more 'group housing' type dwellings, similar to the 'kerrie-huis' pilot scheme erected at Belhar, are nearing completion and should be submitted to the Department of Community Development for approval by August, Mr Basil Davidson, a planner with the Divisional Council, said today.

Mr Davidson said the plans altered 'minor details' of the design drawn up by Professor Rcelof Uytendogaardt for a township of 5 500 houses, which was consi-

dered 'too large a social experiment' by the Department of Community Development.

Only 250 of the houses were built as a test case.

'The scheme is a revolutionary attempt to combine the functions of architect and town planner in the creation of the unified, ultra low cost sub-economic housing scheme,' Mr Davidson said.

'We feel the scheme, despite short-term problems with crime, lack of facilities and landscaping,

has proved so attractive and successful we want to go ahead with the rest of it.'

He said criticism of the scheme was premature and did not take into account the problems encountered with the creation of new townships.

'Admittedly the township is bleak and stark' he said, 'but those familiar with the Cape Flats know the difficulties of growing lawn, trees and shrubs.'

Mr Davidson said 'Professor Uytendogaardt's

design has, I think, proved itself far better as a mass housing solution than the spatially and communally sterile developments such as Bonteheuvel, Hanover Park or the new Community Development project abutting the 'kerrie-huis'.'

Mr Norbert Rosendal, an architect who worked with Professor Uytendogaardt on the design of the project, said it was probably 'the most thought out mass housing scheme ever designed in South Africa'.

Sectional Title: 'The Government must protect tenants' interests' - Eglin

SECTIONAL Title development has not brought only in security and hardship for many flat tenants, it has also noticeably changed the character of Cape Town's flatland, the high-density 2 km stretch of coastline — Sea Point

Sea Point, traditionally the home of old-age pensioners, young couples, single people, and newly arrived immigrants — most of them making ends, meet in rent-controlled blocks — is fast becoming a haven for the wealthy

During the past few years many old blocks have, been refurbished and the flats put up for sale under Sectional Title, often ousting tenants who did not have the capital, or the desire, to buy their flats

According to a spokesman for the Cape Town municipality, there are 817 Sectional Title units in Sea Point, in 39 blocks of flats

Two bright and sunny four-roomed apartments, nice views, R47 000 (e, ch) covered parking R2 000. So read the advertisements on the property pages of local newspapers today. Prices for some 'luxury' Sea Point flats go as high as R109 000, while a myriad of tenants seek rented accommodation in the R150-R300 a month range

Mr Joel Abel, managing director of a major firm of letting agents, told The Argus that there was a heavy demand for middle-priced rented accommodation in Sea Point, 'but people must release they have to live where they can afford it'

He said Sea Point was 'certainly gravitating towards home-ownership' and most flats in the area would ultimately be privately owned. This was in keeping with trends throughout the rest of the Western World, although it was a new phenomenon in South Africa.

Flatland a haven for the wealthy?

Areas
28/1/82
124

Mr Abel felt the prices being asked for Sectional Title units in Sea Point were generally within reach of the average person who, in the long term, was getting value for money

Mr Colin Eglin (PFP MP Sea Point) said he had definitely noticed that his constituency was changing its character

There were two factors involved, said Mr Eglin. Flat rentals were rising,

could increase to R2-million or R3-million, and the return needed would be greater'

Mr Eglin said that Sectional Title development, in Sea Point in particular, had meant that less affordable rented accommodation was available

But he said this would not have caused so much consternation had more alternative accommodation been made available for the low and middle income groups

He was not against Sectional Title as such, but felt the Government had instituted it in a clumsy way, without protecting the interests of tenants

Mr Eglin advocated the granting of tax concessions to developers who were prepared to build more accommodation for the low and middle income group

With Sea Point becoming more affluent, will local shops and businesses benefit?

Not according to Mr Eglin

'Sea Point has never really been a main shopping area. The elderly will continue to shop locally, but the wealthy are more likely to travel to town in a chauffeur-driven car to do their shopping,' he said

Legislation brought into force last year has safeguarded 'protected' tenants in old blocks. No block may be sold by

Sectional Title as long as there is a 'protected tenant' in the building who will not leave voluntarily

This has stopped tenants being turned on to the streets at short notice, but, according to Mr Eglin, it has both positive and negative aspects

'It has brought stability, but prevented some blocks eminently suitable for the purpose from being sold,' he said

Sea Point's changing character is 'obvious' to Miss Ellen Smith, headmistress of Ellerton Girls' Primary School

Sea Point has never really been a main shopping area. The elderly will continue to shop locally, but the wealthy are more likely to travel to town in a chauffeur-driven car to do their shopping,' he said

Miss Smith said Sea Point had become a 'luxury' suburb instead of a 'transit area'

A lot of our parents used to be immigrants, who could find reasonable accommodation in Sea Point for a short while, until they were able to

buy a house elsewhere. Now this does not happen — we have a more stable school population, number-wise,' she said

Miss Smith has also noticed her school enrolment decreasing during the past few years. She puts this down to high rent and property prices, beyond the reach of the average family. 'Many are moving to the northern suburbs,' she said

Of those remaining, there are some parents who want to stay in Sea Point, but find it difficult to afford rents and bond repayments. 'These are the parents who often can't afford to pay school fees,' she said

Sectional Title is here to stay, and with it the changing character of Sea Point

According to property agent Mr A J Mellor, who handles the sale of many Sectional Title units, the concept 'is a much-needed filler for a gap'

He said the price of housing was getting out of reach of many, and thus flats for sale were in demand as an alternative

A cross-section of society was buying Sectional Title units — from millionaires to old age pensioners. Flats were an easily 'marketable commodity'

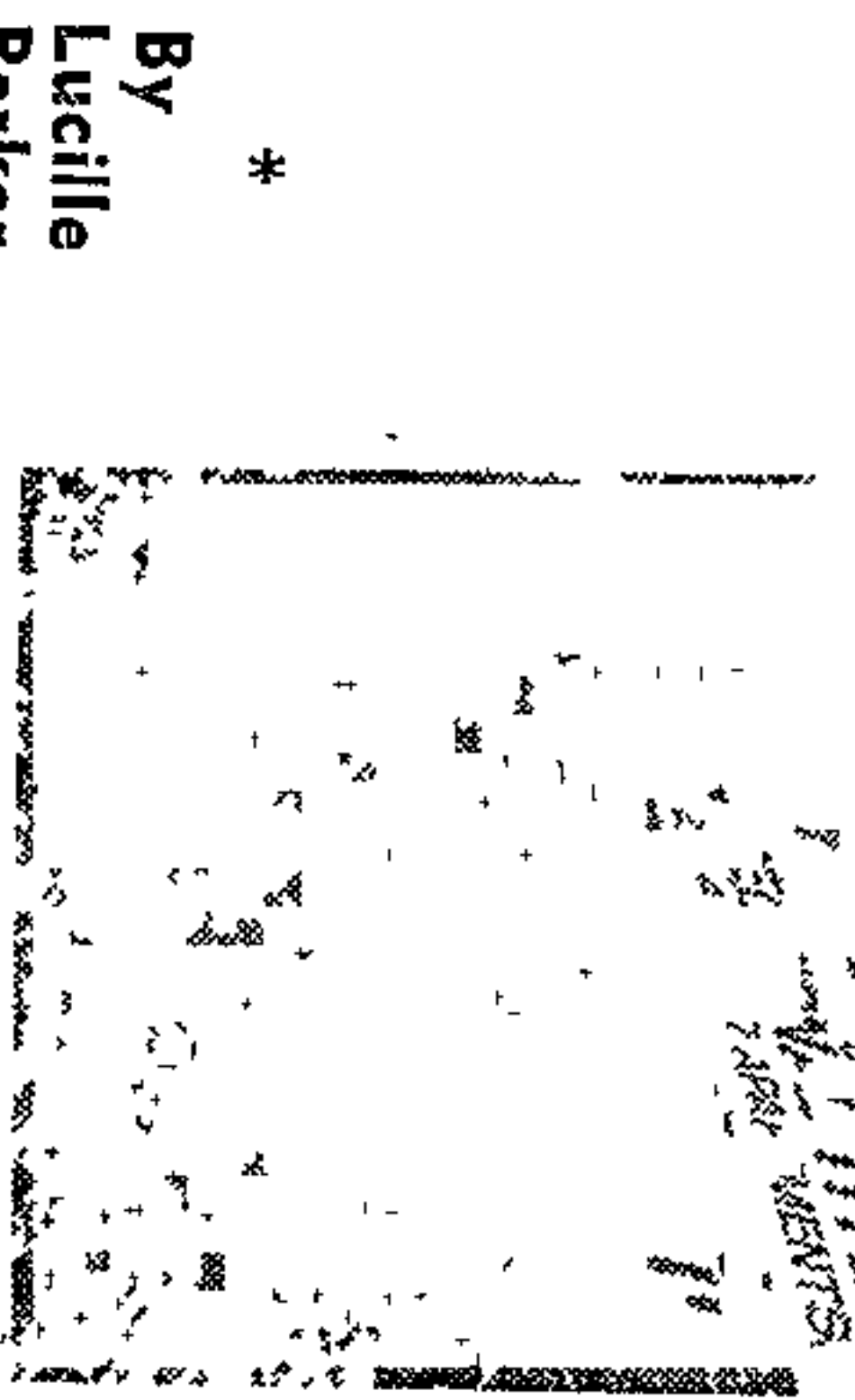
Sectional Title development was also a 'godsend' for some landlords who had been 'squeezed' with low returns for many years.



Mr Colin Eglin



Miss Ellen Smith



By Lucille Parker

A FAMILIAR sight in Sea Point today — flats for sale by sectional title.

HOUSING (124) Between the pincers

FM 29/1/82

The announcement last week of cutbacks in housing allocations has confirmed fears of local authorities that no new projects can be started. And the strain on local budgets to complete existing projects will increase rather than lessen. The issue of subsidies is therefore coming into the forefront.

Cape Town's City Council and Divisional Council have repeatedly complained that current subsidies on housing are hopelessly inadequate. Council housing committees find themselves sandwiched between central government's refusal to increase funds, and protests by low-income tenants over the latest annual rent increases.

The chairman of the Cape Town City Council housing committee, Eulahe Stott, says that current rentals — subsidised by the council according to a tenant's income — are beyond what people in the R150-R250 monthly income bracket can afford. She estimates that as many as 50% of tenants in the Cape Divisional Council area fall into this bracket.

According to her, a crisis of affordability for many poor families means there is a need for a new rental formula. "Unless the poorer section of the community has a direct say in how much of the national income is to be spent in this way, it is unlikely that subsidies will be adequate for those in need. The active participation by the people directly affected by these rent increases may have the effect of persuading the government to increase housing subsidies to assist those who are really in need."

This approach is close to that of the Cape Areas Housing Action Committee (Cahac), which is responsible for a petition that has been signed by more than 40 000 people since January 1. The body, representing 32 community organisations, gathered 2 000 people at a meeting in Mitchells Plain recently where they resolved to send a deputation to Community Development Minister, Pen Kotze, about rent increases (He has refused to meet them).

Cahac supports greater representation at decision-making levels for housing management committees.

Stott has added her voice to this proposal with the suggestion that all Cape Town citizens be reinstated to a municipal voter's roll. Many will look to the President's Council to propose this in its next session.

Cape Town council projects have already exceeded the 1981-1982 allocation and the council has obtained bridging finance at an

interest rate of 14%. It will have to recover this money from next year's allocation.

In the face of the Treasury's proposed cutbacks in housing funds, local authorities are left with the painful decision of which current housing projects to shelve and which badly needed maintenance jobs in slum areas to postpone.

Cape Town city councillor, Solm Yach,

outlines as a possible aid the selling of some rented housing-stock to free capital and recycle existing assets.

He told a council meeting "The ratepayers of Cape Town provide inadequate funds to cover the vast area of the townships comprising some 37 000 houses. The sale of 10 000 houses at a notional price of R5 000 each, and a bond from the

National Housing Fund at a rate of 7% over 30 years, would make a sale of R50m yielding interest of R3,5m/year and a capital repayment factor of R1,5m/year."

Advocating more home-ownership by low-income people, he said "When you see a man a house, you are upgrading the area immediately because he will take pride in that home."

Rent rises not too high: Mayor

CAPL - 10/15 29/1/82 124

Municipal Reporter

THE Mayor of Cape Town, Mr Kosie van Zyl, yesterday stepped into the rents row, pointing out that two-thirds of the council's tenants had received increases this year of less than R2 a month

Addressing councillors at their monthly meeting yesterday, Mr Van Zyl criticized allegations of unduly high rents and defended the council's rental system

"Various press reports have appeared recently regarding rent increases which took effect on the first of January and the reaction of various persons and organizations to these increases

"It has been implied by some spokesmen that tenants have had their rents increased unduly and that rents are unacceptably high. It is desirable that the record be set straight as far as rent increases for the City Council's tenants are concerned"

Mr Van Zyl said the council provided housing for those whose incomes were such that they could not be accommodated in the open market. The council did this without making a profit

"In principle, it should also do so without cost to itself, but in practice the ratepayers of Cape Town regularly subsidize the cost of administering the housing estates. The council also frequently contributes to the cost of maintaining the dwellings and has, for instance, resolved to contribute R500 000 from the rate fund to the housing maintenance vote this year

"The State provides capital for housing schemes at subsidized rates of interest. All tenants benefit from subsidies in this way — those with the lowest incomes receiving the largest subsidies

"The council is most concerned that increasing rents should not lead to undue hardship and has as a result taken all possible steps to ensure that the increases are kept to the minimum. They are as a result very moderate. The rentals of two-thirds of tenants were increased by less than R2 per month, and only one percent of rentals were increased by more than R4 per month"

"Some tenants will be paying as little as R8,80 per month. Over 12 000 will pay less than R20 a month

and a further 17 000 will pay between R20 and R30 a month. Only 1 000 tenants living in the council's best accommodation are paying more than R50 per month

"It is true that in the most recently built schemes rentals are unduly high in the case of certain income categories. The council has as a result made urgent representations to the State for a review of the formula applicable to these dwellings and has received the assurance that this will take place shortly"

"The Council is required each year to obtain from tenants details of their current income and to adjust their rent subsidies accordingly. There are a few tenants who have failed to supply the required information to enable the council to assess their rents at the correct level and as the R10 maximum does not apply to them, it is possible that they have been required to pay more than R10 per month more

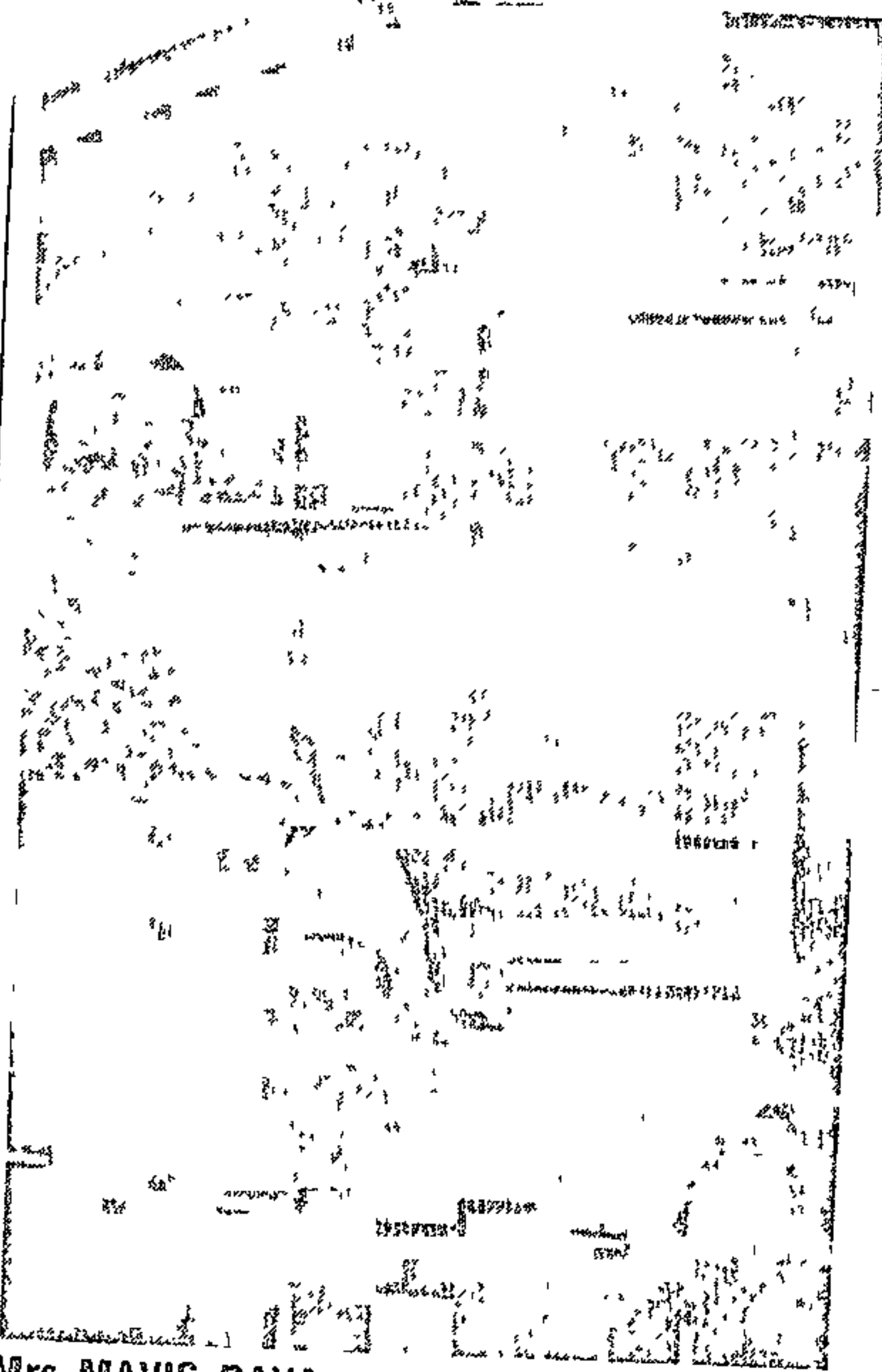
"However, they are the only tenants required to pay increases of more than R10 per month and have only themselves to blame"

Coloured woman with a problem — she is no longer an Indian

E. Post 30/1/82

By CLIFF FOSTER

124



Mrs MAVIS DAYA, outside the family home she may not inherit without a permit.

MRS Mavis Daya has lived in the Indian township of Malabar, Port Elizabeth, for more than 10 years — but now she needs a permit to live there

Unless she gets the permit — or gets herself reclassified — she cannot inherit the family home her husband left her in his will last year

Mrs Daya was born a coloured, but when she married Indian taxi owner Mr Teikam Daya she was reclassified Indian

Her daughter grew up as an Indian and her grandchildren are also classified Indian

But when Mr Daya died last April, Mrs Daya's race group reverted to coloured

Now, to claim inheritance of the house in Ocean View Drive, Malabar, she must be given a special permit to live there or be reclassified Indian again

If she fails in both bids she must sell the family home and move to a coloured township, leaving behind friends, and neighbours, and a daughter and grandchildren who live nearby

This week, the Indian Management Committee refused to approve a permit for her to live in Malabar — on the basis that the committee does not approve of permits in any form

The committee has no objection to Mrs Daya continuing to live there and Mr Raman Bhana, chairman of the committee, told Weekend Post "If Mrs Daya wants to seek reclassification I could assist her with her application"

Mrs Daya herself is puzzled by the predicament. At the moment she does not know exactly where she stands

"The matter only cropped up when my lawyer set about transferring the house into my name. Then he found he could not transfer the house to a coloured and have a coloured person owning a house in Malabar"

"There are a lot of coloured women married to Indian men and living in Malabar, but I think I am probably the first coloured widow there. I'm the guinea pig, so to speak"

cyst had dispersed, according to her mother, Mrs Shirley Joubert

Mrs Joubert said Kim had to be resuscitated and underwent a tracheotomy because she was unconscious and had stopped breathing

"Kim has since been taken off the respirator and her eyes are open, but she can't see. At times she has primitive movement"

Fires in PE

station in the vicinity was at we managed to cut the fire

Department also had to contend at the Vital Link Centre, Pop, and in Newton Park, in Road Avenue, in Korsten Hospital, another in Gelvandale, and one in were all still burning late

ire at the Arlington race extinguished, allowing the marching over 79 kilometres the fires

Hurt at bus terminus

A WOMAN'S leg was crushed against a railing at the Norwich Union Buildings bus terminus, Port Elizabeth, today

Miss Marie Jansen, Pienaar Street, Gelvandale, had her left leg crushed above the ankle

Officials of PE Tramways were unable to comment

Miss Jansen was taken to Livingstone Hospital. Her condition is not known

Men form anti-nuptials club

LONDON — A group of seven young, eligible "freedom fighters", all with girlfriends, are so determined to cling to bachelorhood that they have invested in an anti marriage fund

To ward off the fateful date of wedded bliss, they pledged that if they get engaged or married, they will pay up to R125 in "fines" into a building society account. All the money in the account will be pocketed by the last of the magnificent seven to remain single

Allowing for interest rates, he should collect more than R1 000

Putting a price on steering clear of the altar is the idea of a professor's son, Jonathan King, 21, a final-year student

Jonathan and six fellow-students at Aston University, Birmingham, all old boys of Nottingham High School, have each paid R9 into the new anti-nuptials account

Anyone becoming engaged must chip in R36 more. Marriage will set them back another R90, payable on the wedding day

Anyone refusing to pay up will face the remaining six at the wedding service. When the parson asks "Does anyone know of any just cause", they will stand up and shout "He has not paid his money"

The scheme offers just one bonus to those who fall into the tender trap. A divorce will be worth a R90 rebate with no "fine" for a second marriage

Duncan Village:

^{20/1/82}
council wants ⁽²¹⁾

^{D. Dispatch}
more talks ⁽¹²⁴⁾ ⁽³⁴⁰⁾

EAST LONDON — The Duncan Village Community Council has told the Government that many issues concerning the disestablishment of Duncan Village need to be clarified to avoid dissent and conflict

The call for continued discussion at high level is contained in a memorandum to the Deputy Minister of Co-operation, Dr G Morrison which has been received by the Daily Dispatch. The memorandum is in response to one sent by Dr Morrison confirming the government's decision to go ahead with the resettlement of Duncan Village residents in Mdantsane

The Community Council memorandum says Duncan Village residents are opposed to moving and have asked the community council to continue representations to the government to save the township

It refers to an assurance by Dr Morrison that Duncan Village residents would enjoy "preferential rights" which would be guaranteed administratively and asks how "a legal residential qualification can be safeguarded with an administrative guarantee of preferential rights"

The council says this appears to confirm fears that, once resettlement takes place, a very basic legal right at present enjoyed by the residents of Duncan Village in terms of Section 10 of the Black Urban Areas Act of 1945, would be negated

Consequently a further basic right enjoyed in terms of Section 26 of the Administration of Black Affairs Act of 1971, whereby a person qualifying in terms of Section 10 of Act 25 of 1945 has free movement to sell his labour within the boundaries of the East Cape Administration Board area, would be forfeited and such a person would only be able to work in East London under the contract system, the memorandum says

Further clarification on this issue is asked for

On the question of migrant workers the memo says the Deputy Minister is aware of the Ciskei Government's opposition in principle to "single accommodation" as it is "specially degrading and a threat to the fabric of healthy family life"

"With single accommodation having in the past been provided in Duncan Village, there has been no need to provide this type of accommodation in Mdantsane

"If, however, Duncan Village is moved, this single accommodation (in which men who have wives in the rural areas are accommodated in hostels) will have to be duplicated in Mdantsane and the council foresees problems if the stand of the Ciskei Government is taken into consideration"

The memo says the utilisation of family dwelling units for the purpose of single accommodation — suggested by the Deputy Minister in his memo — is questionable as the allocation of such dwellings is the prerogative of the Ciskei Government and, unless written assurance is

given by Ciskei that dwelling units would be allocated for such a purpose, the views expressed by Dr Morrison are unacceptable

The memo says that in view of the critical housing shortage in Mdantsane, not much hope is held for such an assurance from the Ciskei Government

It says the community council has never been in a position to advise the Mdantsane Control Committee on any facilities to be created in Mdantsane

"If this had been the case the council would, from the onset, have identified the need for single accommodation"

It is claimed the Deputy Minister had promised that the Community Council would be co-opted to serve on the control committee and advise on the needs of Duncan Village people but this had not been done

"This lack of action only supports the suspicion the council has that, once there is acceptance of the 'resettlement' decision, there will be no platform for negotiating conditions on behalf of the residents of Duncan Village"

On housing, the memo states that about 8 000 houses have to be built for Duncan Village residents, which means that 4 000 units have to be built annually for removal to be effected in two years

It is felt the removal of Duncan Village would be a prolonged and agonising exercise, considering the time taken to construct a similar number of houses in other areas

The memo suggests that the government consider resettling only lodgers and people living in shacks who are willing to be moved to Mdantsane, as well as residents at present living in formal housing and willing to move

It is further suggested that houses occupied by the latter group be not demolished but rather allocated to residents of shacks and lodgers who are unwilling to move

The announcement of moves to improve incentives for the location of industries in the Border area by the Prime Minister is cited as likely to lead to an increase in the number of people moving into the area

The council calls for action to have present obstacles resolved before this influx creates further problems in the area

On protection of trading rights, the memo points out that it would be easy to protect the employed but the self-employed would enjoy no protection when moved to Mdantsane

It is also pointed out that Transkeian residents in Duncan Village would suffer in Mdantsane because the Ciskei Government has no obligations to them yet Transkeians in other urban areas enjoy full rights

"This makes the position of Transkeians untenable as it means that those Transkeians at present owning their homes and trading premises will be forced to rent homes and business premises in Mdantsane" — DDR

Higher rentals reasonable says letting agent

124

EAST LONDON — The value of accommodation had been brought into perspective by the current scarcity, a spokesman for a letting agent said here yesterday

Commenting on hikes from 10 to 35 per cent, he said many tenants had benefited as a result of low rentals in the past. However, following recent increases, they were now paying reasonable rentals and "realised it", he added

"With the scramble for accommodation assuming crisis proportions, the majority of flat-dwellers appear to be coping with higher rents, happy in the knowledge they have a roof over their heads".

According to letting agents, there is no way to determine an overall average increase as rents vary according to the size and location of a flat. However, rents in the R100 to R120 bracket usually increased by between 10 and 15 per

cent a year, for a two-bedroomed flat

Tenants of "prestige" flats, who up until now had been paying between R180 and R250, were often hardest hit with rents rocketing by up to 35 per cent. Three bedroomed flats, with main-en-suite and separate lounge and dining-room, were scarce but were in demand by couples with families who had sold their houses

High rates, spiralling bond interest rates, maintenance costs and insurance were cited as the main factors behind rent increases

"In some cases these factors do not come into account, especially if the owner of a block of flats has repaid his bond. Nevertheless, he is entitled to a return, equal to current bank loan rates, on his capital investment," the spokesman said

The alternative to increasing rents was to sell

the flats. However, in the long run, tenants would be worse off because the new owner would be faced with repaying a huge bond and this would probably result in even higher rents, he added

The only people who were "relatively safe" as far as increases were concerned were those living in flats built before October 20, 1949, which were rent controlled

Increases at these blocks had to be sanctioned by the Rent Control Board and usually varied from five to 6,5 per cent

A board official said yesterday they had "absolutely" no control over rents in flats built after 1949 and the tenants were at the mercy of their landlords

A municipal official said the municipality was "powerless" as far as rent control in privately owned flats was concerned —
DDR

EAST LONDON — Business concerns in the city could not be expected to provide housing for their black staff if there was nowhere to build these houses, the mayor, Mr Errol Spring said yesterday.

Reacting to a recent government call on the private sector to provide housing for their staff where possible, Mr Spring said there was only one thing preventing this in East London, — there was nowhere people could build houses for blacks.

"Duncan Village is being done away with, so where are these houses to be built," he asked. "It is not a question of whether the private sector can get involved or not — there is nowhere for them to develop."

"The only incentive which might get the private sector involved in providing black housing would be to allow the city council to establish a residential area for them."

With other race groups, however, Mr Spring felt it was up to industrialists and the government to promote home ownership instead of encouraging people to rent homes.

City councillor Mrs Elsabe Kemp — who heads the council housing portfolio — agreed with Mr Spring, but said she was "very pleased" with the amount of involvement by industry in the past

Spring: no place to build black houses

124 Dispatch 30/1/82

"East London people seem very sympathetic towards providing housing for their staff," she said. "They really care about others."

Mrs Kemp mentioned several industries which had become involved in providing housing for their employees, but felt there was "still more" that could be done.

"I think the government could possibly offer tax concessions for businessmen who do this," she said. "They should also tell them just how easy it is to help their staff get houses."

A spokesman for the municipal housing department said there had been "tremendous reaction" from local industry when they first started campaigning for employer-assisted housing.

The campaign — which started as early as 1965 — has intensified recently with the appointment of a special official whose job it is to discuss the matter

with local industrialists.

The housing department has also submitted a suggestion to the Department of Community Development that employers be allowed to buy land freehold, instead of leasehold, as they are apparently reluctant to invest in houses which they may never own — DDR

Civic body ^{C. Herald} slams Kotze's ^{30/1/82} ⁽¹²⁴⁾ 'insensitivity' ^{CAHAC}

THE Cape Areas Housing Action Committee (Cahac) hit out angrily at the 'insensitivity' of the Minister of Community Development Mr Pen Kotze who has refused to meet them to discuss the rents issue this week.

A spokesman for the Minister said this week that Mr Kotze had a tight schedule and would not be able to meet a deputation of Cahac on Wednesday as had been requested.

He would, however, be prepared to meet them 'as soon as possible,' the spokesman said.

Cahac said the refusal was 'a clear indication of the insensitivity of the lawmakers to the needs of the people.'

The fact that over 40 000 people had signed the petition in support of

the demands appears not to matter to the Minister,' said Cahac chairman Mr Wilfred Rhodes.

'Instead of granting the much-needed subsidies to bring relief to the thousands of hard hit tenants, he has responded by cutting back on the housing subsidies.

'The people will now have to force the Minister to meet with their leaders.

'United action' under Cahac will ensure that the resolution adopted by more than 2 000 people, at our recent protest rally, will be implemented,' Mr Rhodes said.

and came face to face with a knife-wielding pirate who demanded a ransom.

Mr Crocker handed over about R300 and the pirate was attempting to tie up Mr Crocker, he yelled to the pirates 'Jump overboard'. The pirate then stabbed Drake and strangled Crocker.

Infection hits jail

RETORIA — Prisoners at Pretoria Central Prison are being treated for stomach infection caused by the waterborne shigella organism. About 200 are in the prison hospital. The source of the infection has not been established — Sapa

140 hurt in protest at airport extension

Argus Correspondent
FRANKFURT — More than 140 people were hurt and 90 arrested when violent clashes flared at the weekend between police and people protesting at the extension of Frankfurt airport.

The scenes were the worst since November, when the airport authorities started to fell about 370 000 trees to make room for the new runway. Several hundred demonstrators armed with

Protest meeting

ABOUT 600 residents at an Elsies River rent increase protest meeting yesterday resolved to support a 'day of action' to highlight the issue.

The idea, endorsed by the Cape Areas Housing Action Committee, which regulates the rents protest campaign, would be for associations to act for one day to bring to the Government's notice how strongly people felt about increases.

The day would include a protest meeting demonstrations, awareness programmes and other action to be decided by the various associations.

Action was necessary largely because the Minister of Community Development, Mr Pen Kotze had been unable to meet a Cahac delegation on the increases.

Residents of Elsies River spoke about their inability to accept any rent increases.

Mrs Murial Vambo of the Avonwood Action Committee said that their 'matchbox' houses looked attractive from a distance but close up were 'dutholes'.

She said she and her husband struggled to earn enough money, but 'what we earn with spoons, the council takes away with shovels'.

Others spoke of the lack of facilities and services to the area and how tenants could not be expected to pay high rents.

There were chants of 'rent we can afford'.

The date for action was not decided, but is expected to be within the next week or two.

New director

Boland Bureau

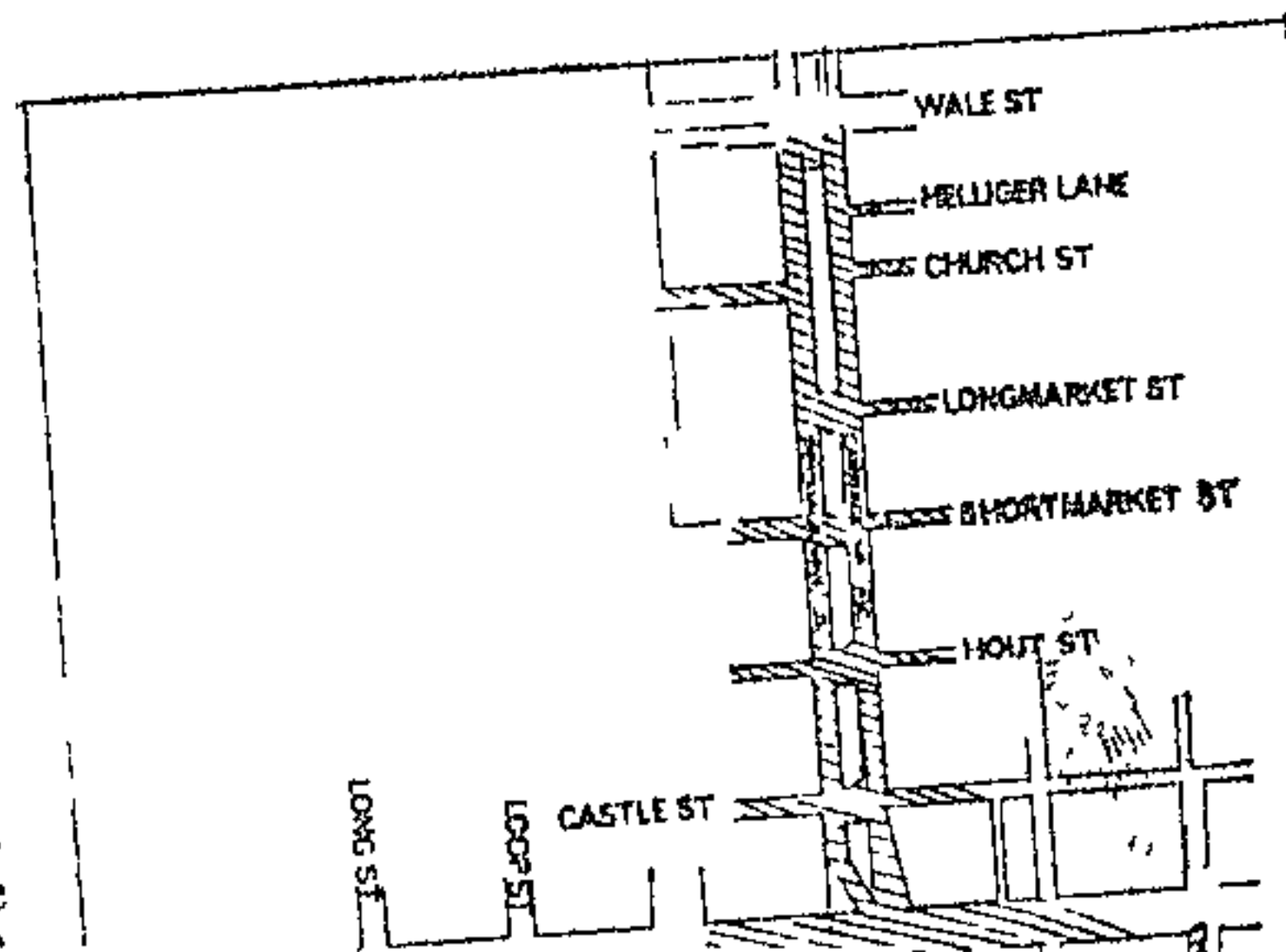
STELLENBOSCH — Dr Jozua Serfontein, director of the winter rainfall region of the Department of Agriculture and Fisheries, has been appointed chief director of the marine branch of the department, with effect from March.

Beware — detours ahead for city drivers

Municipal Reporter
MOTORISTS who drive between Cape Town and Green Point will soon use deviations until road works have been completed.

The work involves double carriageway links in Buitengracht from the Foreshore freeway at Green Steytler Avenue to Wale Street.

The existing carriageways between Castle



ANN

THE ALL-N 2-TONNE PET

The tough new generation Wide Cab Truck. With unmatched ruggedness, comfort and performance, they cut the cost per kilometre per tonne. Mazda brings you an entirely new range of trucks in the 2 to 3 tonne class that for the first time combine optimum workability in three key areas. The cab for maximum operator efficiency, the engine, for maximum performance and fuel economy with minimum stress. The payload deliver more tonnage per trip.

This optimum productivity is the hallmark of the new generation Mazda T Series Wide Cab Trucks. Available as the T3000 Diesel SWB LWB Three Tonners. And as the T2000 Petrol LWB Two Tonner and SWB Two Tonner. All designed and built to cleave huge chunks of your current Cost per Kilometre per Kilo. Big, new performance, and more.

The T3000 LWB & SWB Trucks pack a flexible 2977 cm³ diesel engine that puts out 56.9 kW at only 3600 r/min, with maximum torque of 198 N m at a relaxed 2000 r/min.

The T2000 Series use a 1985 cm³ petrol driven unit to deliver a highly responsive 52 kW at 4000 r/min. 139 N m of torque transfers.

CAPL TIMES 1/2/82 (124)



Sister Muriel Vambo of the Elsie's River Rally Committee addresses the gathering at a Cape Areas Housing Action Committee protest meeting against rent increases held in Elsie's River yesterday. On the platform with her are other members of the Cahac executive

CAHAC

Call for Day of Action on rents

Staff Reporter

ABOUT 400 people met in Elsie's River yesterday to decide on a Day of Action this week to protest against rent increases

The meeting was organized by the Cape Areas Housing Action Committee (Cahac) — the community organization which has led a protest campaign on this year's rent increases

The chairman of Cahac, Mr Wilfred Rhodes, said afterwards that the meeting was held to gauge Cahac's support in the Elsie's River area and to call for the people to unite behind Cahac against the increases

The Day of Action would include placard demonstrations, mass meetings and prayer meetings, as well as a campaign to send protest letters to the Minister of Community Development, Mr Pen Kotze

Speakers yesterday told of hardships suffered by people living in council houses and called for united action behind Cahac.

'Severe wound'

Sister Muriel Vambo said the high rents were a very "severe wound" which the people could not accept.

"The people had their own land before the council took over Elsie's River. But now we live in matchboxes and don't own the land," she said

Rents were not supposed to be more than 25 percent of a breadwinner's salary, yet there was a woman in Elsie's River with a pension of R110 who paid R98 rent

"Why must we pay for facilities such as parks, civic centres and crechés which we have never seen?"

Mr May Prince of the Elsie's River rally committee told the meeting "After paying rent we have no money left for food. Our children go hungry so that council members can get high salaries"

A date for the Day of Action was not decided at the meeting

11 apply to buy stands (124) in new scheme ^{g. post}

Municipal Reporter

ELEVEN applications have been received from developers and building societies to buy plots in Bethelsdorp 10 in the first scheme to allow private development in Port Elizabeth's northern areas, a spokesman for the Estates Office said today.

Interested parties had until last Friday to submit applications for the 133 special residential erven.

The spokesman said four building societies and seven developers had handed in their names to the Town Clerk, Mr P K Botha.

The Coloured Management Committee would consider the applications, he said.

It was the first time plots in the northern areas were not being sold directly to individuals. Instead private developers would undertake township development, he said.

Official sees new hope of beating housing shortage

E. Post 1/2/82

124

By SHIRLEY PRESSLY

THE chairman of the East Cape Administration Board, Dr Jannie Wessels, is optimistic that the Eastern Cape can eliminate the black housing backlog — provided the Steyn Committee's findings are favourable.

The committee is looking into the financial implications of the Viljoen Committee's report on black housing. The report, published last week, outlined the massive investment needed from both the private and public sectors to wipe out the massive housing shortage.

There is a backlog of 55 000 housing units in the Ecab area. The shortage in Port Elizabeth is estimated at 17 000

Dr Wessels said in an interview: "I am optimistic, but in a very realistic way. This housing thing is going to become big business"

He envisaged one-stop house building for blacks. The present system would be rationalised, and he foresaw Ecab Community Councils and the private sector, through estate agents and the Urban Foundation, forming a single housing combine for one-stop house building.

Referring to the red tape which hindered those wanting to build or improve homes, he said he hoped this could be eliminated in one rationalised system.

Referring to site-and-service schemes —

he disapproved of the word "squatters" — he said negotiations for acquiring the Motherwell area were quite far advanced

He showed a sketch plan for a basic house at Motherwell for a rehabilitated squatter, with 18 units around a communal area low-level zone site-and-service scheme. Communal water taps were centred, as in kraals, to enhance the "community feeling".

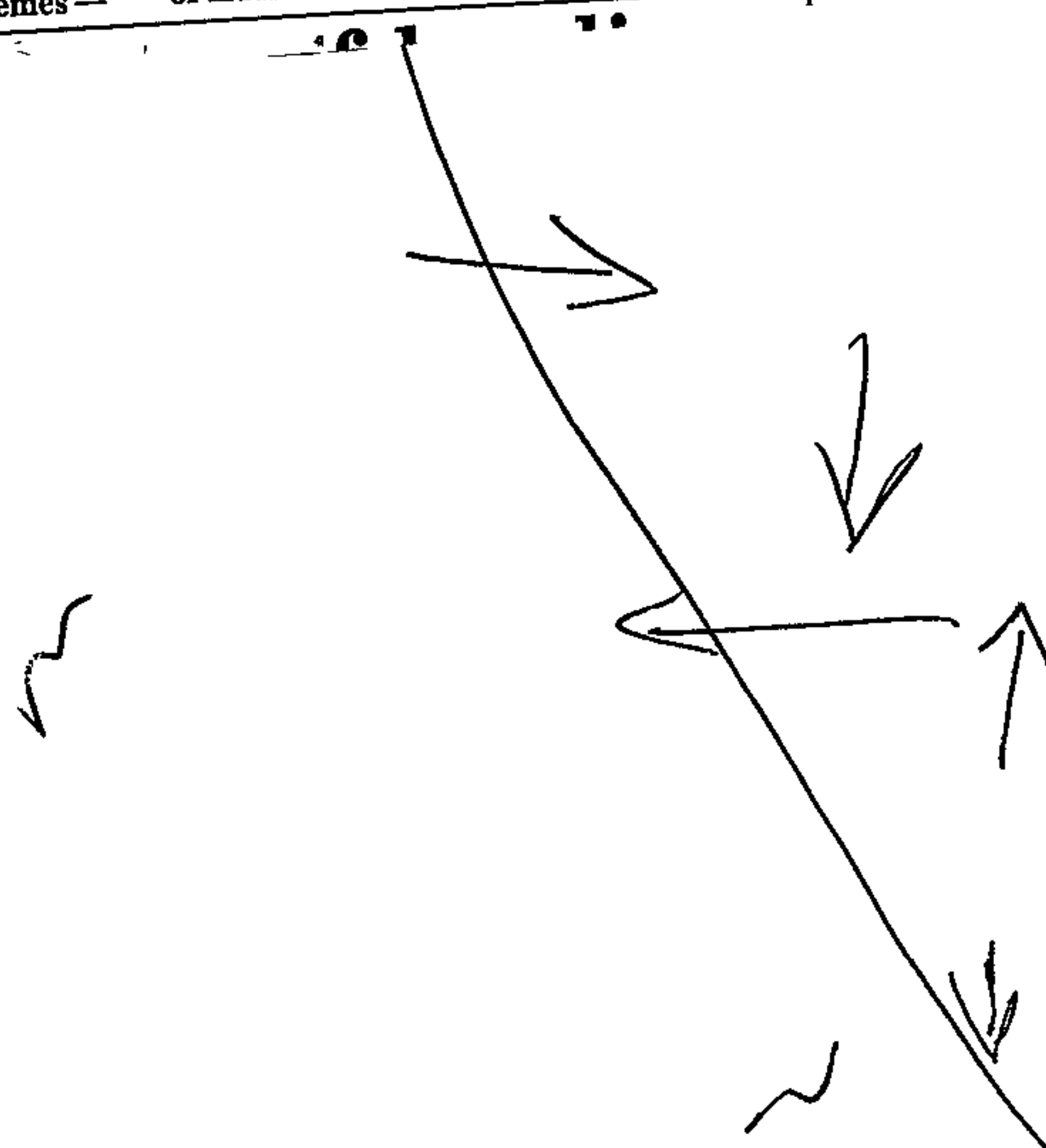
He said that 100 Soweto families would be moved to Zwide Four. Those moved would be those presently occupying areas where the streets had to be built

The services in Soweto would be upgraded, streets would be improved and additional sanitation and water points and refuse removal provided. He pointed out that before any of this could be done, streets had to be provided for access.

He said Ecab was busy clearing bush at Kleinskool for the new residential area to be called Kwadwesi, and the second area, Kwamagxaki, which was across the national road north of Zwide. Kwamagaxi had 2 000 sites and Kwadwesi 3 500 sites. These areas would be for conventional housing, not site-and-service schemes.

In the Motherwell scheme it was hoped to get away from "matchbox" housing.

Ecab was in constant touch with the Chamber of Commerce and the Chamber of industries. They would meet again soon.



Housing²⁴ aid plan for middle man

EAST LONDON — Help could be on the way soon for families struggling to pay the rent or pay off a housing mortgage loan yet who do not qualify for economic housing

The city council is investigating the possibility of setting up a Housing Utility Company to help finance housing for families earning more than R650 a month, but less than R1 000 a month

Families earning less than R650 a month qualify for economic housing through the Department of Community Development

The acting chairman of

the council's action committee, Mr Donald Card, said after last night's meeting that the council was looking into the idea of a Housing Utility Company through which the local private sector could make finance for housing available to families "in the middle"

Five such companies exist in Cape Town, and the council intends inviting the general manager of one of them, Mr Selwyn Myers, to come and explain to the council how the companies work

The sharply increasing cost of housing, both for rental and for sale, has

made housing difficult for people earning more than the Department of Community Development's maximum subsidy level but less than they can afford for housing

"There are a number of people in this situation who just cannot get financial aid from anywhere," Mr Card said

The chairman of the council's housing portfolio, Mrs Elsabe Kemp, said that the plan would cater for anybody, irrespective of race

"We have found that it is becoming very difficult for these people to afford homes," she said — DDR

Council to study low-cost housing

Cape Times 3/2/82 (124)

Municipal Reporter

A PARTY of Cape Town city councillors and officials are to visit selected low-income housing projects throughout South Africa

Faced with a crisis in the provision of low-cost housing, the City Council has realized that conservative building methods and approaches to housing need to be urgently replaced by flexibility, new attitudes and alternative forms of housing

Greater participation by those people to be housed was also needed

Although the week-long tour still has to be ratified by the council, the Housing Committee this week approved the trip, which will be made by Mrs Eulalie Stott, the committee chairman, Mr Clive Keegan and Mr Eric Merrington

They will be accompanied by about four officials representing the various departments. A date still has to be fixed

The study trip will fol-

low a similar tour by members of the Divisional Council of the Cape

In a report to the Housing Committee, the Town Clerk, Mr H G Heugh, said it was imperative that the council should equip itself, not only to respond to changes, but to take the lead in formulating future policies as befitted Cape Town — one of the areas where "major housing deficits exist"

One of the possible model housing schemes on the itinerary is Onverwacht near Bloemfontein — a self-help scheme controlled by the Administration Board

Among other schemes on the itinerary are those at Graaff-Reinet, which involves people affected in the decision-making process, and the Naledi squatter settlement in Botswana. The Naledi settlement has been improved by the progressive installation of services and substantial assistance to home-builders from advisers with technical skills at a fairly basic level

Areas 3/2/82 (124)

Day of Action planned on rent increases

A DAY of Action has been planned for tomorrow in the Western Cape townships by the Cape Areas Housing Action Committee (CAHAC). The umbrella civic body spearheading the campaign against increased rents. This follows the refusal of the Minister of Community Development and

to change laws. They are not recognised by the people as their elected representative. The Day of Action tomorrow will be in the form of protest letters to the Minister and placard demonstrations in various areas.

CAHAC

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Minister, may I ask him whether it is going to be made available?

The MINISTER Mr Speaker that depends. When I receive the report, I shall have to decide whether this is the best way of the education of the children.

Howard 3/2/82 Q Col 13
*22 Dr A L BORLANE asked the Minister of Internal Affairs

Whether the chairman of the Teachers' Action Committee, whose name has been furnished to the Minister's Department for the purposes of his reply, has been transferred, if so, (a) where was he employed prior to being transferred, (b) where was he transferred to and (c) for what reason was he so transferred?

The MINISTER OF INTERNAL AFFAIRS

If the person referred to is Mr J W F Farrell, then the answer is yes, a teacher by that name has been transferred

- (a) Belthorn Primary School, Athlone
- (b) Roggeveld Primary School, Sutherland
- (c) In the interests of education

Howard 3/1/82
Malpractices in recruitment of Coloured youths 26/1/82

*23 Mr C W EGLIN asked the Minister of Manpower

- (1) Whether malpractices have occurred recently in the recruitment by private individuals of Coloured youths in the rural areas for employment in hostels, if so, what is the nature of such malpractices,
- (2) whether his Department has taken steps to have such malpractices investigated, if so, with what result, if not,
- (3) whether it is his intention to take such steps?

THE MINISTER OF MANPOWER

(1) No specific complaints in connection with malpractices with regard to the recruitment of Coloured youths in rural areas for employment in the cities have been lodged. As a result of recent press reports, immediate contact was made with the South African Police and ten alleged instances came to light where Coloured youths under the age of fifteen years, performed work in certain Indian businesses.

(2) In those instances where statutory measures exist, investigations are conducted in the normal manner on a case-by-case basis by the Department. As far as the above mentioned cases are concerned, appropriate action will be taken in the light of the investigations which are under way and in the light of the circumstances of each case.

(3) Falls away

Howard 3/2/82
(24) Redevelopment of Athlone
Q. Col. 14-15
*24 Mr C W EGLIN asked the Minister of Community Development

(1) Whether it was the intention of his Department in 1981 to redevelop a residential part of Athlone for business purposes, if so, how many residential properties would have been affected,

(2) whether notices were sent to the owners or occupiers of such residential properties, if so, what was the purpose of such notices,

(3) whether it is still the intention of his Department to proceed with this redevelopment scheme, if not, (a) for what reason did his Department decide against proceeding with such scheme and (b) when was the decision taken,

(4) whether individual owners or occupiers have been informed of such decision?

†The MINISTER OF COMMUNITY DEVELOPMENT

†The MINISTER OF COMMUNITY DEVELOPMENT

(1) Arising out of the activities of an advisory committee comprising representatives of the Department, Provincial Administration, City Council of Cape Town, Athlone Management Committee and the representative body of the local traders and other interested bodies, which was appointed at the request of the City Council of Cape Town to investigate the possible redevelopment of the Athlone business area in the interests of community development, recommendations were made which resulted in 47 residential sites having to be acquired

(2) Yes, owners were served with expropriation notices and were also notified beforehand by means of a circular letter regarding the purposes for which their properties were required

(3)(a) and (b) On advice of the City Council of Cape Town that the correct fact--which was to have undertaken the redevelopment scheme it was decided on 21 December 1981 to expropriate the properties and not to proceed with the redevelopment scheme

(4) No, those concerned have not yet been formally notified individually, but their legal representative was notified of the decision

Hansard 3/1/82 Q 61
Cape Areas Housing Committee 15-16

124

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

(1) Whether he received a request from the Cape Areas Housing Committee for an interview, if so, (a) when was the request received and (b) what was the stated purpose of the interview,

(2) whether he turned down such request, if so, for what reason?

(1) A request was received from the Cape Areas Housing Action Committee

(a) 12 January 1982

(b) to discuss rent increases and the formulation of rentals

(2) It is not the policy to receive representations directly regarding matters that fall within the ambit of Coloured Management Committees and accordingly, the committee that made the representations was informed that its representations must, in the first instance, be referred to the relevant Coloured Management Committee

He asked Q 61 15-16
Whether raid on Athlone

(1) ... at ... where request were the Police called in, (c) who was in charge of the raid, (d) how many people were arrested and (e) what was the legal status of those arrested,

(2) whether charges are to be brought against those arrested, if so, what charges,

(3) whether any dogs were used in such raid, if so, how many,

(4) whether the Police opened fire on the squatters during such raid, if so, (a) why, (b) how many people were shot and (c) who gave the order to open fire?

†The MINISTER OF POLICE

(1) Yes, to provide protection to officials

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(124) Dispatch 3/2/82
Council to rethink subsidy?

EAST LONDON — The chairman of the Coloured Management Committee, Mr Wally George, yesterday said he was optimistic that the R3 housing subsidy to people in the lower income groups would not be withdrawn

Speaking after the CMC's meeting with the City Council's Action Committee, he said the decision to withdraw the subsidy had been referred back to council

"We can only wait and see, but I am optimistic the subsidy will not be withdrawn," he added

Commenting on a public protest meeting called by three members of the CMC and which he and several

other CMC members did not attend, Mr George said they regarded the meeting as unconstitutional

The meeting, held in Parkside on Sunday, was attended by less than 18 people. The only CMC members who attended were Mr A V Green, Mr J F Temmers and Mr F N Barlow

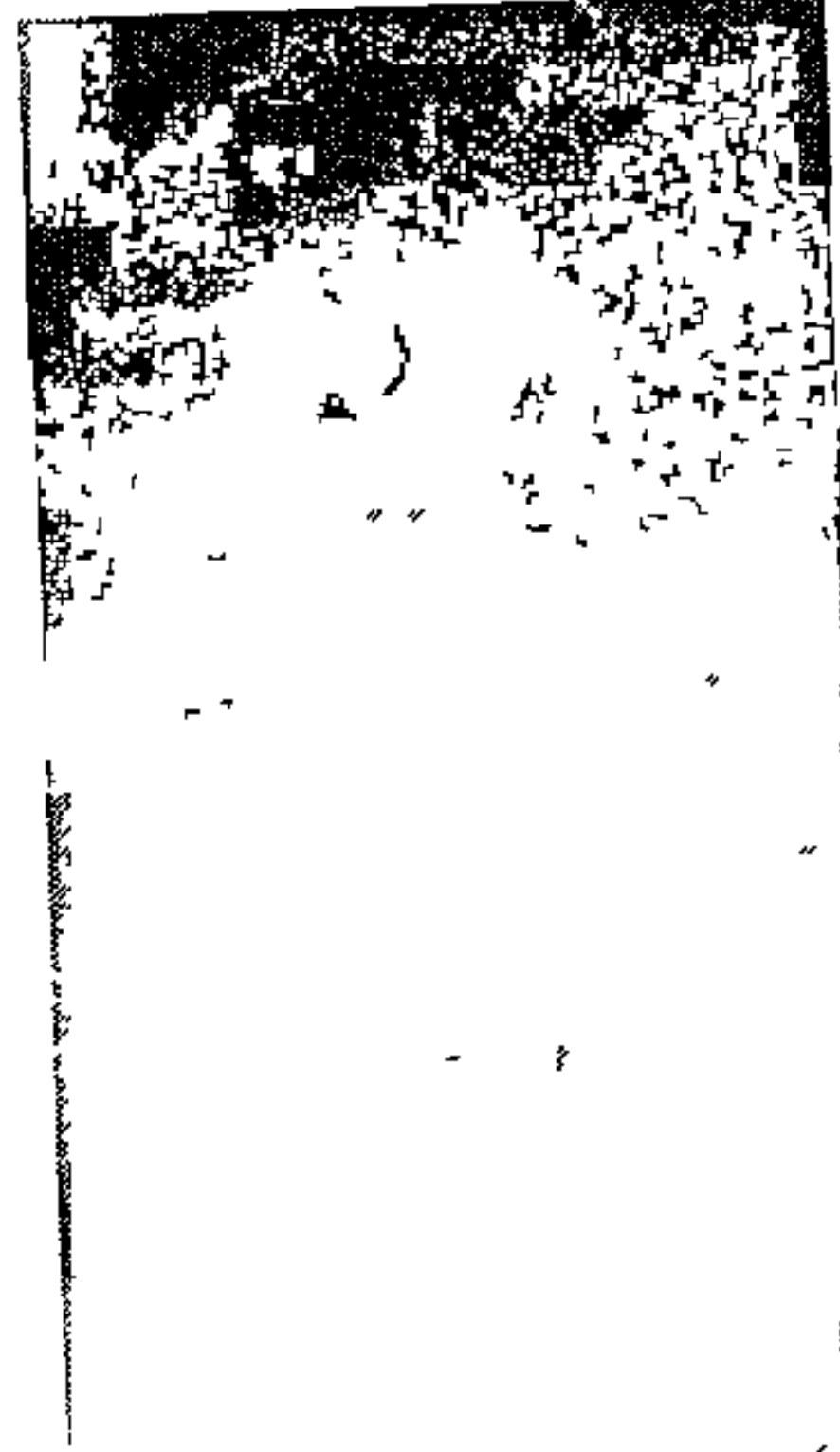
Mr George said he was approached by Mr Green and asked to convene a public meeting on the Sunday, but he refused because a meeting called by him earlier in the week had not been attended by Mr Green, Mr Temmers and Mr Barlow

"Besides this, I felt before a public meeting

could be called we should have got together, which was the purpose of my meeting, to decide on a date, time and venue for a public meeting. We also needed to decide on a strategy for a meeting with the Action Committee, but this could not be done

"It's also quite ridiculous to decide on a Saturday to hold a public meeting the next day. You need time to inform the public," he added

Mr George said that as soon as the council decided what to do about the R3 subsidy, a report-back meeting would be held to inform the public
— DDR



MR GEORGE hopeful

(24) D. Dispatch 3/2/82

Manager cites means to 25pc cheaper housing

EAST LONDON — Housing associations could offer housing at 25 per cent less than the open market cost, the general manager of a Cape Town based housing utility company, Mr Selwyn Myers, said yesterday

Mr Myers may be invited to explain how such companies work to the city council following a council action committee resolution this week to examine housing associations

Mr Myers said he would be "delighted" to come to East London and explain how the system worked, but said there was no chance his company would open a branch here

"You must have concerned citizens of your own community forming the association," he said

A housing utility company, or association, was a non-profit organisation run on straight business lines specialising in community housing, Mr Myers said

"Our association here aims at providing a high quality environment at the lowest possible cost"

Mr Myers said housing utility companies, once approved in terms of the Companies Act and the Income Tax Act, were exempt from all income tax and also derived certain benefits from the Housing Act

"The Prime Minister, Mr P W Botha, supported housing associations in his address to the Good Hope Conference, and government assistance to associations is being considered now"

He said there was nothing new in housing associations His company has

been in existence for 63 years

"There are only five utility housing associations in South Africa — all of them in Cape Town There are 860 in Holland alone and hundreds of others all over Europe and the United States

"There is one in the process of being formed in Durban, and I have had queries from all over the country There is obviously a crying need among industrialists and businessmen for an agency to provide lower cost housing

"What it needs is a group of concerned citizens working voluntarily — the directors get no pay — to form the company and to raise capital from industry and commerce to start

"We make our profit from buying and selling commercial property and use the profit to buy and develop residential property on a specialised, professional basis

"Here in Cape Town, an average middle income house costs about R35 000 to build, but because we start at a lower base, we can build the same house for R21 000.

"Our houses are carefully designed for the needs of the buyer So we can build a one-bedroomed house which can be extended to two, three or four bedrooms at the minimum extra cost, and we will put in the foundations for a garage or servant's quarters, but not build them until the person can afford it

"The whole company is sociologically orientated to the particular needs of a community," he said —
DDR

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Mr Nelson and
man picked up a
threw it on Mr
while he was

fare in the col-
could not
as an extenuat-
because Adams
acted pur-

also ruled out

the possibility that Adams
was provoked before the
murder of Mr Richardson
at the shebeen.

"A person can accept
that something happened
outside (the shebeen) but
what, is impossible to
determine," said Mr Jus-
tice Curlewis.

Adams admitted two
convictions for assault, two
for robbery and one for
escaping from custody.

Stuurman had one pre-
vious conviction for mur-
der, one for theft and four
for assault, all of which
were on women.

Both men pleaded not
guilty to all charges —
Sapa

WARRIVOL

Black

'town'

plan

opposed

By SHIRLEY PRESSLY

RATEPAYERS' associations representing the white suburbs close to the proposed new black township of Motherwell are strongly opposed to the development.

Their fears and objec-
tions — which have been
forcibly expressed in the
past and reiterated by
organised industry and the
Port Elizabeth Municipality — surfaced again this
week following details on
the Motherwell develop-
ment announced by the
East Cape Administration
Board

Negotiations for the pur-
chase of the land have still
not been finalised, but the
Motherwell concept seems
to be fast becoming reality

The main objections and
fears are that stormwater
drainage will increase the
flooding problems in the
Swartkops River area, that
the crime rate will increase
and that the proposed road
links will cut up the estuary
still further

Motherwell could house
up to 170 000 people in its 10
neighbourhood units, with
population densities which
could vary from 1 800
houses per unit to 2 600 in
the site and service units, of
which there will be three

There is a shortage of
17 000 homes for blacks in
Port Elizabeth. With a
household of 6½ people a
house Motherwell could be
filled as soon as it is devel-
oped

From the southernmost
tip of Motherwell to the
Redhouse boundary is a dis-
tance of about 1½
kilometres

The distance to Tipper's
Creek will be about 2,8
kilometres, and to the edge
of the river — at the
nearest point — will be
about one kilometre.

Mr Pat Murray, chair-
man of the Redhouse
Ratepayers' Association,
said he was concerned
about the drainage and
spill-off of water from
Motherwell adding to the
existing problems in the
Swartkops River

He also feared that the
flamingoes which came
across the river at nights
would disappear if a big
concentration of people set-
tled nearby

Mr Ivan Krige, the Port
Elizabeth city councillor
for the ward, said
Motherwell had been
foisted on Port Elizabeth in
the face of strong opposi-
tion

But Ecab did not seem to
have any viable alter-
natives to Motherwell

A spokesman for the
Swartkops Trust said an
"awful lesson" had been
learnt with the Markman
Township drain which fed

into the Swartkops River
The trust had appealed for
the drain to lead into the
sea, but the objections had
been overruled

He hoped that the storm
water from Motherwell
would not also be dis-
charged into the Swartkops
River

He believed that the
development was being
sensitively planned so as to
"soften the blow" and to
minimise damage to the
escarpment with an open
space, the proposed road
and a buffer zone all be-
tween the edge of the
escarpment and the town-
ship development

Mrs Bryony Wilhams,
chairman for the
Ratepayers Associations,
of Bluewater Bay,
Swartkops, Amsterdam
Hoek and St George's
Strand, said a study on the
Baakens Valley showed
that it was now basically a
dram, and it was feared the
same thing would happen to
the Swartkops

She said a ratepayers
meeting would be held on
February 16 in which guest
speakers from the Port
Elizabeth Municipality
would discuss the flooding
danger in the valley

124

EB

E. Post
4/2/82

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Crime Rea
A WOMAN was
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were mugged
separate
Port Elizab
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her home early
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the cafe

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unlocked On
she walked into
room to find it
of disarray.

A man grabbed
the neck from
She screamed
pushed her
fled.

Both mugging
took place out-
central business
where police
launched peni
and vehicle pat.

Shortly before
yesterday an
at a bottle store
Road, Mrs
Zimferman, was
as she left the
Bank in Cape

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them, "cont
from her grasp
away.

A Port Elizabeth
Andries Els, 29
robbed of R100
men in Wright
Sidwell, yesterday

Major Gerrie van R
police liaison offi-
the Eastern Cape,
repeated police
to people not to
doors unlocked
they were out,
was only for five
utes

He said it was not
for women alone at
to leave doors un-
during the day
night

People going to the
collect money
take simple pre-
Money bags should
displayed

DIMPLE, gives the mother,
Picture by Mike Holmes

RENTS PROTESTS

AROUS 4/2/82 (124)

POLICE confiscated placards and warned people to disperse in several Peninsula townships today following demonstrations against higher rents.

Atlantic police said five arrested at a protest meeting outside the civic centre were being held for questioning.

It would be decided later whether they were to be charged or released.

It is believed a man was arrested at a protest meeting in Lavender Hill, Retreat.

A police spokesman said Mr Marquard Simp-

7 arrested; police confiscate placards

son was arrested in Eland Areas Housing Action Committee (Cahac), the zens' Housing League Street, Kew Town umbrella civic body spearheading the rent campaign.

He was released today pending further investigation.

Members of civic bodies and community organisations today marched on calls.

It is reported that the rents offices of local authorities to deliver letters of objection.

The 'Day of Action' in Bishop Lavis, about 60 people marched on

the office of the City Housing League zens' (CHL) from a church.

Some carried placards such as 'Do Away With High Rents' and in support of the local civic body.

A delegation, led by a 72-year-old grandmother, Mrs Alida Stoffels, delivered a letter of protest to the housing superintendent, Mr H Messian.

Two policemen arrived and confiscated some placards. The 60 were ordered to disperse.

They refused and started singing, but later dispersed quietly after a report-back by the delegation.

In Belhar, about 100 marched to the Divisional Council rent office.

No action

Several police vans in the area did not intervene.

The protesters later quietly dispersed.

At Mitchell's Plain, about 20 women with children staged a 45-minute protest outside the Divisional Council rent office.

The women, all residents of Woodlands, displayed posters calling for Rents we can afford' and 'Kotze talk to Cahac'.

A spokesman said it had been decided to keep the group small to avoid police action.

A letter was handed to the Housing Office manager to be delivered to the Minister.

Similar protests were staged at Lotus River.

(Contd on page 3, col 1)

Rents (124)

(Continued from Page 1)

Lavender Hill, Hout Bay, Factreton and Atlantis.

About 100 women and children protested outside the Lotus River housing office and later held a meeting on an open field.

In Hout Bay about 40 residents walked through the harbour area with posters.

About 40 people displayed placards outside the rent office in Concert Boulevard, Steenberg.

Police arrived as they left and removed the posters, a spokesman for the group said.

AN elderly protester makes his feelings known outside the rent office in Bishop Lavis today.

124

Green light for Buffalo Flats housing scheme

EAST LONDON—The R30 million-plus Buffalo Flats housing scheme has been given the green light by the Department of Community Development

Earlier it was feared that although the department had approved the scheme, a government decision to delay spending R500 million on housing projects would jeopardize the Buffalo Flats expansions, described as the biggest the city council has ever tackled

However, doubts were dispelled earlier this week when the city councillor in charge of housing, Mrs Elisabe Kemp, received a telex message

from the department saying the scheme had been "accepted in principle" and would be funded by the department

There were "one or two points" which needed clarification, said Mrs Kemp and these included when the money would be made available so that tenders could be called

An encouraging sign, according to Mrs Kemp, was the department's stipulation that the project would have to be completed in 45 months

"This is a good sign, particularly as money is extremely tight at the moment and shows the de-

partment is as concerned about housing here as we on the city council are

"It also means that once construction starts, there will be no stopping until the project is completed"

The housing portfolio holder on the Coloured Management Committee, Mr F N Barlow, said he was "extremely pleased" with the department's decision

He said coloured families were flocking to the area from all parts of the Border, Transkei and Ciskei and these people, in addition to the 2 000-plus families waiting for housing, had to be catered for

"The decision to go ahead with Buffalo Flats' extensions is a step in the right direction and should go a long way to alleviating the current housing shortage as well as substantially reducing the housing backlog", he said

When completed, Extensions 2 to 7 will house more than 1 800 families. Many of those who will be moving into the new extensions are living in North End, which has been rezoned a light industrial area, and on the outskirts of Duncan Village Buffalo Flats Extension one was completed in October last year and all of the 280 housing units have been occupied — DDR

Dept confirms backing for Buffalo Flats

124

EAST LONDON — The city housing department was still in the dark yesterday as to when funds for the completion of the R30 million-plus Buffalo Flats housing project would be made available

City housing director, Mr

Ken Martinsen, said he had "contacted Pretoria" for clarification and was waiting for a reply

The project, which was in danger of being stalled following a government decision to delay spending R500 million on housing projects, was sanctioned by the Department of Community Development earlier this week

In a telex message to the city councillor in charge of housing, Mrs Elsabe Kemp, the department undertook to push ahead with the financing of the scheme, which, when completed will provide housing for more than 2 000 coloured families in extensions 2 to 7

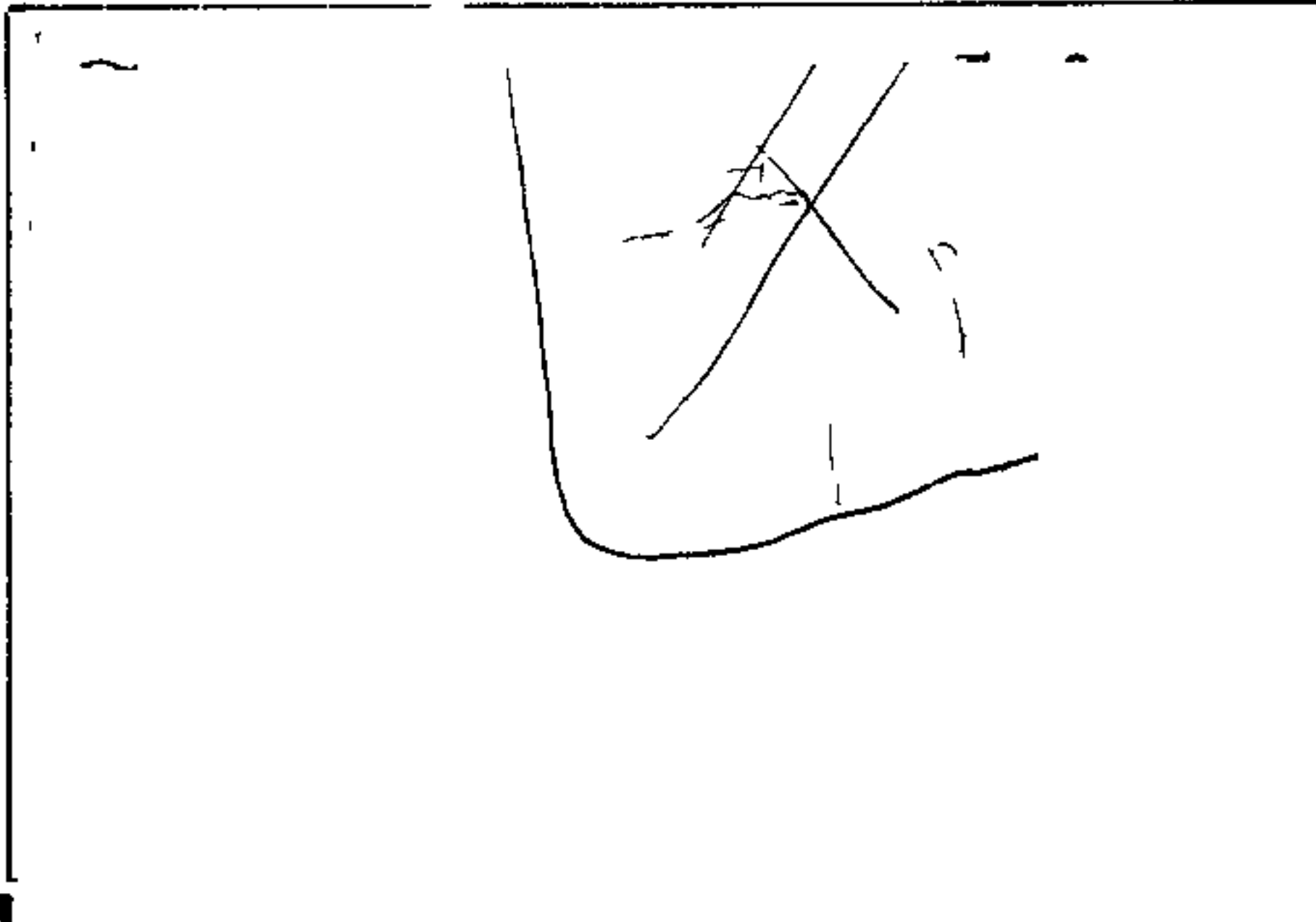
According to Mr Martinsen, the provision of the area's "heavy infrastructure" was well underway and engineers were engaged in laying water and

sewage lines

The chairman of the Coloured Management Committee and holder of the housing portfolio, Mr Wally George, said yesterday he was "confident there would be no complications" involving the financing of the remainder of the project

"We've been given the green light, so now all we are waiting for is the word go"

In spite of the government announcement regarding the delaying of spending R500 million, Mr George said he had been optimistic that the scheme would not be shelved



CAHAC

Kotze 'evading responsibility'

CAPC

Tricks 5/2/82 124

Municipal Reporter

THE Cape Areas Housing Action Committee (Cahac) has accused the Minister of Community Development, Mr Pen Kotze, of evading his responsibility to tenants in housing estates throughout the Peninsula

Interviewed after yesterday's Day of Action demonstrations against Mr Kotze's handling of this year's rent increases in Peninsula townships, a Cahac spokesman said the people are insulted and angered by Mr Kotze's refusal of an interview on the

rent issue and his referring them to local management committees

"The people will continue to apply pressure until Mr Kotze meets a delegation from Cahac to discuss a change in the rental system"

At least six people were arrested during the protests against the rent hikes while police confiscated banners and warned demonstrators in some areas to disperse

These were the only incidents which marred peaceful placard protests held outside rent offices

by 600 coloured tenants — consisting mainly of housewives — in council housing estates

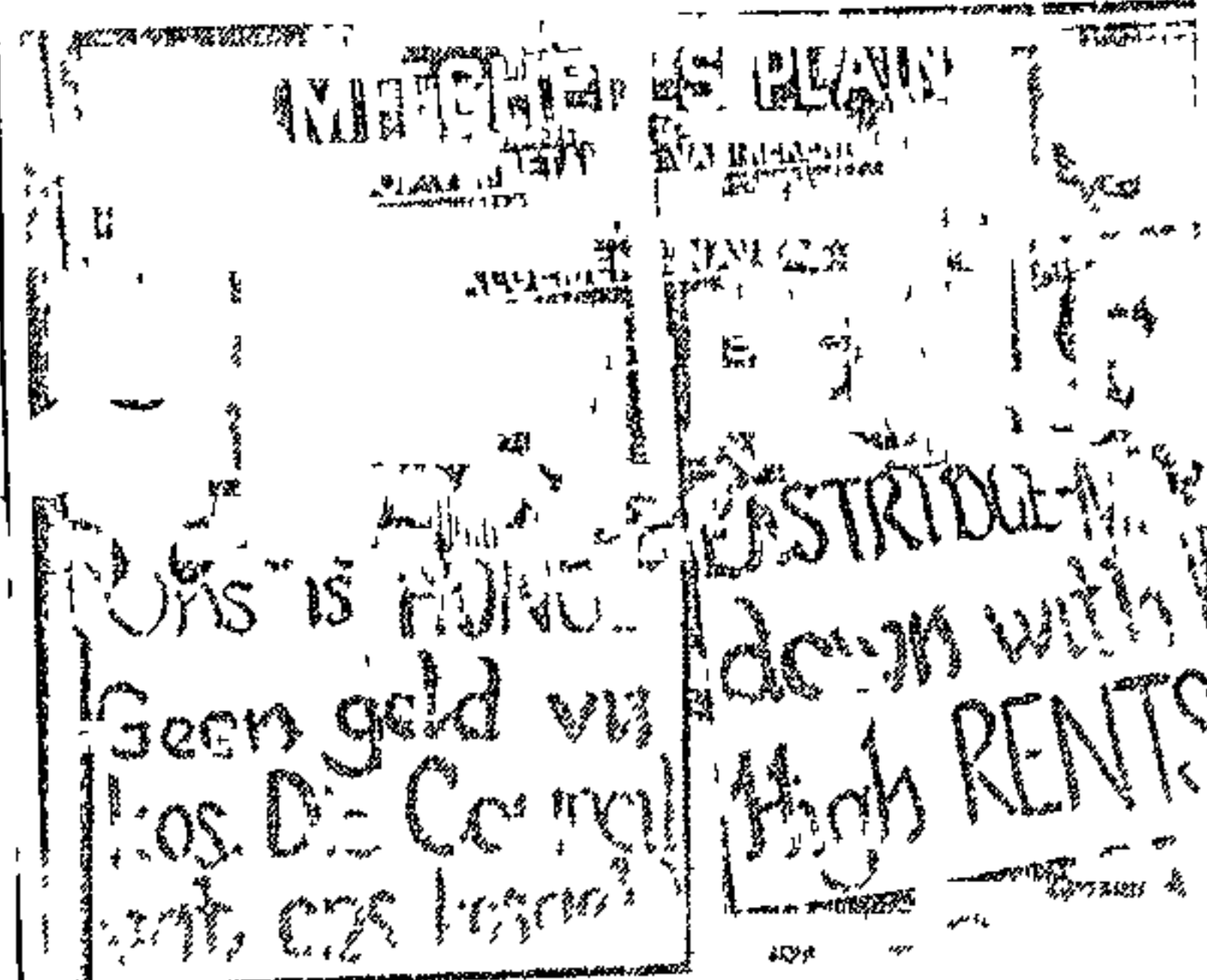
Inter-denominational church services were held last night and 1 000 people had pledged to telephone Mr Kotze's office

In the continuing campaign led by Cahac against the rent increases, the Day of Action was called to protest against Mr Kotze's handling of the issue

In response to a request last month for an interview, Cahac was told by Mr Kotze to seek an audience with the Minister of Internal Affairs, Mr Chris Heunis. Mr Kotze then said tenants had to channel all their complaints through the local management committees

Some of the banners at the demonstrations read "We want rents we can afford", "Mr Kotze — speak to Cahac" and "An injury to one is an injury to all"

A police liaison officer for the Boland confirmed that three men and a woman in a crowd of about 150 were arrested in Atlantis for carrying banners. No names were released and it was not known, pending further police investigation,



Children from Mitchells Plain gather with placards outside the City Council rent offices during yesterday's Day Of Action

To page 2

124 A From page 1

ion, whether they would be charged or released

A Cape Town police spokesman said that a 21-year-old student, Mr David April, was detained for questioning in Retreat yesterday morning, but was later released. He also confirmed that Mr Marquard Simpson was arrested in Eland Street, Kew Town, in Athlone, on Wednesday night while putting up posters. He was released yesterday pending further police investigation.

In Bishop Lavis outside the Citizens' Housing League centre, police removed banners and kept a close watch on a crowd of about 60 people

An estimated 100 Belhar residents stood vigil outside the Divisional Council rent offices, while 35 banner-waving residents of Tafelsig and Eastridge in Mitchells Plain spent about 30 minutes outside the Cape Town City Council offices

In Hout Bay, 60 parents marched through the harbour community stopping briefly at the rent office yesterday morning. A second demonstration was held in the afternoon

Protests also took place in Factreton, Lavender Hill, and Lotus River

About 20 women from the newly-formed Ocean View Women's Action Committee held an hour-long placard protest outside the Ocean View rent offices last night

The protest was held in conjunction with the many rent demonstrations in Peninsula townships yesterday.

A spokesperson for the committee, Mrs Gladys Thomas, said the protest had gone off without any incidents and had received an enthusiastic response from residents returning from work.

The women displayed placards calling for "Low rents for pensioners" and "High rents mean no food, no clothes"

Most of the residents work in Fish Hoek which is ten kilometres from Ocean View

They had to pay 80 cents a day in travelling expenses and many were forced to cut back on food and clothing to meet the higher rents, Mrs Thomas said

The Action Committee was formed two months ago because there was no other representative body for residents in the isolated area, she said

Minister agrees to meet Cahac and councils on rent increases

W/E ARGUS 6/2/82 (124)

THE Minister of Community Development, Mr S F Kotze, is willing to discuss rent problems with the Cape Areas Housing Action Committee (Cahac) and the local authorities

The Minister said in a statement he would not see Cahac alone

The statement follows a Day of Action in protest against the Minister's earlier refusal to see a Cahac delegation.

Mr Kotze said Peninsula rentals were predominantly administered by the Cape Town City Council, Divisional Council and other local authorities.

He was prepared to have discussions with them along with the Cahac

SUBSIDISED

Basic rentals are levied by local authorities according to rent formulae of the National Housing Commission. Such formulae are revised regularly as far as possible within the department's financial resources.

Weekend Argus's municipal reporter reports that the increased rents paid by tenants in 'new' townships appear to justify a protest.

But tenants in the old established housing

schemes it appeared, have little to complain about.

In the established schemes, the new rent will be as little as R8,80 a month and most pay less than R20 a month. For most of these tenants increases will be R2 or less.

In a new township like Mitchell's Plain, a man earning as little as R151 a month is paying as much as R77 a month rent.

5

Minister's decision welcome — Cahac

ARB 458/2/87
124

THE Cape Areas Housing Action Committee (Cahac) today described as encouraging a decision by the Minister of Community Development, Mr Pen Kotze, to meet them to discuss rent problems.

The committee said however, that it had not been officially informed of the Minister's decision.

The Minister's decision followed a Day of Action in protest against a earlier decision by him not to meet Cahac.

The Minister had earlier directed Cahac to follow the 'correct channels' — the management committees — if they had any problems.

The City Council, the Divisional Council and other local authorities would also attend the meeting, Mr Kotze announced last week.

● See Page 4

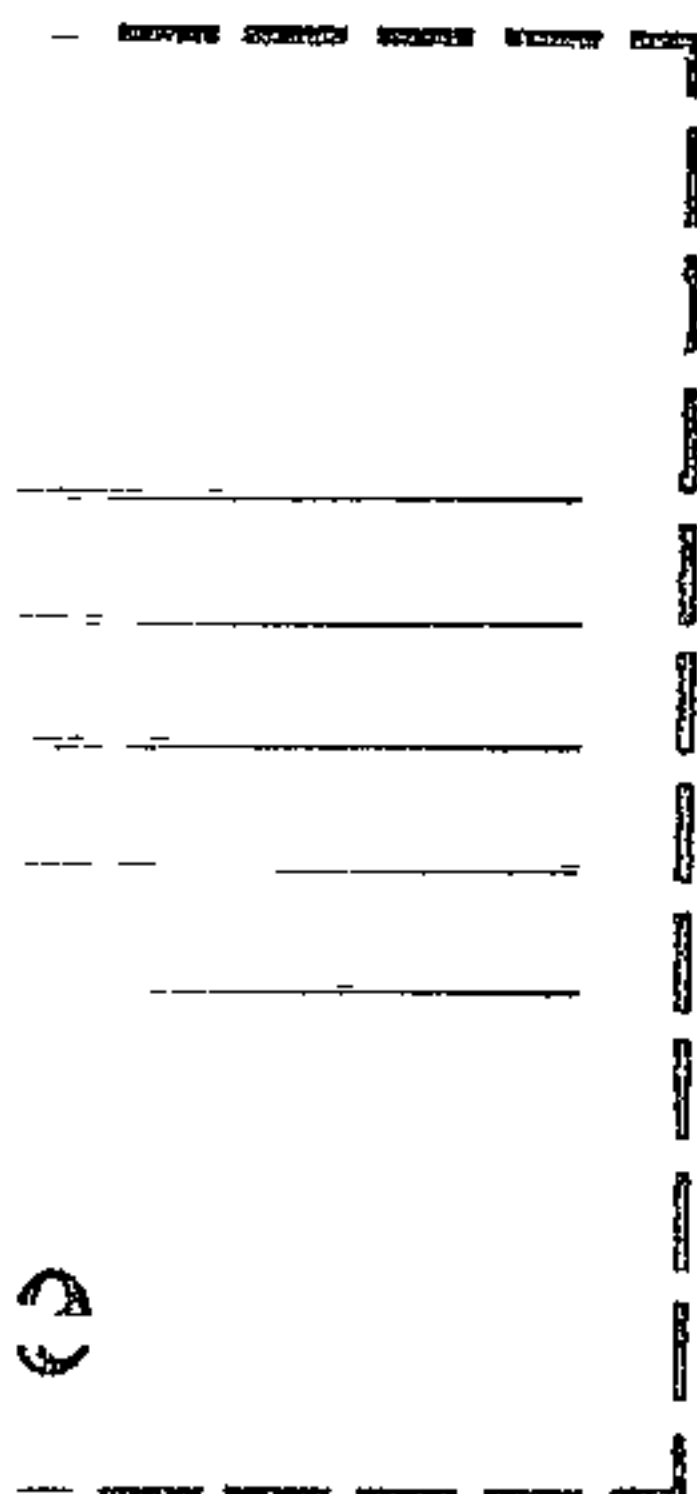
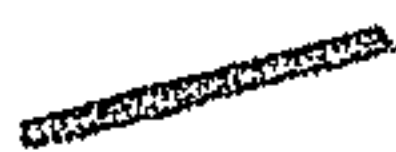
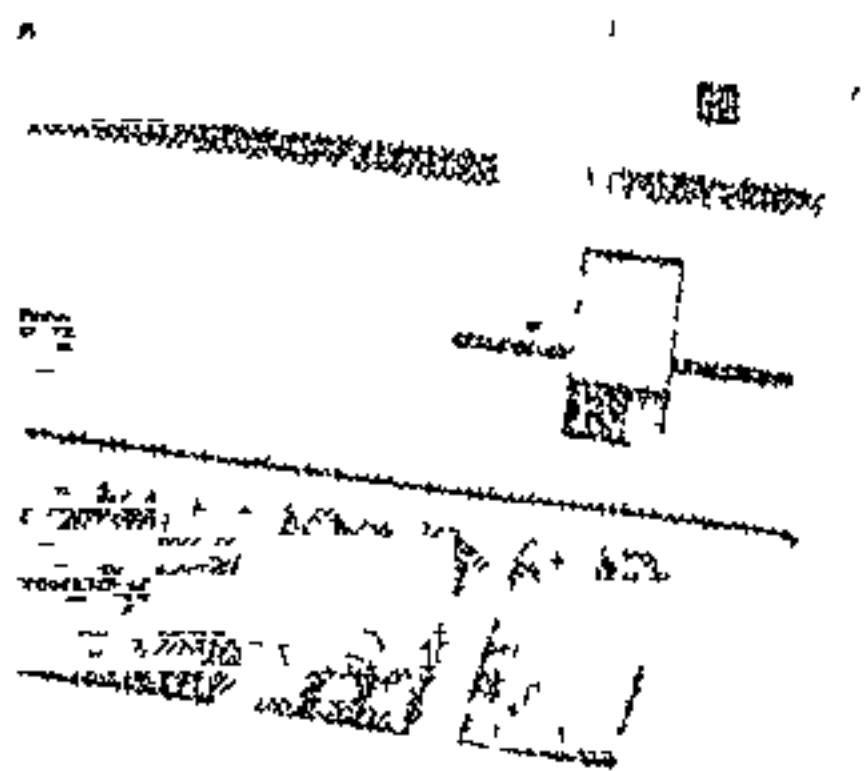
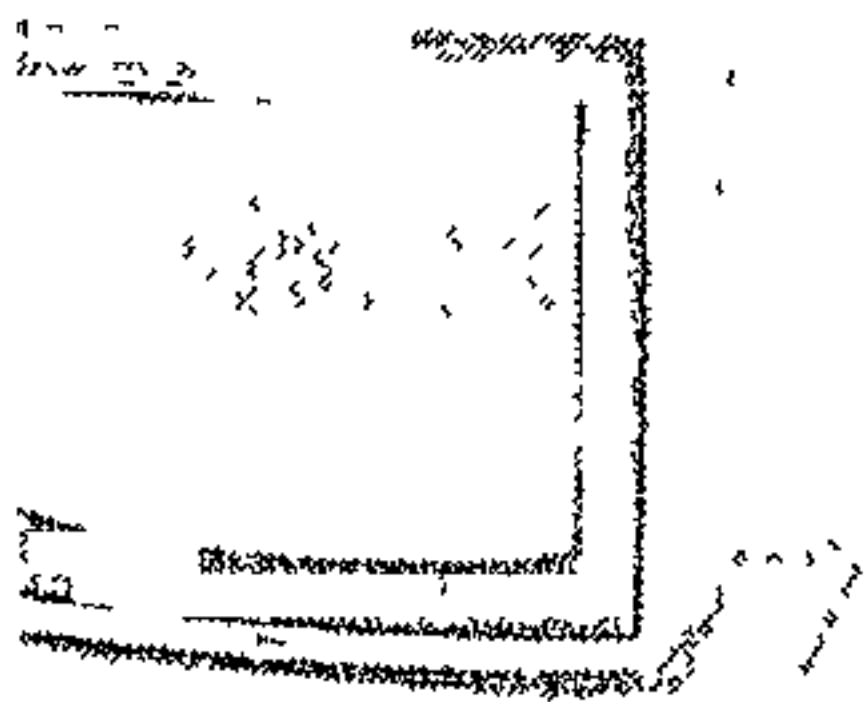
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Rent protests — some justified, others pay little

ARGUS 8/7/82 (124)

Municipal Reporter

WHILE tenants in old established housing schemes have little to complain about it appears that protests about rent increases in new townships are justified

The chairman of the Cape Town City Council's housing committee Mrs Julie Stott said the situation in 'new' places like Mitchell's Plain was appalling

Only tenants whose wives and children had to find jobs could survive

In Mitchell's Plain, a man earning as little as R151 a month could pay as much as R77 a month in rent

Tenants in old established housing schemes pay as little as R8,80 a month and most pay less than R30 a month

For most of these tenants rent increases this year will be R2 or less

In spite of Government subsidies on housing, rising building costs and increases in the price of services have sent rents

in Mitchell's Plain and Atlantis soaring

In many cases the accepted rule that a breadwinner should not pay more than 25 percent of his earnings on rent or bond payments no longer applies

Some tenants are paying a third or more of their earnings in rent

The biggest problem is costs are rising faster than the Government is ploughing money into subsidised housing

Mrs Stott said five

houses destroyed in a fire in Valhalla Park and originally built in 1948 for R3400 each had to be replaced at a cost of R13500

Several years ago 5204 houses were built in Bonhevel for R15 million. Today 575 homes could be built for the same amount

Mr Stott said municipal charges included in rents could not cover the service charge council had to pay. Even this part of the rental was being subsidised she said

Steyn 'effort at censorship'

Argus Correspondent

LOS ANGELES — Another major United States newspaper has attacked the Steyn Commission report on the Pless

An editorial in the mass circulation Los Angeles Times, which noted that South Africa's relative freedom of the Press was in jeopardy, followed earlier attacks by the influential New York Times and the Christian Science Monitor

Referring to the Steyn proposals as 'an effort at censorship' the Los Angeles Times said they were similar to a system of censorship backed by the Soviet Union and many Third World countries

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District 6 land sold for white housing

ARGUS 8/2/82

87
124

THE Department of Community Development has sold stretches of land in District Six to private developers for a multi-million rand housing development for whites, but has refused to disclose details.

The department has thrown a veil of secrecy around the land deal, the housing project and the identity of the private developers who have bought the land — believed to be four tracts around the controversial technikon development.

All it has disclosed is that about 300 homes are to be built soon.

NOT DISCLOSED

Asked for more details about the project a department spokesman said, 'It is not considered to be in the best interest of the parties concerned to release details of the proposed private development at this stage.'

The department has refused to disclose details about the following:

- The size of the tract of land bought.
- How many and which companies have bought land or for what price.
- The location of the land, what types of homes are to be built and when they are to be built.
- Why the department has refused to disclose the names of the companies concerned.

The director-general of the department, Mr Louis Fouche, said last week it would be 'improper' to disclose the information.

The move into District Six by private developers is the first since 1980 when two companies — Anker Data Systems and Total Oil — moved in to the area and then out soon afterwards after being put under heavy political pressure.

INTIMIDATION

The then Minister of Community Development, Mr Marais Steyn, responded to the withdrawals by warning associations and organisations of 'economic intimidation' in District Six.

There were also accusations that the companies were threatened and pressure brought to bear on them to withdraw.

The Department of Community Development has confirmed that 82 homes in District Six which have been renovated at a cost of more than R1-million would be ready for occupation by June this year.

THE aim of the City Council's Housing Committee for many years has been to provide an adequate sized dwelling for every family in need at a cost the main breadwinner can afford. Many factors impede the realisation of this ideal. Usually the City Council is not in sole control.

Fundamentally the solution to the problem depends on the Cabinet and Minister of Finance making (or being able to make) sufficient money available to the Department of Community Development to enable more houses to be built and increasing subsidies, while maintaining the good building standards and house sizes which are now allowed.

In 1974 the National Housing Commission for the first time permitted us to build three-bedroomed houses for 'sub-economic' families. This was a great step forward. We have over 12 000 houses with one bedroom or less! The allocation policy compelled us to give a family with three children under the age of 10 years only one room and a kitchen, and the overcrowding was and remains intolerable for many families. This is especially so as we have been unable to give transfers to bigger accommodation to the thousands of tenants who need larger homes.

People who want three-bedroomed cottages and cannot or will not take accommodation in Mitchells Plain have been waiting since 1967. If we sell all the decent bigger houses they will be doomed forever to small inadequate sized dwellings

In fact old stock council housing will soon be the only 'rent controlled' style housing left

Rents in 1982

are too high

ARBUS

11/2/82

124

for the poorest

For many years the City Council and others have pleaded for differential interest rates for low income families and a more gradual rent increase when people obtain salary increases which take them from one income category to the next. Incidentally, the complex rental assessment systems which have to be taken into account makes the assessment of rentals an extremely complex procedure.

From July 1980 the National Housing Commission has responded to our pleas to introduce reduced interest rates for home ownership and more income 'categories' and to reduce the impact of rent increases when an increased income falls into a higher category.

Community Development Circulars Nos 9 and 10 of 1980 sought to limit the rental increases after income surveys in any year to a maximum of R10 a month. But for home ownership the increases are not limited in any one year nor can they come down once they have gone up

In the old days it was considered that poor people could not afford to pay more than one-fifth of their income in total rent. In recent years this has suddenly been changed to 'people should be able to afford to pay one-quarter of their income in rent'

This is not the case. The poorer the breadwinner is, the less he can afford to pay in rent, especially if he has several young children. Personally I believe he should pay no more than one-tenth of his income for rent. In those houses built recently by the City Council for low income

families with its own and private sector funds, the council limited the rent for people with incomes under R100 to R10 a month

Obviously it is desirable to have a system providing adequate sized houses of a good standard and for the State to subsidise each family according to its need.

original payments were based on a special 5 percent subsidy when he earned R350 pm and is now at 9.25 percent interest because he is earning over R450 pm

With the phasing out of rent control many white people are also finding rents in 1982 are very high. Housing costs and interest rates have escalated so appallingly in the past few years that it is difficult for people paying a 5 percent interest rate to realise that they are being heavily subsidised by the State since the usual building society loan is at present 12.25 percent.

I believe the least inflationary and most reasonable thing the Government can do is to subsidise each breadwinner in need of a house according to his means. When children are earning he should pay more, when children — up to four in number — are born a little less should be paid

The first of two articles by MRS EULALIE STOTT, chairman of the City Council's Housing Committee, on housing problems in the municipal area.

However, not all who have complained about rent increases have an equal case. It is not so unreasonable for a man to pay R29 a month more for buying his own house when he has had an increase in salary during the year of R164 and his

SUBSIDIES

The Government's problem is that the cost of subsidies is getting mighty high. For the first six months of 1981 the

cost of subsidising tenants in all our schemes was only 000, while for the six months the subsidies on just the 5540 es sold at Mitchells after July 1980 in the revised subsidy interest for home ship took effect) cost the State 000

The Government has recognised that cities are having problems financing housing estates for low income families and in 1979 appointed a committee of inquiry to investigate the problems. Their recommendations are not yet known to us. Many of the methods used to help local authorities make housing available for low income families have so far not always involved additional subsidies but rather ways to assist people to provide for themselves — not necessarily always a bad principle

RATES

In our rental schemes the rent includes a contribution to rates which, on average other than at Mitchells Plain is R5,60 a month. This covers the cost of a bi-weekly refuse removal service, the provision of black bags in the flats and the conveyance and processing of sewerage as well as the provision of clinics, community centre, libraries, halls, playgrounds and so on

Since the cost in 1982 for the refuse removal and street cleaning service within housing estates is alone estimated to cost R6 per month per dwelling, it will be appreciated that each tenant is heavily subsidised by the General Rate Fund. Sc obviously the rates of the City of Cape Town are subsidising those with low incomes, which is as it should be.

To be concluded tomorrow

Two treated for burns after fire at Kwazakele hostel

By SIMON BLOCH

TWO men were treated for burns after a fire at the single men's hostel at Kwazakele today

Firemen with two tenders spent nearly an hour fighting the blaze which started in a room

Yesterday was also a busy day for the Port Elizabeth Fire Brigade, with a strong wind fanning 16 bushfires

Firemen spent 2½ hours fighting a bushfire near the Gilsands Scout Hall, behind the Animal Welfare premises on the Schoenmakerskop Road

A raging bushfire near the General Motors plant in Markman Township kept firemen busy for about four hours. A bushfire near the Donkin lighthouse was brought under control before it could spread

There were other fires on vacant plots of ground at Swartkops, Malabar, Walmer, Algoa Park, Glen Hurd, Blumendall, Booyens and Newton Park

Mr Theo Hurford, divisional officer for the Fire Department, said there were so many calls on his staff that they hardly had a moment's rest

A fire also broke out above the computer room at the Shatterprufe glass factory. By the time the fire brigade arrived, it had been brought under control

He said last weekend was one of the busiest for years

The department extinguished 56 fires — nearly an all-time record

Some rents too

ARGUS 12/2/82 (124)

high for people

to live decently

THE administration cost per house in all the City Council housing estates has been increased by 50c per house per month in 1982. This is necessary as staff salaries for the Housing Branch have gone up from R132 000 to R190 000 a month since January 1980 (about 44 percent).

The charge has also had to cover increased insurance values and higher transport, water, electricity and other costs

For example, five houses built for R3 100 each in 1978 were burnt out last year and are being replaced at a cost of R13 000 each.

There are many people of moderate means not in the housing estates who are also finding it a struggle to pay rates. The average rates bill is R30 a month. And their bond interest rates have remained 9,25 percent or less (and have been for a 30 year period).

If they got a R12 000 bond in 1979 at 9,75 percent they would have paid R106 a month. For that same bond now they would be paying R130, that is at 12,5 percent.

The rentals in 1982 of two-thirds (24 000 families) of our tenants are being increased by less than R2 a month. Only 1 percent (3 600) were increased by more than R4. In addition, even after the latest increases some tenants will pay as little as R8,80 a month, over 12 000 will pay less than R20 a month and a further 17 000 will pay between R30 and R30 a month. Only 1 000 tenants pay more than R50 a month.

During the period 1980 to 1981 salaries and wages of tenants have generally increased. A hundred cases taken at random show an average increase of R40 a month between 1980 and 1981.

But rent increases are obviously very hard for those who have lost good jobs or are still earning the same as before.

On the other hand the 19 000 families on our waiting list would love to have a three-bedroomed house for R50 a month. Many are paying more than that for a room or a garage.

But for breadwinners who have over R150 a month and under R250 and who are living in Council dwellings built in the last five years the rentals are very high at a minimum of R48 a month — and at Mitchell's Plain, R77 a month and more.

Such rents are just not low enough to enable them to live decently.

This is due to improved building standards and much higher costs. When Bonteheuwel was built in 1961 we built 5 204 houses for R4,5-million, an average of R850 a dwelling. For that money in 1979 we could build only 575 houses, as costs were R7 700 for the house alone.

In Mitchell's Plain we at last have three-bedroomed houses for low-income families; but the

cost for the largest category of people on our waiting list — those between R150 and R250 — is quite beyond the capacity of the family to pay, namely about R77 a month.

We have made strong representations to the Government on this problem over the past few years and are hoping for a satisfactory formula soon, which of course would entail larger subsidies. I sincerely hope, however, the long struggle to obtain decent housing standards (which has only recently been achieved) will not now be scrapped on the grounds that the 'more money spent on one house the less houses can be built'.

To build sub-standard housing causes greater costs in the end and encourages anti-social behaviour. I understand it will cost R5 000 per plot to provide Soweto houses now with waterborne sewerage and electricity and so on. At Bishop Lavis it is costing more than R8 700 000 to give

MRS EULALIE STOTT, chairman of the City Council's Housing Committee, concludes her comments on the housing problem.

modern services to 3 762 houses, that is, stormwater, water and sewerage improvement services, improved roads, sidewalks and street lighting, or R2 336 per house. And R1,5-million is needed for electrical installation for about 3 000 houses. To rewire 3 400 dual occupancy council dwellings separately and adequately will cost well over R1-million.

The best thing for us all would be to have low income families pay as little as possible for housing so that the residual income may assist the family to improve its standard of living, its aspirations and hopefully to reduce crime. Attempts to persuade the Minister of Finance and the Cabinet to provide more money for housing and larger subsidies are helpful, especially if it is by those personally affected.

While there is such a housing shortage it has seemed unreasonable to force people from pondok areas — often in the safety of the backyards of their families' home — into housing, particularly if they have a small income and a large family, since in the pondok they were probably paying R6,50 to R8,50 and in the simplest house they are paying R18,86.

The dissatisfaction of the tenants who have found these newcomers unacceptable in some instances, has added to the causes for dissatisfaction among tenants.

Nor have we been able to give the transfers to bigger accommodation and the transfers out of flats into cottages which thousands of families want.

Each year we can expect about 1 500 vacancies in our letting schemes. These vacancies were normally available to tenants who wanted transfers and people who have been longest on the waiting list. Unfortunately our Housing Administration has been bedevilled since 1978 by the requirement that the council give virtually all its vacancies to squatters or Group Area victims.

Good housing management should try to fulfil people's needs. But the housing shortage for low income families, political Group Area decisions on land and areas available and the low incomes of the homeless makes it well-nigh impossible for housing staff to satisfy people's needs. This is very frustrating for them and prevents job satisfaction and a contented community.

As long as there is a housing shortage (forever?) it seems that people who are willing to accept sub-standard accommodation and living conditions should not be forced out but should be looked on with gratitude.

Anyway, wherever possible people NEED to have a choice, a choice of different areas to live in, of different types of accommodation to live in, different sizes of accommodation, and they require different types of accommodation to suit their needs and pockets at different times of their lives.

The most likely way for those most in need to have a fairer share of the financial cake is for all citizens to have the right to vote for those who decide how much money should be spent on housing etc, and so on.

At a local level this also applies and the Housing Committee on October 22 1981 asked the Council to tell the Prime Minister that it is extremely distressed at the dissatisfaction being expressed by the community for whom housing is being provided (arising from their exclusion from effective decision-making on housing matters). And for this reason, it again strongly urged the Government to put all Cape Town citizens on the common municipal voters' roll so that they may fully participate in decisions on housing matters.

The City Council of Cape Town is gratefully aware that it has had a large share of National Housing Funds for several years. But the total available for housing is totally inadequate. It is most frustrating to find that because of a shortage of finance we have in fact built an average of only 4 200 houses a year for the past five years.

But we will not give up trying for then even less will get done.

Townhouses

ARMS 1/3/82

'won't cross

contour line'

Environment Reporter
THE GOAHAD for the Fernwood Heights town house development would not place the lower perimeter of the proposed Table Mountain natural area scheme in jeopardy, the director of Municipal Parks and Forests, Mr F A Roelofse said today. Conservationists opposing the controversial housing projects above the Fernwood estate believed that the go-ahead given by the City Council last week could herald trouble for the fledgling Table Mountain scheme.

It was said the project transgressed the proposed upper limit for development, the 152 metre contour

SCRUTINY

Mr Roelofse said the development did not go over the 152 m mark, and in any case all proposed development near the boundaries of the natural area would be subject to scrutiny by the management committee.

This would even apply in the case of the proposed kaolin mine. Although the mine falls outside the boundary of the natural area, it is close to the area and would have an effect on it.

He said the Minister of the Interior, Mr Chris Heunis, had promised the interim committee under Dr Douglas Hey, of which he was a member, that before any decision was taken on the mining, they could see the report by the Pretoria firm of landscape architects who did the environmental impact assessment.

The same would hold for any future mining developments in Noordhoek. They would come under scrutiny of the committee before being given the go ahead.

Spring: black area needed

(340) (124)
Country Dispatch 1/3/82

EAST LONDON — The Mayor of East London, Mr Enrol Spring and city councillor Mr Donald Card, have lashed the government's decision at the weekend to go ahead with the plan to move Duncan Village residents to Mdantsane.

They also condemned an attack by Mr Pect de Pontes, MP for East London City, on what he called the "PIP" element on the city council.

Mr De Pontes said this element had succumbed to pressure from radicals in asking for the retention of Duncan Village for blacks.

Mr Spring and Mr Card denied the accusation and called Mr De Pontes' statement a political move.

They expressed concern that if removals were carried out the whole East London area would depend on a labour force from a foreign country.

They said local authorities all agreed on the need for a black residential area within the East London metropolis and urged massive upgrading of Duncan Village for those who did not want to go to Mdantsane.

— DDR
Full report, page 7

Govt rejects bid to save Duncan Village

124
Sgt
27/2/82

CAPE TOWN — The last-minute attempt to save Duncan Village, the black residential area of East London, has failed

The Deputy Minister of Co-operation and Development, Dr George Morrison, said in Parliament yesterday it was still the government's intention to move the residents of Duncan Village

The government's decision, revealed in reply to a question in Parliament follows a meeting this week between representatives of the East London City Council and Dr Morrison

Earlier in the week, the East London City Council decided to ask the government to retain Duncan Village as a black residential area

Yesterday its decision to do so was attacked by the MP for East London City, Mr Peet de Pontes. He said it was to be "regretted that the PFP element in the city council had turned their back on the council's committed stand, as well as their own personal support, because of the pressure of their radical youth movement"

Replying to Mr Errol Moorcroft (PFP, Albany) the deputy minister said it had been estimated that between 37 000 and 40 000 residents still had to be moved from Duncan Village

Asked when the move would be completed, Dr Morrison said "Depending on the availability of funds, the removal is expected to be completed within the foreseeable future"

He said alternative accommodation was provided "on request" to all families who were moved from Duncan Village to Mdantsane

The South African Development Trust had so far constructed 19 483 housing units at Mdantsane of which about 16 123 had been allocated to families from Duncan Village. It had been estimated that a

further 7 000 to 8 000 housing units still had to be provided

Asked by Mr Moorcroft whether the Duncan Village residents would retain their Section 10 rights under the Black (Urban Areas) Consolidation Act, which guarantees right of residence in the so-called white areas, the deputy minister replied "The residents of Duncan Village have been advised in writing that the Department of Co-operation and Development is prepared to state administratively that such residents will not be worse off than at present and that they will retain their preferential rights in accordance with the provisions of Section 10

"This will also apply to their children," Dr Morrison said

In his statement, Mr De Pontes said the proper rehousing of the black people living in appalling conditions in Duncan Village was included in government development schemes and would be treated as a matter of the highest priority

He said the PFP element on the city council through their turnabout, had "certainly not done a service to the black community and East London, but are trying to drag this very sensitive issue into the political arena, where it doesn't belong

"It has caused unnecessary concern to the black, coloured and Indian communities involved to such an extent that a petition to the effect that the rehousing must be proceeded with as a matter of urgency was drawn up and signed by a great number of people from one of the concerned communities

"The position is that the city council has no authority over Duncan Village whatsoever

"This rests with the government which has decided the issue for good reasons

"The conditions in Duncan Village and circumstances surrounding it are such that it cannot be allowed to continue, and it is in the interest of all concerned for proper housing to be provided as soon as possible which will be done," Mr De Pontes said

The deputy mayor of East London and chairman of the city council's action committee, Mr Joe Yazbek, said last night the government's decision would not stop the council making further representations to have the decision rescinded

"We should build on what we have and not create ill-feeling by uprooting people and moving them from the homes they have come to call their own"

It was sad that a town the size of East London did not have a residential area for blacks who had worked in or near the city all their lives

Mdantsane was too far away, apart from being in a foreign country

Mr Yazbek said he deplored Mr De Pontes' allegation that the "PFP element" in the city council had been influenced by their "radical youth movement"

"This is utter nonsense. The PFP youth movement has absolutely no influence on the city council's decisions.

Mr Yazbek denied the city council was trying to drag the issue into the political arena and said this was exactly what the government was doing

Commenting on the fact that the council had no authority over Duncan Village, Mr Yazbek said he was well aware of this:

"It does not alter the fact that we can express concern over what is happening in our own backyard, so to speak. Surely we have the right to do that," he said.

PC-DDR

Cinderella surfer town wakes to building boom

By CLIFF FOSTER

THE building boom which has swept along the coast from Plettenberg Bay has reached Jeffreys Bay with such an impact that black labourers are going to have to be "imported" to keep pace with demand.

The municipality is now busy building a hostel in the black township to accommodate them.

This is just one offshoot of the boom which has seen 270 houses built last year in a municipality which has a permanent population of only about 1 500.

Another is the perpendicular style of price rises. Some beachfront plots have jumped from R12 000 two years ago to R35 000 today — and among the owners some say they would not consider selling for under R50 000.

This is happening in a quiet seaside spot which in the off-season still bears all the signs of a sleepy weekend retreat.

There is still no sewerage, though this is on its way, and the shops are generally of the type that make provision for weekenders' needs.

But we are about to witness, though most likely on a slightly smaller scale, a re-run of what has taken place in the last two years at Plettenberg Bay — one hopes (and almost certainly) without the attendant collapse of the civic services.

The town is preparing to extend its commercial and light industrial undertakings to match the residential growth and there seems no doubt that, in the life of Jeffreys Bay, these early years of the 1980s will be regarded as something of a watershed.

"It's quite phenomenal, the progress that has taken place here," the Town Clerk, Mr Jan Hugo, said this week.

He was referring to the R5 million worth of plans passed by the municipality last year and the R500 000 worth passed so far this year.

"I don't think anybody anticipated the growth. It looks to me as if the Transvalers have really discovered this part of the coastal area." As in Plettenberg Bay, a very high

percentage of new owners are Transvalers.

"It looks as if the scarcity of money doesn't affect the people building here," Mr Hugo went on.

Twenty-five houses are at present under construction and minimum building standards have been raised from R150 to R200 a square metre this year.

"It's going to be the place for the future," Mr Hugo said.

Nevertheless, he was confident the existing services could stand the pace.

The town's water supply comes from five boreholes, three of which are in use most of the year and the other two are brought on line for the holiday season, when the population swells to between 12 000 and 18 000.

The reservoir capacity is ample and no purification is necessary.

The telephone service, overloaded at Plettenberg Bay, has taken the strain, though on the Kabelous side there are signs that more lines are needed.

The electricity supply is going to be adequate for many years to come.

Many of the newcomers are retired people, but, for those with children, there is a primary school in town to which they can send them. This was extended last year to cope with the influx.

High school children attend school in Humansdorp.

Between 20 and 25 stands in a small industrial estate have been sold off and the council is now considering a second estate. The first attorney is hoping to set up his practice soon.

So what is happening to all those easy-living surfers who, in an international sense, were the first to put Jeffreys Bay on the map?

"They're no problem," said Mr Hugo.

"You remember a few years back there was a bit of friction between the surfers and the people here.

"But these days you get the chaps coming down and they sleep in the hotel." Things really are changing fast.



High above the centre of Jeffreys Bay, Mr CHARLIE SYCE (right) is busy building another home. Helping him are Mr WALTER SYCE (centre) and Mr WILSON SNAAP.

untward jo tuemwad gurep

ynul

Cape Times 26/2/82 (124)

Families ordered off Noordhoek farms

By CRAIG TYSON

ABOUT 35 coloured families staying on six closed-down poultry farms in Noordhoek were told to vacate their homes this week despite the fact that there is no alternative accommodation for them

The plight of these families is shared by hundreds of others staying in the area

Oceanview, the nearest "group area", has a waiting list of thousands. Nearly 500 people have applied for accommodation in 235 new houses which are currently being built

People who cannot afford the new houses have had to join the waiting list for the older ones, which one Oceanview housing

official said ran into thousands "I don't know where these people from the farms will be housed. The situation is just so pathetic"

On February 1 this year the families were told by the farm owners that they had to leave the farm by the 19th of the month. Some had been working for the poultry companies for more than 30 years, but had found new employment after the farms shut down 18 months ago

The farms are leased by Farm Fare from the Ryan Group. Their lease runs out at the end of April. Many of the former farm labourers now work at the Simon's Town docks or for building companies operating in Fish Hoek

A spokesman for Farm Fare said the people staying on the farms had been told to move because the houses had to be renovated

"We had to give notice to certain people there, some of whom are legitimately there and some of whom are squatting, so we could return the houses in the same condition as when we took them over."

Mr Y Chotia, chairman of the Ocean View Management Committee, said the families on the farms had been harassed and threatened

"They fear their houses might get knocked down," he said

"On Monday they were told they had to be out that night, but

they have all stayed on because there is nowhere else for them to go"

He said the poultry farm managers should have applied for accommodation for the families when they first decided to move from the area

"But as long as they were operating there they wanted their labour. Now that they've sold out they don't care a tuppence what happens to the families"

Contacted for comment yesterday, Mr J Ryan of the Ryan Group said he had nothing to do with the poultry farms or the people staying on them. Asked if he owned the property he replied he had nothing to say on the matter

300	300	Income Statement	Jan 2:	Insurance Expense	being closing entry
24 000	24 000	Income from Life Policy	Jan 2:	Income Statement	being closing entry
24 000	24 000	Debtor (Insurance Company)	Jan 2:	Income from Life Policy	being accrual of proceeds receivable
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					Years 02 and 03 - same as 01
300	300	Income Statement	Dec 31:	Insurance Expense	being closing entry
300	300	Bank	01, Jan 1:	Insurance Expense	being payment of premium

(1) Premiums Treated as Business Expense

SOLUTION TO: Q15

~~119~~ 1211

‘Oppressed’ must unite, says body

SOLUTION TO: GL:

	Municipal Reporter			
(1)	Premiums Trea	THE Federation of Cape Civic Associations this week called on all "oppressed people" to unite in building up strong organizations in the fight for full political rights	and students The organization condemned the use of "dummy bodies" in an attempt to control sports and recreational facilities, thereby smashing non-racial sports organizations	
	01, Jan 1: In	More than 500 representatives of civic organizations round the Peninsula who met at the Athlone Civic Centre on Wednesday night recognized that all their "disabilities" flowed from the lack of civic and political rights	It also condemned the victimization of progressive teachers through transfers, demotions, and dismissals, as well as the annual "bungling" of matric results	00
	Dec 31: In	Six speakers, who were not named addressed the two-hour meeting. The chairman who also declined to give his name to the Cape Times, said the anonymity was to prevent intimidation	The federation attacked the recent rent increases and the present system of calculating rents. The "constant harassment" and eviction of squatters was also condemned	00
	Years 02 and	In a unanimously approved resolution, the federation noted that management committees had been granted authority to administer sport and recreational facilities in Bellville and other areas, that the local authorities had once again increased rents, and that action had been taken by the various departments of education against certain teachers	The federation demanded that the control of sports fields be placed in the hands of organizations recognized by the people. Management committees and community councils were "collaborators who sold out the oppressed people"	300
	04, Jan 1: In		It called for one system of free compulsory education for all people and demanded a halt to rent increases. The federation emphasized that everyone in South Africa had the right to decent housing	00
	Jan 2: Del			00
	Jan 2: Inc			24 000
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	Jan 2: Inc			24 000
	Jan 2: Income Statement			300
	Insurance Expense			300
	being closing entry			
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	being receipt of proceeds			
(2)	Premiums Treated, as an Asset			
	01, Jan 1: Life Policy			300
	Bank			300
	Dec 31: Income Statement			300
	Life Policy			300
	(Surrender value of policy is zero - therefore no amount can be capitalised)			

CAPE TOWN 26/2/82
1124 275 232

R12m housing complex for men

Staff Reporter

SA Transport Services is to build a R12-million residential complex at Philippi for 2 000 males in its employ.

The contract for the complex, due for completion in 1987, has been awarded to Ovcon (Cape) (Pty) Ltd, and work has already started.

The complex will consist of eight three-storey, single-room hostel blocks, four social centres, a combined administration, dining room and kitchen complex and a laundry block. There will also be a block of six houses for residential staff.

A recreation hall-cum-sports centre will be completed in the first phase of construction and operational by 1986, when 1 000 employees move into the partly-completed complex.

The hall, with a club-

house attached, will have cinema facilities and sufficient floor space for badminton, basket ball, volleyball and other sports.

The sports fields will contain a cricket pitch, three rugby pitches, four football pitches, tennis courts, a cycling and a running track. A grandstand to seat 900 is also on the cards.

Mr Leon Els, public relations officer of SA Transport Services, said an advantage of the new complex was that employees now housed in municipal and private compounds would be housed under one roof.

"The complex is in line with our policy to upgrade accommodation for our employees. The accommodation we are giving these coloured employees is the same as white standards of accommodation."

East London, if so, (a) how many families will be moved and (b) when will the move be completed,

- (2) whether alternative accommodation (a) has been or (b) will be provided for such residents, if so, how many houses (i) have been and (ii) will be provided,
- (3) whether the translocated residents of Duncan Village will be allowed to retain their rights under section 10 of the Blacks (Urban Areas) Consolidation Act, No. 25 of 1945, if not, why not?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

- (1) Yes
 - (a) A definite figure is not available but from official sources it is estimated that between 37 000 and 40 000 residents are to be moved
 - (b) Depending on the availability of funds the removal is expected to be completed within the foreseeable future
- (2) (a) and (b) Alternative accommodation is provided on request to all families that are moved from Duncan Village to Mdantsane
 - (i) The South African Development Trust has thus far constructed 19 483 housing units at Mdantsane of which ±16 123 have been allocated to families from Duncan Village
 - (ii) It is estimated that a further 7 000 to 8 000 housing units will be provided
- (3) The Residents of Duncan Village

have been advised in writing that the Department of Co-operation and Development is prepared to state administratively that such residents will not be worse off than at present and that they will retain their preferential rights in accordance with the provisions of section 10 of the Blacks (Urban Areas) Consolidation Act, 1945 (Act 25 of 1945) This will also apply to their children

For written reply
 124
 Duncan Village, East London Q 6
 26/2/82 227-229
 56 Mr E K MOORCROFT asked the Minister of Co-operation and Development
 (1) Whether it is the intention to translocate the residents of Duncan Village,

MR647 25/2/82 (124)

Fernwood go-ahead

Municipal Reporter
NEWLANDS Heights, the 81 town-house development at Fernwood, near Kirstenbosch, was today finally approved after a 1½-hour debate by the Cape Town City Council by 23 votes to five.

The council's decision means that the controversial scheme, to which there have been many objections, can go ahead.

During the debate, a councillor, Mrs Joan Kantey made a plea for a public fund to be set up to enable the land to be bought and incorporated into Kirstenbosch Gardens.

It was also suggested that the municipality, with all other bodies affected by environmental decisions, form a 'watch-dog body with teeth' to examine all environmentally sensitive developments.

The development was described by another councillor, Mr Clive Keegan, as the 'optimum compromise' and the result of careful and delicate negotiations between the city engineer, Mr J G Brand, and his staff and the developers and their architects.

At the beginning of the debate councillor Mr J M

Rabinowitz asked that representatives of the council go to the province for a loan to enable the city to buy ground and preserve it for the nation.

He said he would remain 'resolutely opposed' to the development and added that if it went through future generations would point their fingers at the council for losing this valuable land.

Mrs Kantey said a public fund would enable people to put their money where their mouths were and do something about preserving the land for the future.

Mr R M Friedlander said much of the opposition to the scheme had come about because of the 'visual abortion' at the top of Orange and Orchard streets on the slope of Table Mountain.

Mrs Eulalie Stott said there was no reasonable way the council could oppose the proposal. The developers were willing to undertake less than the maximum development allowed on the site.

'It is certainly an improvement on what they are entitled to do.'

tion of water

(124) *Hansard Q Col 206-207*
Cape Peninsula. housing for Coloureds

25/2/82

90 Mr C W EGLIN asked the Minister of Community Development

- (1) (a) How many housing units for Coloured occupation were built in the Cape Peninsula in 1981 and (b) what is the number to be built in this area in 1982,
- (2) (a) what was the estimated shortage of housing for Coloured families in the Cape Peninsula at the end of 1981

Only 13 flats built in PE last year

124 E. Post 24/2/82

Post Reporter

ONLY 13 flats were built in Port Elizabeth in 1981, in spite of an acute shortage of rental accommodation, according to a regional analysis in an investment journal by Neville Berkowitz and Associates of Johannesburg

Quoting from the journal, the chairman of the Institute of Estate Agents, Mr Phillip Bowman, said today 139 flats had been completed in Port Elizabeth in 1978, 32 in 1979 and 11 in 1980

"These figures highlight the dramatic accommodation problem," Mr Bowman said

He said there was a strong demand for residential accommodation under R30 000, one reason being the shortage of rental accommodation

Demand for homes in the lower range of prices was "through the roof", Mr Bowman said

The reason so few flat units were being built for letting purposes was that the high cost of building, land and finance was disproportionate to the rent the man in the street could afford.

Civic leader appalled by conditions in old cells

124

E. Post 24/2/82
By JIMMY MATYU

THE vice-president of the Port Elizabeth Black Civic Organisation (Pebco), Mr Jackson Mdongwe, today deplored housing conditions of families living in former police cells in New Brighton

Mr Mdongwe, who also criticised conditions in a section of the Kwazakele single men's quarters, said "This is like sentencing people to a gradual death. So long as we have people living like this, those fighting the spread of tuberculosis are fighting a losing battle," he said

This week I visited the area with Mr Mdongwe and found families living in former police cells, timber police barracks, garages and bathrooms at the old disused New Brighton police station.

Their rent is R11,20 a month.

They said their "homes" were draughty and became waterlogged and extremely cold on rainy days.

Mrs Nombulelo Makina, a mother of four, said "We have been living in this cell for over four years. We were told when we were removed from the now demolished Emaplangeni (Ford) Village that we would be here temporarily."

"My husband and I share this tiny one-roomed cell with our children. When I am washing myself, I have to ask them to go outside or wait until they are fast asleep at night," she said.

Mr Siphon Mtanase said it was wrong of Ecab to ask them to pay rent.

"I applied for a proper home long ago and I am still waiting. It is unfair to remove people from Walmer to better homes in Zwide when Ecab knows we should be given preference," he said. But he added it would also be unwise to give them homes whose rents were too high.

In Kwazakele single men's quarters, residents echoed similar complaints of sordid living conditions, adding that their section was crime-infested.

Mr L Koch, chief director of Ecab, was not available for comment.

Duncan Village: jubilation at council move

EAST LONDON — The Duncan Village community is "jubilant" at the city council decision on Monday night that the village should be retained as a residential area for blacks

This was said yesterday by the chairman of the Duncan Village Community Council, Mr D D Makatala

"Nearly the whole population of Duncan Village is jubilant at the understanding of East London's whites that Duncan Village should be retained and the community is very grateful," he said

"I personally am very

pleased with the attitude of the city council. There is no other way out."

Strong support for the decision was also expressed yesterday by the Duncan Village Action Committee, the South African Institute for Race Relations, the East London Chamber of Commerce and the Progressive Federal Party

The Reverend Eddie Germiquet, chairman of the Duncan Village Action Committee, said he was "full of praise" for the city councillors who had "listened to the wishes of the Duncan Village Community

Council"

Mrs Val Viljoen of the S A Institute of Race Relations said she was "thrilled" at the council decision

"I would like to congratulate the city council on their decision which has our full approval," she said

The secretary of the Chamber of Commerce, Mr Jock Allison, said the decision had the chamber's full support

"We are right behind them," he said

The regional chairman of the PFP, Mr Ivor Sparg, said he was "very pleased" at the decision

"We consider it very important for East London to have a settled black population in the city and not outside the city limits," he said

"We need a stable community in the metropolitan area so that the needs of East London can be catered for by a community who are not under the jurisdiction of a foreign state" — DDR

Go-ahead for town-houses

Cape Town 124

By JANE ARBOUS
Municipal Reporter

THE lengthy fight over the Kirstenbosch townhouse development is over. As city councillors — many reluctantly — gave the go-ahead yesterday for the housing scheme on the Newlands slopes of Table Mountain, the thousands of objectors to the scheme were accused of not putting their money where their mouths were.

Dec 31:	Income Statement Insurance Ex being closing	The only way out for the council was to try and buy the land. But it did not have the money (needs were greater elsewhere), nor could it risk the purchase becoming a precedent for similar expropriation in the future.	300	300
Years 02 and 03 - same as				
04, Jan 1:	Insurance Experi Bank	At its monthly meeting yesterday, the City Council put the blame for the development on the Divisional Council of the Cape and the Provincial Administration for originally zoning the sensitive area for general residential use.	300	300
Jan 2:	Debtor (Insurance) Income from being accrual	This entitled the townhouse developers to build there and gave the City Council no option but to bow to the development.	24 000	24 000
Jan 2:	Income from Li Income State being closing	In fact, Cape Town was lucky that it had not had to cope with an alternative — a block of flats. Another plus factor was the willingness of the developers to take the council's views on aspects of environmental concern into account.		
Jan 2:	Income Statement Insurance Ex being closing	The conclusion of the heated debate yesterday was "It is a sad day for Cape Town."		300
Jan 31:	Bank Debtor (Insurance) being receipt	In a last-minute bid to prevent the scheme, mountain-campaigner Mr Joseph Rabinowitz suggested (unsuccessfully) to his colleagues that they should appoint a committee to approach the Administrator, Mr Gene Louw, for a loan to purchase the site, and start a national appeal for funds via the press.		24 000
(2) Premiums Treated as an As				
01, Jan 1:	Life Policy Bank	On the subject of money, a bitter Mrs Joan Kantey said that in spite of the massive opposition to the development by the public, no-one had offered any finance. With the present critical financial position of the council, a public fund had been the only alternative.		300
Dec 31:	Income Statement Life Policy (Surrender value therefore no a			300

300	300
300	300
300	300
24 000	24 000
ble	
Visual impact	
A member of the Executive Committee, Mr Dick Friedlander, said he had been "totally opposed" to the development at the beginning. Now, although still unhappy, he would approve it because everything possible had been done to reduce the visual impact and environmental damage.	4 000
The Newlands Heights scheme was a good sight better than the "visual abortion" (another townhouse scheme) being constructed between De Waal Drive and Newlands Avenue. And the council had to be realistic in the face of increasing demands for accommodation, he said.	
Mr Gordon Oliver commented "It is a sad day for Cape Town although the council had little option in the matter." He suggested the formation of an environmental "watch-dog body with teeth".	24 000
300	300
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CAPE TOWN 23/2/82
**Printers
call for
tax on
benefits**

Industrial Reporter

FURTHER delays in the introduction of fringe-benefits taxation in South Africa have drawn fire from the printing industry

Noting that wage-earners had "precious little" to lose from introduction of the tax, an editorial in the SA Typographical Journal accused the government of delaying its implementation because senior government officials and members of Parliament "who enjoy colossal untaxed fringe benefits" stood to lose

In the national budget last year, the Minister of Finance, Mr Owen Horwood, said the tax would be phased in from March, but he announced last month that it had been decided to postpone the measure for at least a year to give a recently-appointed parliamentary commission more time to complete its inquiry

The editorial said that if the tax were not implemented, it would not be unreasonable for workers to start demanding tax relief on any additional income earned over and above their daily wage

"Overtime and Sunday time, to quote but one example, is money earned by the sweat of his brow. Yet we find that every cent so earned by way of extra effort is taxable. There is no escape for the working man"

CAPE TOWN 23/2/82
**Housing
scheme
approved**

By JANE ARBOUS
Municipal Reporter

THE controversial 77-townhouse development on the slopes of Table Mountain was yesterday approved at a special joint meeting of the City Council's Executive and Town Planning Committees

The decision is a blow to environmentalists, many of whom appealed to the council to prevent the scheme by buying the land from the developers for future consolidation with Kirstenbosch Botanical Gardens

But as the chairman of the Town Planning Committee, Mr John Muir, said after the meeting "To buy the land, at an estimated R1-million, would be to set a precedent. The council is under pressure to meet needs elsewhere"

Heated debate

The land, zoned for general residential use, adjoins the gardens and Lubberts Gift — a natural forest area. The scheme is expected to be finally passed by council at its monthly meeting on Thursday, but not without heated debate

After months of negotiations, existing arguments both for and against the project were reiterated at yesterday's meeting

The go-ahead was also an effective decision on

the future development of all similarly-zoned private land below the 152 metre contour line as far as Signal Hill

'Desirable area'

Newlands Heights is aptly named — many of the townhouses in what the developers termed "a very desirable area", should have a panoramic view from the steep slopes

However, councillors and officials have commented on the co-operation and willingness displayed by the architects — Douglas Roberts, Edwin Laser and Partners Incorporated, and the developers — Kirstenbosch Ridge (pty) Limited — on aspects of concern

Visual impact

The developers have pledged to minimize the visual impact of the scheme and have agreed to restrictive conditions set by the council

Another Newlands issue discussed at yesterday's joint meeting was the R10 million "condominium-hotel" development for the historic Vineyard Hotel

The matter was postponed to March 3 after an in loco inspection of the site by the Town Planning Committee. Objectors to the development will attend the meeting

Hunt for Ravensmead double-killer continues

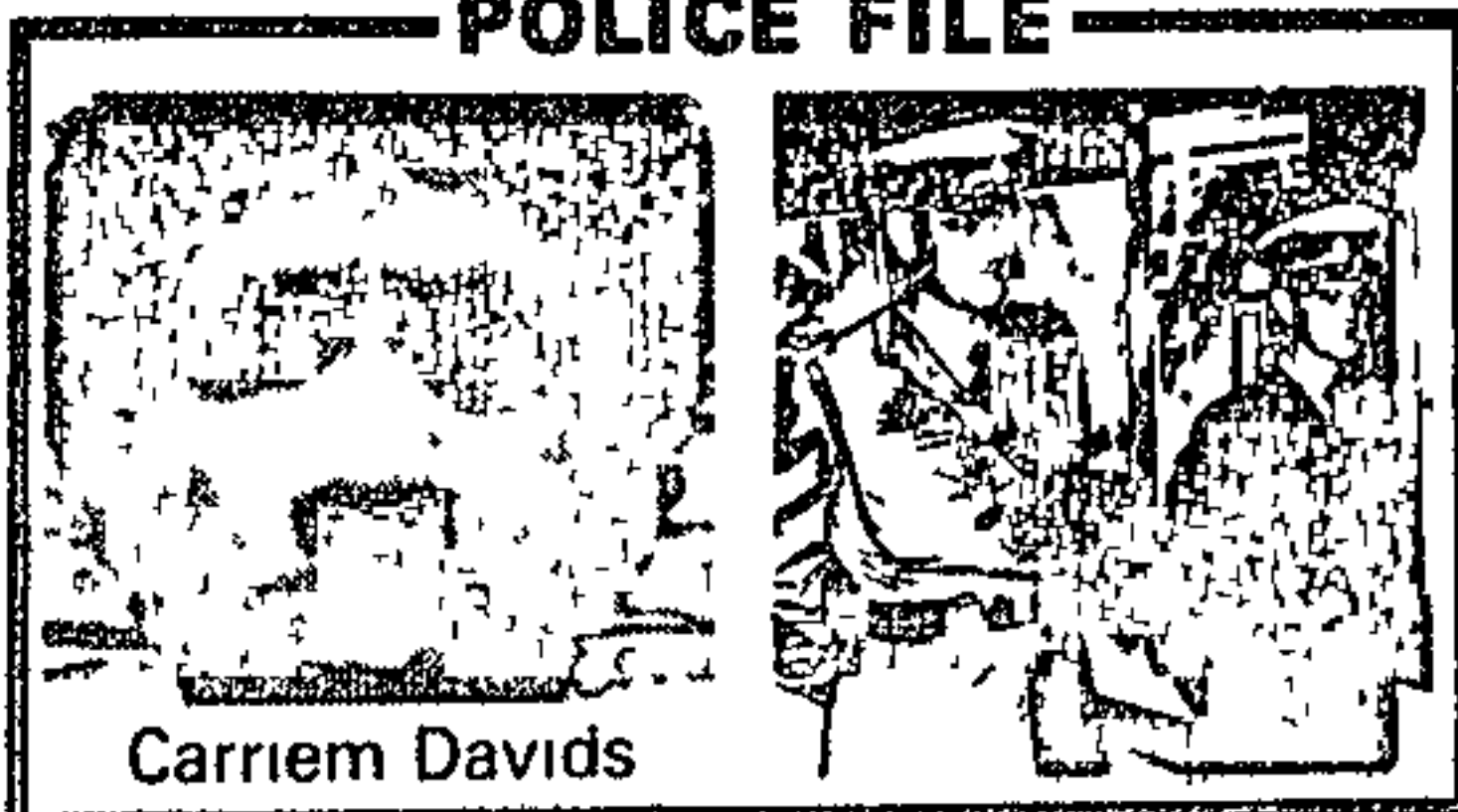
Crime Reporter

THE hunt continued yesterday for the killers of two people in Ravensmead at the weekend

Reports that both victims were found naked were denied by the police. They said the man — stabbed twice — was fully clad and the woman, who had a number of wounds, was partly naked

The woman has been identified as Miss Fran-

POLICE FILE



Carriem Davids

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Fernwood plan gets committees' approval

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THE City Council's executive and town planning committees have approved the upper Fernwood development, also known as Newlands Heights, but those opposing the project are seeking to have it included in the Table Mountain Natural Area

Meanwhile, Mr Harry Levine, spokesman for Lyle Hillman, which is participating in the scheme, says the public will be 'pleasantly surprised' by the development

The scheme, which has raised a storm of protest because of its impact on the mountain and forest environment of the Fernwood area, has only to gain approval of the full City Council at its meeting on Thursday to be-

come a reality.

One of the effects of the approval of the scheme would be the precedent it set for all the similarly-zoned land adjacent to the 152 metre contour line as far as Signal Hill.

To try to limit the impact of the scheme on the environment, the City Engineer, Mr J G Brand, has included a number of restricted conditions in regard to the height of buildings, coverage of land and building distances from boundaries.

Mr Levine said today that there would be 81 town houses high up but below the protected contour line zone on Table Mountain, 66 being built in the first phase and 15

at some later date.

The townhouses would be single and two-storeys and the developers, Newlands Heights (Pty) Ltd, had accepted the restricted conditions laid down by the council.

Mrs Veronica Harris, speaking on behalf of the 3 000 signatories to the petition opposing the development, said today that the interim committee responsible for the planning of the boundaries of the Table Mountain Natural Area was to be asked to include the area within the restrictive boundaries.

Objections to the Hey Committee's proposed boundaries should have been made by February 4, but Mrs Harris said she had written to Dr Hey ex-

plaining that the objection was unavoidably late

She felt that the executive committee of the City Council had failed in its duty to the people of Cape Town by not giving the necessary consideration to the protection of the ever-shrinking natural environment of the city

Yesterday's joint meeting also decided to postpone any decision on another controversial proposal, a R10-million development scheme for the Vineyard Hotel in Colinton Road, Newlands

This issue will be discussed again at a meeting on March 3 after the town planning committee has inspected the site

Objectors to the scheme have been invited to attend.

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<u>Jan 2:</u>	Debtor (Insurance Company)	24 000	
	Income from Life Policy		24 000
	being accrual of proceeds receivable		
<u>Jan 2:</u>	Income from Life Policy	24 000	
	Income Statement		24 000
	being closing entry		
<u>Jan 2:</u>	Income Statement	300	
	Insurance Expense		300
	being closing entry		
<u>Jan 31:</u>	Bank	24 000	
	Debtor (Insurance Company)		24 000
	being receipt of proceeds		

(2) Premiums Treated as an Asset

<u>01, Jan 1:</u>	Life Policy	300	
	Bank		300
<u>Dec 31:</u>	Income Statement	300	
	Life Policy		300
	(Surrender value of policy is zero - therefore no amount can be capitalised)		

Continued/

Solution to (

107 families moved from Walmer to new homes

(124) E. Post 23/2/82

(2) Premiums Tre.

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Note 1:

At the end of year balance sheet as a

Note 2:

By SHIRLEY PRESSLY
A TOTAL of 107 families have been moved from Walmer Township to Zwide, New Brighton and Kwazakele

Only three were registered occupiers The rest were shack dwellers or lodgers

A spokesman for the Save Walmer Committee said the families who moved were mostly teachers who taught at schools in Zwide, Kwazakele and New Brighton They wanted to be near their schools.

He said "they were happy to go" because they had occupied shacks in backyards

They had been paying quite high rentals for these "slum conditions" shacks which had no facilities

He said a recent survey had shown there were 1 672 numbered shacks in the backyards of registered occupiers in Walmer Township

The resettlement of 107 families was "a drop in the ocean"

The Save Walmer spokesman said the committee - which opposed the re-location of Walmer Township - had given its blessing to the removal of people willing to move from the slum area

But, he pointed out, the

registered occupiers in the proper houses still opposed removal and would support any shack-dwellers and lodgers who likewise opposed being moved

Many Walmer residents could not afford the monthly rentals at Zwide of R39,95 which increased to R51,00 for occupiers earning between R200 and R300 a month

The many Walmer widows earned a living by charring for up to five different employers in Walmer a week

If they lived in Zwide, they would have to ask their employers for bus fares and the chances were that employers would choose to reduce their employment to a fortnightly basis

Another advantage for Walmer township residents was the proximity of several chain stores.

Walmer had the lowest crime rate of all the townships and there was a strong community spirit in the township

It would psychologically break the residents if they had to be uprooted from a place which they had come to look on as home

He appealed to the authorities to grant Walmer a reprieve - as they had done at Hout Bay

0	300
0	60
0	300
0	540
0	23 460
0	23 460
0	24 000

the partnership £ R240.

The death of a partner automatically dissolves the partnership as legal and accounting entities. For this reason a partnership income statement would have to be drawn up for the period up to the date of death of the partner so as to ascertain the correct balance on his capital account. The proceeds from the life policy would be shown as income in this income statement and NOT credited direct to the partners' capital accounts.

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J. Dispatch (124)
Duncan
23/2/82
Village (87)
decision

SOLUTION TO: GL5

(1) Premiums Treated as Business

01, Jan 1: Insurance Expense
Bank
being payment

Dec 31: Income Statement
Insurance Expense
being closing

Years 02 and 03 - same

04, Jan 1: Insurance Expense
Bank

Jan 2: Debtor (Insurance Company)
Income from Life Policy
being accrual

Jan 2: Income from Life Policy
Income Statement
being closing entry

Jan 2: Income Statement
Insurance Expense
being closing entry

Jan 31: Bank
Debtor (Insurance Company)
being receipt of proceeds

EAST LONDON — The city council voted here last night to retain Duncan Village, but that illegal residents be moved

The resolution accepted the principle that there should be a black residential area within the municipal boundary

The council resolution closely follows recommendations made in a private study of Duncan Village by Professor Wallace van Zyl of the University of the Orange Free State, who said that the proposed demolition of Duncan Village would eliminate sound housing, destroy private initiative and drive out a stable population

"The socio-economic costs are too high without any matching benefits," Prof Van Zyl said — DDR
Full report, page 2

300 300

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(2) Premiums Treated as an Asset

01, Jan 1: Life Policy
Bank

Dec 31: Income Statement
Life Policy

(Surrender value of policy is zero - therefore no amount can be capitalised)

300 300

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Duncan Village: new council move

D. Dispatch 23/2/82

124
87
77

EAST LONDON — The city council last night voted in favour of retaining Duncan Village as a black residential area — but that all illegal residents be removed

The new resolution, which followed strong debating and was adopted only after the mayor, Mr Errol Spring, used his casting vote, accepted the principle that there must be a black residential area within the municipal boundaries

The decision reversed an action committee resolution that the status quo of Duncan Village remain until the council had met the Minister of Community Development, Mr Pen Kotze, his deputy minister, Mr P Cronje, and the deputy Minister of Co-operation, Dr George Morrison

The discussions, the committee decided, would be on the possible establishment of a separate residential township for black workers in East London, "which should be located outside Duncan Village and the homelands"

The committee motion meant, in effect, that the removal of Duncan Village residents to Mdantsane would continue until the council met the

ministers

An amended motion proposed by Mr Rob Snodgrass was defeated by four votes to eight in committee — but the same motion scraped through last night's council meeting

The adopted motion is

● That the council adopt the view that it is in the city's interest to retain Duncan Village as a black residential area

● That the council agrees to support the (Duncan Village) community council's request to have Duncan Village retained as a black residential area to accommodate those who are entitled to live there in terms of section 10 (of the Urban Areas Act) rights, Transkeians lawfully in East London and other blacks who are not Ciskeians and who are legally entitled to live and work in East London and if necessary, land within the white metropolitan area be allocated for black residents,

● That urgent steps be taken by the government to remove squatters and those residing illegally in Duncan Village and that money be made available urgently by the government to upgrade Duncan Village into an acceptable black residential township

● That the council advises the government and the Duncan Village Community Council of its viewpoint on this matter

Voting for the motion last night were councillors Errol Spring, Donald Card, Brian Snell, Rob Snodgrass and Fred Stakemire

Against the motion were councillors Vossie Bezuidenhout, Robbie de Lange (Jnr) Willem Morris, Tony Recsei and Ivan Zulman

Not present at the meeting were councillors Robbie de Lange (Snr), Neville Randall, Elsabe Kemp, Glen Warner and Joe Yazbek

The council resolution closely follows recommendations made in a private study of Duncan Village by Professor Wallace van Zyl of the University of the Orange Free State, who said that the proposed demolition of Duncan Village would eliminate sound housing, destroy private initiative and drive out a stable population

"The socio-economic costs are too high without any matching benefits," Prof Van Zyl said

He recommended that the authorities make a declaration of intent which should cover the

halting of demolitions and the removal of blacks, an alternative housing plan drawn up with the residents, assistance with the upgrading of existing housing, either by means of core housing or medium-density housing, and that about 200 hectares of land be made available to the west of Duncan Village for modest expansion

Prof Van Zyl's report was completed in December last year

In an address to the council last night, Mr Spring announced that the council, together with the councils of Gonubie and Beacon Bay and the Kaffraria Divisional Council had met and expressed "concern that East London would be the only city in South Africa without a black residential area"

He said the meeting had resolved "informally" that a black residential area be retained for the East London area, that an informal committee be established to consider the advantages and disadvantages of upgrading Duncan Village or establishing a new township for non-Ciskeians and that Prof Van Zyl's document form the basis of the committee's investigation —

300

Income Statement

Dec 31:

being payment of premium

Bank

01, Jan 1: Insurance Expense

300

300

(1) Premiums Treated as Business Expense

SOLUTION TO: GL5

Another Plain housing scandal

A NUMBER of Mitchells Plain residents have again claimed that their private business is known to an estate agency, Westprop, which operates in Mitchells Plain.

When a similar claim was made last year, the Cape Town City Council denied that it provided any information to the firm.

The residents claim that Westprop offers to pay arrears on condition that one sells one's house to them at a 'ridiculous' price.

One man, who asked not to be named, said 'I am in the red to the tune of about R400 and if I should approach Westprop they said they would settle my arrears with the council and then give me about R1500 for the house. This is regardless of how much I have already spent on repairs and loan repayments.'

'This house is then sold to one of Westprop's customers. When I bought the house I paid a

Personal details

leaked - claim

Cape Herald 20/2/82

deposit of R100 but when Westprop resells the house their new deposit is between R4000 and R5000,' he alleged.

'The people suffering because of Westprop are those who have explored all the avenues open to them to get loans. Just after their statutory repossession notice arrives they receive a letter from Westprop offering them help and then they get a final notice from the Council.'

'Because they desperately need to pay their arrears to prevent prosecution they then go to Westprop,' our source said.

LIST

The residents also claim that Westprop are in possession of a list of people who are in arrears and that only people whose names appear on the list receive letters from them.

Mr. Jeff Willemsse, sales

manager of Westprop, denied that they had a list of people in arrears.

'We send letters to all Mitchells Plain residents and we work on the response we get from the letters. In fact the Council does not allow anyone access to their records of arrears,' Mr. Willemsse said.

Westprop chief, Mr. E. H. F. Keersemaaker, was not available for comment but in a Cape Herald article in December last year he said 'We hear about people being in arrears from neighbours and we then approach them and offer to pay their debts.'

'In addition we compensate them for any improvements they may have made.'

This was on condition the homeowner in question told the Council he wanted to transfer ownership of his house to a new

124

78

JUST

C. Herald

765 124

Residents air housing gripes

20/2/82

A DELEGATION of Grassy Park and Lotus River residents thrashed out a number of complaints about their area in a face-to-face confrontation with members of the Divisional Council on Tuesday.

The delegation of 11 (which, at first, the Divisional Council officials said was too large) met 16 council members to discuss problems about roads, street lighting, electricity, health, transport, maintenance, facilities and amenities, housing, finance and management committees.

The delegation represented the Lotus River/Grassy Park Residents' Association.

Residents said the council had turned down a meeting with them on a previous occasion but had decided to see them after last year's protest meeting.

FUNDS

The delegation was told that the Council decided on the allocation of funds, but that the local management committee was consulted about the priority for services and amenities.

The delegation pointed out the total rejection of the management committee by residents in the area. But they were told the Council was 'merely carrying out the law'.

Residents told the Council officials that the area was in a state of disrepair and questioned the system of cleaning roads.

CRISIS

'We were told there is no system for sweeping and cleaning the area and that Council operated from crisis to crisis,' the residents said.

They said the council said they could only complete three kilometres of road a year.

Mr W R Vivier, Divisional Council secretary, was not available for comment.

Report on townhouses near Kirstenbosch

CAPE TIMES 18/2/82
124

Municipal Reporter

AN ENVIRONMENTAL impact report on the proposed townhouse scheme next to Kirstenbosch Gardens rates 16 items as having a high to medium impact on the environment

These aspects — including the removal of indigenous flora, the long-distance visual impact, and disturbance of the natural environment — have been pounced on by the many objectors to the Newlands Heights project

But the developers maintain they would take "cognisance" of all impacts of the scheme on the steep slopes of the Fernwood side of Table Mountain

The property zoned for general residential use, adjoins the gardens and Lubberts Gift, a natural forest area. According to the City Engineer, Mr Jan Brand, the developers have proved sympathetic and have accepted strict conditions

Final decision

The developers' verbal assurances on other aspects such as the all-important landscaping would have to be accepted by the Cape Town City Council once it gave the go-ahead

The final decision is expected next week after a special joint meeting of the Executive Committee and the Town Planning Committee

But the council has little choice in the matter. The developers have every right to build there and their proposals are well within the terms of the Town Planning Scheme

The council can prevent the development if it believes it could cause a danger, serious traffic congestion, or a threat to the amenities of any neighbourhood

Precedent

However, a ruling on these lines would also mean that the council would have to compensate the owners of the property — in this case, the acquisition cost could amount to R1 million

To do this would set a precedent and the council is under heavy pressure to purchase sites for open space elsewhere in Cape Town

It has also been pointed out that a decision on this issue will effectively decide the future development of similar privately-owned land as far as Signal Hill. The same principle would have to apply to all the land below the 152 m contour line

One of the comments made during the lengthy debate on the undesirability of development on the mountain was from Professor H B Rycroft, the Director of Kirstenbosch National Botanic Gardens. "The biggest mistake was that the property was incorrectly zoned from the start"

UJET

86 84 82 80 78 76 74 72 70 68 66 64 62 60 58 56 54 52 50 48 46 44 42 40 38 36 34 32 30 28 26 24 22 20 18 16 14 12 10 8 6 4 2

CAPE TOWN TIMES
Malay 17/2/82
124
Quarter
problem

Municipal Reporter

THE Cape Town City Council has been placed in a Catch 22 situation by the Department of Community Development over the Schotse Kloof (Malay Quarter) redevelopment scheme

The council is not allowed to sell the 52 restored Schotse Kloof houses to the present occupants because the minister, Mr Pen Kotze has tied the price finalization to the second stage of the redevelopment scheme

And work on the second stage cannot begin because the Department of Community Development has no money available

Because of the demand to buy the restored houses and the delay of the second stage, the Housing Committee yesterday asked the Executive Committee to approach the department to allow the council to go ahead with the sale

REPRINT

62 60 58 56 54 52 50 48 46 44 42 40 38 36 34 32 30 28 26 24 22 20 18 16 14 12 10 8 6

1. Discrimination between population groups in South Africa

In South Africa discrimination based on race and colour has come to

Ecab and City Council discuss Motherwell

Municipal Reporter
 THE East Cape Administration Board had been in touch with the City Council over Motherwell, the chairman of Policy and Resources Committee, Mr A Ward Able said today. Yesterday he said the council lacked information on the provision of services to the proposed black township of Motherwell. It was decided that municipal officials and Ecab representatives would meet to discuss the issue. But after speaking to Ecab's Chief Director Mr Louis Koch he said that provided certain information was forthcoming such

a meeting need not take place. Mr Koch confirmed that there had been prior communication between the two bodies and the service requirements for the township had been given to the municipality. The Policy and Resources Committee decided. The committee recommended that an invitation that the Mayor and Town Clerk should visit the twin city of Ashkelon in Israel be refused. The Mayor Mr H van zyl Cillie said afterwards that the city did not have the money for such a visit but a final decision would be taken by the full

council later this month. To take no action on a request that the council subsidise bus fares for the aged. It was felt that the provision of social services was not the council's business. The Policy and Resources Committee and the Indian and Coloured Management Committees would meet to discuss the question of opening Port Elizabeth beaches. The adoption of the alderman system for the City Council would be investigated by the Town Clerk, Mr P K Botha. Councillors who have served for 20 years or more are given the title of alderman.

A result of this was that the children of poor people often had no schooling at all, as is vividly portrayed in the novels of Charles Dickens. Gradually most countries have accepted that their governments had a responsibility to see that all children received a certain amount of education, irrespective of the wealth or poverty of their parents.

In education population per class, schools are the is the which produces earning to wage and should be certainly more population arated - e others". All their lives. responsibilities, for example, was a time to schools or paid a

The financing of schooling varies from parents paying for the education of their own children to the State paying for the education of all the children from taxation. Naturally, the poor pay lower rates than the better off, but in our day few would argue that this is a reason for the children of the poor getting an inferior education. In fact, the State provides for the children of those who are better off. In fact, there is today a reverse trend. In Britain, the Glouster Report on "Children and their Primary Schools" (1967) argued that it was the task of State schools to ensure that all children were equally good "learning environments", and that, where necessary, schools were "disadvantaged", it was the duty of the State to "discriminate" in favour of the "disadvantaged" in order to compensate as far as possible for their poorer home environment.

Part of the cause of South Africa's educational shortcomings is that, contrary to the practice of many other countries, we spend almost the same fraction of our national income on education today as we did 25 years ago. In 1953 we spent 3.5% of our Gross Domestic Product on education, while the figure rose to 5.8% in 1965 and 7.0% in 1973. In contrast, the United States, from 1955 to 1968, increased its spending on education from 4.0% to 6.4%, the Netherlands from 1.0% to 7.6% (1955 to 1965). Zambia's spending rose from 2.0% in 1960 to 7.8% in 1968. We do not seem to rate education more highly in our society of national priorities than we did a generation ago. Probably our overall spending on education will have to increase substantially in order to make a more equitable allocation of money to educational sectors presently discriminated against.

Education has become one of the major functions of most governments. By 1910 every major industrial state had provided elementary education for all its people and secondary and higher education for a small fraction. By 1960 secondary education for all and tertiary education for a larger proportion had been attained. The implication of providing some form of education for all is that education has to be made compulsory. In South Africa, before 1975, with insignificant

Agent: (124)

lengthy *D. Drapatch* housing *17/2/82* shortage likely

EAST LONDON — A serious shortage of houses was being experienced here and all forms of accommodation were in short supply, the chairman of the local branch of the Institute of Estate Agents said yesterday

In his review of the branch's latest executive meeting Mr John Batting said the shortage was likely to continue for "quite some time"

"With the influx of people into the area we expect housing prices to remain firm in the next few months," he said yesterday

"Accommodation is scarce and rentals have increased, but they are still lower than in the larger centres"

Plots were still being sold in East London and in Beacon Bay particularly there was a lot of building activity

"Industrial property is also very scarce," Mr Batting continued "There seem to be more buyers and renters than there are premises for sale or to rent"

"There is a particular shortage of light industrial land and anything in this category is snapped up as soon as it goes on the market"

The same applied to farms and smallholdings, Mr Batting said, prices of which had increased steadily in the past few months — DDR

UOST

86 84 82 80 58 56 54 52 50 48 46 44 42 40 38 36 34 32 30 28 26 24 22 20 18 16 14 12 10 8 6 4 2

15/2/82
D. Diaper
124

Council launches showhouse scheme

EAST LONDON — The city housing department has introduced a "showhouse" scheme for its future housing projects

future tenants would be able to specify which house they wanted to live in, however

One example of each available type of home will be erected before a housing scheme is tackled, according to the city housing director Mr Ken Martinsen, to give future tenants a look at what their house will be like when completed

"There is not enough flexibility in these schemes to allow us to build homes to order," Mr Martinsen explained. "But we will definitely take people's opinions into consideration when we decide on the final 'mix' of homes in these schemes"

"The contractors will build one each of the main types of home available and these will be furnished to show people what can be fitted inside," Mr Martinsen said "We will then have an open day when people can come and look at these types and see how they feel about them"

The bigger the scheme, the more flexibility there would be In the Braelynn 4 development, for example, where only 81 homes are to be built, there would be little room for flexibility But in a larger scheme, such as the 1 830-home extensions to Buffalo Flats, there would be "a fair amount of freedom"

This did not mean that

UOST

66 64 62 60 58 56 54 52 50 48 46 44 42 40 38 36 34 32 30 28 26 24 22 20 18 16 14 12 10 8 6 4 2

Flat levy: no shock likely

Alan Cooper, Property Editor *AKG, US 13/2/82 (124)*

THOUGH levies paid by sectional title or share block holders have risen by an average of 15 percent during the past year, there are hopes that the new financial year will not bring any sudden increases.

'The levies are keeping pace at present with the inflation rate,' said an agent whose firm handles a large proportion of sectional title flat blocks in Cape Town.

'But much depends upon the condition of the block of flats and the policy of the body corporate, the representatives of those owning the flats. In some cases, levies have risen by more than 20 percent where major repairs have been necessary.

'In the new financial year from March, there should be no sudden shocks for flat owners in regard to the levies.

'It is anticipated that

giving examples

the only large increase will be for electricity which went up by 12 percent from last November. Wages do go up fractionally as does the administrative fee.

In any levy paid by owners, rates and taxes formed at least 50 percent of the total while, if the block had a lift, then from 15 to 20 percent of the levy was set aside for lift maintenance which was due to increase in cost by about 12½ percent this year.

Providing there was no major redecoration of the block the average levy should meet 'normal' expenses such as wages, rates, electricity, water, audit fees, administrative fees and insurance.

He explained that flat owners in Cape Town had received a bonus from the City Council in regard to rates — about an 11 percent saving.

The block of flats under his control had not

reduced their levies as a result but had started saving to meet contingencies.

'The reduction in rates should compensate for expected increases in 1982,' he forecast.

The body corporate

decides the amount of levy to be paid by the owners in a block. There is nothing to stop the body corporate from charging any amount. Much depends on the age and condition of the block.

HOUSE COSTS RISE

The basic loading fee of R12 for 100 bricks remains unchanged.

'A modest 100 sq metres house would need about 30 000 bricks, about six loads, adding R10 to R30 on the price of a house,' said Mr Mike Orpen, director of Hudcor. 'Although this is a small amount we must take into consideration the increase that could come from the cartage of all other supplies to the builder. If two cents a kilometre on a load is added to all other items then the price of a house would rise dramatically,' he said.

ANOTHER price rise to builders in the form of increased cartage rates has been announced by Corobrik Western Cape. It will add about R30 to the price of a new house.

The increase will add two cents to a thousand bricks for every kilometre they have to travel. Previously the cartage on a load of 5 000 bricks transported 100 km would have cost R160 and with the new tariff R170.

3.8.1 What are the writer's purpose(s) in this passage and what kind of language is used to achieve this purpose(s).
Quote from the passage to substantiate your answer.

are caused by drawing cosmic particles magnetically through the rare gases of the upper atmosphere. It is called ionization and is like passing electrons through the vacuum tubes of our familiar neon lighting. It was called the Rainbow Bomb. Every responsible scientist in cosmology, radio-astronomy, and physics of the atmosphere protested against this tampering with a system we did not understand. They exploded their bomb. They got their pyrotechnics. We still do not know the price we may have to pay for this artificial magnetic disturbance.



● SOME of the women and children who marched through the harbour community of Hout Bay to demand lower rents.

Day of Action a big success

124
C. Herald
13/2/82

THE Cape Areas Housing Action Committee (Cahac) has described as a great success last week's Day of Action called to pressurise the Government into speaking to a delegation about rent problems.

Cahac

The Minister of Communities and Social Services, Mr. Pen Kotze, has now decided to see a delegation from Cahac and other civic bodies.

PROBLEM

A Cahac spokesman said afterwards 'The Day of Action has shown that we are strong and can take action to get the authorities to accede to our demands. We were able to draw in hundreds of people into the protest from Cahac and other civic bodies.'

problem, but he has the responsibility to act in a manner to ensure that confrontation and crisis are averted. It's up to him to now show that responsibility.'

The Day of Action started off with placard demonstrations in about 13 areas.

After a report back from a delegation who went to deliver a letter of protest to the Housing Manager, Mr H Messiah, they dispersed.

More than 100 people with posters stood for 15 minutes outside the local housing office. Police vans drove past but did not intervene.

PROTESTED

About 60 people protested at the Factreton Housing Office, 20 at Hanover Park, 60 at Hout Bay, 100 at Lotus River, 20 at Ocean View, 35 at Tafelsig, 20 at Woodlands and 40 at Steenberg.

REPEATED

About 30 people protested in front of the Elsie's Housing office in 16th Avenue. They repeated their demonstration the afternoon. Police were present at another housing office in Halt Road, Elsie's River. There was no demonstration.



WALKING with about 60 women in a placard protest against rent increases in the Hout Bay harbour community last Thursday were two pensioners, Mr Edward Swiegelaar, 62, and his wife Dianna, 69.

Their rent did not go up but, Mr Swiegelaar says: 'We must always stand together.'

His wife said: 'Even though the rent did not go up, it is still a lot. We can hardly buy food or clothes,' she said.

Mrs Hilda Adonis said she was told by a clerk at the housing office that at R71 a month, her rent was the highest in the small township. Her rent was R50 last year. She has a two-roomed house.

WELDER

Mrs Adonis said her husband is a welder whose pay went up by R2 a week.

The 60 women who took part in the march through the harbour township spoke strongly about the need for unity and strong organisations.

They displayed placards expressing anger at the rent increases and the insensitivity of the Government to speak to our leaders.'

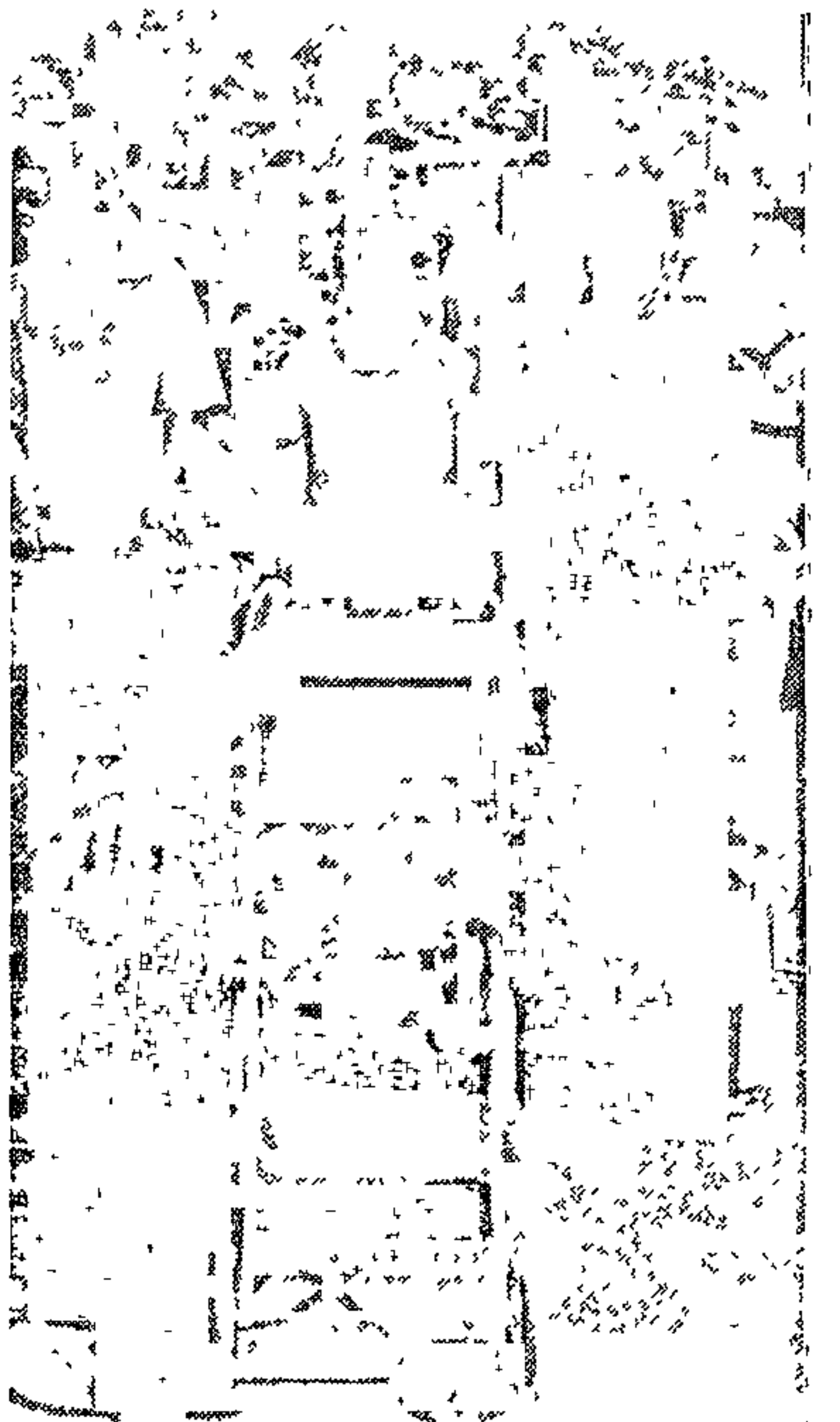
Three men and a woman were arrested when about 150 people protested in Atlantis. A Steenberg student, Mr David April, 21, was detained for questioning and released.

Mr Marquard Simpson, was picked up after putting up posters in Eland Street, Kew Town. He was later released.

BANNERS

In Bishop Lavis, about 60 people with banners marched to the local housing offices from a nearby church. They were told by two policemen to disperse and some posters were confiscated.

● POLICEMEN tell people to remove their banners and disperse at the protest held outside the Bishop Lavis housing office.



● SOME of the women who protested at the Belhar housing office.

124
13/2/82

D. Diphatch 13/2/82 (124)
Council houses
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EAST LONDON — The municipality has lifted its temporary suspension on the sale of council houses

The suspension, ordered by the Department of Community Development was lifted

yesterday after the department had completed "certain investigations" the city housing director, Mr Ken Martinsen, said

"The department wanted to know how many houses they had up for sale and how many were being rented," he said

People who had been refused permission to purchase during the three-week suspension period were now free to buy if they wanted, he said — DDR

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- a) What is the topic sentence in each paragraph?
 b) Are there paragraphs that do not have topic
 ideas? Identify them.
 c) What function, if any, do these paragraphs perform?
 d) On the basis of the foregoing questions, would
 you say that the paragraphs are well-constructed
 or not?

- 3.9 Read the following extract from an article and answer the questions below:
- 3.8.3 Comment on the discourse structure, giving examples from the text.
- 3.8.2 This passage was written for a lay audience. Is it suitable for this audience? Give reasons for your opinion and quote from the text to support your statements.
- 3.8.1 What are the writer's purpose(s) in this passage and what kind of language is used to achieve this purpose(s). Quote from the passage to substantiate your answer.

are caused by drawing cosmic particles magnetically through the rare gases of the upper atmosphere. It is called ionization and is like passing electrons through the vacuum tubes of our familiar neon lighting. It was called the Rainbow Bomb. Every responsible scientist in cosmology, radio-astronomy, and physics of the atmosphere protested against this tampering with a system we did not understand. They exploded their bomb. They got their pyrotechnics. We still do not know the price we may have to pay for this artificial magnetic disturbance.

THE Government has agreed to appoint a top-level committee to probe rent increases and problems with a view to formulating a new experimental rent structure.

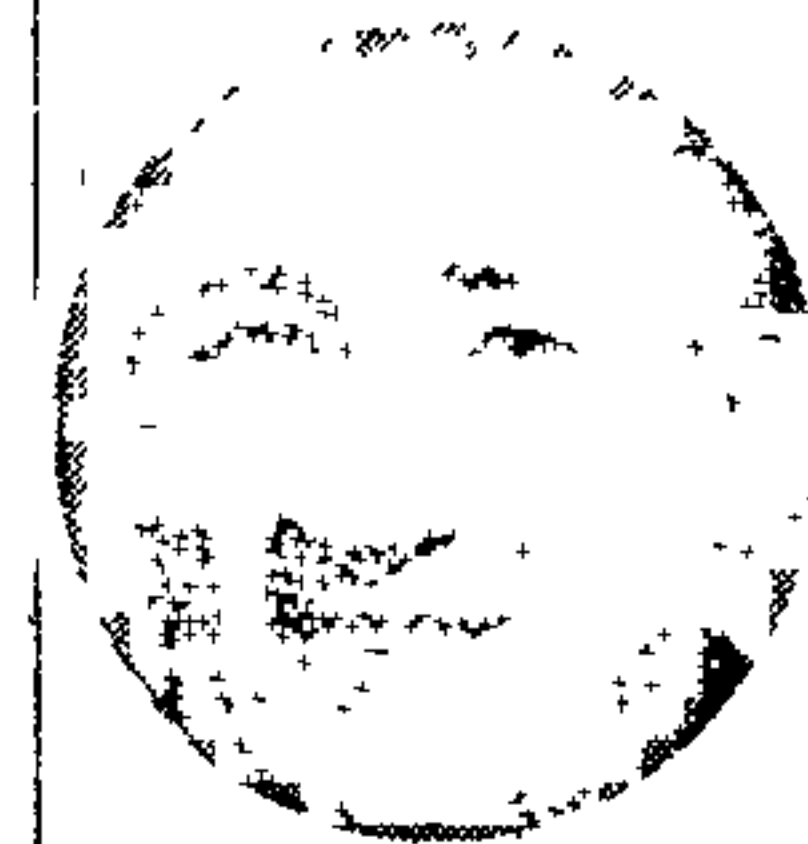
This was announced by the Minister of Community Development, Mr Pen Kotze, at a meeting with representatives of the Divisional Council, the City Council, members of the management committees and the Cape Areas Housing Action Committee (Cahac) to discuss the recent rent increases and rent problems.

Mr Kotze told the 25 representatives that a committee of experts would investigate all aspects of the rent structure and would table their findings in about three months.

COMMENT

The experimental formula would then be forwarded to municipalities for comment before the final proposal was submitted to the National Housing Commission for its approval.

The Minister told Cahac delegates that meanwhile they would have to seek relief from



Mr Pen Kotze

high rents from the local authorities as housing was their responsibility.

Mr Kotze said housing was not a political issue and except for the low income people, housing was not the responsibility of the State.

PROBLEMS

The councils admitted having problems with the rent formula which, said Mr Kotze was also provisionally experimental for 1982.

The chairmen of about 10 management committees expressed their displeasure at their present status and said their grievances were not given attention.

Community organisations and civic bodies were referred to the management committees as the 'proper' channel through which to table their grievances.

Cahac presented the Minister with a petition of about 40 000 signatures calling for rent increases to be stopped and for a greater State housing subsidy.

The meeting with the Minister was the culmination of four months of protest by civic associations, trade unions and organisations at the rent increases and the basis on which rents were determined.

Representatives of Cahac expressed dissatisfaction after the meeting.

Top-level committee to probe rent increases

MRGUS

2/3/82

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124

124

Survey: more homes planned

EAST LONDON — Things may be looking up for desperate home-seekers in the city according to a survey of South Africa's property markets

Research by The Property Economist showed 200 houses were planned for construction in the city last year — 50 more than in 1980 and the highest number since 1976 when blueprints were drawn up for a record 303 houses

The industrial property market is not so rosy, however The Property Economist's research showed the value of plans passed in the industrial market was nil last year compared with plans worth R671 000 the previous year

For those looking for completed homes, last

year was not such a merry one either In one of the slowest years in recent history, the survey stated, only 89 houses were built compared with 94 the previous year and 227 in 1976

According to the survey there has been a gradual decline in East London's domestic housing market since 1973 when 256 homes were built in the area

However there was more activity than usual in flat building last year when 39 were completed None were built the previous year

The commercial market was gloomy, according to the survey, with the value of plans passed "slumping to a record low of R343 000"

"More alarming is the

real value of these properties calculated at constant value which shows a fall from R1 million in 1975 to R158 000"

However, there was an upswing in the actual value of commercial buildings completed last year — at R799 000 the highest in five years

"While the value of retail property sales held steady in real terms at R145 million the actual value increased from R253 million to R299 million, which is a record for the area," the survey continued

But the picture for the industrial market was gloomy, the survey said, as the value of plans passed in 1981 was nil The value of buildings completed rose from nil in 1980 to R74 000 last year

— DDR

UOST

CPM 710-15 5/3/82

Farm cottages demolished: Paarl families are homeless

By ENRICO KLMP and CRAIG TYSON

THIRTEEN families with babies and minor children have been living in the open on a farm near Paarl since their houses were demolished two weeks ago.

The 13 cottages on the farm Weltevrede in Dal Josafal were bulldozed after police had warned the occupants that they were trespassing. The families have all lived on the farm for about seven years and paid rents of between R6 and R12 a month to the previous owner, Dr Martin von Weidts.

The farm is being sold by Dr Von Weidts to the Westelike Graanboere Co-op of Malmesbury, which is building a cold storage plant on the land. The co-op is believed to be planning an access road across the site where the cottages stood.

Court order

The Deputy Mayor of Paarl, Mr MJ Terblanche, said yesterday that the new owners of the farm had obtained a court order for the eviction of the 13 families about two weeks ago. Asked whether they had also carried out the demolition, he replied "I assume so."

However, the general manager of Westelike Graanboere, Mr D J Broodryk, denied that his company had demolished the houses. "This is the previous owner's problem. The place is an industrial area and, in terms of our contract, he had to undertake to give us a clear area," he said.

One of the homeless women is Mrs Maria Martin, who has children aged two and five. She said an official from the Paarl municipality had arrived at the farm about two weeks ago and told the families that they were being evicted.

Bulldozed

Mrs Martin said a Mr Theron, who drove a bakkie with a Malmesbury registration, had arrived later with a bulldozer and a group of labourers. The labourers removed their possessions from the cottages which were then all bulldozed.

Because of the housing shortage in Paarl's coloured townships, the families are now living in the open. They have no ablution facilities and the two outside toilets are defective. At least two of the children have become ill.

Marilyn Martin, 9, has diarrhoea and Albertus, 3 months, is suffering from bronchitis.

Mrs Katie Fortuin said the wind blew dust into their cooking pots. "It is very cold at night. We can't endure it any more."

The women's husbands all work in Paarl.

Blankets

The women said they had sufficient covering and blankets, but not enough food or money. On Tuesday night students from the Noorde-Paarl High School brought food, which was cooked by nurses from the nearby Sonstraal Hospital. The students promised daily supplies.

Mrs Maria Martin said she had approached the Paarl management committee over the families' plight. The committee's chairman, a Mr Titus, had visited the site after the demolitions and promised to arrange alternative accommodation. He had not been in touch since.

A Mr Embritz and his family moved into the farmhouse last August and told the occupants of the cottages that the farm had been sold. When the Embritz family moved out in October, the police told the families they were living on the farm illegally.

Vacant

They all moved to a site next to the road but were later ordered by a police colonel to go back to the farm. The farmhouse is now standing vacant but the families are not allowed inside it.

Mr Terblanche, the Deputy Mayor, said yesterday that the Town Council had discussed the matter and was "very sympathetic" toward the families.

"But the municipality is in no position to provide houses for them. We have explored all avenues, but we simply don't have any vacant houses," he said.

Mr Terblanche said the council had a waiting list of 2 000 and an emergency waiting list of "several hundred" in its coloured townships. He said officials from the council's housing and health departments had visited the site.

Mr Terblanche suggested that the homeless families move in with relatives living in the townships and said the council would temporarily waive its regulations on the overcrowding of municipal houses.



Five-year-old Johan Martin rests on a bed while Miss Sarah Fréde their possessor

Municipal Reporter

THE Mayor of Cape Town Mr Kosie van Zyl, has taken the lead in getting together a high powered delegation consisting of the mayors of South Africa's major cities for an urgent interview with the Government over the reported shortfall in urgently needed housing funds

Cape Town, which has a waiting list of 20 000 families in need of homes will be particularly hard hit by the R50-million reduction in State expenditure on housing announced in January by the Director General of Community Development, Mr Louis Fouche

R49-m CUT

If Cape Town's request for R49-million for 1982/83 is cut substantially, the city's housing programme could come to a standstill

Mr van Zyl, at the request of the City Council's Executive, will ask all the mayors of the major cities affected by a housing finance shortfall to join him and the chairman, of the Divisional Council of the Cape, Mr Louwtjie Rothman, in seeking an urgent meeting with the Deputy Minister of Finance, Mr Darie Steyn.

In an interview last night Mr van Zyl confirmed that he would be seeking the backing of the other mayors but added that he did not want to say anything more about the plan at this stage

Cape Town's housing allocation for 1981/82 has

More home funds to be sought by mayors

been cut from R100-million to R49-million after the council had already committed itself to expenditure of R69 million

The council was forced to borrow the difference on the open market at high rates of interest

Following a meeting yesterday between the Cape Housing Action Committee (Cahac), the

City Council, the Divisional Council and management committees and the Minister of Community Development, Mr Ben Kotze the State has agreed to look into the problems of the hardships caused by the present rents formula

Mr Kotze agreed to appoint a top level committee to investigate

new experimental rent formula to be tabled within three months.

Commenting on the rent formula problem the chairman of the City Council's Housing Committee, Mrs Eulalie Stott, who attended yesterday's meeting, said local authorities had been trying for a more equitable

system since well before 1980

The Government's July 1980 formula had done wonders for the poor earning less than R150 a month, but had given little if any relief to others

Especially hard hit were those in the R150 to R250 a month income bracket

ARGUS 2/3/82 (124)

124

C. Herald 6/3/82

Rents: Govt

can't

help

- Minister tells Cahac

THE Government's hands are tied as far as stopping rents increases is concerned, the Minister of Community Development, Mr Pen Kotze, told the Cape Areas Housing Action Committee on Monday.

Mr Kotze met Cahac and top local authority officials on Monday. The meeting was seen by Cahac members as the culmination of their campaign against high rents, which was started in early December.

At the two-hour meeting the Minister told Cahac the State was not responsible for housing and housing was not a political issue. Only the local authorities could provide relief for tenants hard hit by rent increases which took effect on January 1 this year, he said.

The six-person Cahac delegation told Cape Herald after the meeting that the Minister and the local authority officials admitted having many problems with the present rents formula which Mr Kotze said was only experimental for 1982.

He said a committee had been set up to look into a new rents formula. This could take about

By
**Ryland
Fisher**

appears nobody wants to assume responsibility.

The Minister said the people should fend for themselves and it was not his problem if people were paid low wages, Mr Manuel said.

Mr Rhodes said the Minister treated Cahac with disdain and told them there were certain people manipulating the organisation. He said the 41 000 people who signed a petition protesting against high rents were mostly schoolchildren.

The local authorities had tried to create the impression that rent increases were not high.

However, they considered only basic rents and not additional charges which really push

up the rents, the Cahac delegation said.

more, members of the delegation said.

The Minister's office could not be contacted for comment at the time of going to Press.

Disgust

The meeting was kicked off by Cahac chairman Mr Wilfred Rhodes who expressed disgust that the Minister had invited other people to attend the meeting.

These people were all invited by the State and did not represent anybody, Cahac secretary Mr Trevor Manuel said.

The management committees were not even ashamed to admit they were invited. They even agreed that they were dummy bodies, he said.

Mr Manuel said both the Minister and the local authorities said their hands were tied. It

But with the commission now being able to borrow money on the open market, the department should shortly have funds available for the electrification project.

Mr Kotze said in Parliament on February 10 that the project would receive high priority when funds became available. The general manager of the league, Mr F W Pohl agreed that a greater possibility of funds being available existed now.

PRIORITY

'But I do not want to sound too optimistic because, although the minister (Mr Kotze) has said the project would receive priority, we are aware that the department has several other urgent schemes to finance,' Mr Pohl said.

The second reason for optimism is the fact that the league had also asked the department for permission to borrow money. Mr Pohl met with Mr Kotze in November last year to seek permission to raise R2,6-million (the cost of electrification) on the open market.

Mr Pohl said before this meeting that, although the department had turned down a similar request before, he had 'new hope' of success as the Johannesburg City Council had received permission to raise a loan.

However, the department turned down the league's request again.

GO-AHEAD

Now that the department has given the go-ahead for its own National Housing Commission to borrow money, there seems little reason why the league (a private, non-profit company) should not be afforded the same right by the department.

Meanwhile, the Electricity Supply Commission (Escom) which is to supply electricity to Bishop Lavis has supplied the league with an estimate of the cost of connecting the township to the main power supply.

Mr Pohl has refused to supply Cape Herald with the figures, claiming 'it was too complicated.'

LAVIS

LIGHT

By
Aneez
Salie

HOPES

(124) (55)

C. Herald
8/3/82

BRIGHTEN

THE light at the end of the tunnel may soon be in sight for Bishop Lavis residents involved in a protracted fight to have electricity installed in their homes.

The spark which provided the optimism was a Bill, introduced in Parliament by the Minister of Community Development, Mr Pen Kotze, and which was unanimously approved.

The Bill makes provision for the department's National Housing Commission to borrow money.

This is significant for the residents of Bishop Lavis for two main reasons.

BLAC

Firstly, when the people in the area, represented by the Bishop Lavis Action Committee (Blac), demanded electricity last year, lack of funds was given as a reason for installation being delayed.

The owners of the township, the (Citizens) Housing League, said they had applied to the Department of Community Development for money to install electricity, but while the department agreed, it had no funds available.

FAMILIES ARE PUTZLED BY EVICTION

EVICTED

ELEVEN children are among 17 people living on the streets in Ravensmead after their parents were evicted from their homes last week.

The children are all of school-going age and had to depend on good will from their neighbors to clean up before going to school.

They belong to three families who were evicted from Beaufort Crescent. Two other families who were evicted from Cosmos Street moved in with relatives elsewhere.

The Beaufort Crescent families have their possessions scattered in the open and have had to make crude shelters to get away from the driving wind at night.

Mr Stoffel Miller, a father of four who is now living on the pavement said all the families were in the dark about their evictions.

They received seven-day eviction notices from the local rent office on February 15 and the fol-

lowing week municipal workers forced their way into the homes and removed their furniture.

'The man from the housing office warned us not to try to move into our homes again so now we don't know what to do,' Mr Stoffel said.

'NO REASON'

His family had shared a house with the Bierwinkels family, and the other family involved were the Pedros, he added.

Mr Bierwinkel looking worn out after two nights in the open, said the council had no reason to evict him because his rent was up to date.

'I am very dissatisfied I understand that there are people who don't like me and they could have complained to the council about us,' he stated.

Mr Pedro said another possible reason for their eviction could be because of a party they held on February 6.

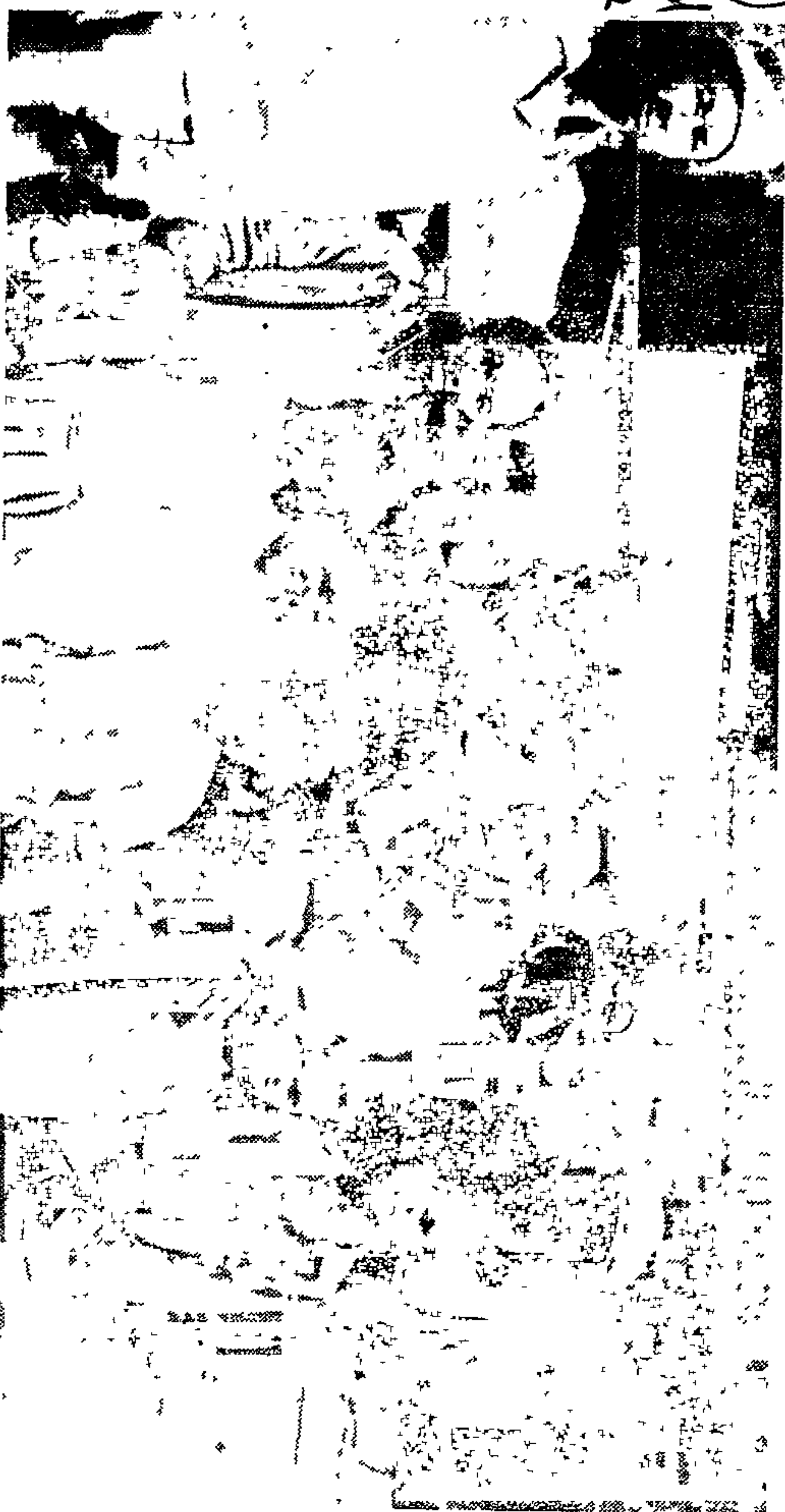
'It ended early and there was no fighting — but people could still have complained about it,' he said.

Mr Pedro explained that before their eviction they were visited by Mr Hansie Christians of the Ravensmead Management Committee. After the visit they received eviction notices.

Commenting on the evictions, the Town Clerk of Parow, Mr J P Barnard, said the families have broken certain conditions of lease and they have been put out after several warnings.

The conditions of lease are that the premises be kept in good condition, and the property is well looked after.

124
C. Barnard
6/2/82



● MR BIERWINKEL, Mr Pedro and Mr Stoffel stand with the children in front of their makeshift homes in Beaufort Singel, Ravensmead.

Mr Barnard said the municipality acted on the recommendations of the Management Committee and left the running of Ravensmead council homes to this committee.

LAVIS

LIGHT



HOPES

124

C Herald
8/3/82

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The owners of the township, the (Citizens) Housing League, said they had applied to the Department of Community Development for money to install electricity, but while the department agreed it had no funds available.

But with the commission now being able to borrow money on the open market, the department should shortly have funds available for the electrification project.

Mr Kotze said in Parliament on February 10 that the project would receive high priority when funds are available. The general manager of the league Mr I W Pohl agreed that a greater possibility of funds being available existed now.

PRIORITY

But I do not want to sound too optimistic because, although the minister (Mr Kotze) has said the project would receive priority, we are aware that the department has several other urgent schemes to finance, Mr Pohl said.

The second reason for optimism is the fact that the league had also asked the department for permission to borrow money. Mr Pohl met with Mr Kotze in November last year to seek permission to raise R26 million (the cost of electrification) on the open market.

Mr Pohl said before this meeting that although the department had turned down a similar request before he had new hope of success as the Johannesburg City Council had received permission to raise a loan.

However the department turned down the league's request again.

GO-AHEAD

Now that the department has given the go-ahead for its own National Housing Commission to borrow money, there seems little reason why the league (a private, non-profit company) should not be afforded the same right by the department.

Meanwhile the Electricity Supply Commission (Escom) which is to supply electricity to Bishop Lavis has supplied the league with an estimate of the cost of connecting the township to the main power supply.

Mr Pohl has refused to supply Cape Herald with the figures claiming it was too complicated.

year-old man has no...

Duncan Village meeting

EAST LONDON — The Duncan Village Community Council will discuss the retention of the village at a public meeting on Monday

The chairman of the council, Mr D D Makatala, said all Duncan Village residents and those living in shacks had been invited to the meeting as the main issue would be Duncan Village

He said the community council would also review its financial position — DDR

124 221
6/2/82
D. D. Makatala

Reprieve for ex-workers

7/3/82



FORMER Noordhoek farm workers who believed they could continue to occupy their homes although the farms closed down about three years ago, have been given a reprieve from the eviction notices they received three weeks ago.

The company which hired the farm and whose lease on the land runs out in April, issued the notices in order to clear the land for the next owner.

But the families complained that they could not move because they had no alternative accommodation and they were still waiting on the Divisional Council to provide them with housing.

They were asked to be out of their homes by February 19 or face legal action.

Last week they were still there. A representative of the Divisional

Council had made a list of the families needing housing and told the people they were looking into the matter.

Mrs Sarah Felry, who lives on Hillside Poultry farm with her husband, three children and eight grandchildren, said she had been there for more than 20 years and was shocked to receive an eviction notice from Farm Fare (Pty) Ltd 'out of the blue.'

'We were never told we had to move when the farms closed down, and now they want us to go,' she said.

LIST

'We cannot go and build in the bush again because shacks there would be broken down by the council, and we cannot move into the street,' she added.

Another family affected by the eviction notices is Mrs Sarah Raad, a mother of four whose husband worked on Finchlea Farm for seven years before being forced to find other employment.

She explained that she applied for housing when the farms first closed down, and was told last week that she was still on the waiting list.

'Does the company now want us to go and squat in the bush?' Mrs Raad asked.

A spokesman for Farm Fare admitted that the company had ordered the families off the land, but said they were regarded as squatters.

A spokesman for the Divisional Council said they were looking into the matter and would make a written reply to questions posed by The Cape Herald.

● MRS SARAH RAAD... does the company now want us to go and squat in the bush

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Year 02 - same as year 01

(2) Premiums Treated as an Asset - Cont'd:

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However fast we build houses in South Africa from now on, we are unlikely to provide sufficient low-cost housing for blacks within the next five to 10 years.

There is an estimated minimum shortage of one-quarter million family units in White urban areas, and this does not take into account the high birth-rate which will also have to be accommodated later.

Hands off the Village

PROFESSOR WALLACE VAN ZYL, an Old Dalian, is a highly talented and respected town planning expert. He is head of the Department of Urban and Regional Planning, University of the Orange Free State, president of the South African Institute of Town and Regional Planners, Fellow of the Royal Australian Institute of Architects, member of the American Institute of Planners, council member of the Van der Stel Foundation for historic preservation, a professional architect and planner who has worked in South Africa, Australia, Denmark, Canada and the United States. In this edited version of a private report on East London's Duncan Village, he has a clear message

124
Dijk
Dijkster
8/2/82

Therefore it is a great pity that the future of existing Black inner areas does not enjoy the same priority as the establishment of "home-land townships".

The development of non-white housing areas in and around East London resembles a haphazard "chessboard", with blacks as losing pawns in the ideological game.

One hesitates to use the words "long range comprehensive housing plan", since planning implies priorities, alternatives and choices. What are black priorities, alternatives and choices? For example, over a 25-year period as blacks are moved out of Duncan Village to Mdantsane, so the Indians and coloureds are moved in.

As one has come to expect from the authorities, blacks have not even been consulted about their needs until recently, and until we get planning WITH them, then the name of the game is "tokenism".

It is therefore rather fatuous to defend the removal of more blacks from the Village, by stating that coloureds and Indians now "surround" it in an alternative view of the game, coloureds and Indians have been used as pawns in a long-term siege strategy to oust the blacks.

Duncan Village houses an official

population of some 30 000 blacks as opposed to the unofficial (more realistic) figure of 50 000.

This discrepancy is soon clear on a visit when one observes the many squatter shelters in the back and side yards of an area like Ndende Street.

Far from being a nuisance, these very squatters contain the seeds of salvation for Duncan Village. Why? Because of the housing shortage these squatters (or immigrants) have been forced to build on land to which they have no legal right. But they are only looking for a reception point or transit camp on the long haul to the city.

Since the squatter is concerned about the legality of his shelter, it follows that the more secure he feels, the more permanent the structure he will build and hence the more money, material and muscle he will put into it.

If squatters are expected to provide substantial housing themselves, then security of tenure as a fundamental precondition.

We should not condemn these squatters,

because they have an important message for both public and private sectors in the field of low-cost housing, namely that self-help and unskilled labour can provide a roof over one's head. Contrast this with the official housing policy which insists on high standards and solid construction, which then produces a watered-down form of Western housing.

The squatters have quickly put their "sites" to good use by the spontaneous mobilisation of manpower and material, and have in fact reduced the housing shortage.

Instead of threatening the security of this segment of the population in Duncan Village with removal and demolition, could they not help to carry some of the white man's burden?

Generally the official reaction to informal, self-help housing has been to rehouse the black population in more expensive formal housing. Until very recently methods such as rehabilitation, upgrading and infill housing have been rejected in favour of demolition and uprooting of the people concerned. What then of

those permanent residents who have been born in an urban township?

Eventuating the charitable view that removal may be necessary in extreme cases, the end result destroys social ties and hastens structural decay. Instead of bending the rules, many public officials discourage residents in a township like Duncan Village from upgrading their properties.

Yet in spite of this the township carries on its own internal programme of housing improvement, with the firm belief in Dr Koorndorf's words that nobody will be removed against his will.

some 200 hectares of vacant land to provide for some modest expansion of the black housing area.

In view of the high birthrate this is both realistic and humane, especially as regarding the plight of non-Ciskei citizens, a labour force upon which East London depends. Fortunately there are large vacant areas to the west of the present Duncan Village on the Mdantsane access road.

An objective assessment of planning alternatives can be made only after visiting Duncan Village itself, and seeing it in the macro context of greater East London.

The actual site selection would come in the second phase, but it is important to take a decision in principle that some land be acquired by the authorities for a limited expansion of Duncan Village.

On the east or city side we find the Ndende Street area which contains a mixture of permanent and temporary housing. In spite of overcrowding and a lack of toilets this area immediately strikes one as being vibrant with possibilities.

The socio-economic costs are too high without any matching benefits.

permanent occupation it would be both morally and financially irresponsible to move their "owners" or demolish them.

Therefore a Declaration of Intent must be obtained from the authorities, which should cover the following points:

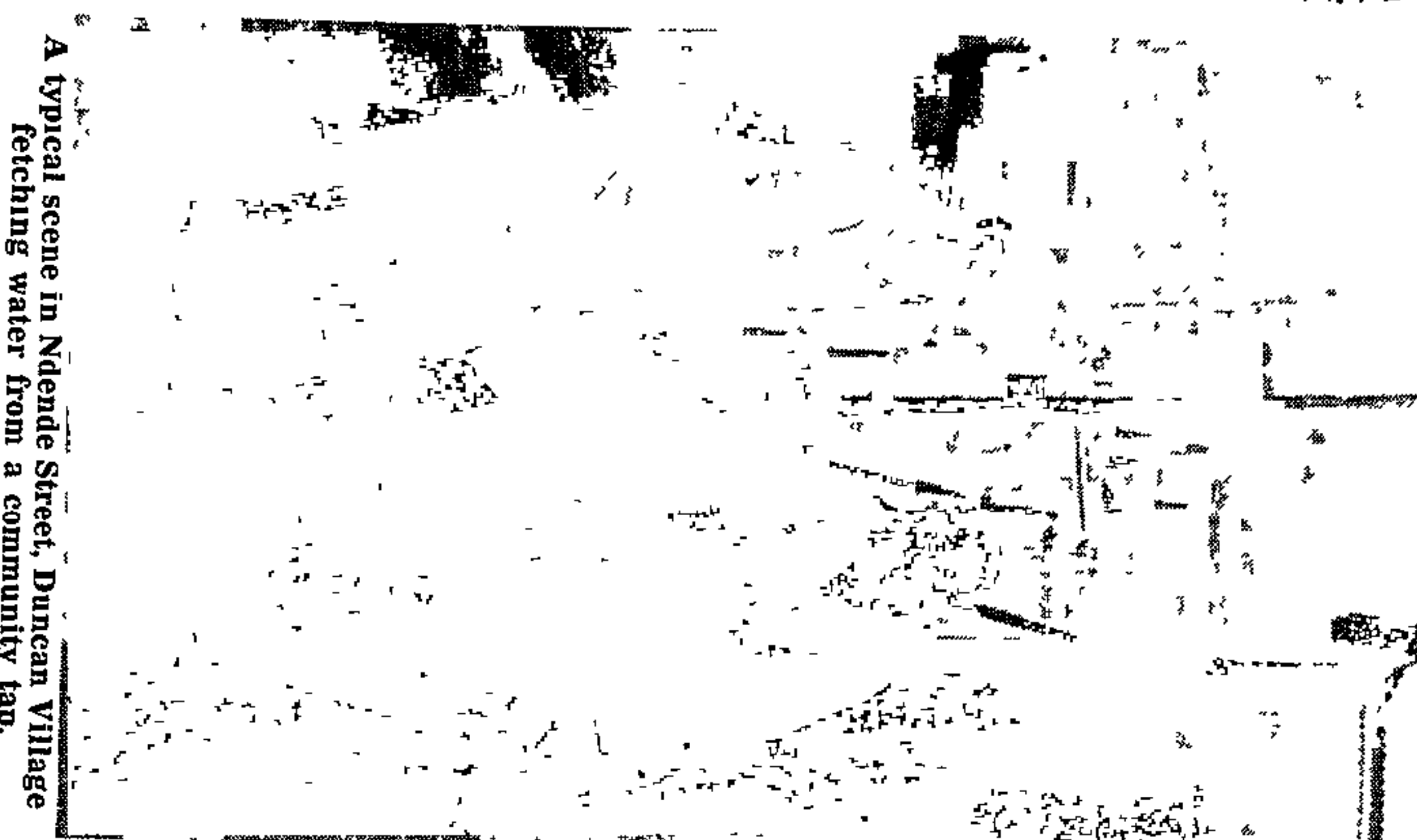
On the east or city side we find the Ndende Street area which contains a mixture of permanent and temporary housing. In spite of overcrowding and a lack of toilets this area immediately strikes one as being vibrant with possibilities.

That demolitions and removal of blacks stop forthwith.

That an alternative housing plan for the area be drawn up together with the residents.

That assistance be given with upgrading existing housing either by means of core housing or medium-density infill.

That some 200 hectares of land be made available to the west for modest expansion.



A typical scene in Ndende Street, Duncan Village. Fetching water from a community tap.

2. Diver or urban pen must be answers. The use of a ball point pen is acceptable. Red or green ink may be used only for underlining, emphasis or for diagrams, for which pencil may also be used.
3. Names must be printed on each separate sheet (e.g. graph paper) where sheets additional to examination book(s) are used.
4. Do not write in the left hand margin.

Any dishonesty will render the candidate liable to disqualification and to possible exclusion from the University

White municipal housing needed urgently in PE

124
E. Post
9/3/82

Municipal Reporter

SOME provision should be made in the "very short term" for white municipal housing in Port Elizabeth, the acting City Engineer, Mr L S Beattie, said in a report to the Community Services Committee, which meets this afternoon

"The non-availability of bonds, the high rate of interest, escalation of building prices and the shortage of flat accommodation at present prevailing have created a serious housing shortage in the city. The position can only deteriorate to the detriment of the city if some measures are not urgently undertaken to alleviate the position," he said

A year ago the committee resolved that the City Engineer should prepare a report on the provision of a State-financed selling scheme for whites on the basis of a pilot scheme of 100 houses with sufficient land for future expansion

Mr Beattie said that finance from the State was patently impossible within the next three years

Short-term financial provision would therefore have to be derived from sources other than State funds, he said

There were three approaches to the problem which the committee should adopt

- The release on to the market of all available residential erven which are either fully or partially serviced and which lie in traditional housing areas, such as Kabega and Young Township

- The provision of a smaller housing scheme than was originally planned of about 40 to 50 houses on land which re-

quires the minimum of servicing and for which capital estimate provision of such services is already made

- The immediate commencement of planning as a major priority for a scheme of both serviced erven and houses to be started within the next three to five years

Mr Beattie said there were erven in the Kabega and Young Park areas which could well be suitable to meet the requirements of an "urgent short-term" answer

Only minor extensions to sewers, water mains or electricity cables would be needed before the erven could be sold

The only planned, partially serviced area in the city which had the potential for the development of about 40 to 50 houses and for which the current capital programme made provision was Salisbury Park, he said

The Administration and General Purposes Committee would be considering this area in terms of re-planning proposals next month.

If this committee retained the basic layout then about 40 to 50 erven belonging to the Department of Community Development and the council would be available for sale within 15 months, he said

"The sites lend themselves to the development of small units for the group falling just below the R1 000 a month income level"

There were many pockets of land in the city area which could well be rezoned, planned and serviced for housing, but with the exception of Wells Estate very few of them had the potential for more than about 80 units, Mr Beattie said

Dentist

Move today on house company?

(124)

D-Dispatch 9/3/82

EAST LONDON — A housing utility company is expected to be established in the city today at a meeting of businessmen, industrialists and municipal officials

The meeting will be addressed by Mr Selwyn Myers, general manager of a utility company in Cape Town and chaired by the president of the South African Institute of Housing, Mr Daan Roelvert

East London's director of housing, Mr Ken Martinsen, said representatives of commerce and industry as well as of the

city had been invited to attend

At a previous meeting on February 18, representatives of local banks, building societies, organised commerce and industry and the municipality discussed the establishment of the company

Mr Martinsen said yesterday that he hoped the company would be launched at this afternoon's meeting

The city council has accepted the need for a utility company and asked Mr Martinsen to investigate the establishment of a company in

East London.

A utility company is a registered association not for gain and because of various government concessions is able to provide houses for people earning more than the limit to qualify for council housing but not enough to afford private sector loans — DDR

Road death

UMTATA — An unidentified person died in a hit-and-run accident on the Umtata-Engcobo road, the head of the CID, Colonel Stan Funani, has confirmed — DDR

(124) D. Dispatch 10/3/82

Cheap housing pilot body set

EAST LONDON — A 14-man steering committee was formed here yesterday to pilot the formation of a housing utility company in the city

Made up of local businessmen and community leaders, the committee will "do all the homework" necessary before a utility company is actually established

If and when the utility company does get off the ground, it will serve primarily to assist workers in the R650 to R900 wage bracket in obtaining cheap housing

Because of the unavailability of ground for black housing, however, it will only be able to assist white, coloured and Indian wage-earners at first

The steering committee was formed after a two-hour meeting here where the head of South

Africa's oldest utility company, Mr Selwyn Myers, pointed out just what such a company could do to ease East London's housing crisis

Discussing the pro's and cons of forming a company like this — particularly when there was a chronic shortage of funds for housing — Mr Myers stressed that housing was "a social art, not just a building operation"

"We want to build communities, not houses," he told 50 delegates at the meeting

No one is building houses for the young and elderly because it isn't profitable. But if the man who earns R600 to R800 a month can't get a roof over his head this year, he'll never be able to

"This is going to become a political prob-

lem, not just a social one," he warned

Mr Myers pointed out that utility companies fostered a "community feeling" as well as offering cheap housing, and were one way of giving people roofs over their heads

"We're not out to rob builders or private enterprise of their money" he said "We're aiming at around 10 per cent of the market — but that 10 per cent is in desperate need of housing"

"What we need is entrepreneurs with a sense of feeling for the community," he said "In this very room there are enough brains to launch a utility company here and now, and be successful at that"

Several local businessmen were, at first, sceptical about the establishment of such a

company when there was a shortage of funds for housing

Later, however, Mr Myers pointed out that it was possible to elect a steering committee to do the groundwork before the company was established. This proposal was accepted by all the delegates

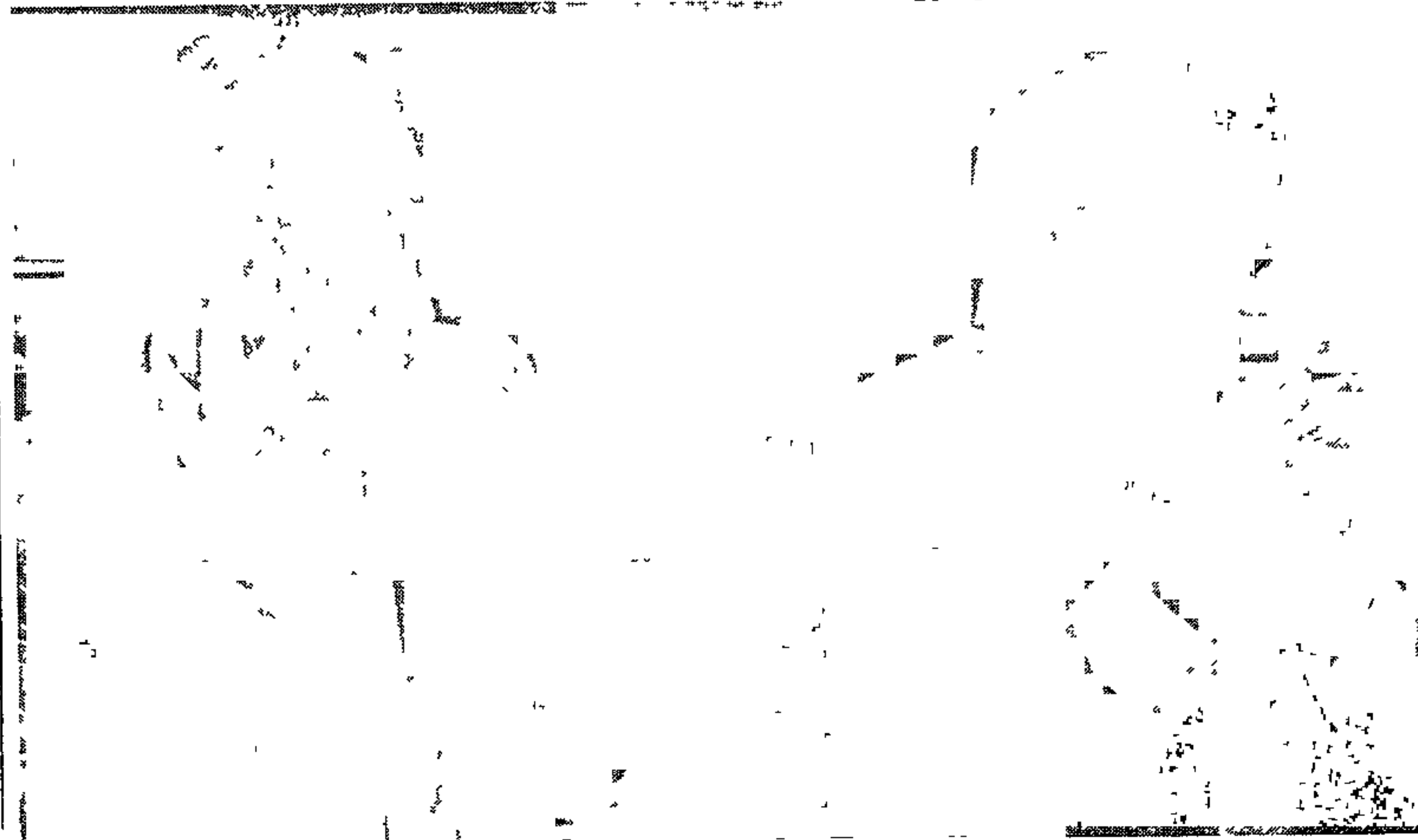
"A lot of homework will have to be done before building actually starts," Mr Myers said "It will take months to define the areas of need and find out what people really want"

The city councillor charged with housing affairs, Mrs Elsabe Kemp, was provisionally nominated chairman of the steering committee's first meeting, where members will thrash out its ideals and draw up a memorandum

Other steering com-

mittee members are, a local architect, Mr John Orpen, a local engineer, Mr Peter Bowen, the municipal director of housing, Mr Ken Martinsen, the manager of Standard Bank, Mr A van Vuuren, the vice-chairman of the Indian Management Committee, Mr Mike Williams, the managing director of CDA, Mr Leo Borman; Mr Ken Bax, two local building society managers, Mr M Milburn-Pyle and Mr J Castle, one of the deputy city engineers, Mr B Bradford, the chairman of the Coloured Management Committee, Mr Wally George, a city councillor, Mr Rob Snodgrass, and the municipal housing manager, Miss Jean Elder

Interviewed after the meeting, Mrs Kemp said the steering committee's first meeting would be held "very soon" — DDR



Mr Selwyn Myers, chairman of South Africa's oldest housing utility company, left, with Mr Daan Roelvert, president of the South African Institute for Housing, at yesterday's meeting to discuss the formation of an East London utility company

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Cape Times 10/3/82

13 Paarl families now on pavement

By ENRICO KEMP

THE 13 Paarl families whose cottages were recently demolished are now living on the pavement after being evicted from the farm, Weltevrede, by the new owners of the land, Westelike Graanboere Co-operative

A Paarl caller told the Cape Times last night that officials of the Malmesbury-based co-operative had removed the people and their belongings from the land yesterday afternoon

The caller said the families, many with babies and small children, would spend the night on the pavement. Members of the community had arrived with covering after it had started raining

The Mayor of Paarl, Mr S F du Toit, last night confirmed the eviction

and said it was done because the people were trespassing.

Mr. Du Toit said the Town Council had met yesterday afternoon to discuss the situation, but could offer no alternative accommodation. An official of the Department of Community Development was expected in Paarl today, he said

The farm was sold to the co-operative by Dr Martin von Weidts late last year. The 13 families, who lived in cottages on the property and paid rents to Dr Von Weidts, were not informed that the land was changing hands

They have been living in the open since their houses were bulldozed by an official of the co-operative and a group of labourers about two weeks ago

Cape Times 11/3/82 (124)

Rain adds to stranded families' misery

By CRAIG TYSON

RAIN yesterday added to the misery of the 13 Paarl families whose cottages on Weltevrede farm were destroyed by bulldozers recently.

They are stranded on a pavement in makeshift shelters less than a metre from a busy road.

About 70 people, including 30 children, were moved so that construction could go ahead on the farm which was sold to the Westelike Graanboere Co-operative last year. The farm is in an industrial area.

Many of the families have been waiting for houses for

years but there are none available. The local authorities are aware of their situation, but have not been able to find accommodation for them, because Paarl, like many other South African cities, has a crucial shortage of sub-economic housing.

Friends, relatives and children from a local high school have been supplying the families with food blankets and any form of shelter they can find. Yesterday families spent the day patching up their makeshift shelters of canvas or plastic.

Some of the working men and women stayed away from work to look after their

possessions and to put up shelters against the rain. One of them, Mr Jannie Martin, said he arrived back from work to find his possessions in the street.

"We have been paying rent on those cottages for years. Now they have been bulldozed and we have been kicked out with nothing to this," he said, pointing to his makeshift tent.

The tent is a piece of canvas which has been draped over the tops of two cupboard doors. Underneath are several beds, some chairs and small tables. Three families live under the canopy

Mr Martin said he had applied for a house in 1972 but had heard nothing from the authorities. He had been staying on the farm since that date.

"I couldn't go to work today. I must fix the tent because it leaks when it rains," he said.

About 10 of the shelters have been erected on a sidewalk less than a metre from the road.

"When food is brought to us the children eat first and we have what remains," a mother of six, Mrs Elizabeth Samuels, explained.

Mrs Samuels, 55, said she had lived on the farm for 17

years before being evicted this week. Her cottage was bulldozed two weeks ago, but she stayed on, sleeping in the open. Now she is on the street.

"In August the farm owner just left. He didn't tell us a thing. But he carried on collecting rent for a month," she said.

Mrs Samuels works night shift at the nearby Langeberg factory. Since she and her six children were put out on to the street two days ago she had not been able to sleep, she said.

"My husband is dead. I must earn money, look after my children as well as my

possessions. Three of my children are at school, two work in the town, and the youngest, who is four years old, stays with me."

She said the municipality had told them they would be moved to an area where they would be given tents. But they had not yet made up their minds, she said.

When approached for comment on the matter last week, the company manager of Westelike Graanboere Co-operative, Mr D J Bloodryk, denied his firm had moved the families. He said the farm was an industrial area and the previous owner had undertaken to remove the families.

'Housing tax' on companies suggested

CAPL TIMES 10/3/82 (120) (320)

Municipal Reporter

THE City Engineer's Department yesterday suggested that, to help overcome the problem of housing, a housing tax should be imposed on the industrial and commercial sectors depending on the number of their employees

Finance raised from this source would be used exclusively for housing

Another suggestion to bring housing within the financial reach of all was the provision of a housing subsidy based on the total family income, and not on just the salary of the household head

A memorandum by the department was tabled by the Executive Committee yesterday, but was later withdrawn because the City Engineer, Mr Jan Brand, was "unhappy" with it

It was in response to a request from the President's Council, which is inquiring into the problems of residential site shortages and delays militating against the promotion of home-ownership

Now the council is to ask the PC if it

still needs evidence in the light of previous views made known by the council

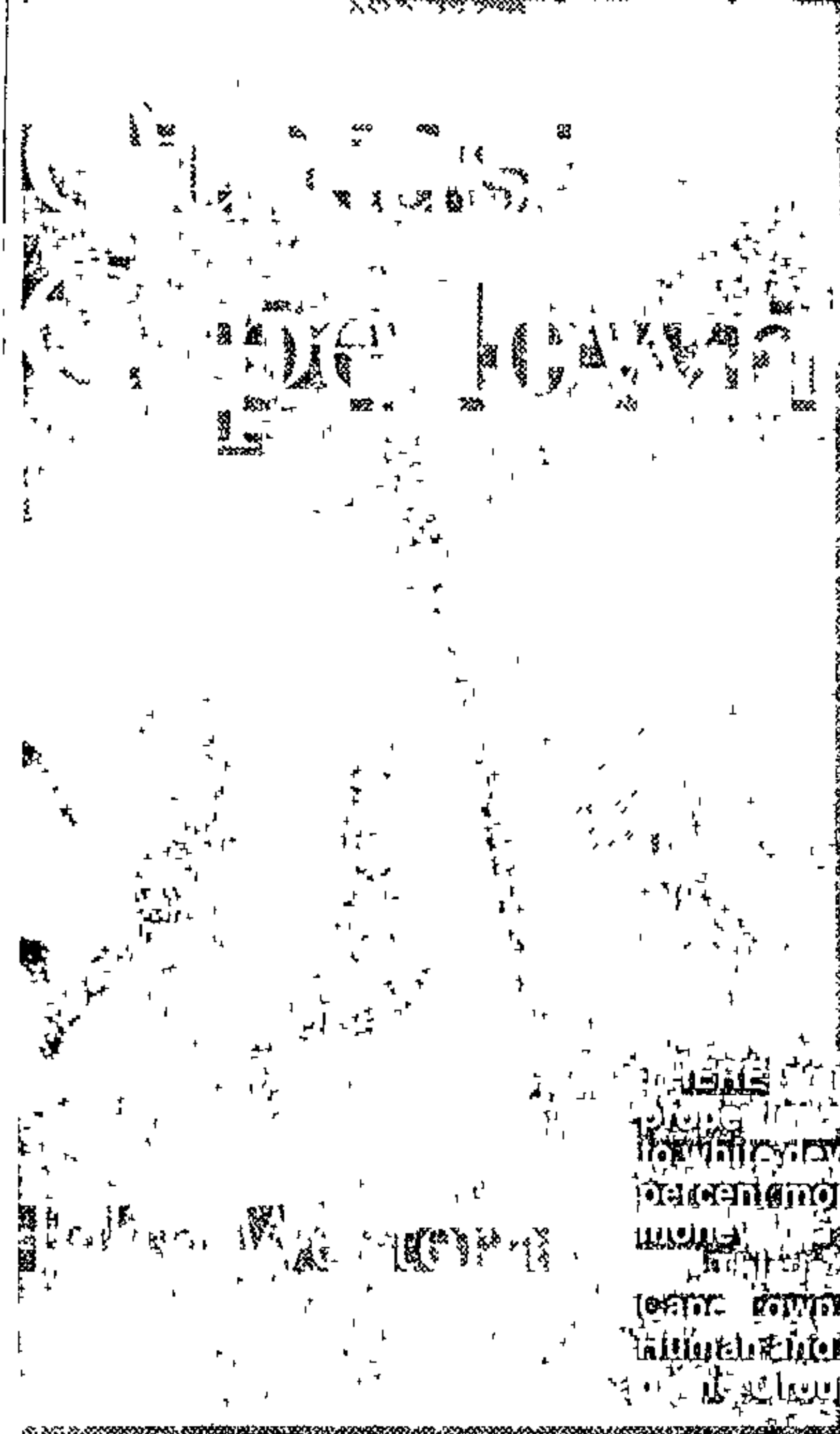
The memorandum, which appeared briefly, said an element of conflict between local authorities and private developers in providing housing was inevitable. With a profit in mind, private developers provided for mainly the white middle- and upper-income groups, while local authorities, in providing a service to the community, covered the "credit risk" non-white income groups

A possible solution would be formation of a housing commission in which local authorities and private developers were represented, with development being financed by both parties and subsidized rates of interest being paid to the private developer to encourage his participation

Other factors causing inadequate housing were the high cost of land and of building, and the preference of the public for low-density living (urban sprawl)

809 pc A YEAR PROFIT

124 (81) August 11/3/82



MOWBRAY was cleared of its coloured inhabitants during the mid-1960s and went through the process of 'gentrification'

The interplay of group areas proclamations and profits from property deals is a recurring piece of Cape Town gossip. Especially common are the unsubstantiated rumours that plague prominent white political personalities. Such was the case in Mowbray.

A careful investigation at the Deeds Office in Cape Town and of the records of the City of Cape Town's Department of Building Survey provided definite facts about the prices paid for the houses of removees —

Such conditions obviously favoured a buyer's market

Third, when a coloured area is being obligatorily dissolved to become a white zone, property prices in the vicinity rise in this appreciating area. How could that be controlled? Finally, of course, real estate is an area of entrepreneurship where profits are meant to be well made for some speculators' excessive' is a word that has no meaning

Even with all these qualifications in mind, it is meaningful to attempt some comparison of the Mowbray real estate market with the Cape Town-wide market between

without self-effacement in liberal-reformist Progressive Federal Party politics and with problems of low-cost housing, being concerned about the severe housing shortage for coloured people on the Cape Flats...to which he had in a sense contributed

It seems appropriate to record what some ex-Mowbrayites thought on returning and seeing their Chelseafied former homes.

The homes after group areas removals are inhabited at a much lower density mainly by younger whites, many of them professionals, many of them students drawn by these attractive brou cottages close to the University of Cape Town and Groote Schuur teaching hospital, and many of them very liberal politically

Good profits to be made on Mowbray... group areas removals... sold a home at 372 percent increase... many doubted... published by...

first by the renovators and then by the new owners. Before discussing the enormous profits sometimes made by white renovators and buyers for resale, I should make a number of qualifications.

First, there was not a completely free, or laissez faire, market in Mowbray, because the Group Areas Board provided information freely on what they considered the 'basic value' of all property once any area had been proclaimed for a certain population group.

Second, disqualified owners — in Mowbray's case, coloureds in an area proclaimed for whites — were not directly forced to sell, although certain clauses in section 34 of the Community Development Act made it disadvantageous not to have done so once 11 years had passed after the date of valuation.

Most important in section 34 was the provision in sub-section 2: the board had a pre-emptive right on any sale. Thus, any disqualified owner who had advertised widely and had received an acceptable offer first had to offer property to the board. If the board waived its rights, sale was made to a qualified person.

The snag was that if you sold... above the basic value, the board took 50 percent of the difference ('appreciation contribution') and if you sold below, they made up 80 percent of the loss ('depreciation allowance').

The reaction of coloured owners was that of outrage... They sold out at the basic value or a bit above, they did not have to sell; they could have moved out and let the house, but no white would have moved in without extensive renovations which none of them could afford. — O D Wollheim.

1963 and 1972

All the transactions shown registered profits above the mean Cape Town increase. Some transactions, of course, involved renovations. But, of those that did not, one case is noteworthy; T made an 81 percent profit in slightly less than two years; the Cape Town average was a 25 percent increase for this time period.

In another case, K cleared a 295 percent profit over a period when the comparable Cape Town average increase was 76 percent.

In another Z made a R1 200 profit on a R2 800 house in one day! (This according to the date of transfer for the deeds, in fact, it took him three weeks, from July 1 to July 21 1964.)

Carbrook Investments, who, in less than six months, disbursing on quite substantial alterations to yield a presentable Chelsea cottage, resold at a 372 percent profit, this is a rate of 809 percent a year

Who were these developers, Carbrook Investments, Stable Associates and Annbar Properties who figured so frequently in dealings? The directors were local (white) realtors, auctioneers, and architects — King, near by Rondebosch, upper Wynberg and Claremont.

One of the auctioneers, from an extremely well known and long-established Cape Town family firm, had not infrequently held auctions on behalf of the Community Development Board. Of course, when a particularly 'hot' piece of property was coming up for resale through the board, he heard about it very quickly

And one of the architects involved in these profitable property speculations, who lived in a cottage in Newlands once occupied by coloured, was then busying himself

Mrs Carelse, after coming in from Heideveld council rental township to pick up her pension at the Mowbray Post Office, talked sentimentally about her old home.

'And I meet all the old Mowbray people there. Old Mr Gelderbloem said to me he comes and has a look at his house when he gets his pension. I went down to Ayres Street, looking at my old house (where she had lived for 32 years) and my loquat tree and the English lady who lives there now came out and asked me what I was standing there for and I said I was looking at the tree I'd planted. And she said "Shame! Come in and pick from it and fill a bag."

On the surface seeming to be more matter-of-fact, a St Helena-born Crawford home owner in his late 50s told me

'I was there the day off from work going by where we lived and one of our vans was outside moving furniture, and as I pulled up behind, the European, man living there now came out.

So I said: 'This is my house for over 30 years.' He was very surprised.

'Then he said: 'Come in and see,' — and I was astounded at the changes; they'd put in oak floors and knocked walls down to join up with the cottage next door and made a nice big living room and modernised the kitchen, and put in tiles and things.

'When we were leaving the roof was almost coming down inside — bulging down, you know — but now that was all done up... it felt a bit strange.'

Livability people packed into tiny houses

Home is a "prison" for these people of 58 Brown Street, Schauderville, Port Elizabeth, some of whom have been on the housing list for seven years. Three generations, 20 people in all, pack into the tiny two-bedroomed house with no bathroom in one of the worst cases of coloured overcrowding in the city.

By CLIFF FOSTER

A COLOURED nursing sister at Livingstone Hospital, getting married today, advertised in desperation during the week for servant's quarters in which she and her husband could set up home.

So acute is the coloured housing shortage that the young couple, after weeks of tramping round looking for accommodation, had given up hope of finding a house, or even part of a house to share.

They were prepared to settle for servant's quarters in one of the city's coloured areas.

Their plight is far from unique. Servant's quarters, garages and outhouses of all kinds throughout the coloured areas have been converted into self-contained housing units, much in demand among young people.

In some cases, bathrooms have been added to garages as a permanent part of the structure. In others, less fortunate tenants bath in a basin in the toilet.

The nursing sister at Liv-

Desperate bride has to advertise for a home in servant's quarters

Livingstone, a neat, pretty and sensitive woman, asked Weekend Post not to print her name or her photograph. She gave as the reason the possible disapproval of her superiors.

Her husband-to-be, a smart young furniture salesman, was equally reluctant to let people know the situation. He thought publicity might jeopardise his application for a municipal house.

Both said they knew of other young couples in the same position. Some had postponed their weddings because they had nowhere to live on their own and refused to start their married lives living with parents.

There is plenty of evidence of what can happen when couples do start married life in these circumstances. All over the coloured areas, houses are

packed with succeeding generations.

At 58 Brown Street in Schauderville, no fewer than 20 people jam a tiny two-bedroomed, semi-detached house.

The householder, widowed 57-year-old Mrs Dinah Janjies, has to sleep on the floor. Around her, head-to-toe, lie six young children. In four beds pack the rest of the household.

Mrs Janjies hospitably shared her accommodation with two married sons and one married daughter, as well as with two unmarried sons and two unmarried daughters. Nine children have arrived since.

The hustle and bustle of these 20 people in the tiny rooms (three metres by two metres) is so disturbing that Magdalene Janjies, studying for her matric last year, had to be packed off to her sister in Bloemendaal

for a little peace and quiet.

There is no bathroom at 58 Brown Street. All 20 bath standing in a plastic bowl in the toilet.

The only free floorspace in the house is the area needed to move from room to room. Clothes are stored in suitcases under the beds. Dressing in the morning is the height of confusion.

The heat in the tiny house over the summer months has been practically unbearable, say the tenants. But the family doesn't readily complain about spartan amenities.

"The worst thing of all is the lack of privacy," the women say. "Your life is lived in front of everyone."

Mr Willem Funde, married to Mrs Janjies' daughter Nancy and now with five children of his own, says he has been on the housing list for seven years

He showed Weekend Post the municipal blue cards listing his housing "points" by which his degree of priority is assessed. He had 161 and reckons he will need about 250.

"We've reached the point of despair," he said. "There is no way out. This home is a prison, we can't get away."

Mr Funde holds down a regular job in a motor plant. Room has been found for a large TV in the diningroom and the house has a phone. But one principle improvement they need in their standard of living is as far out of reach as ever. Something like 7 000 new housing units are needed to solve the overcrowding in Port Elizabeth's coloured areas.

Various housing schemes are under way, but they will come nowhere close to wiping out the problem. At

Booyesen Park, 426 private homes will be ready by September and this figure will have reached 998 by June next year.

The Urban Foundation is poised to start a pilot self-build scheme on 43 sites in Bethelsdorp and other plots in the area have recently been released for sale.

In January, an area of 5 500 hectares, in Klenkskool, was proclaimed a coloured area.

In Somerset East, the housing plight of coloured people (featured in Weekend Post recently) is equally severe — with an added dash of bitterness. These families have been forced to vacate homes immediately adjoining the white area.

At one time whites and coloureds shared the same street. They now live as many as 16 to a house and look down on the old coloured houses standing empty at the foot of the hill.

An application for 100 families to be allowed to buy back some of these houses and relieve the miserable overcrowding was recently rejected by the municipality.

PE

124

erven to be sold soon

C. Post

12/3/82

Municipal Reporter

SERVICED erven in Kabega Park will be sold as soon as possible to alleviate the shortage of housing for whites in the middle income group in Port Elizabeth.

This was decided by the City Council's Community Services Committee yesterday after it discussed a report by the acting City Engineer, Mr L S Beattie, on housing for whites in the city

The committee's chairman, Mr F H Kotze, said sales would be limited to those with an income of R1 000 a month or less. It was hoped that the plots, which had been open for about 30 years, could be sold within the next four months

The committee also

- Turned down a proposal for a restaurant and caravan park at Flat Rock
- Supported a proposal by the Historical Society of Port Elizabeth that the Prince Alfred's Guard Memorial in St George's Park be declared a national monument
- Agreed that land in the Forest Hill Cemetery should be set aside as Heroes' Acre and donated to the Committee for the Reinstatement of National Servicemen
- Decided that there was no money available for the municipality to provide a golf driving range in Port Elizabeth but if an individual or a private concern should wish to initiate such a project the council would not object
- Accepted in principle the new proposals submitted by Award Supermarket (Pty) Limited for the development of the King's Beach Amphitheatre. The company has been asked to produce its plans immediately so the scheme can go ahead

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13 evicted families are dumped

By
Ryland
Fisher

THE 13 Paarl families evicted when their farm homes were demolished about three weeks ago, have now been moved off the farm site. Their furniture is now spread along the roadside in the Paarl industrial area.

The families about 60 people including many small children, were moved from Weltevrede farm on Tuesday morning, by the new owners, Westelike Granadoere Co-operative.

Mrs Elizabeth Samuels, 55, a mother of six with one grandchild said she was told at about 8.30 am on Tuesday that they would have to move.

Court order

'When we refused, the police were called and our furniture was taken away on trucks. They just dumped our furniture on the pavement,' she said. Mr Samuels said a Mr Dominee told them he had a court order to evict them from the land.

'We told them we would claim and they just ignored us.'

Mrs Kathy Fortuin said 'Where do they expect us to go now? There is no water here, nothing. Do they expect us to sleep in the open?'

Bulldozed

When Cape Herald visited the families on Tuesday, the site on which they had lived was being bulldozed.

Several people stopped along the road to ask the families about their plight. Onlookers, including many pupils, felt their plight was 'a disgrace' to Paarl.

A Management Committee member, Mr Truus, came under heavy attack when he offered to get homes for two of the affected families.

Everyone

'If they want to give us a house, they must give it to everyone, not one or two, some of the people said.'

They asked why the Management Committee had not come to assist them earlier when they had appealed for help

● A **BULLDOZER** completes its task of demolishing everything on the farm where 13 evicted families used to live.

NOTE CAREFULLY

- 1 Enter at the top of each page and in column (1) of the block on this cover the number of the question you are answering
- 2 Blue or black ink must be used for written answers. The use of a ball point pen is acceptable. Red or green ink may be used only for underlining, emphasis or for diagrams, for which pencil may also be used
- 3 Names must be printed on each separate sheet (e.g. graph paper) where sheets additional to examination book (s) are used

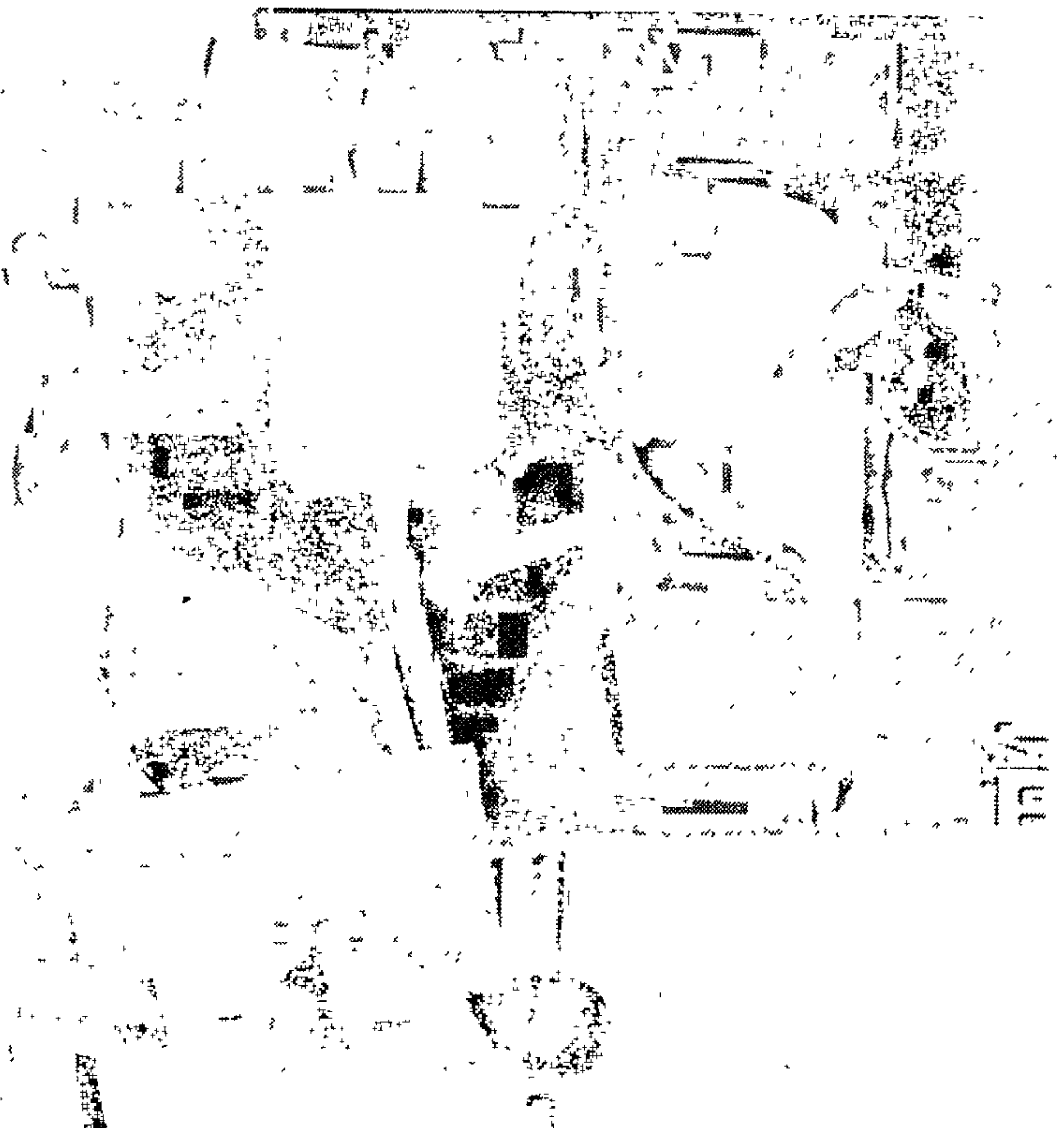
Any dishonesty will render the candidate liable to disqualification and to possible e) University

WARNING

- 1 No books, notes, pieces of paper may be brought into the examination unless candidates are so instructed
- 2 Candidates are not to communicate with any person, candidates or with any person
- 3 No part of an answer book is to be taken away from the examination
- 4 All answer books must be handed in to an invigilator at the end of the examination

124 C. Howard

13/3/82



● MRS Kathy Fortuin and her son Bernard, three, with some of their damaged furniture. Mrs Fortuin says the furniture was damaged when moved from the farm where they stayed.

Council clarifies line on Duncan Village

13/3/82 D. Dispatch

124

EAST LONDON — The Kaffraria Divisional Council had never unanimously supported the retention of Duncan Village as a black residential area for East London

This was said yesterday at the council meeting by the divisional councillor for Stutterheim, Mr D C van Onselen

Mr Van Onselen singled out the Daily Dispatch for "giving an incorrect view" in a report on a statement by the Mayor of East London, Mr Errol Spring

"I move that the press be asked to put its house in order," Mr Van Onselen said.

The motion was not seconded and not put to the vote

Mr Van Onselen said the Daily Dispatch had reported on Monday, March 1 of this year that the Kaffraria Divisional Council had unanimously expressed concern that the area would be dependent on a labour force that lived in a foreign country

"This council is reported as having gone along and supported this," he said

The report was on a statement by Mr Spring in which Mr Spring, referring to an informal

meeting between the municipal councils of East London, Gonubie and Beacon Bay and the divisional council, said

"These local authorities unanimously express the view that a black residential area should be retained in the metropolitan area"

Mr Michael Robb, who attended the meeting on behalf of the divisional council, said that the meeting was informal, that there was no voting and that it was not minuted

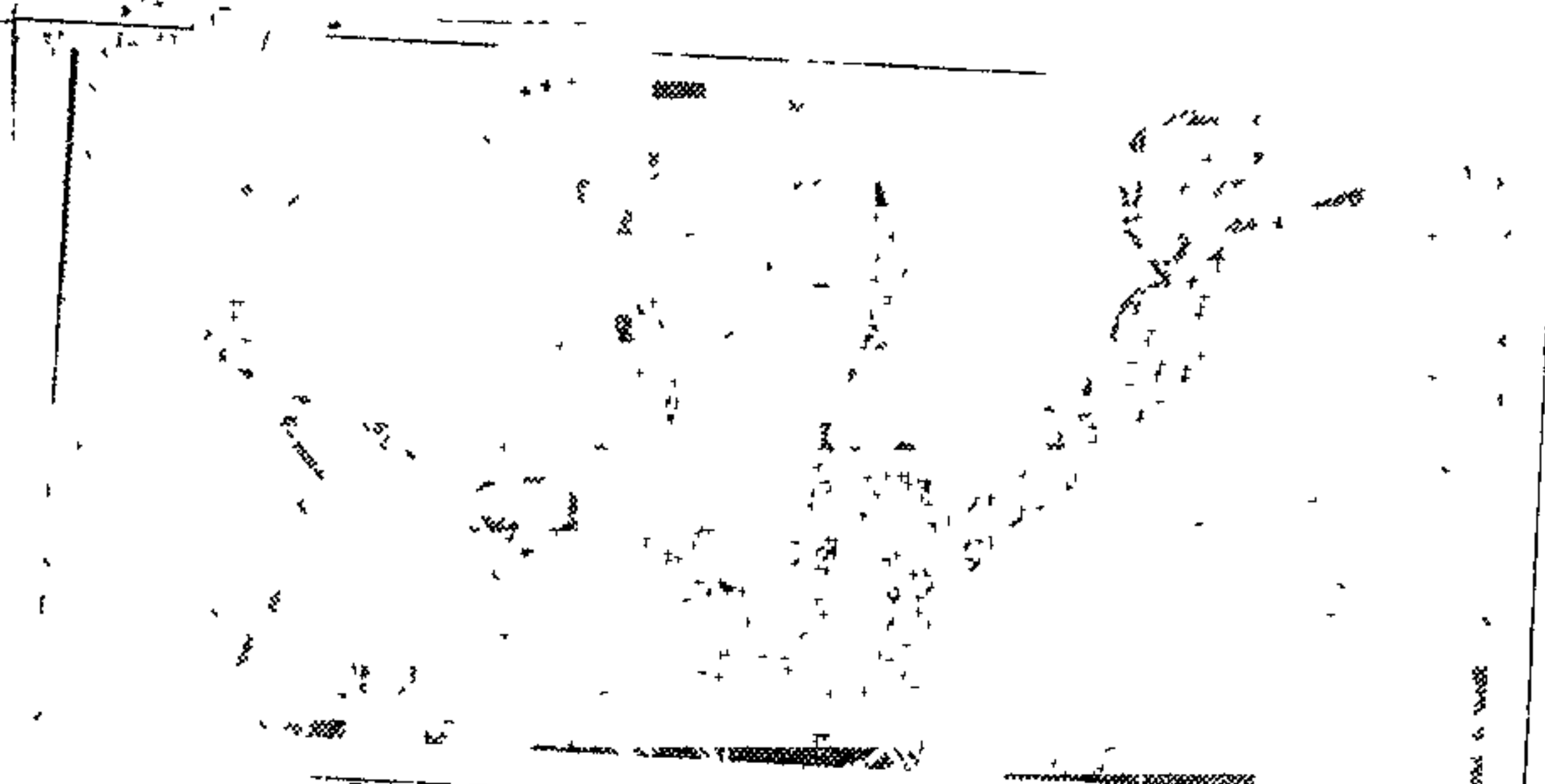
"There were only informal discussions on a wide range of subjects of

concern to the various authorities," Mr Robb said

"Any statement made at the meeting does not bind this council in any way

"It is correct that these sentiments were expressed at the meeting and that concern was expressed, but it is no more, no less than that"

When told after the meeting that the report was on a statement by Mr Spring, and not a statement by the Daily Dispatch, Mr Van Onselen said he would take the matter up with Mr Spring — DDR



Families ⁽¹²⁴⁾ C. Herald 13/3/82 move back

THE speedy intervention of the Tervlei Action Committee has resulted in three Ravensmead families moving back into the homes they were evicted from last week.

The Pedro, Bierwinkel and Miller families of Beaufort Singel spent a week out in the open while the action committee took up their case with the Parow Municipality.

They were told on Monday morning that permission had been granted for them to move back into their homes again.

Mrs Magdalena Miller, a mother of four, beamed when Cape Herald spoke to her last week. She said she was glad to have a roof over her head again but still did not know why her family had been evicted in the first place.

LAWYER

She explained that the action committee had called in a lawyer to help the evicted families and as a result of this the Council agreed to them moving back into their homes.

The Town Clerk, Mr J P Barnard, confirmed the withdrawal of eviction notices served on the families.

Last week Cape Herald reported that 17 people — 11 of them children — were forced to camp in the open in Beaufort Singel after being evicted from their homes.



• Stripped of vegetation this sand dune near Wilderness has been flattened to make way for a R1,5-million coloured housing scheme near Wilderness on the Garden Route.

A VAST dune on the Garden Route has been stripped of its sensitive covering and bulldozed to make way for an R8-million low-cost housing scheme

And in the face of objections from ecologists the local divisional council, Government planners and a member of the President's Council, the Department of Community Development is forging ahead with plans to build 192 sub-economic houses on the 35ha site

The houses will provide accommodation for domestic workers employed in the nearby village, Wilderness

Among those who have objected to the scheme are Dr Alan Heydorn and Mr K L Tinley, authors of a Council for Scientific and Industrial Research report on the estuaries of the Cape

The authors state in their report that the selection of Kleinkrantz on the Wilderness coast for a housing scheme is ecologically open to question

The disturbance of a sensitive barrier-dune system is a matter for deep concern and there is a danger of severe sandblows, which may threaten the national road between George and Knysna

Sociologically, the siting of the housing scheme in the middle of a prime tourist area and far from job opportunities in the industrial centres of George and Knysna is also queried in the report.

In a summary of recommendations the authors add that housing schemes should be planned in accordance with work opportunities in such a way that the character of a premium holiday and tourist area is not spoilt

But ecological and aesthetic objections are only part of the story

The divisional council of Outeniqua is at loggerheads with the Department of

S. Express 14/3/82 (124)

Storm blows as Govt strips sand dune for housing scheme

R8m VILLAGE COULD DAMAGE ECOLOGY OF GARDEN ROUTE

By LOUIS BECKERLING

Community Development over the scheme, which it believes will not be viable

The council initially refused to be held responsible for collecting electricity fees from occupants of the proposed development and is negotiating with the department on the issue.

A number of councillors have disagreed with the scheme

Initial costs of phase one are about R8-million — R500 000 for the site R1 500 000 for earthworks, R3 200 000 for services and R2 400 000 for the 192 houses

To this should be added the cost of connecting the houses to the electricity grid

Completion date for the houses is August next year and from this date 192 families will pay a monthly rent

of about R7,50

According to the department the scheme will ultimately house about 4 000 people from the surrounding area but Mr Chris April, who represents the area's coloured community on the President's Council, has grave reservations about the need for the scheme

He said Kleinkrantz was to be developed as a resort for coloureds not a low-cost housing scheme

"If we have 4 000 people without homes or suitable accommodation and you can give them better accommodation then I would welcome the scheme. But if you don't have that number then the funds could have been better spent in George where we need the housing," he said

But the department is adamant that the scheme is well conceived and will prove successful

Mr Willem Marais, the deputy director-general (building services), said the CSIR report assumed nothing would be done to stabilise the dune.

Mr Marais said the greatest possible effort was being made to stabilise the dune and claimed this was decided after consultation with the relevant organisations

He said the area would be improved by this development as "we are building in what was a problem area"

"The development was not to provide accommodation for workers in George but for domestic workers in Wilderness," Mr Marais said.

Aronoff's story may feature

THE story of Jules Aronoff, who was in the awaiting trial cells for more than two years while psychiatrists differed on whether he should be in a mental hospital or in jail, may be brought to the screen

The producers see it as an

By DESMOND BLOW
Berman — who knew Aronoff in the Jewish orphanage in Johannesburg and who has fought for years to prove that he was not fit to stand trial — has been approached by people interested in

"There are thousands of Aronoffs in prisons all over the world — people who are classified as psychopaths when they are really mentally ill," he said

If the negotiations to make the film are successful there will be

By SANDRA SMITH
A PORT ELIZABETH woman and her six children have been forced by the severe housing shortage in coloured residential areas to live in the container section of a truck — previously occupied by horses

'Home' for the Lyons family is the back of an abandoned truck

The Deputy Director of Housing, Mr M F Molyneux, said today there was a shortage of 8 000 housing units in the coloured community

At the moment his department was building 1 000 houses in Booyse Park, the first of which would be available for occupation in September. These could be bought for R21 000 and R25 000, depending on their size

Mr Molyneux explained the Housing Department had a points rating system for the allocation of houses

Various factors were taken into consideration when deciding which families took priority. These were length of time on waiting list, nature of present accommodation, number of dependents, and possible medical reasons

Mrs Mabel Lyons and her children, the youngest of which is nearly two, moved into the container in a vacant lot in Bethelsdorp last week.

She had been searching for a house for four months, sleeping wherever the family could find shelter for the night

On many occasions no offers were forthcoming and the family slept in the streets

"I finally moved in here out of desperation, and to keep my family together,"

Mrs Lyons said

Since her divorce in 1976 she has tried to keep the family from being separated. Until November they lived in a house in Bethelsdorp, but had to move when one of the daughters of the lessee got married

"I have been to Child Welfare and the rent office in West End, but either they say they can't help me, or tell me to return

"It means I pay bus fare every time, which is working out too expensive, so I've given up going," Mrs Lyons said

Sitting in the "room", which contains a double bed on which the whole family sleeps, Mrs Lyons pointed out cracks in the walls and ceiling, through which the vacant lot was visible

"This place is very unhealthy, cold and damp,

and still smells of horses, she said

Pulling back the bedding saying, "I'm not ashamed to show you", she revealed a mattress covered by a plastic sheet. The mattress was still wet from the rains two days before

"When it rained my eldest girl spent the night holding the plastic sheet over the baby because it was pouring through the holes in the roof," she said

they have nowhere else to go



Mrs MABEL LYONS and five of her six children stand in the doorway of their "home" — the container section of a truck. Its previous occupants were horses. In the picture are (back, from the left) HAZEL, 16, Mrs Lyons holding AMINA, nearly 2, and PETER, 14. In the front, CYRIL, 9, (left) and DAVID, 11. Picture by Mike Holmes

Post Correspondent

GEORGE — A huge sand dune on the Garden Route has been bulldozed to make way for an R8 million, low-cost housing scheme

And in the face of objections from ecologists, the local Divisional Council and Government planners, the Department of Community Development is forging ahead with plans to build 192 sub-economic houses on the 35-hectare site

The houses will provide accommodation for domestic workers employed in the nearby village of Wilderness

Among those who have objected to the scheme are Dr Alan Heydron and Mr K L Tinley, authors of a Council for Scientific and Industrial Research report on the estuaries of the Cape

The authors state in their report that the selection of Kleinkrantz on the Wilderness coast for a housing scheme is ecologically open to question

The disturbance of a sensitive barrier-dune system is a matter for deep concern and there is a danger of severe sandblows, which may threaten George and Knysna, they say

The siting of the housing scheme in the middle of a prime tourist area and far from job opportunities in the industrial centres of George and Knysna is also queried in the report

But ecological and aesthetic objections are only part of the story

The Divisional Council of Outeniqua is at loggerheads with the Department of Community Development over the scheme, which it believes will not be viable

The council initially refused to be held responsible for collecting electricity fees from occupants of the proposed development and is negotiating with the department on the issue

A number of councillors have disagreed with the scheme

Despite
POW, 124
E. Post
scheme
15/3/82
goes
ahead

Initial costs of phase one are about R8 million — R500 000 for the site, R1 500 000 for earthworks, R3 200 000 for services and R2 400 000 for the 192 houses

To this should be added the cost of connecting the houses to the electricity grid

Completion date for the houses is August next year and from this date 192 families will pay a monthly rent of about R7,50

According to the department, the scheme will ultimately house about 4 000 people from the surrounding area, but Mr Chris April, who represents the area's coloured community on the President's Council, has grave reservations about the need for the scheme

He said Kleinkrantz was to be developed as a resort for coloureds, not a low-cost housing scheme

"If we have 4 000 people without homes or suitable accommodation and you can give them better accommodation, then I would welcome the scheme. But if you don't have that number, then the funds could have been better spent in George, where we need the housing," he said

But the department is adamant that the scheme is well conceived and will prove successful

Mr Willem Marais, a department spokesman, said the greatest possible effort was being made to stabilise the dune

District Six homes offered to whites

AREUS
15/3/82

124

THE first District Six homes to be offered for sale to whites only by the Department of Community Development were advertised in Cape Town at the weekend, for prices ranging from R31 030 to R38 610.

The 82 houses — 24 in Constitution Street, 40 in Upper Ashley Street and 18 in Fawley Terrace — are all two-bedroomed cottages which have been com-

pletely renovated by the sale He could not give a fixed date for occupation by buyers.

The advertisement at the weekend said clearly that the houses were being offered for sale to members of the white group, were within walking distance of the central city and had a panoramic view over Table Bay.

The Department of Community Development said today that all renovation contracts were due for completion by March 31, when the properties would be handed over for

R38 000, those in Ashley Street, (renamed Lynton) will cost R34-330, and the Fawley Terrace group R31 030, except for the corner houses, which will cost R37-400 for the lower one and R38-610 for the house which has served as the estate office.

The department plans soon to erect a further 270 houses, and will begin restoration of the Bloemhof Flats as soon as funds can be made available.

Mr Colin Eglin, spokesman on housing, said he found it shocking that the Department of Community Development should be selling the houses and thereby creating a vested interest among whites at a time when the Group Areas Board is considering the future of parts of District Six.

Now that Dr Treur- and an act of real recon- ciliation towards the coloured people, Mr Eglin said.

Mr Tom Walkers, city councillor for the area, said he believed no 'decent white Capetonian will ever move into District Six while it is racially zoned'.

'I believe the depart- ment's effort in renovat- ing those 82 houses shows what could have been done had its intention

been the redevelopment of the area for occupation by citizens of Cape Town, of whatever colour,' he said.

The department is aware of the tremendous concern among Capetonians about the wrong it has done in District 6, and nothing it can ever do will remove the stigma which attaches to white occupa- tion of what were formerly houses for every- one, and especially col- oured people,

He said his office had received between 40 and 50 telephone inquiries about the houses this morning.

False copies of rent protest newsletter

ARGUS 15/3/82

124

CAHAC

THOUSANDS of 'falsified' copies of the official rent protest newsletter of the Cape Areas Housing Action Committee, Cahac Speaks, were circulated in townships on the Cape Flats during last night.

The publication is entitled Cahac Speaks and looks identical to the genuine Cahac newsletter except that all the policy viewpoints in the newsletter have been changed.

The false publication states that Cahac supports the management committee system and the Government and that people should regulate their protest through Government channels

It further states that:

The reason for the high rents protest is unfounded because the protesters spend all their money on liquor and furniture.

There were no homes for coloured people because they did not control their birthrate.

'DEMOCRATIC'

The headlines in the newsletter have not been changed and the publication is attributed to the committee

A spokesman for Cahac today described the publication as a 'smear campaign' and as an open attempt to mislead the people

'We are an open democratic organisation of the people and we don't distribute our publication in the dead of the night

'Secondly this newsletter makes it appear that Cahac supports the management committees whereas the people know the organisation does not support dummy bodies', the spokesman said

The statement says 'Cahac will not be intimidated by this and we will remain steadfast to our principles

'We request all our members to clear any confusion which might result in communities from this filth,' the statement says

● During the bus boycott in 1980 several 'tampered with' copies of bus protest newsletters were also circulated in Cape Town

D. Disputes (124)
15/3/82

Call to halt house building at Braelynn

7. The K-centres over and now cycles, an inflation.

EAST LONDON — All construction of houses for the Indian Community at Braelynn four township should cease immediately

This was one of the resolutions adopted at a protest meeting held in the Braelynn Heights Catholic Hall here yesterday

The meeting, which was called to protest against the development of Braelynn four, also elected an action committee which is to voice the grievances of the residents to the city council. The meeting was attended by 75 people

Other resolutions adopted were that:

- The action committee reaffirm the stand of the East London Indian Association that group areas were not desirable and that the Indian community was not prepared to be made the scapegoats of government policy

- The action committee liaise with the East London Indian Association and jointly present the grievances to the city

council

The meeting was highly critical of the Indian management committee and condemned committee members for not attending yesterday's meeting after being invited

There were comments from several angry speakers that the houses under construction were "four-roomed toilets" and not fit for habitation. Among the grievances aired by several speakers were that:

- The situation of the township was adjacent to a slum
- The size of the homes was totally disproportionate to the needs of an average family
- Houses could not be renovated,
- Poor workmanship,

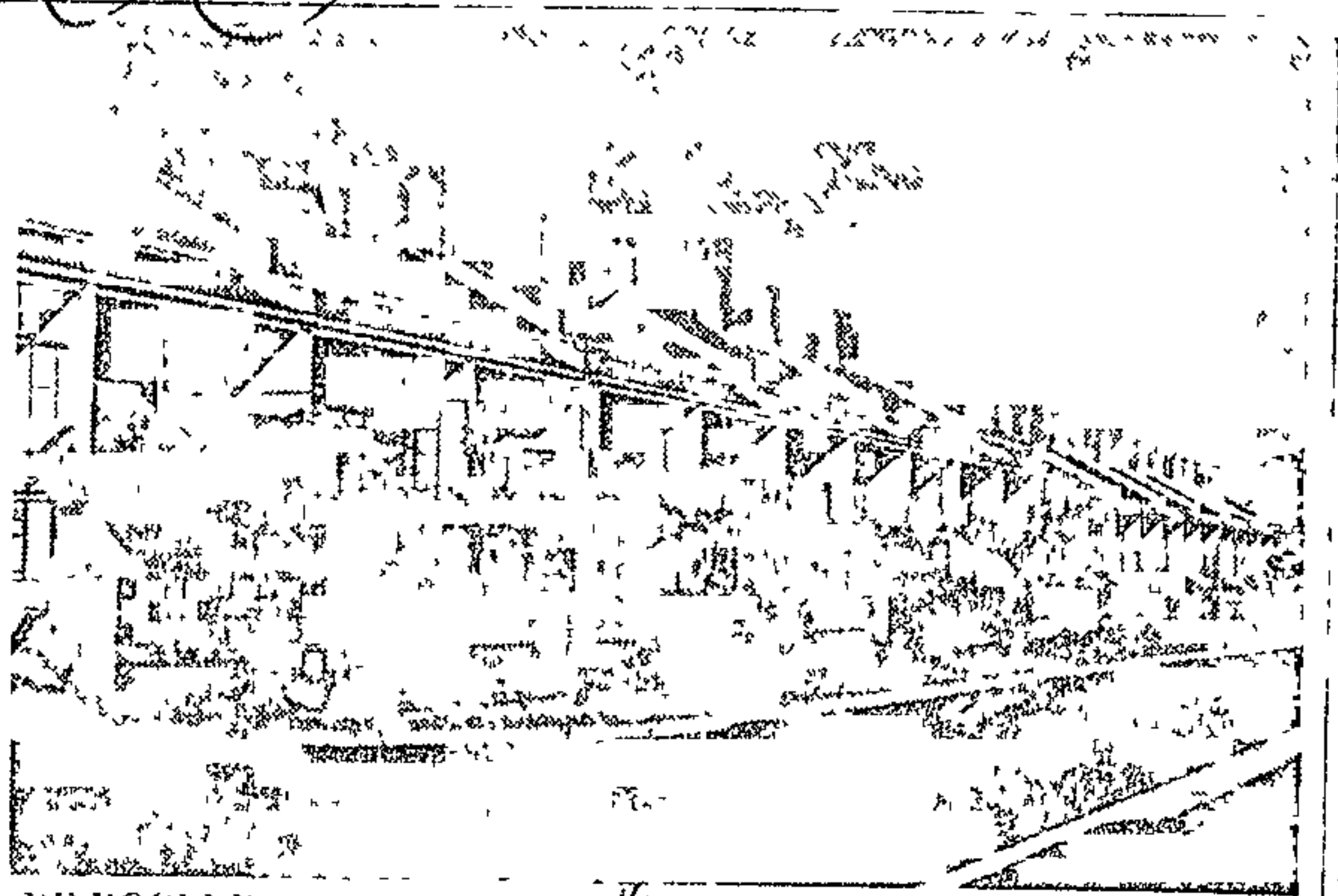
The officials elected to the Action Committee were Chairman, Mr Kriben Pillay, Vice-Chairman, Mr Graham Moon, Secretary, Miss Meena Daya, committee members, Mr Joseph Moonieya, Mr George Warrasally and Mr Siva Vasi — DDR

debate of fiscal dumping business ment and monetary e three ill that fiscal

policy may cause more harm than it cures, through the mustering of discretionary policy and tendency of built in stabilizers to stabilize the economy at ~~the~~ an inappropriate level (fiscal drag). He sees that a stable balance budget multiplier policy and proportional taxation

ARGUS 15/3/82 (124)

THE ARGUS MONDAY MARCH 15 1982



RE-ROOFED, repainted, refurbished the two houses (above) of Constitution Street approach completion and will be among the first Department of Community Development houses to be sold to white buyers in District 5.

LEFT Attractively arched and tree-fronted the two-bedroom houses of Laurel Terrace will be sold for R31 030 when completed by the end of March (Report Page 1)

Municipal Reporter

THE Director of Housing in Port Elizabeth Mr D Cleary, has recommended that an interview be sought with the funds for housing in Booysen Park

Bridging finance will be discussed by the City Council's Policy and Resources Committee at its meeting this afternoon

In June last year, the committee appointed a deputation to interview Mr Kotzé and the Minister of Finance, Professor Owen Horwood, on the withdrawal of about R93 million in loan funds originally authorised for the Booysen Park housing project

The deputation was directed to impress on the Ministers the serious implications of the decision which would result in very much higher interest rates on funds borrowed on the open market and exorbitant rentals for houses in the scheme

In his report, the Acting Town Clerk, Mr I S Terblanche said that while Mr Kotzé would be prepared to receive a deputation, Prof Horwood indicated that he would not

The question of bridging finances were discussed with the Deputy Director of Community Development, Mr B van der V. who said that his department would consider allowing the council to charge the ruling rate of interest to all ad-

Urgent
124 & Post
talks
16/3/87
sought
on loan
issue

ances to housing schemes

The City Treasurer, Mr A S. advised that the Booysen Park project was being charged interest on the bridging finance provided at the rate of 13 2/3%

If the council was reimbursed by the State in April this year for the full amount of the bridging finance, it was estimated that the increase in the capital cost would be R110 a house. When this was funded by the State with a 9% loan, the interest and redemption element in the rental would be R10 a year for each house

Mr Clear said that the serious position of the funding of Booysen Park might not be realised in Pretoria and he recommended that Mr Kotzé be told of the urgent need to receive full allocations for Booysen Park and for the completion of Extension 21

1. 3/82

'Enemy of the people', faked letter

Cape Times
16/3/82
124

CAHAC

Municipal Reporter

THE Cape Areas Housing Action Committee has refused to be "intimidated" by fake Cahac newsletters urging people to consult with management committees and to use government channels when protesting

Thousands of fake newsletters — distributed in townships on Sunday night — were virtual copies of an original Cahac publication, "Cahac Speaks", which was distributed last month to 40 000 people

The entire newsletter had been reproduced in a smaller form and the wording changed in several articles

In one article on the rent protest the fakers had inserted a paragraph urging people to talk to their local management committee — "a legitimate elected body"

The committees, along with community councils, have been firmly rejected by most township residents.

Reacting to the false publications, the secretary for Cahac, Mr Trevor Manuel, said it had been done to cause "confusion".

"This is an open attempt to mislead people. "Cahac is an open democratic organization of the people and it is therefore unnecessary to distribute our publication in the dead of night"

Mr Manuel said the false newsletter made it appear that Cahac worked with management committees

"This is a big give-away The people know the stand which the organization has taken on dummy bodies

"We do not know who produced the forgery From the contents, it is clear that it was produced by the enemy of the people

"Could it be the government? Or its dummies, the management committees? It is immaterial who was responsible. Even our enemies recognize Cahac as the voice of the people."

Cape Times 16/3/82

Tent families decision today

Staff Reporter 120

THE fate of the 13 homeless Paarl families who have spent the past week living in tents on a roadside pavement, will be decided today when the Paarl Town Council meets to discuss the matter.

The families were evicted last week after their homes on a farm had been bulldozed to make way for a new cold storage plant.

Last night Paarl's Deputy Mayor, Mr M.J. Terblanche, said the position of the families "was still the same". The council would make a decision on their situation at its weekly meeting today.

So far the authorities have been unable to provide alternative accommodation for the 70 roadside squatters.

CMGM (124)
win *Industrial*
housing *work*
contract *16/3/82*

A CONTRACT for the construction of 966 houses for members of the Coloured community at Upington has been awarded to CMGM Building of the Group Five Engineering group

The contract is worth R6,7 million

The units will range from semi-detached single-bedroomed houses to detached two- and three-bedroomed houses, and are being built under an assisted housing scheme by the Municipality of Upington

According to Pierre Myburgh of De Beer, Farham, Van Rensburg and Stokes, who are responsible for town planning and design on the project, every effort has been made to ensure that the houses will be 'pleasant and liveable homes at a modest price'

CMGM are already on site operating their own block-making plant, and expect to commence building operations in April

Completion date for the contract is December 1983

AREAS 17/3/82 (24) (12C)

Bonds 'subsidy' on District Six housing

THE 13,5 percent bonds being offered by the Department of Community Development on house now for sale in District Six will mean a Government subsidy of at least R1-million for upper middle class white housing.

The 82 houses and 20 townhouses, for sale to 'members of the white group' at prices ranging from R31 030 to R51 980, are all being sold on terms of 10 percent deposit and bonds at 13,5 percent.

The renovated houses will be allocated Department of Community Development bonds of 25 years, and the more expensive townhouses bonds of 30 years.

By comparison, building society rates are 14,25 percent for bonds of un-

der R30 000, 14,75 for bonds under R40 000, and 15,25 percent for those over R40 000.

The following table shows the monthly instalments which will be paid for the District Six houses compared with payments on building society rates:

Price	Building Society	Dept Com Dev	Saving
R31 030	R341,35	R325,25	R16,10
R38 610	R430,44	R405,60	R24,84
R52 000	R602,00	R536,00	R66,00

The calculations quoted above are approximate and do not include expenses for transfer and registration, but have been calculated after deduction of a 10 percent deposit.

Over the bond periods, a buyer of a R31 030 house would save R4 830, the buyer of a R38 000 house would save R7 452, and the buyer of one of the R51 980 townhouses would save R23 760.

All of these savings are subject to the bond interest remaining static

Father Basil van Rensburg, a District Six priest, said today that any whites who moved into the houses now being sold 'will be party to the white ideological greed which caused the coloured people to be pushed out of District Six, and so will be implicated in the rape of the area.'

'The prices being asked for these houses are so far above the prices paid to the previous owners as to be totally laughable,' Father van Rensburg said. 'And remember that the previous owners were given no choice of buyers — they could sell only to the Department of Community Development — and no choice of price.'

'I don't believe any decent white people will move into these tainted houses,' he said.

There is an escalation clause in the purchase contract, and should interest rates increase these savings, and the differentials shown in the table, would vary proportionately.

Fake-letter denial by minister

ARGUS

17/3/82

124

CAHAC

Political Correspondent

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THE Director-General of Foreign Affairs and Information, Mr Brand Fourie, today denied that his department had anything to do with a fake Cape Areas Housing Action Committee (Cahac) newsletter.

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Thousands were distributed in coloured townships on Sunday night. The method was similar to those used by the Government's information service in 1980.

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Then the service, which falls under Mr Pik Botha, issued pamphlets which dealt with, among other things, schools and bus boycotts.

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Mr Botha then defended the anonymous pamphlets and expressed his determination to do so again if he found it necessary.

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The fake Cahac newsletter urged people to talk to their local management committees, while these bodies have been rejected by Cahac.

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'CONFUSION'

Mr Trevor Manuel, secretary of Cahac, said the newsletter was distributed in order to create confusion. He wondered if the Government was involved.

Today Mr Fourie said: 'This sort of thing does not fall within the sphere of the department's activities.'

He declined to deal with the circumstances or the statements of Mr Pik Botha in 1980.

Mr Botha's office had earlier referred inquiries to Mr Fourie.

Paarl appeal for help on housing

CAPL 11/15 17/3/82 124

By CRAIG TYSON

THE PAARL municipality has appealed to the government for funds to help solve the town's critical housing shortage.

More than 2 000 people have their names on a waiting list for housing, with at least another 300 on an emergency list, but the municipality says it does not have the money to build more houses.

The housing situation was "critical" the town's Deputy Mayor, Mr M J Terblanche, said last night. "But what can we do?"

He said the council had had met the Department of Community Development recently, but the department had made no decision on providing funds for additional houses.

The department had

said it did not have enough funds.

At a meeting of the council's Planning and Housing Committee yesterday, it was decided to continue negotiations with the Department of Community Development.

No decision was made on the squatters, who will continue living in their makeshift camp until alternative accommodation is found.

The number of squatters living on a pavement is growing daily and they have become the "cherry on the top" of the housing crisis, as one official put it.

'No solution'

There were now about 100 people living next to the road, with no solution to their problem in sight.

"We just don't have enough money to build new houses. But something has to be done — the situation is too terrible. It is most urgent that we get funds from the government. Housing is of the highest priority," the official said.

The municipality has

also approached the Urban Foundation for help. However, a spokesman for the foundation said yesterday that he was still waiting for the municipality to contact him with specific plans.

The housing shortage has been worsened by the eviction of families staying on farms close to the town's industrial area. The present squatters were evicted when an industrial company bought the land from a local farmer. Over the past years similar evictions have taken place with more than 200 displaced people having to find alternative housing.

The official said "The council is most concerned, but we haven't got the houses. What must we do with 100 people staying on a pavement?"

The municipality's Medical Officer of Health, Dr P A Rens, said yesterday that the camp could become a health hazard, but at present the people were ensuring that unhygienic conditions did not develop.

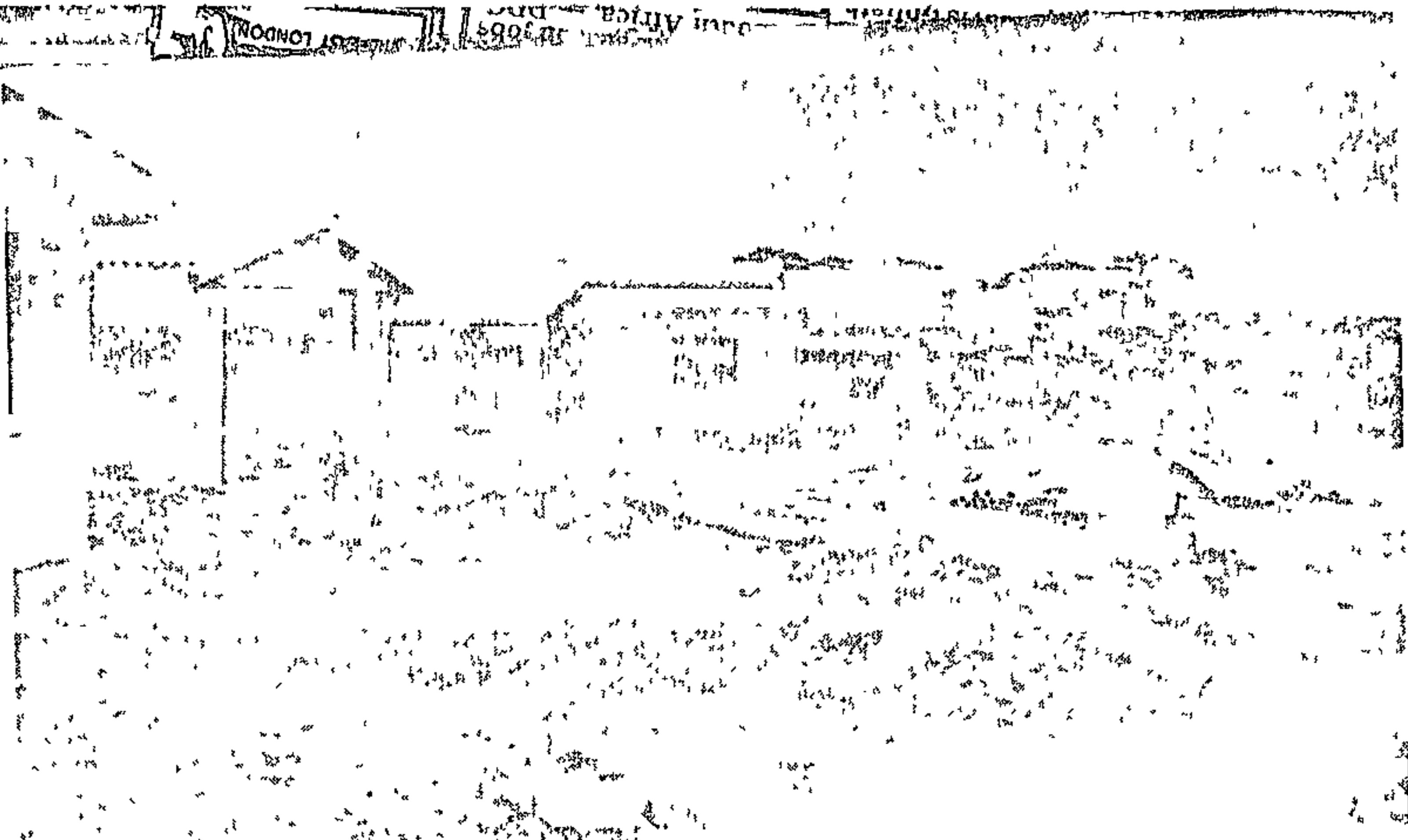
ONE

Res

CAPE TOWN — The Housing Action Committee says these homes, built for North End Indians, should be given to Duncan Village residents instead. Duncan Village houses can be seen on the right.

In his statement at the year,

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ARK



The Braelynn 4 houses the Housing Action Committee says these homes, built for North End Indians, should be given to Duncan Village residents instead. Duncan Village houses can be seen on the right.

Stop resettlement in Duncan Village call

D. Dispatch 8/13/82

EAST LONDON — The new residential area for Indians, Braelynn 4, should be made part of Duncan Village instead of a "resettlement zone" for North End residents.

This suggestion was made by the Housing Action Committee and the East London Indian Association in a joint statement issued yesterday.

The Housing Action Committee, formed last weekend in protest against the plan to move North End residents to Braelynn 4, intends meeting the city council as soon as possible to discuss the issue.

"It seems clear there was lack of foresight in the planning of Braelynn 4," yesterday's statement read.

"The siting of this extension within part of the Duncan Village com-

plex is indicative of this. To our minds the Duncan Village area as a whole should have been upgraded for the occupation of its present residents and a more logical site be found for those North End residents earmarked for removal and resettlement."

Several homes have already been erected in Braelynn 4, a number of which are built next to Duncan Village homes. At its inaugural meeting last week the Housing Action Committee called on the municipal housing department to stop further building until the issue was discussed.

"It appears the planners of the new area were hoping to achieve not only the resettlement of the so-called Indian group but the removal of the present

occupants to who-knows-where and achieve clearance from an area which has been allowed to degenerate," yesterday's statement read.

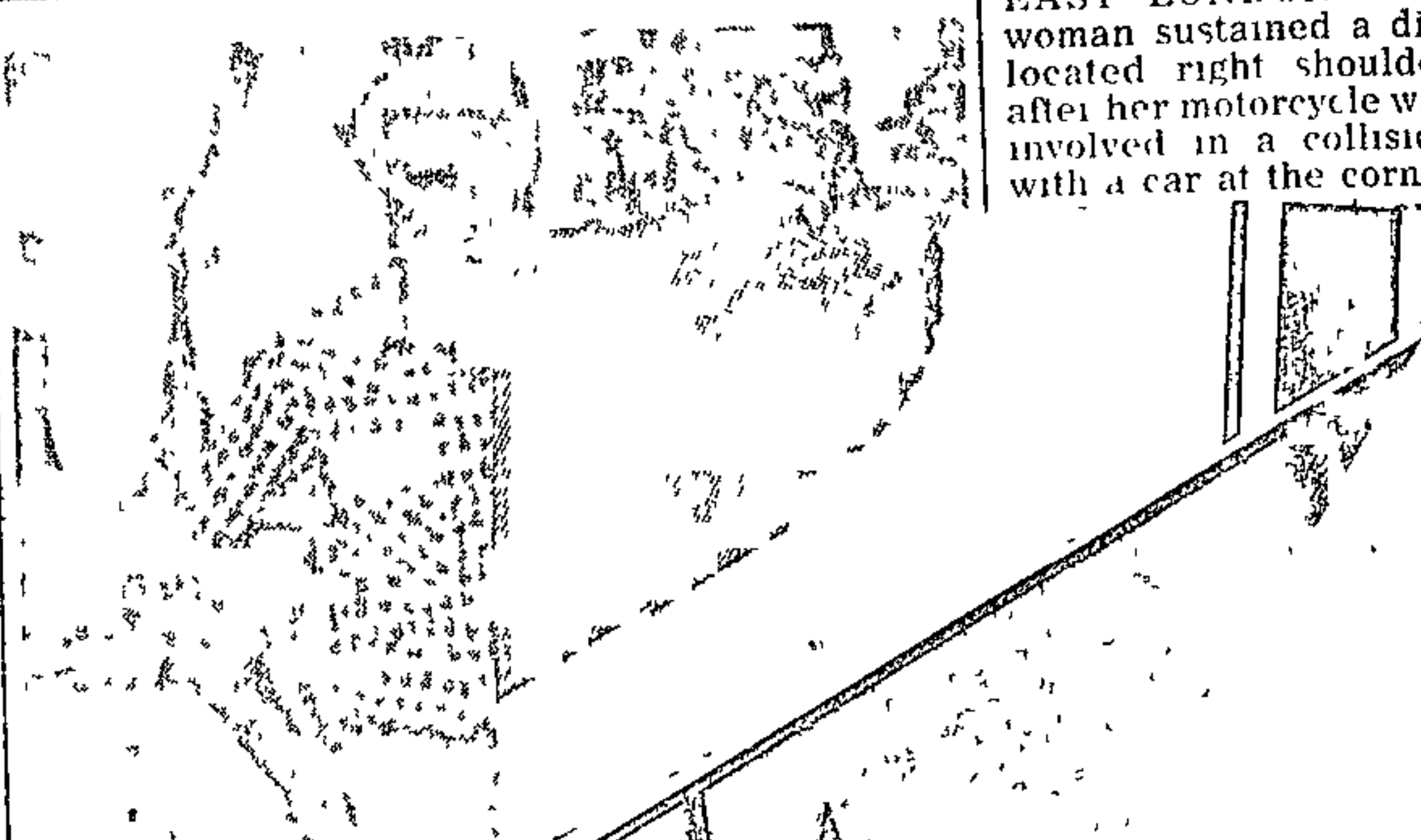
"The reality and irony of it all is that the planners are attempting to pitch conflict between those who want to remain in the area (the Duncan Villagers) and those who do not want to resettle into the area (North End Indians)."

Stressing that both the Housing Action Committee and the East London Indian Association were totally opposed to the Group Areas Act, the statement added "We feel Duncan Village must be upgraded and that Braelynn 4 is the logical first step in this upgrading exercise, to the benefit of the present occupants." — DDR

Two on robbery charge

EAST LONDON — Two East London men, Mr Phillip Bennett, 26, of Buffalo Flats, and Mr Glen Mentoor, 23, of Buffalo Flats Extension, appeared briefly in the magistrate's court here on a charge of robbery.

The State alleged that they robbed Mr David Mgangalo on February



Border anglers lie third

SWAKOPMUND — Natal scored heavily on the third day of the South African Rock and Surf national championships here yesterday.

Gaining 691 points, they now lead with a total of 996 85 points.

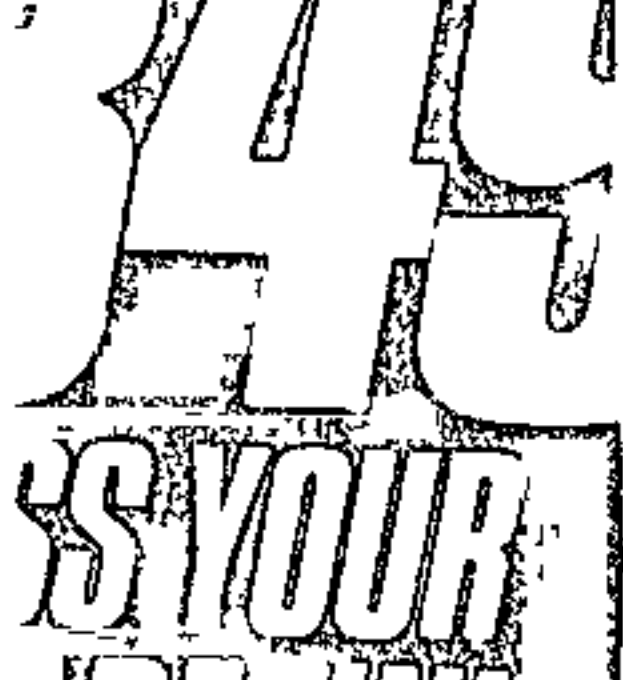
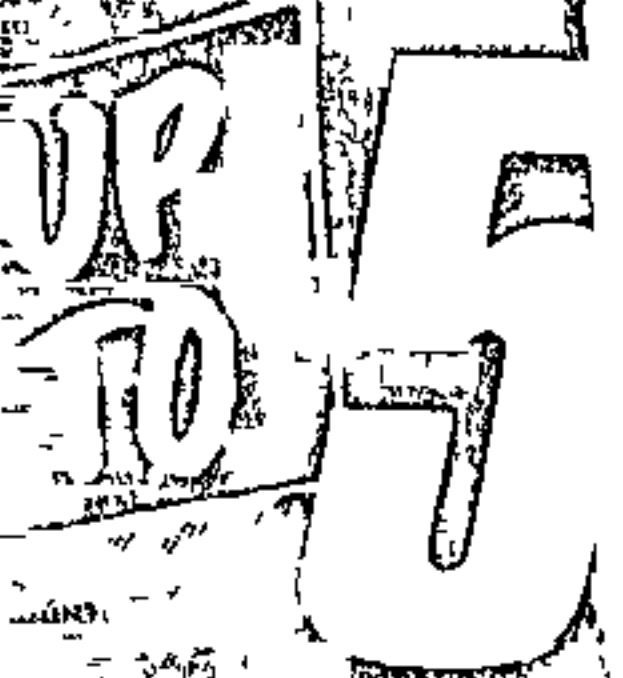
Border came second yesterday but still tail Western Province in overall position.

Western Province have 839 75 points, Border have 776 8 points, South West Africa in place fourth place have 740 45 points, Eastern Province have 680 05 points and Boland have 515 5 points.

Only two large bronze whalers were landed by Western Transvaal and Griquas. The final day will be fished today at Mile 8 north of here — DDC

Woman hurt

EAST LONDON — A woman sustained a dislocated right shoulder after her motorcycle was involved in a collision with a car at the corner



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By JIMMY MATYU

RESIDENTS of new houses situated opposite the Roman Catholic Church in Seyisi, Kwazakele, are upset with the East Cape Administration Board and the Port Elizabeth Community Council over defects in the construction of the houses

The residents said they had complained to Ecab about cracked walls, gaps between the top of the wall and the roof, openings in the roof, no ceilings, leaking cisterns and broken or blocked sewerage pipes, windows that do not close tightly, crooked roof beams and faulty doors and window handles

They said they had also

complained that the rent was too high, there were no street lights and that when it rained they were faced with problems of flooding as the whole area became waterlogged

The residents have reported the matter to their ward community councillor, Mr William Singapi, who took up the matter with both Ecab and the Port Elizabeth Community Council

He said he had tried pre-

viously to raise the matter but had been told to sit down

"I was present at a meeting of the council, Ecab and Dr G de V Morrison, Deputy Minister of Co-operation and Development, last year when these people were told they would pay the same rent for the new houses that they had been paying for their previous homes

"But now I have learnt from the people that they

pay according to their income," Mr Singapi said

He said he found that explanations about the selling and letting schemes the people were given before they moved into the houses had not been carried out to the letter

Yesterday officials of Ecab, Mr Tonny Knott, area manager of Kwazakele, Mr D Bezuidenhout, Kwazakele superintendent and Mr T M Siyo, a township manager,

accompanied by Mr Singapi, conducted an inspection of the houses

Mr Knott today refused to comment on the findings of his inspection

But Mr Ivan Peter, Chief Executive Officer of the Port Elizabeth Community Council, said today he heard of the complaints for the first time on Tuesday

"An inspection of the houses was arranged I am now still waiting for its report As soon as I receive it we will attend to the complaints," he said

Mrs Thandeka Makhonja complained that she was now paying a monthly rental of R38,79 whereas at her former home she paid R14,98

124

Upset over defects in their new homes

19/3/82
E. P. 150

Literary

Lifting

Count

C. Herald ~~259~~ (124)
Newsletter:
20/3/82
Govt reacts

CAHAC

THE Director General of Foreign Affairs and Information, Mr Brand Fourie, has denied that his department had anything to do with a fake Cape Areas Housing Action Committee (Cahac) newsletter.

Thousands of the fake newsletters were distributed on the Cape Flats on Sunday night

The method was similar to those used by the Government's Information Service in 1980

The service, which falls under Mr Pk Botha, issued pamphlets then which dealt with, among other things, the schools and bus boycotts.

Mr Fourie said: 'This sort of thing does not fall within the sphere of the department's activities.'

● Meanwhile, Cahac's Rent Action Committee will meet at the end of March to plan further action, following the recent meeting with the Minister of Community Development, Mr Pen Kotze

Cahac expressed dissatisfaction at the outcome of the meeting at which Mr Kotze failed to accede to demands that the rent increases be stopped, the central Government take responsibility for housing and that rents be set at a level which people could afford.

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Cahac announced in its newsletter, released this week, that the represented communities would now have to decide on a response to the Kotze meeting

The newsletter says that the meeting with the minister was not a wasted exercise. 'We have learnt that the minister refuses to accept responsibility for the laws which he makes, like the Group Areas Act,' the newsletter states

● See page 3.

Must Matjiesfontein residents just disappear?

THE 200 coloured inhabitants of the Karoo town of Matjiesfontein have been told to move from their homes to make way for sheep — but they have nowhere to go

The land on which they live is owned by Major G Brust, a grandson of the original owner Baron Alexander Loran.

Major Brust has leased the ground to two farmers, Mr Hendrik Botes and Mr Piet van der Vyfer. These two have told the coloured residents to move so that the area can be used for sheep grazing.

To compound their problem, alternative accommodation in surrounding areas is at a premium and even the divisional council has to provide temporary accommodation for its workers.

Many of Matjiesfontein's residents work at the nearby historic Lord Almer Hotel and a move could see them facing serious financial problems.

STAFF

As the owner of the hotel, Mr David Rawdon, told Cape Herald: "We really will have problems if the coloured workers have to move. You can't run a hotel without staff."

One of the farmers, Mr Botes, told Cape Herald this week that he was not prepared to comment on the issue.

The other farmer, Mr van der Vyfer, could not be contacted for comment.

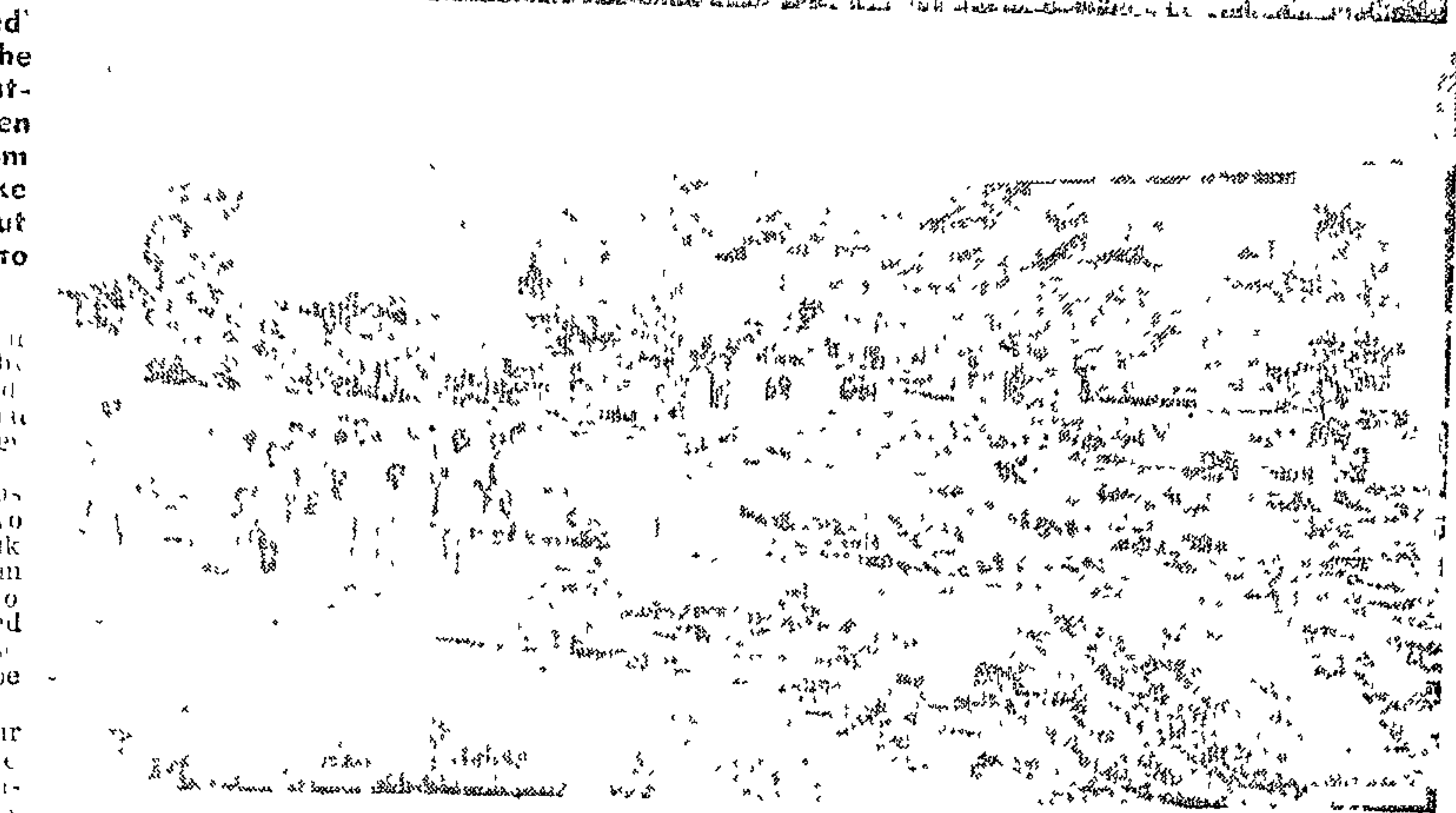
Since their initial visit to the people, when they told them to leave, Mr Botes and Mr van der Vyfer have not returned.

This has compounded the residents' uncertainty. At one stage it seemed, however, as if the residents would have new homes built for them by the Matjiesfontein Divisional Council.

FREE

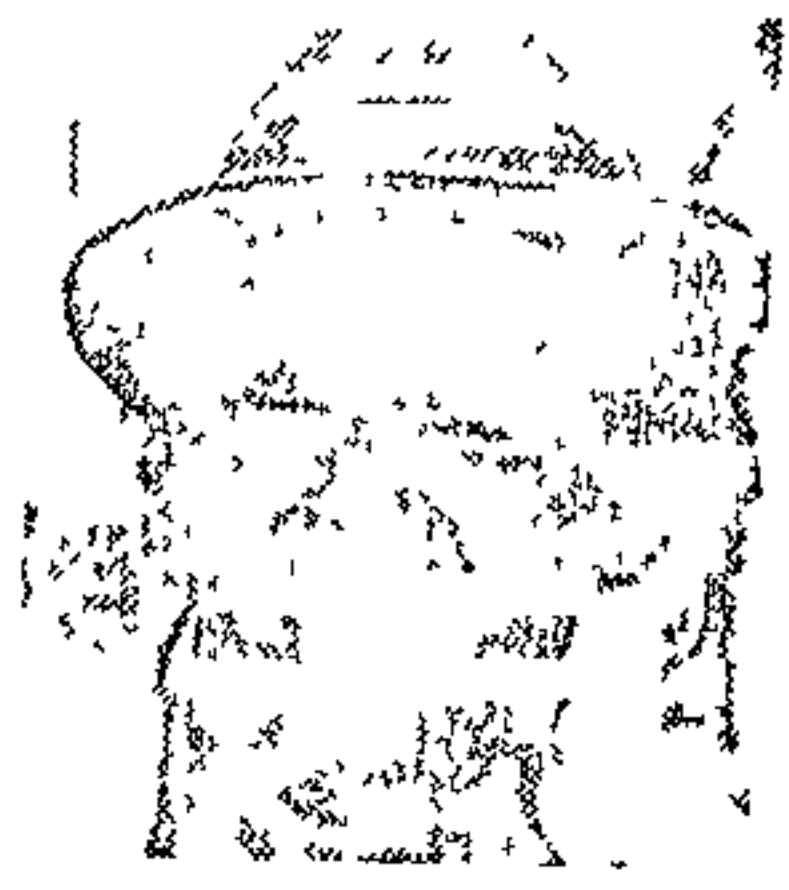
Major Brust had offered the council the land free of charge, provided they built the homes.

After an investigation, however, the council dropped the idea. A spokesman said this



THIS is home for this group of children, but two farmers at Matjiesfontein want the area for sheep grazing.

200 must make way for sheep



MR John Chelan.

council spokesman said that even their workers have to be housed in temporary accommodation.

MEETING

The chairman of the Karoo region of the association of management committees, Mr Solly Essop, has also been approached by the residents and recently addressed a public meeting at the settlement.

An action committee, headed by Mr John Chelan, has since been formed.

DISAPPEAR

Mr Essop said that Major Brust has no objection to the people living there, but as he has let the area he has, no further authority.


Mr Essop said "The whole problem here is that the State has no ground on which to build, while in Langebaan there are no homes

"So these people have to disappear into thin air." The move will also affect the State maintained school at Matjiesfontein, which has 78 pupils.

The principal, Mrs Sarah Chelan, pointed out that the area concerned was in any case unsuited for sheep grazing.

According to a popular song the train stops at Matjiesfontein but for 200 people living there in uncertainty it could well be time to move on.

SOME LIKE IT HOT



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MRS Sarah Chelan.

124 ~~20~~
S. Post 20/3/82

Widow of Indian given permit to inherit her own home in Malabar

Weekend Post Reporter

Mrs MAVIS DAYA, the Indian's widow who could not inherit her own home in Malabar, Port Elizabeth, because she was born coloured, has now been given a permit to do so

Mrs Daya's plight was featured in Weekend Post in January, when she faced the alternatives of being reclassified Indian (for the second time), obtaining a special permit to live in Malabar, or being forced to move into a coloured suburb

Mrs Daya was classified Indian when she married Indian taxi-owner Mr Teikam Daya but her race group reverted to coloured when her husband died

This week she was told that the Department of Community Development had granted her a permit to continue to live in Malabar

Mr Raman Bhana, Port Elizabeth member of the South African Indian Council, said he appreciated the "compassionate" attitude taken by the department. He said he was still going ahead with a reclassification application on behalf of Mrs Daya

The Indian Council did not approve of the permit system and was seeking a repeal of the section of the Group Areas Act which had prevented Mrs Daya taking possession of the house when her husband died, he said

$$82,5 + 43 = 125,5$$

63%

2-



UNIVERSITY OF CAPE TOWN EXAMINATION ANSWER BOOK

EVERY CANDIDATE MUST enter in column (1) the number of each question answered (in the order in which it has been answered), leave columns (2) and (3) blank

All answer books must be numbered

Number of books handed in	
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Derek Carter

20/3/81

124

C. Herald

ELSIAS EVICTIONS SUED?

SEVERAL Elsie River residents have received eviction notices telling them to vacate their houses within one week if they do not pay arrears made up of rent increases which took effect in January this year.

On Monday morning about 40 women from the affected area, Avonwood, went to the local Divisional Council housing office to demand an explanation.

Mrs Joan Petersen of the Avonwood Tenants' Association said the notices were hand-delivered by Council employees on Friday and Monday morning.

'More people would have gone, but most people had to go to work,' she said.

When the women approached a Mr Hendricks at the housing office, they were told to see him one at a time.

'We refused to do so and demanded to see him together. We all went together and we were determined to stand together,' she said.

TEMPORARY

The women said they had been handed white notices which are temporary and were waiting to receive pink notices which are the final notices.

They were told the local housing office only

carried out instructions from the head office.

Mrs Petersen said most people were unable to pay the increases which, in some cases, were more than 50 percent.

'Almost everybody in Avonwood is in arrears with his rent. Some people are still paying last year's rent,' she said.

Mrs Petersen said her rent went up from R45 to more than R90 a month.

Her Betty Street neighbour, Mrs Joan Harker, said her rent went up by R13 'but even that is a lot'.

The women said they had nowhere to go if they were put out of their houses. 'But we have vowed not to let one alone be evicted. If they evict one, they must evict all,' they said.

The Avonwood Tenants' Association is affiliated to the Cape Areas Housing Action Committee which has been fighting against increased rents since the end of last year.

The Secretary of the Divisional Council, was

not available for comment. His secretary suggested Cape Herald forward written questions about the matter.

Bus Sc.

1 A
Examination Paper)

Examination Paper)

	Internal	External
(1)	(2)	(3)
1 B	13	
2 B	9	
3 a	12	
Examiners' Initials		

WARNING

- 1 No books, notes, pieces of paper or other material may be brought into the examination room unless candidates are so instructed.
- 2 Candidates are not to communicate with other candidates or with any person except the invigilator.
- 3 No part of an answer book is to be torn out.
- 4 All answer books must be handed to the commissioner or to an invigilator before leaving the examination.

Any dishonesty will render the candidate liable to disqualification and to possible exclusion from the University

Tight Cash Circle

(124) 5. Post 20/3/82

RESIDENTIAL construction soared in Port Elizabeth last year, and the number of new dwelling units built doubled from 340 in 1980 to 742 in 1981.

This is disclosed in a fact paper released today by the Institute for Planning Research at the University of Port Elizabeth.

However, this pace is unlikely to be maintained this year because of dwindling building society funds, higher building costs (an increase of at least 2% a month is forecast for this year), further increases in building society mortgage rates (the next is on April 1), and higher conveyancing and bond costs.

All these factors are candidates are not to communicate with other candidates or with any person except the invigilator. A part of an answer book is to be torn out. Answer books must be handed to the commissioner or to an invigilator before leaving the examination.

making it difficult for ordinary couples to own their own home.

They are already contending with a steady rise in the cost of living, which was given another push recently with the 1% increase in the general sales tax and the introduction of a 10% imports surcharge.

This means their amount of disposable income is decreasing, making it difficult for them to save for a house.

In an effort to attract more funds, the major building societies have increased their 12-month fixed deposit rates from 15% to 16%.

There has been no change in tax-free deposit accounts, because this must be announced by the Government.

However, there is a feeling that a favourable announcement in this connection may be made in the Budget.

If this materialises, it could well help the building societies to attract urgently-needed funds.

However, in order to pay the higher interest on these deposits, the societies could be forced into seeking another increase in home mortgage rates.

So the vicious circle goes on.

However, the Association of Building Societies of South Africa offers hope.

It believes the latest round of interest rate increases could well bring about the long-awaited slowdown in the demand for consumer credit.

In that case, says the

association, interest rates must stabilise and even start to come down.

Certainly rates of interest have risen dramatically in the past year, as the following increases show: mortgage rate, +38,60% (from 11% to 15,25%), bank prime rate, +100% (from 9,50% to 19%), call rate at discount houses, +233% (from 4,50% to 15%), three months bank acceptances, +238% (from 5,10% to 17,25%), Treasury Bill rate, +244% (from 4,58% to 15,74%).

Building societies have not been able to escape the effects of these escalating interest rates or the great reduction in the money supply.

Consequently, it is highly unlikely there will be a maintenance of the residen-



By Fred Roffey

Business Editor

trial building pace achieved in Port Elizabeth last year, when 620 new houses and 122 new flat units were built.

The Institute for Planning Research says that, as in previous years, the Southern and Western suburbs accounted for the major share of the newly-completed units with a figure of 87,2%.

Of the individual suburbs, Hunters Retreat (145), Kabega (119), Humewood (53), Charlo (69) and upper

Walmer (104) ranked highest in terms of new dwelling units constructed. The gross value of all additions/alterations to dwellings in Port Elizabeth in 1980 totalled R2 517 170, slightly more than double the value for 1980.

The number of additions/alterations increased from 455 to 824.

Median values ranged from R1 500 in Algoa Park to R4 000 in Theescombe, with an overall median value of R2 100 for the city.

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Examiners' Initials	(2)	(3)
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Fingos claim land 'for sale' is still theirs

LAND vacated by several hundred Fingos "at gunpoint" several years ago has been put up for sale by the Government

But, according to Black Sash investigations, the land is not the Government's to sell

They claim the land near Humansdorp, in the eastern Cape, was granted to the Fingos by Sir George Grey in 1858

By BEVIS FAIRBROTHER

And, going by the latest land schedules available, it is still in trust to the Fingos as stated in the 1913 Bantu Land Act

'We have made intensive investigations and so far we can't find any legislation which has proclaimed the land' said Black Sash member Bobby MacLusky

Sunday Times inquiries were also fruitless

Meanwhile, leaders of the Fingo people, who are now housed in dilapidated "box" huts in the (20) are trying to arrange a meeting with Dr Piet Koornhof

With the help of P.P.P. Mr Harold Meerhoff, they want to give their version on how they were forcefully removed from their ancestral land in 1967

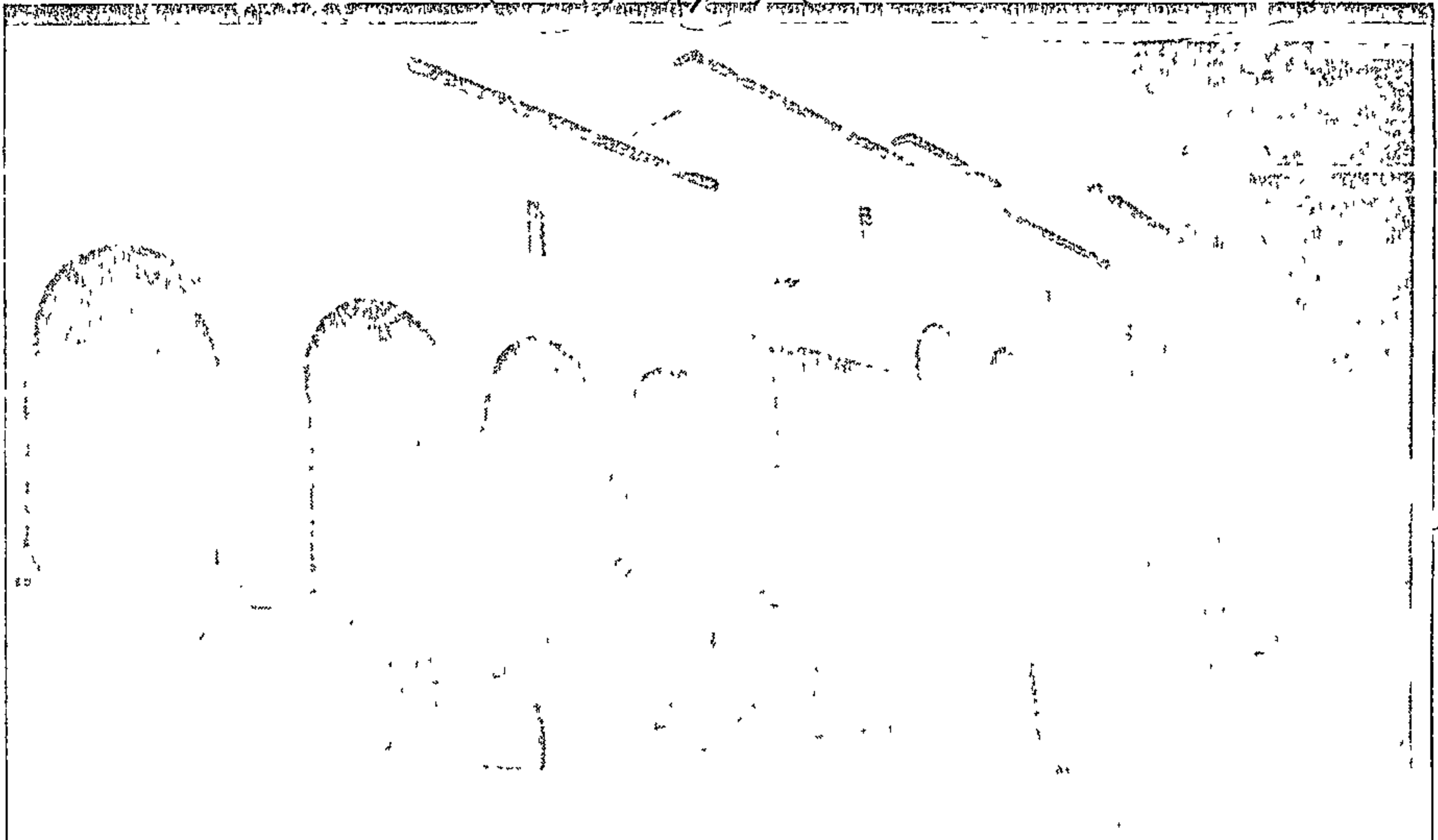
Dr Koornhof stated in Parliament recently that as far as he knew the Fingos left of their own free will and that 'officials were not officially armed'

Mr Ezekiel Mofosi, who claimed to be chief of the Fingos, said his people were intimidated into offering little or no resistance by the presence of men in camouflage uniforms carrying rifles and surrounding their houses

Mr Mofosi said people had described to him how their doors were broken down in the middle of the night

He said the Fingos also wanted Mr Mofosi to recall the conditions they lived under in the resettlement camp, I let them see, in the (21)

P.P.P. Mrs Molly Blackburn counted 77 children's graves at the camp



○ In Chelsea, London these chintzy cottages would be a jetsetter's dream. In District 6, Cape Town, according to the Government, they are what's left after "slum clearance" and eviction of their coloured inhabitants to make way for Whites.

Rape of District Six continues as 'tainted' houses go on sale

AS THE last 21 District Six families await their final order to leave, the first whites-only 'tainted' houses have been put on the market.

The Department of Community Development has announced the sale of 82 renovated cottages and 20 new townhouses at prices ranging from R31 000 to R52 000. The Government has allocated bonds at 13,5% — well below the current building society rate — entailing a subsidy of about R1-million "for upper middle-class housing".

Many church leaders and academics have criticised the development. Parish priest of the Holy Cross Church in District

By ~~HELEN DINE FALLOP~~

Six, Father Basil van Rensburg, said he believed no decent white would be prepared to move into such "tainted" houses and he "party to the white ideological greed which resulted in the rape of District Six".

But despite the controversy surrounding the removal of 40 000 coloured people from the area, potential buyers have streamed to visit the houses.

One interested buyer said "The fact that people were thrown out doesn't concern me. The same thing happened in

Newlands and Claremont, now elite White suburbs".

Some people interviewed were interested in buying as an investment.

"You can't go wrong with property in such a prime area, within walking distance of the city centre. Where can you buy a two-bedroomed house near Cape Town at this price?" said one man from South West Africa.

Another 320 houses are to be built soon and the department has confirmed that the Bloemhof Flats will be restored when funds are available.

The Government's decision to sell the houses to whites, par-

ticularly with low bond rates, has been widely condemned. In Parliament last week Progressive Federal Party spokesman for housing Cohn Eglin attacked the Government for its "totally incredible" decision.

"It's bad enough that the Group Areas Act was used to drive people out but now this has been compounded by the offer of financial inducements, at the taxpayer's expense, to entice whites to buy houses taken from others".

Later in the week, Mr Eglin appealed to Prime Minister Mr P W Botha to return District Six to the coloured community before its proclamation as a white area became irreversible.

SPORTS

ms the new policy vent this from ; ay the new policy ed to avoid inci- 'bad publicity for ica IFA believes the y could do worse it may be inter- a legislated way of ing racism into ildren could pick ices that would be se in later life," Mr id w sports policy has ted by the TFA

rassing situations whenever mixed teams played other teams at school level.

He said it allowed the schools the principle of 'local option', whereby schools could join either league and choose whom they want to play.

Mr Peter Nixon, PFP spokesman on education in the Transvaal Provincial Council, said the new sports policy will politically divide the schools.

"The new sports policy will achieve this magnifi- cently," he said.

served apartheid or having moved away from it, Mr Nixon said.

"The issue will only aug- ment the differences there might already be between English and Afrikaner pupils," he said.

Professor Henne Maree, chairman of the Transvaalse Onderwysvereniging (TO) said he supported the new sports policy.

Speaking from Bloemfontein where he is attending the Volkskongres, he said the new policy would benefit the children and the schools, but refused to elaborate, saying

new policy as "unfortunate". He said it would divide English and Afrikaans schools and damage the standard of sport.

Most of the Afrikaans schools will play in the TED schools-only league, while the English schools will mostly opt for the league for both TED and private schools, Mr Armstrong said.

Afrikaans schools have already formed their own rugby, hockey, tennis and netball sub-unions, he said.

The headmaster of an Afrikaans high school, who did not wish to be named,

against mixed teams but he would be overruled by his school board.

He said it was a strong possibility that other headmasters in the Transvaal were being overruled in the same way.

Brother Donald Kennedy, principal of Christian Brothers' College, said the new sports policy seemed to come from a particular group of people in the TED. "It is amazing that the people who formulated this policy did not have the foresight and the intelligence to see what was going to happen".



WE

NO

W ONLY



A "FOR SALE" sign was slapped on District Six this week — and the former coloured area was put firmly on the road to becoming a white suburb

But as the first 'white-only' houses were offered at bargain prices, a final bitter row erupted

A campaign is growing to disprove white families' the 10% bond which are being offered for sale with the bond rate by the Department of Community Development

The renovated Victorian cottages and new double-storey townhouses have been branded as 'tainted homes' by critics of the Government's hardline policy on District Six

An advertisement in a Cape Town newspaper last weekend offered residential units in Zonnebloem the official name for District Six for sale to whites only

The new cottages and houses were within walking distance of the central city and had a panoramic view over Table Mountain

10% deposits

There are 82 restored two-bedroom cottages priced between R11 000 and R3 000, and 20 newly built townhouses at R52 000

All are being sold with 13.5 percent bonds, which is substantially lower than building society rates, and require only 10 percent deposits

District Six at the foot of Table Mountain and adjacent to central Cape Town is prime real estate

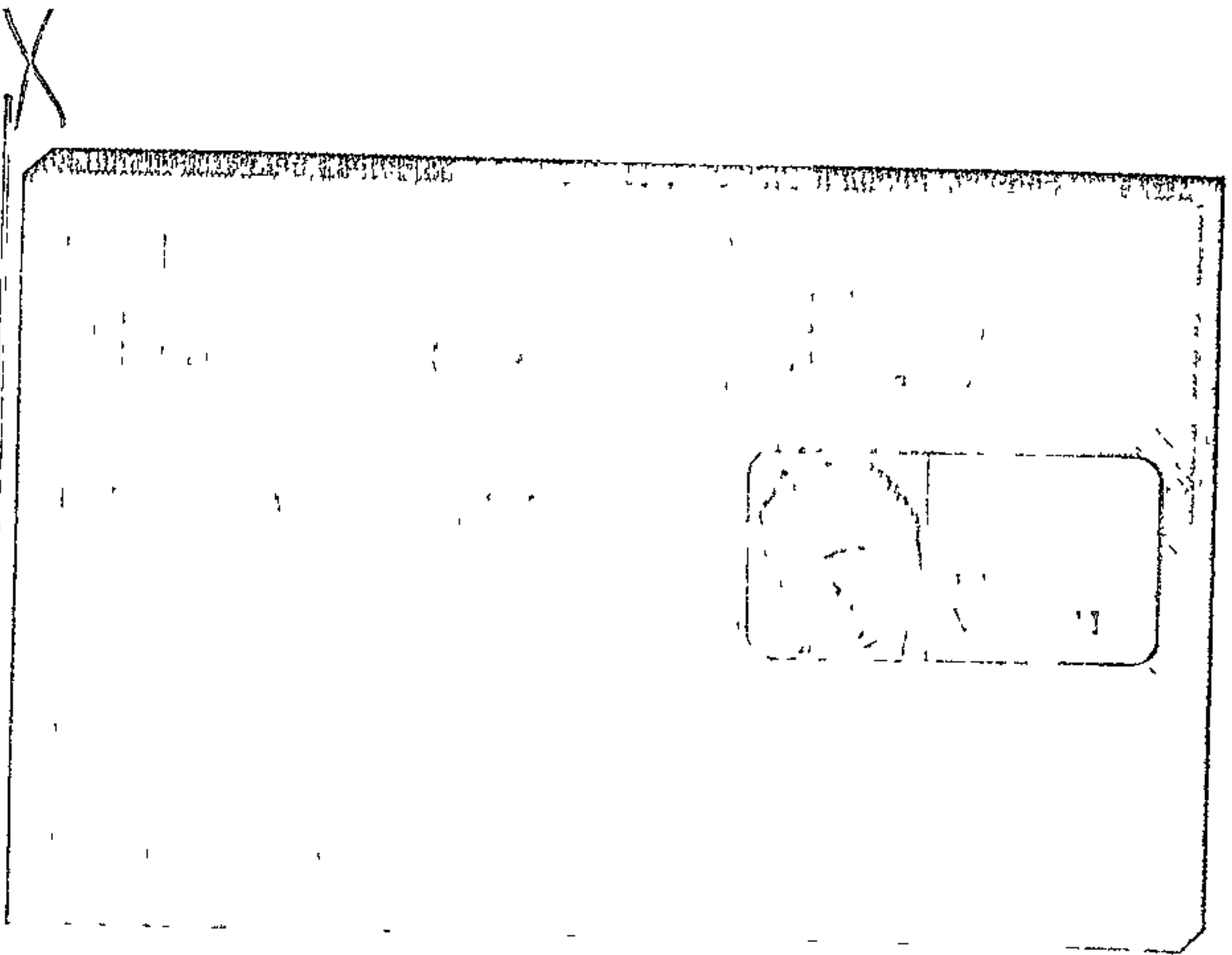
They are giving them away, said a Cape Town estate agent

In today's market, and with bonds hard to get, these houses will be unaffordable for many people

This was confirmed by a spokesman for the Department of Community Development, who said at the end of the week that response to the advert had been 'very good'

The three rows of terraced cottages used to be inhabited by coloured families, who

Mrs Cecilia Dillan



(12/11/82) 5 Times
Tainted homes —
and white buyers
share the guilt!

2/3/82
were evicted from District Six after it was declared white

The Department of Community Development has spent R15 million on renovations, due to be completed by the end of the month

The influx of whites into the area will finally end years of public pressure for District Six to be given back to the coloured community

That's it, said a respondent Professor F. J. Theron, who led a Government inquiry into the coloured people in 1966

'It is quite clear to me that the Government is doing its damndest to move as quickly as possible to ensure that there is no going back,' she said

At a time when it is difficult for many whites to afford homes, they are selling these houses at tempting prices

A very important point to remember is that one of the Government's main arguments against allowing coloureds back into District Six was the claim that coloured people would not be able to afford the new houses to be built there

Well, I would say there are hundreds of coloured people who could afford these houses at such low prices!

'They are making it easy

for whites to buy — they could have done the same for coloured

The Opposition spokesman on housing and coloured affairs, Mr. Colin Eglin, also condemned the sale

He said: 'It is disgraceful enough that the Government used the Group Areas Act to drive coloured people out of District Six'

Now the Department of Community Development is compounding that disgrace by offering financial inducements to the taxpayers' expense to entice whites to buy houses which were taken from the coloured people

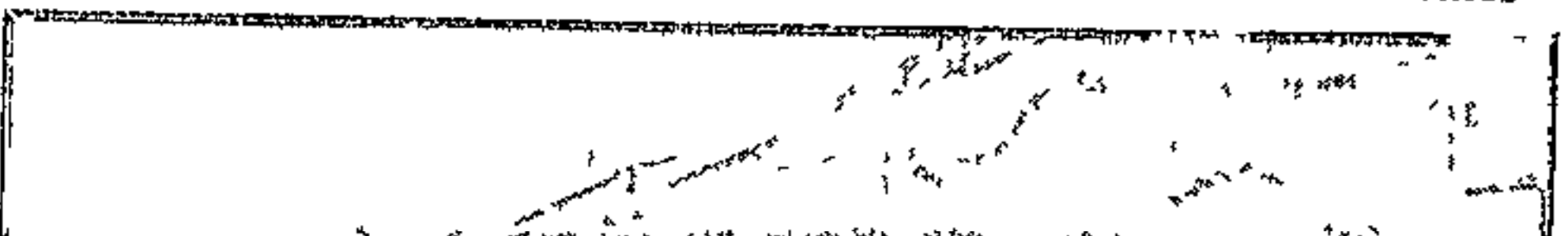
Consciences

Mr Eglin said it was time for the Government to admit its mistake over District Six and return it to the coloured people in a show of statesmanship and reconciliation

Father Basil van Rensburg, the local Catholic priest for District Six, said his Friends of District Six committee had already taken a decision to campaign against the sale of houses by appealing to people's consciences

He said: 'Any white who buys in District Six must share the guilt of the ideological greed that drove the coloureds out'

'These are tainted homes'



1900

R20,95 deposit R9 97 per month over 24 months
Price excludes GST

Mrs Cecilia Pillay outside the newly renovated cottages which she at first thought were for coloureds

124

S. Times

21/3/82

People were living here

A COLOURED widow who was evicted from her home has watched workmen turn it into a 'dream' cottage - for sale to whites.

The house is in a row of semi-detached cottages in Ashley Street, District Six, which are being done up and sold by the Department of Community Development.

The coloured mother of three, Mrs Cecilia Pillay, 52, widow of a World War 2 veteran, has always lived in District Six.

But now, as whites prepare to move in she has been served with her third eviction notice in 12 years - and at the end of this month she has to move to the coloured metropolis of Mitchell's Plain, 10 km from her job in Cape Town.

Excited

For the past year she has lived in one of the few remaining houses on the edge of District Six - just half a kilometre from the Ashley Street cottage where she spent nine happy years.

Every day on her way to work she walks past her old home to go to the bus stop.

At first when they started renovating them we were so excited. We thought they were for us and that we could move back in when they were fixed up," she said. "We used to sneak in and watch the workmen. Then we realised they were for whites."

Mrs Pillay said the difference in the cottages is 'wonderful'.

"They have put in bathrooms and made the kitchens bigger and the courtyards at the back are much nicer."

All the fittings are new and the houses look so pretty. It makes me sad to look at

They were coloureds, although now you have to be white

them and remember that we used to live there. Every single day I look at them and feel very bad.

Mrs Pillay said her late husband often got angry about the way they were 'pushed around', adding that she was glad her husband 'did not have to see what is happening now'.

Her husband, Mr James Pillay, who died in a car crash six months ago, served as a 'dumfries' in World War 2 in the Indian and Malay Corps. He saw action in Egypt and was at the fall of Tobruk.

He had applied for a military pension but had never got it, and worked long hours at a time when in a rest unit in World War 2 despite ill health.

His husband said that when the troops were visited by General Smuts in the Western Desert he told them that they would be looked after when they got home. But our family was never looked after," said Mrs Pillay.

Father Basil van Rensburg, whose Catholic church stands on the border between District Six and neighbouring Walmer Estate, said Mrs Pillay's case was particularly tragic.

The bitter irony of it is that her husband fought for his country against the Germans and Italians in World War 2. Yet a German or Italian immigrant has the right to buy the house from which they were evicted.

Mrs Pillay said the cottage in Ashley Street was her second home.

We lived in our first house for 18 years. Then in 1971, we were ordered to move as that part of District Six was one of the first to be demolished.

That's when we moved into our little two-bedroomed cottage in Ashley Street with our three sons. Although it was small with no bathroom, we were happy there.

We spent a lot on professional renovations and did a lot of work on the cottage to make it nice. We lived in it for nine wonderful years, she said.

Then, in August 1980 the Pillay family had to pack their bags again and move to Mitchell's Plain. They are presently living in

Begged

"Again we spent money to make the house decent to live in. But now we have been told that we have to be out by the end of the month - and this time we have to move to Mitchell's Plain."

Mrs Pillay said she was fighting to stay close to her job in the city.

"I have begged to be given a house somewhere closer - I cannot live so far away. I start work at 6 am and have no transport. If I lived so far out I would have to get up at 3 am and go to work in the dark."

"I have always lived here and my sons grew up here - all our friends, relatives, our work, everything we know, are in this area."

"Since my husband died things have not been easy for us. If we move out to Mitchell's Plain they would be far worse."

Val Carter-Johnson

15

Families won't move: Spring sees delegation

(124) D. Dispatch 23/3/82

EAST LONDON — The future of North End families who have refused to move into new homes built for them in Braelynn 4 will be discussed at city council level soon.

This was announced by the mayor, Mr Errol Spring, yesterday after he had held talks with representatives from the East London Indian Association and the Housing Action Committee, which was formed in protest against removals to the Braelynn area

Last week the Housing

Action Committee called on the authorities to make the new houses part of Duncan Village instead of moving in Indian people who already had homes in North End

"This is a very delicate situation," said Mr Spring after yesterday's meeting "I have a lot of sympathy for these people but the matter has to be taken to council before I can say anything definite"

Mr Spring intends holding informal discussions with the city councillor holding the hous-

ing portfolio, Mrs Elsabe Kemp, and members of the municipal housing department, before the matter comes up at the next city council action committee meeting

A spokesman for the Housing Action Committee described Mr Spring's response at yesterday's meeting as "understanding and concerned at the delicate situation".

The spokesman said a public meeting would be held on Sunday when the committee would report back to the people
— DDR

Focus on Paarl *Argus*
124 *25/3/82*
squatter problem *(20/1)*

Poland Bureau -- squatters whose plight was highlighted when they were evicted from homes and moved to a pavement site where they have been camping for nearly two months.

STELLENBOSCH — The Paarl Town Council yesterday had initial talks with members of the National Housing Commission in a bid to resolve the town's growing squatter problem. The Mayor, Mr S F du Toit, said he hoped measures to ease the town's coloured housing crisis could be decided on today.

Today members of the commission and the council will pay particular attention to about 100

...and extends across Algoa Bay to Bluewater Bay and ...

An end to years of seaside living

(124) E. Post 27/3/82

Weekend Post Reporter

YEARS of living at the sea are coming to an abrupt end for a handful of Summerstrand residents

The Marine Hotel is spending R100 000 on renovating the wing where they have been living to make way for overseas tourists

The hotel, which recently won an international award for its service to tourists, wanted to encourage tourism as much as possible, said the new manager, Mr Carl de Wit

He also said these long-standing residents were being accommodated for an average of R250 a month, or R8,33 a day, and he wanted to run a profitable organisation

"Where today can people get a serviced room and two meals a day for that price?"

He said that when the rental was put up R50 last year there was such an outcry they had to reduce it R25

The notices to quit have sent shudders of dis-

content through the handful of permanent residents — one of whom has been there for more than 40 years

They said they just received a "cold letter" at the beginning of this month informing them they were to be out by the end of April. Many felt this left them too little time to find alternative accommodation

Mr De Wit said it was not possible to accommodate the residents elsewhere in the hotel while the renovations were in progress

The residents feel the matter could have been handled more diplomatically

"We could have been treated a little more gently, especially because some people have been here for such a long time," said one resident

They were given no alternative accommodation or arrangements, although one or two had made inquiries at a hotel nearer the city centre

The manager of this hotel said they had 22 perma-

nent residents already but were prepared to take in a further five or six

(A room plus two meals at the Sunnyside, a residential hotel, is R220 and at the Park Towers R355 a month. The latter figure, however, includes a bathroom and a large spacious room)

Mr De Wit said he was quite willing to help anyone find accommodation.

One resident complained about dwindling standards at the Marine. She said in the past they were given a film show every night. Now they only had one on a Sunday night — and this was not a "love story" but some "crummy Western"

Feelings about leaving were mixed. Some residents said they would be pleased to get out as certain members of staff were "unfriendly"

They felt the hotel was too far from town and not all residents had cars. Others said they would miss the beautiful view of the sea and be very sorry to leave

122000

Xports
TC

27/3/82
E. Post
**Residents body in (124)
Kwazakele protests
over rent increases**

Weekend Post Reporter

THE Kwazakele Residents Association plans to meet the Chief Director of the East Cape Administration Board (Ecab), Mr Louis Koch, to protest about an increase in rentals.

An executive member of the association, Mr E Stefane, said Ecab had distributed pamphlets in Kwazakele this week announcing an increase in rentals of R6,27.

This would bring rentals to R21,63 a month

The pamphlet had apparently given Ecab's building of schools and clinics as the reason for the increase

"We have no running water and share communal taps in Kwazakele and have a bucket latrine system," Mr Stefane said

Residents had approached him after receiving the pamphlet to see if there was anything he could do

Mr Stefane said the association would attempt to meet Mr Koch without first approaching the Community Council "as we do not recognise this body"

e
1-
3

The C

FOUNDED 1876

fraud:

CAPE Times 27/3/82

Jooste in his capacity as a director of

of the alleged circulation fiddle. Mr Perskor's chairman a post which he resigned at the beginning of last year. Mr Louw is partner of the auditing firm Lourens and Rensburg is Perskor's official auditor. Accused in the trial, which has been set to start on May 10, is the former Perskor manager, Mr Dolf Dreyer, and senior management officials Mr Willie Allen and van Rensburg. Jooste is asking the court to order the reasons why they should not be held in contempt of court following the publication of the report, headed "Perskor se hoer na hof". Jooste asked the court to order the respon-



Defence has taken by not a bill to a committee before publishing, thus broadest possible comment by all

the bill does not make any principle. It does not make any difference whether the committee's commitment after second

At the Royal Cape Yacht Club, stop around the world - but in opposite direction. Spirit of P

Squatters to get temporary home

Staff Reporter
THE Paarl Town Council is to build 15 holiday houses to temporarily house the 15 homeless families evicted from the farm Weltevrede about a month ago.

The town's mayor, Mr S F du Toit said yesterday the holiday cabins at the New Orleans camping site would be completed within a month.

Mr Du Toit said the project had been in the pipeline for some time, but the council had decided to implement it immediately.

The people are now living in tents on a pavement in the Dal Josafat industrial area.

The families who have several babies and minor

children, had their cottages bulldozed recently after the farm had been sold. The new owners, the Westelike Graanboere Co-operative of Malmesbury are building a cold storage plant on the land.

The people who at first lived in the open on the farm were later told to get off the land and moved on to a nearby pavement.

Mr Du Toit said yesterday the people would have to stay there until the holiday homes were completed because the council had no other accommodation.

He said the New Orleans site already had cooking and ablution facilities.

W Cape brick price increase

THE LARGEST brick manufacturer in the Western Cape is to increase prices on common bricks by less than the 17 per cent national average recommended by its parent company.

A spokesman for Corobrick Western Cape said yesterday that the increase on common bricks in the region would be 14,3 per cent but 17,7 per cent for face bricks both effective from Monday.

The company's general

manager, Mr Graham Bounds, said the rise would be less than R250 on a R50 000 plastered and painted house and R429 on a R75 000 face brick house.

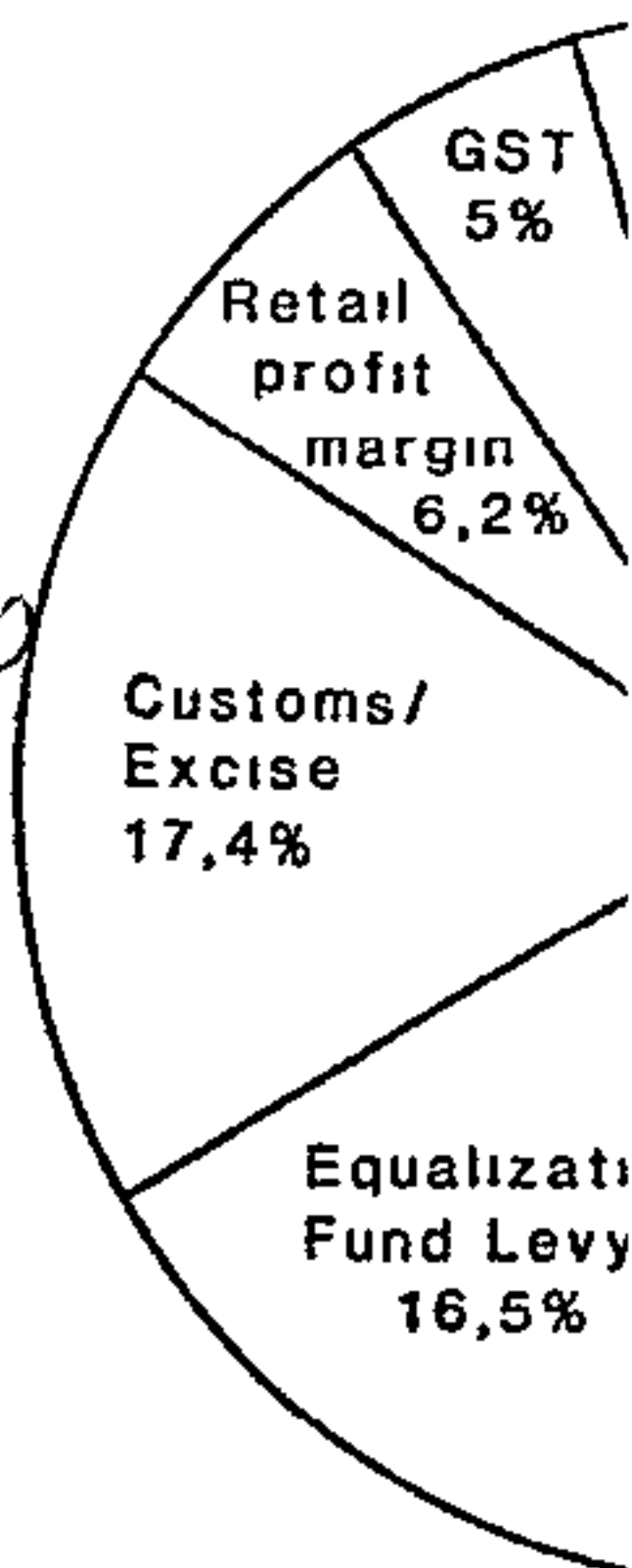
He said there was no longer any shortage of common bricks in the Western Cape and he was confident supplies would last through the winter. Delivery time on face bricks had been halved to eight weeks against that of a year ago.

Rigou

Chief Reporter

ROBIN Knox-Johnston 1969 became the first to sail non-stop around the world. He said in Cape Town yesterday that he was pleased if five or six more sailed out of the 34 entered from 11 countries for the ever singlehanded world race.

The 27 000 nautical miles starts from Newport in the United States on August 28 and the first to reach Cape Town is expected to arrive in South Africa in early



The chart on the Cape Times could give the impression that the cost of 93 octane petrol is 4,4 per cent more than they pay for the product. The cost of 93 octane petrol is 4,4 per cent more than they pay for the product.

OSKAVA
MOTOR CLINIQUE

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26th MARCH to 10th APRIL

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INSTALLED AT THE SHOWGROUNDS
GOOD QUALITY SEAT COVERS
R7,90 each
See our Stand, first on the left of the entrance, Goodwood Showgrounds

CAPE Times 27/3/82

There was a danger published by Beeld.

The hearing was postponed after Mr W Schreiner and owner of Beeld, Beeld would not in it publish anything about

He gave the undertaking and without a stipulation in bringing the

Mr S Kentridge, SC, ensure that no facts of criminal trial were published.

Mr Jooste has not been in court, he said.

Nasionale Pers, Pretoria instituted a R12-million suit against Mr J Krieger, SC. Mr A appeared with Mr Kentridge and Mr Schreiner.

Salisbury stc

SALISBURY - Bursar of the school to 50 students at Sol

EAST LONDON — East London's mayor, Mr Errol Spring, said yesterday that if any impression had been gained that the Indian Management Committee had been inactive on the issue of Braelynn Extension 4 and in general, it was a totally erroneous impression he wished to correct

Mr Spring said in a statement that in recent reports in the press under the headings, "Call to halt housing building at Braelynn," "Families won't move," and "Indians enter Duncan Village Dispute," the IMC came under severe criticism, and the impression was gained that they had been inactive on the issue of Braelynn Extension 4

"This is a totally erroneous impression I wish to correct. The Indian Management Committee which was constituted in 1978 and is the official channel of the Indian Community to the

IMC active on Braelynn issue

27/3/82
124
says Spring

City Council has in fact been extremely active in its endeavours to assist the community in whatever way possible," Mr Spring said

Mr Spring said with regards to Braelynn Township Extension 4, the IMC has concerned itself with the development of the scheme since 1979 and had done everything in its power to achieve an acceptable layout within the financial constraints of the scheme and the families for whom the scheme was designed

He said that the IMC had expressed concern that the development of Braelynn Extension 4 was dependent on the

removal of families who resided in the adjoining area as this would create friction

Mr Spring said the IMC at several meetings stated that they could not agree to the development of Braelynn Extension 4 until such time as arrangements had been made for the rehousing of the group occupying the neighbouring slum area. The IMC also disassociated itself from any decision to allow Indian occupation of Braelynn Township Extension 4 before this element was removed

The city council gave assurances that the 498 families' rehousing would be given priority

in the new scheme to be erected at Buffalo Flats Extension 2-7. Mr Spring said that although the scheme has been approved by the Department of Community Development, the necessary allocation of funds had not been made yet

Mr Spring said the IMC at a previous meeting resolved that a meeting would be held with all the prospective tenants of the new Braelynn 4 scheme as soon as the architects and engineers had compiled the necessary slides and maps. This meeting would also give the tenants an opportunity to raise other relevant matters

The IMC had also been actively involved in other matters during its terms of office including several improvements to Indian residential areas

Meanwhile Mr K. Pillay, the spokesman for housing on the IMC, said a mass meeting would be held tomorrow to give a report-back on the Braelynn 4 issue — DDR

(a) 998 dwelling units

(b) R18 314 201,65

(2) Yes

(a) April 1981

(b) (i) R3 000 000

(ii) R12 000 000

(3) Yes

(a), (b) and (c) In co-operation with the City Council of Port Elizabeth it was agreed that the City Council would supply bridging finance to an amount of R9 000 000 until 31 March 1982

(124) Booyesen Park *Hansard*
 29/3/82 *Q Col 489-490*
 264 Mr A SAVAGE asked the Minister of Community Development

(1) Whether his Department informed the Port Elizabeth Municipality that (a) a tender for dwelling units in Booyesen Park had been accepted and (b) funds for this purpose had been (i) made available and (ii) guaranteed, if so, (a) how many dwelling units does the project comprise and (b) what was the amount of the tender,

(2) whether his Department subsequently informed the Port Elizabeth Municipality that the required amount could not be made available in full, if so, (a) when and (b) what amount (i) could be made available and (ii) was required,

(3) whether a decision has been reached on how the balance of the money is to be raised, if so, (a) what is the decision, (b) what additional costs in (i) raising fees and (ii) interest will this entail and (c) what body will bear these costs?

The MINISTER OF COMMUNITY DEVELOPMENT

(1) (a) Yes.

(b) (i) Yes.

(ii) No, no guarantee was issued

Meeting slams IMC, rejects Braelynn 4

EAST LONDON — The Indian community here refused to be used as pawns in attempts to get people out of Duncan Village and therefore rejected totally the development of Braelynn 4 and the concept of group areas

This was one of the resolutions adopted at a joint meeting last night of the recently formed Housing Action Committee and the East London Indian Association. The meeting, chaired by Mr Kemal Casoojee, was attended by 150 people and followed an earlier meeting by the two bodies with the mayor of East London, Mr Errol Spring, and the town clerk, Mr J J Human, regarding the resettlement of people in North End and Duncan Village

The meeting also passed a resolution calling for the housing problem facing North End residents ear-marked for resettlement to be urgently reviewed in an entire-

ly new light. It was also felt that people occupying dwellings in and around the Fitchett Road area should be allowed to remain and their houses upgraded as the logical step in the renewal of Duncan Village

Resettlement and uprooting only caused strife, hardship and suffering, said Mr Casoojee

"People must have freedom of choice. Let us go where we want to, when we want to. We are sick and tired of being pushed around and told what and what not to do," he said to cheers and loud applause

The rejection of Braelynn 4, which is situated near Duncan Village, was not motivated by any racial feelings but by the community's rejection of the group areas concept

"Even if the so-called authorities wanted to move us to Bunkers Hill we would not go because

we are against any group area," said Mr Casoojee

Moving into an area which earlier was home for other families posed three questions for a man's conscience, he added

"Firstly, a man and his family have to move to accommodate you. Are you happy about this? Is he happy?" asked Mr Casoojee to shouts of "No, no"

The meeting was highly critical of the Indian Management Committee and feelings ran high as Mr Casoojee and the chairman of the IMC's housing portfolio, Mr Mike Williams, exchanged heated words about the lack of communication between the IMC and members of the community. Mr Williams threatened to walk out four times but was persuaded to remain in the hall to face a barrage of questions which he refused to answer, saying all questions would be answered at an open

meeting involving prospective Braelynn 4 tenants, the IMC and the city council on Wednesday night

The chairman of the IMC, Mr Harry Parbhoo, who attended the meeting despite tendering a written apology also declined to answer questions put to him, saying he had come to the meeting in his personal capacity

Mr Parbhoo however, appealed for calm and urged those at last night's meeting to attend Wednesday's meeting and "hammer" the holder of the city council's housing portfolio, Mrs Elsabe Kemp

"Get all your answers from those who took the people for a ride, those responsible for the present situation facing Indian people," said Mr Parbhoo

Asked from the floor why he and the IMC had not stopped the council from developing Braelynn 4 or taken

steps to inform people of what lay in store for them, Mr Parbhoo replied he was "merely the middle man"

Mr Parbhoo was then admitting he was a failure, said an HAC committee member, Mr Joseph Moonieya

"You knew about the plans but failed to inform the people," said Mr Moonieya, adding the last IMC report-back meeting had been held in 1979

There was no need for report-back meetings as all IMC — city council meetings were open to the public, said Mr Parbhoo

Mr Casoojee pointed out that even if a person attended a meeting he did not have the right to voice an opinion and the IMC accepted things left, right and centre without consulting the people

"All decisions must come back to the people so they can give you a mandate," he said to cheers and clapping

"That's the crux of the matter and because of the lack of communication by the IMC, it was necessary to form the Action Committee so that any plans affecting us are not merely rubber-stamped without going into the implications as they affect us" — DDR

CAPL Titus 30/3/82 (124)

Staff Reporter
The government has no money to build houses to alleviate the housing shortage facing coloured residents in Paarl

No coloured housing for Paarl

This was the message from the National Housing Commission when it met with representatives from the Paarl Town Council, the Ratepayers' Association and the Coloured Management Committee in Paarl last week

Meanwhile the more than 2 300 people who have been on a waiting list for housing for some years now, must carry on living in overcrowded conditions. Some of the two-roomed houses in the coloured residential area of Paarl East have between 20 and 25 people staying in them, while it is not uncommon to find three or four fam-

ilies sharing a three-roomed house. Many of the houses have few windows. During winter the rain damages furniture inside the poorly built homes

The Paarl Town Council does not have the money to build more houses. It has, however, built a grandstand — reserved for coloured people — costing R750 000 at the Dal sports ground

R850 000 Olympic-sized swimming pool in Paarl East. Housing, however, has had to take a back seat. Not since 1975 has any new housing project in Paarl East been undertaken

A few years ago, when the housing shortage was not as critical as it is now, the municipality built a

the thousands of people who are in desperate need of accommodation will not be able to move into them. In 1980 permission for a project of 172 new houses was granted by the council. Because of a lack of funds the scheme was shelved just before construction began

available whatsoever," Paarl's Mayor, Mr S F du Toit, said. The housing commission had told the council that the Department of Community Development just did not have the funds to build houses, he said. "I don't know what is going to happen. The housing commission couldn't promise anything definite."

"I only hope things will improve by 1984. The chairman of the management committee, Mr C Titus said he had never been as disappointed as I was after that meeting. "I thought at least some solution would come out even if they had considered building as few as 600 houses — but not even that. "The people had hopes that there would be housing by the end of the year. I don't know what will happen now"



Council divided over Duncan Village

124 ~~203~~
J. Disputch
30/3/82

EAST LONDON — A move to rescind the city council's support for the Duncan Village Community Council in opposing the removal of residents from the village failed at last night's city council meeting

The motion of rescision by Mr Robbie de Lange (Snr) failed by two votes to get the necessary nine votes that would have annulled the council's decision on February 22 to support the retention of Duncan Village

The council was equally divided with seven votes in favour of Mr De Lange's motion and seven votes against

However, if a motion of rescision is moved within six months of an original council resolution it requires a majority of the full council

As the fully constituted council has 16 councillors, at least nine votes were needed last night by Mr De Lange

After six months, a motion of rescision can be passed with a simple majority of councillors present at a council meeting.

The outcome of the sometimes emotional two hour debate was immediately welcomed by members of the Duncan Village council who attended the meeting as observers

In moving the motion, Mr De Lange said the crux of his argument was that more could be achieved by discussing the matter with the government than by going into confrontation

"Unfortunately, this has developed into a confrontation," he said

Mr De Lange quoted the Ciskei Foreign Affairs Minister, Mr Ray Mali, who accused the city council of "stirring" up Duncan Village

Mr De Lange also said the "hovels" in which a number of Duncan Village residents lived were totally "intolerable".

He strongly criticised a statement by the mayor, Mr Errol Spring, calling on the Minister of Co-operation, Dr George Morrison, to be removed

In reply, Mr Donald Card accused Mr De Lange of causing friction and called on him to resign from the East Cape Administration Board, which administers Duncan Village

"What was done before caused no friction, but what is happening tonight is causing friction," he said

"Our decision was a mere decision to support the community council and allow Duncan Village to remain

"I really can't see why Councillor De Lange touched on the squatter problem because our decision is in fact that all those squatters must disappear and that those decent houses in Duncan Village must be upgraded

"Those people who are Transkeians living in Duncan Village and those who are there in terms of section 10 (of the Urban Areas Act) number between 40 and 50 per cent"

Mr Card said that more than a year after Dr Morrison had pledged to disestablish Duncan Village in two years, there were even more people living there

The deputy mayor, Mr Joe Yazbek, said that all the council was doing was helping people whose birthright was being threatened in South Africa

Mr Yazbek said Dr Morrison had talked of a shortfall of 160 000

houses for blacks in the East Cape area alone. He also quoted the Ecab's director of technical services, Mr R L Matlock, who said that R740 million needed to be spent mostly to upgrade existing houses with only R200 million of that to be spent on new houses

"We don't even consider that it is humanly possible that Duncan Village can be moved in two years," Mr Yazbek said

"We need these people, they belong to us and it is our duty to support them"

Mr Yazbek said the people would be moved to Mdantsane zone NU14, which was more than 40 km away, and that the cost of transport to them was a vital issue

He said that in terms of the industrial development of East London it was accepted that the people whose skills and labour were needed had to have security of tenure

Mr Tony Recsei said he supported the rescision because he felt the original resolution was not diplomatic enough, and proposed an alternative motion that called for the retention of a black residential area in East London, call an investigation into whether Duncan Village should remain or another area be developed and further discussion with the government on the matter

Mrs Elsabe Kemp said that the council resolution had caused "irreparable confusion" among the Indian and coloured communities around Duncan Village.

Mrs Kemp described the decision as irresponsible and said that the council had no jurisdiction over Duncan Vil-

lage

"Why are we taking this decision — it is just stirring up trouble"

She said there had been an agreement between the Ciskei and South African Governments at Ciskei independence that every person living in Duncan Village would be rehoused in Ciskei

Mr Fred Stakemire said the debate was "very high on emotion, but very low on intellectual matter" and described those supporting the rescision as "arrogant"

The mayor, Mr Spring, also described the debate as "emotional" and "politically motivated"

He said the reason for the original council resolution was that government plans to remove Duncan Village were physically impossible and it was in the interests of East London to have a stable and content black community

"I cannot accept that that is irresponsible. We want to talk responsibly, objectively and calmly about the merits of retaining a black residential area in East London

"We are dealing with human beings, people who have long played a role in the development of East London"

After the debate, a division was called

Those who voted in favour of Mr De Lange's rescision were Councillors Vossie Bezuidenhout, Robbie de Lange (Snr), Robbie de Lange (Jnr), Elsabe Kemp, Willem Morris, Neville Randall and Tony Recsei

Those against were Councillors Errol Spring, Joe Yazbek, Donald Card, Brian Snell, Rob Snodgrass, Fred Stakemire and Glen Warner

Councillor Ivan Zulman was not present at the meeting — DDR

11

Township board did not approve house scheme

(24)

285

E. Post
30/3/82

GEORGE — A contro-

versial housing scheme at Kleinkrantz, on the sand dunes of the Wilderness, is in the news again with the revelation that the Department of Community Development went ahead with the scheme before allowing the Township Board — or the public — the usual preview of the township plans

Cautious spokesmen for the board are saying nothing for the record, but are reported to be furious at the breach of procedure

"It is unusual, but legally the department is permitted to proceed before our approval is given," said Township Board chairman Mr K Friedlaender from Cape Town yesterday

"As a matter of fact, the Province has only just been notified of the scheme and in the latest Provincial Gazette we have advertised the scheme for objections from the public," added Mr Friedlaender

Because about 35 hectare of land has already been stripped of its vegetation and more than one million tons of sand shifted — at a cost of R2 million or more — it seems very unlikely that any objections registered by the public or by the Township Board will carry much weight

"I am afraid I don't think very much can be done about it at this stage — unless the matter is raised in Parliament," said Mr Friedlaender

More news about Kleinkrantz is that the Department of Community Development is to rewrite its subsidy formula to provide electricity to the scheme at rates which the proposed inhabitants may better afford

In a letter published last week in an agenda of the George Town Council monthly meeting, the department noted

"In view of the exceptionally high cost of external services and the major impact this has on the National Housing Fund — particularly in cases where occupants earn less than R150 a month — the National Housing Commission has decided that funds for the provision of such services in such areas will in future be provided at an interest rate of 1% "

The interest rate will increase thereafter to 3,5% in the case where breadwinners earn between R151 and R250, to 5% for earnings of R251 to R350, 7% for earnings of R351 to R450, and 9% for breadwinners earning more than R450

Farmer loses 27 sheep in 11 days

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AN order, setting aside and declaring invalid the Western Cape Administration Board's decision to increase rents at the Langa hostel conversion scheme from April 1 was granted in the Cape Supreme Court yesterday.

The Administration Board was also restrained from acting or taking steps to enforce the increases.

The urgent application was brought by Mr Luthukela Tyson Kobus, a truck driver and resident at Langa, against the chairman of the Administration Board Western Cape, the Administration Board Western Cape and the Cape Town Community Council.

The respondents were not represented in court.

Mr Justice de Kock also awarded Mr Kobus the cost of counsel.

In an affidavit, Mr

Langa rent rise invalid, court rules

ARGUS
31/3/82

124
F/124

Kobus disputed the authority of the board to increase the rentals and submitted the only authority empowered to vary rentals in a black residential area was that of the Minister of Co-operation and Development, and that in the absence of any regulations by him varying the rentals any variation was ultra vires, invalid and ineffective.

He added the members of the Langa Residents'

Association were most unhappy about the said variations and indignant that invalid determinations had been made by the Administration Board and were determined not to pay them.

Mr Kobus, acting in his personal capacity and in the capacity as a duly authorised representative of the association said he lived in a house that had been converted from bachelor quarters in the

hostel at Langa. The small converted quarters consisted of two bedrooms, a dining room and kitchen. The houses had not been provided with ceilings nor were there provisions for electricity. He felt the dwellings were unfit for human habitation.

The tenants of the houses have been paying a rental of R20,31, but now the Board was insisting that rentals be based on the tenants' incomes. If their incomes exceed R250 monthly they had to pay the increased rental and if they earned below R250 they would pay a decreased rental.

On January 13 Mr Kobus said the owners received notices of the proposed increased rentals, effective from April 1.

Mr L. Dixon, SC assisted by Mr J. Silke and instructed by Groepe de Bruyn and Yekiso, appeared for Mr Kobus.

SAFETY OFFICE ...
LAST LONDON — Work seekers reporting to the Duncan Village labour bureau for registration would no longer be called upon to produce house rent receipts the chief director of the East Cape Administration Board (Ecab) Mr Louis Koch said yesterday

The decision was taken at a meeting which followed complaints from work-seekers who said officials at the bureau refused to register them if they did not produce their latest rent receipts

In some instances

(124) D. Dispatch 31/3/82

Koch: job seekers don't need receipts

work-seekers whose parents worked for companies which paid rents for them could not produce the receipts and were told to get receipts before registration

When the matter was brought to Mr Koch's attention he thanked the Daily Dispatch for pointing it out and called a special meeting to deal with several matters

affecting the registration of work-seekers in Duncan Village

Interested parties including officials from the manager's office Mdantsane were invited to the meeting

Yesterday Mr Koch said he had instructed staff in Duncan Village not to ask for receipts

He would issue a statement later on other issues decided at the meeting

I am looking into the possibility of ending the long queues of people seeking work and we are now awaiting sanction from higher authorities for the implementation of some of the decisions taken at the meeting, Mr Koch said — IDB

Langa rent rise ruled invalid

CAPE TIMES
31/3/82

124

By MARK VAN DER VELDEN

AN URGENT application by Langa residents to have a recent decision by the Western Cape Administration Board to increase certain rentals set aside and declared invalid, was granted in the Supreme Court yesterday.

The three respondents, Brigadier J H van der Westhuizen, chairman of the Administration Board, the board itself, and the Cape Town Community Council, were not represented in court, and confirmation was obtained after a short delay that they would not oppose the application.

The action was brought by truck driver Mr Luthukela Tyson Kobus, who lives with his family in recently converted bachelor quarters. He also represented other tenants who are members of the Langa Residents' Association. It was submitted to Mr Justice De Kock that the Administration Board had no power or jurisdiction to decide on the increases of rentals and that the only authority empowered to vary rentals was the Minister of Co-operation and Development.

Affidavit

In an affidavit, Mr Kobus said the Administration Board was insisting on changed rentals from April 1, 1982, for tenants living in the converted dwellings, of which he said there were 958.

"They are doing so on a basis that will impel every tenant whose monthly income exceeds R250 to pay an increased rental, and those in receipt of under R250 per month a decreased rental."

Very few of the tenants earned less than R451 per month and thus would be in the "highest rental bracket."

The current rent for the

dwellings, which he described as "by all human standards unfit for human habitation" was R20,31.

Mr Kobus submitted that persons in the highest income bracket would pay a rental of R27,96 plus a service charge of R13,52 to make a total of R41,48.

"I only earn the sum of R293 a month although I do full-time responsible work. Because of this low income, I cannot afford to pay the present rental and certainly cannot afford any increase whatever."

Most of the other tenants could not afford the increases, which amounted to about 25 percent in most cases.

Indignant

Members of the Langa Residents Association were most unhappy and indignant that invalid determinations had been made by the Administration Board and were resolved not to pay them.

Mr Kobus said he had been informed by a member of the Cape Town Community Council that it and the Administration Board intended to enforce the increases and would evict tenants if they did not pay.

Granting the application, Mr Justice De Kock awarded costs to Mr Kobus and restrained the Administration Board from acting or taking steps to enforce the increases.

Mr L R Dison, SC, assisted by Mr J M Silke, and instructed by Groepe, De Bruyn and Yekiso, appeared for Mr Kobus.



Brigadier J H van der Westhuizen

EAST LONDON — No-body would be forced to move to Braelynn 4, the chairman of the city council's housing portfolio Mrs Elzabe Kemp, told members of the Indian community during a meeting in the old library hall here last night.

The meeting, called by the city council to discuss the controversial Braelynn 4 housing scheme, was attended by 120 people, including several city councillors, the Indian Management Committee, the Indian Association, the recently formed Housing Action Committee and representatives from the Department of Community Development.

The development of Braelynn 4, which involves the removal of Indians from North End to the new area and the removal of coloureds from 499 houses between Braelynn 4 and Duncan Village to Buffalo Flats, has been strongly criticised by the Indian Association and the Housing Action Committee.

Although Mrs Kemp endeavoured to keep a tight rein on proceedings throughout the sometimes rowdy meeting, tempers boiled over when a man in favour of the new area said he would be moving to it. The man was involved in a nose-to-nose argument with two men. A scuffle ensued and the man was evicted. Earlier, the chairman of the IMC's housing portfolio, Mr Mike Williams, was told by Mrs Kemp to withdraw a remark made to Mr B Casoojee. While Mr Williams was addressing the meeting, Mr Casoojee attempted to interrupt and was told

No forced removals to Braelynn 4 says Kemp



MRS KEMP

by Mr Williams to "shut up".

Asked from the floor whether people would be forced to move into the new area, Mrs Kemp said nobody would be forced to move.

Mr Graham Moon then asked if this meant they would be allowed to remain in North End. He asked Mrs Kemp to refer the query to the representatives from the Department of Community Development present.

Mrs Kemp said this would be unfair. "This is a question which cannot be answered this evening. They will take it to the minister concerned but I don't think you can expect them to answer it tonight," she said adding that the question

had been noted.

Spelling out one of the major factors behind the Indian Association's and the Housing Action Committee's rejection of the area as an Indian group area, an HAC member, Mr Joseph Moonieya, said they (the Indians) did not want to be the cause of coloureds being moved from their homes, and emphasised they had not asked for the removal of the coloured people in the 499 houses.

"Even by mentioning the subject I am possibly aggravating the situation as we have been misquoted in the past. That's why, however, I brought the matter up. We do not want those families moved, we don't want the area," said Mr Moonieya.

Several speakers from the floor, however, said they would only move into the new area once the coloured families had been rehoused in Buffalo Flats. They said the "mood" in the Fitchett Road area was ugly and there had been several incidents. They said they feared for their families.

Mrs Kemp said she was aware of what was "around Braelynn 4" and asked the Community Development officials to take the matter up with the minister concerned. Mr Williams said he would not allow anyone

to be moved into Braelynn 4 before the 499 coloured families were rehoused. However, it was pointed out by the president of the Indian Association, Mr Kemal Casoojee, that the first houses in Braelynn 4 were scheduled to be handed over on May 15. Earlier, Mrs Kemp said it would be impossible to rehouse the coloured people by then.

Asked from the floor when the coloureds would be rehoused, Mrs Kemp said it was a matter of funds and trying to extract these from Community Development. "I was like trying to squeeze blood from a stone."

It was then suggested that the money earmarked for the construction of houses in Braelynn 4 be used to build houses for the coloured people first. Mrs Kemp rejected this and said the Col-

oured Management Committee would prefer to see the 499 families rehoused at Buffalo Flats and that when they were moved they would only be moved to better homes.

Asked what would happen to the houses if the Indians refused them, Mrs Kemp said there were 156 whites on the waiting list for houses.

She then asked Mr Kemal Casoojee for an assurance on behalf of his association that none wanting a house in Braelynn 4 would be pressurised into not taking one.

Addressing the meeting, the chairman of the HAC, Mr Kriben Pillay, quoted former Prime Minister, Mr B J Vorster, who said in September, 1968: "I want to say to the world you can push people around, you can fight them and you can insult them. They



MR PILLAY

will take all this up to a point, but you must not try to take a man's home away from him. You must not even think that you will go unpunished if you estrange a man's fatherland from him."

Mr Pillay said the city council had taken a stand on Duncan Village which must affect the attitude of the 499 fam-

lies adjacent to Braelynn 4 who saw their removal as being forced by the occupation of Braelynn 4 and which would invariably result in sociological problems which were already surfacing.

"It is felt therefore that the problem is a major one which must be settled as soon as possible to the satisfaction of all concerned," he concluded.

Mrs Kemp said she would be referring Mr Pillay's feelings in his statement handed to her to the Action Committee on Monday.

Kemal Casoojee then proposed that the IMC, the Indian Association, the HAC and the council get together to discuss the situation. This was agreed to by Mrs Kemp, who said after the meeting she felt something had come of the talks.

"At least we got both sides together, those against, and those for to air their grievances," she said. Mr Kemal Casoojee and Mr Pillay said in a statement issued after the meeting, they would work with the city council in terms of the mandate given them by 150 people at a meeting on Sunday night — DDR.

Degree/Diploma/Certificate
you are registered (e.g. B.A.)

Subject
(to be copied from the header)

Paper No.
(to be copied from the header)

NOTE CAREFULLY

- 1 Enter at the top of each of the block on this copy question you are answering. Blue or black ink must be used. The use of a ballpoint pen, Red or green ink, underlining, emphasis or which pencil may also be used.
- 2 Names must be printed (e.g. graph paper) when the examination book(s) are handed out.
- 3 Do not write in the left hand margin.

Any dishonesty will render the candidate liable to disqualification.

124 (67) (307) J. Dispatch
21/4/82

Evict order for shack family

EAST LONDON — A Duncan Village family are being evicted from the shack they have lived in for more than five years because as blacks they are not allowed to live in a coloured area

Mrs Doreen Melkboom, who lives with her daughter and the daughter's three children in a backyard shack in Lubisi Street, says if she is forced to move she will find it impossible to get alternative accommodation

Mrs Melkboom is classified black but she was married to a coloured man. When he died in 1976, she says, she was requested to find alternative accommodation

She moved into the shack which is in the backyard of a relative of her husband's, Mr George Adonis

Mr Adonis said he had accepted her as a relative and on that condition had allowed her to live on the property

He said the first notice of eviction had been served on her in February. He said Mrs Melkboom had been told she must quit the house at the end of March and that a final notice had been served last week

"Where must she go now? She has no other relatives and will be forced to live in the bush"

Mrs Melkboom said her daughter's children are aged six years, four years and a few months

Mr Ken Martinsen, the municipal director of housing, said Mrs Melkboom was being evicted in terms of legislation which he was unable to do anything about

"It is our normal policy not to evict people living in backyard shacks unless we can find alternative accommodation for them," he said. He said, however, that in Mrs Melkboom's case, the municipality was forced to act because it was illegal for blacks to live in a coloured area. —DDR

Natal	1979-'80	1980-'81
Cape	Rand	Rand
	895	1 081
	997	1 211
(ii) Republic	844	1 021
(b) (i) Transvaal	648	802
O F S	839	1 024
Natal	807	990
Cape	873	1 086
(ii) Republic	739	913

124 X
Motherwell 2/4/82 573
483 Mr A SAVAGE asked the Minister of Co-operation and Development

- (1) Whether it is the intention to resettle persons from Little Soweto, Port Elizabeth, in Motherwell, if so, (a) how many such persons are to be moved, (b) when will they be moved and (c) what accommodation has been provided for them,

(2) whether any development of Motherwell is planned to take place in 1982, if so, (a) what will be the (i) nature and (ii) cost of, and (b) what funds are available for, such development?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

The purchase and development of the land known as Motherwell has been left in abeyance pending the outcome of a discussion to be held on 20 April 1982 with the local Farmers Association and other interested bodies

484 Mr A SAVAGE asked the Minister of Co-operation and Development

- (1) Whether (a) site-and-service areas, (b) scheme housing and (c) infra-structural development will be provided at Motherwell, if so, what procedure will be followed in each case,

ment of Community Development by the Administration Board concerned

- (b) Should the whole scheme be funded by the Government R12.1 million will be required for services and R10 million if scheme housing is to be provided

(c) A partially self-contained area consisting of 173 sites for high class development, 1 670 sites for scheme houses, flats, maisonsnettes, schools and businesses

X Berea police station, Durban

487 Mr R A F SWART asked the Minister of Law and Order

- (1) (a) What is the staff complement of the Berea, Durban, police station and (b) how are duties divided amongst members of the staff,

(2) whether the present staff is at full strength, if not, how many vacancies are there,

(3) (a) how many police vehicles are allocated to this station and (b) for what purposes are they used,

(4) what (a) is the area falling under and (b) are the responsibilities of the station?

The MINISTER OF LAW AND ORDER

(1) to (4) As I have explained to the hon the Leader of the Opposition, the Government has after proper deliberation decided that for security reasons it is not advisable to disclose the number of policemen or reservists attached to individual police stations, and consequently I am not prepared to furnish the required information

35 Eastern Cape: stock theft 2/4/82
488 Mr P R ROOERS asked the Minister of Law and Order

- (1) How many cases of theft of (a) small stock and (b) large stock were reported in the magisterial district of (i) East London, (ii) King William's Town, (iii) Stutterheim, (iv) Cathcart and (v) Queenstown during the latest specified period of six months for which figures are available,

(2) how many persons were charged with theft of (a) small stock and (b) large stock in each such magisterial district over the said period?

The MINISTER OF LAW AND ORDER

For the period 1981 09 01 to 1982 02 28

(a) (a)	(b)	(2) (a)	(b)
(i)	1 207	67	64
(ii)	142	27	58
(iii)	124	11	53
(iv)	67	6	33
(v)	137	18	21
			2

222 Physical science teachers 2/4/82
498 Dr A L BORLAINE asked the Minister of National Education

What was the (a) shortage and (b) percentage of inadequately trained physical science teachers in White schools in each province of the Republic as at the latest specified date for which figures are available?

The MINISTER OF NATIONAL EDUCATION

Natal	Department of Education	(a) Shortage	(b) Percentage	Latest date for which figures are available
Orange Free State		No vacancies	13.9	April 1981
		No vacancies	47.3	31 March 1982

124

CHILDREN HELPING KEW TOWN'S BABS PROJECT

DEAR Mr Town Clerk,
Thank you for our play-ground. It is very nice but please come and take the thorns away.

This touching letter to the Kew Town City Council came from a little girl in Kew Town where an innovative community project has prompted children to become involved with campaigns for neighbourhood facilities.

The project is called Build A Better Society (Babs) and for many of the Kew Town people the

Babs cottage in Kudu Street has become a focal point of their lives.

Babs celebrates its 10th anniversary this year and in the past decade their community workers have helped the people of this neglected township tackle problems which vary from children's playgrounds to housing.

Their most ambitious project is the 50 cottages and maisonettes being

built in the area. According to Babs director, Toni Tickton, overcrowding is one of the area's worst problems.

'It is a home ownership scheme, for people who have an income of about R300. This means we will be housing people who would not have been eligible to buy on the open market,' said Toni.

The development has been financed by a major

oil company and initially the potential owners will lease the home at about R60 a month.

At the end of the leasing period, the homes are bought by the residents, without paying a deposit.

We have grown from a fledgling experiment into a complete model of community control and development,' said Toni.

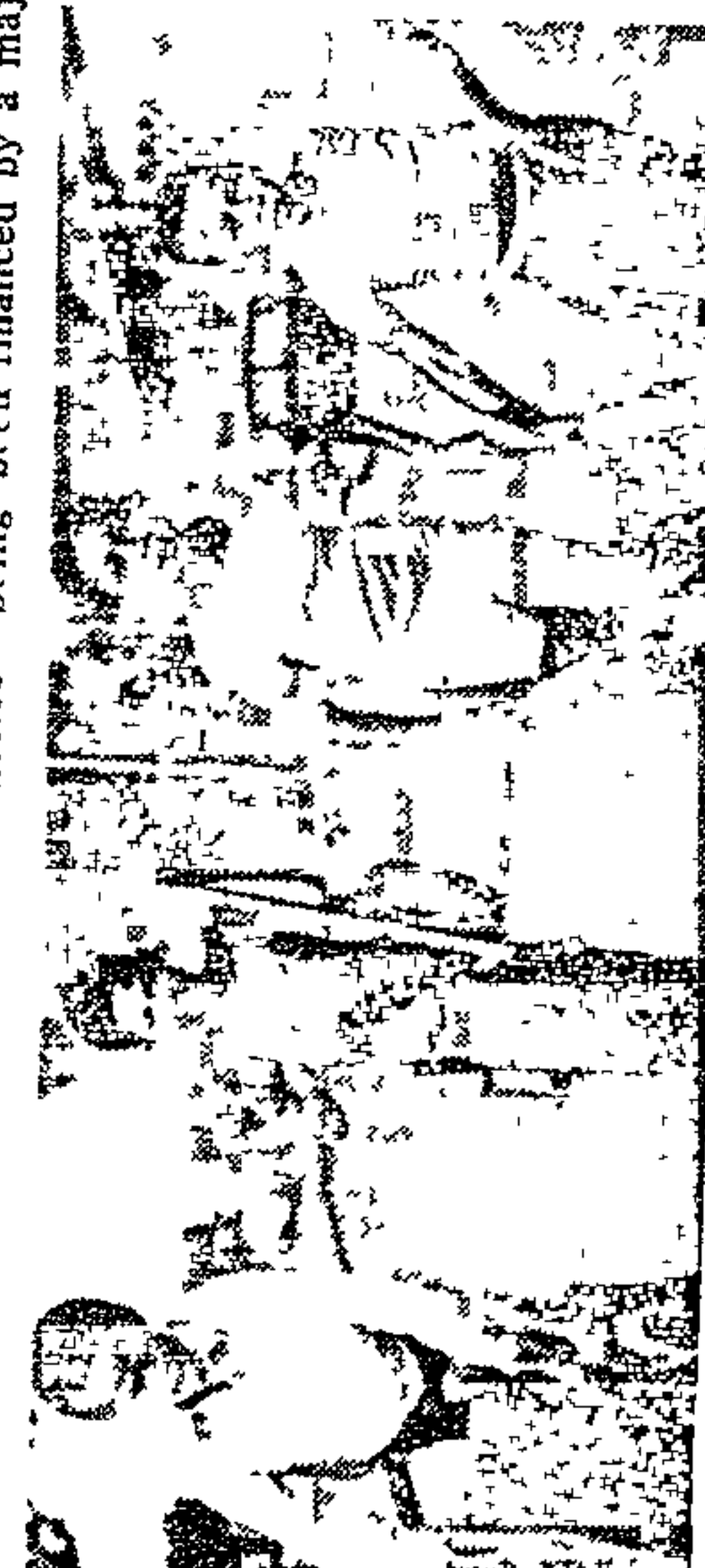
Other Babs projects include a creche, leadership training for teachers' assistants as well as youth groups and senior citizens' clubs.

According to Toni, their most important principle is that the Kew Town community run the projects themselves and nothing is done without first consulting the people in the area.

'Without any attempt at expansion, people have been coming to us from all over South Africa and asking how the same things could be done in other centres,' Toni said.

Apart from the Kew Town project, Babs now has 12 branches in different parts of the country.

BY SYLVIA VOLLENHOVEN



EVEN the children of Kew Town join in the Babs community campaigns for better facilities



IN the past decade Babs has become a focal point of the Kew Town community. Its 'headquarters' is a council cottage in the area.

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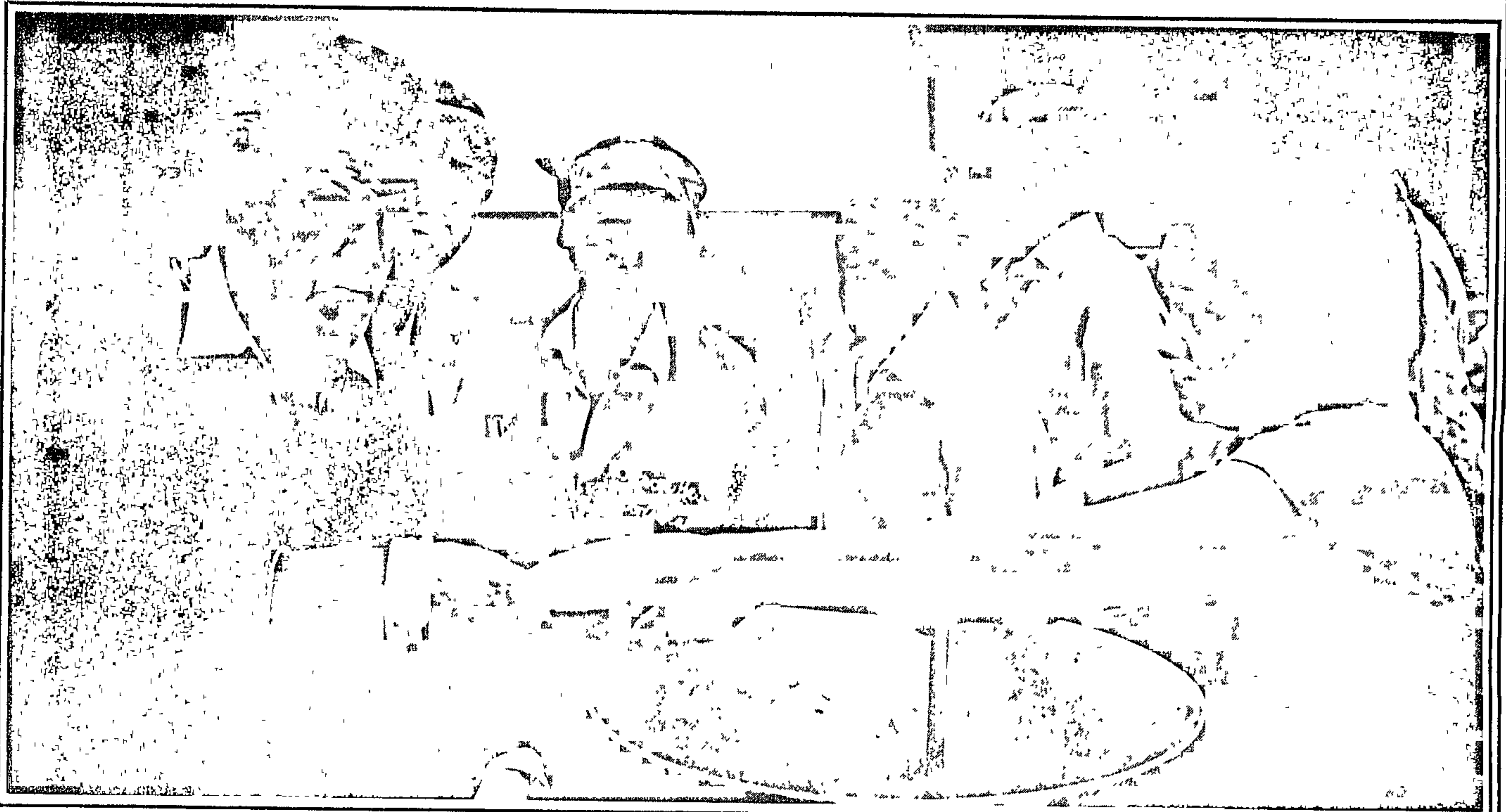
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30c pays for dinner, bed and breakfast



Guests queue for dinner, served by Haven supervisor Mrs Elizabeth Robyn

Haven's days numbered

MANY of the old, disabled and destitute men and women who find sanctuary at the Haven night shelter in Somerset Road, Green Point, do not yet realize that the tranquil hours they spend there are numbered.

The Haven, which provides a 30c dinner, bed and breakfast for vagrants was opened in September 1978 and was threatened with closure on June 1 this year after complaints from some residents in the area.

But for the people who gather on the porch of the old building to chat and while away the last hours of a tiring day before dinner and a comfortable bed, it is home for a night.

According to the acting chairman of the Haven's management committee, Mr Sam Gross, the Haven was established to help and rehabilitate vagrants — society's rootless, homeless and inadequate persons.

And the Minister of Health and Welfare, Dr I A P A Munnik recently

If their 'home' closes, Cape Town's vagrants will move to the mountain

THE HAVEN is an old building where the City's vagrants can find shelter. But it is in danger of being closed down because of complaints from some people who live close by.

STEPHANIE VENTER reports:

wrote to thank Mr Gross and the management committee for their trouble in alleviating the vagrancy problem in Cape Town" and wished them every success in the future.

The future of the Haven rests on the decision on a report submitted to the Deputy Minister of Community Development Mr Pierre Cronje, recently. It stated that no alternative accommodation had yet been found.

But winter begins in

June, and if the Haven is closed, many of these people will be exposed to the cold and rain. People like Mr John Williams, of Belgravia, who spent 15 months sleeping at Cape Town station before he went to the Haven two months ago.

"The people will all move to the mountain then there will be a lot of bush fires," he said.

"If you don't get them off the streets they will sleep in shop doorways, on the mountain and on railway stations. But it's

beautiful to have a place like this where they can rest their souls," he said.

Going blind

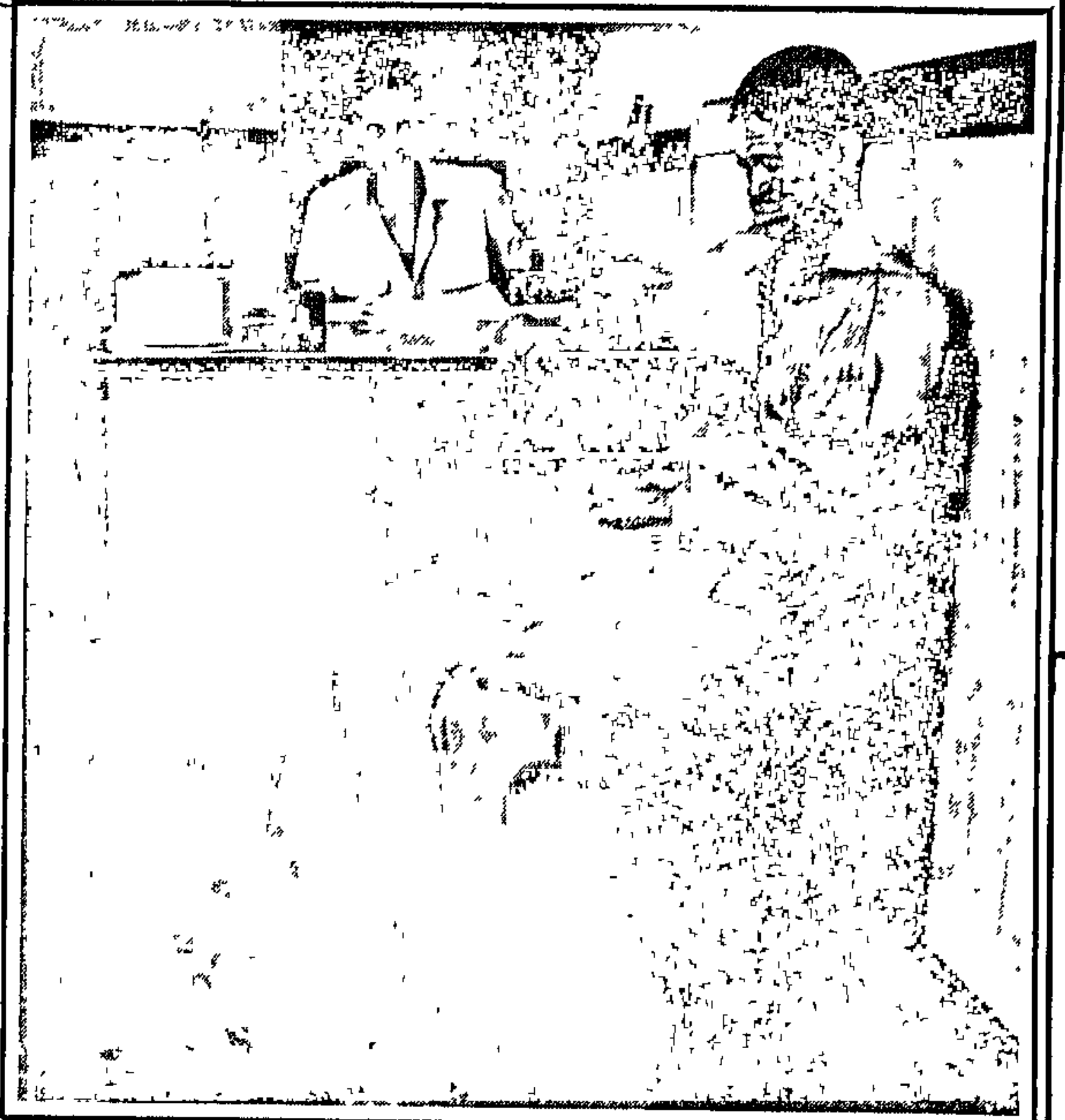
"It will be very sad," said 62-year-old Mr Henry Williams, of Wellington, who was surprised to hear about the threatened closure. He retired from his work in Crawford when he started going blind about seven years ago. He has an artificial right eye and is partly blind in the other.

This gentle, quiet man who has no family, is afraid to walk in the streets. He said that he, too, would "go to the mountain".

After reluctantly turning away an old man who had not had the required tuberculosis X-rays, the Haven's supervisor, Mr Andrew Robyn, was adamant that "we already have the Haven. If they want us to move, they must find us alternative accommodation".

COPY TIME
3/4/82
(124)

Pictures: ALVIN ANDREWS



The Haven supervisor Mr Andrew Robyn stares shocked at resident Mr Abie Bruins who returned to the Haven for help after being stabbed on the street

Closer to the Haven than the complaining residents of Loader Street, is Mr Bernard Perez, who lives across the road. "I was there when the Haven started — it does not cause problems. In fact, it performs quite a service

for the people."

A widow, Mrs Irene Stevens from Knysna, who stopped working when she had a stroke, is on a disability pension grant and says she has been going to the Haven for about three years. "These are my own people

around here," she said. "In winter I will have to go and sleep on the Parade," said Mr Isaac Kraam.

"We are the lost ones, the stray dogs," said a man who did not want to be named. "It will be a big hassle for some of us — we will be alone."

CAPE TOWN 3/4/82
The

More pass law raids in Paarl

REGULAR raids on the Mbekweni location and men's single quarters are being carried out by the Paarl Administration Board of the Western Cape according to a resident, Mrs Lydia Kasi.

This has resulted in large-scale arrests of "illegal residents", most of them women and children.

However, the chief director of the Administration Board of the Western Cape, Mr A A Louw, denied that there was any special programme to "stamp out the influx of people in the Mbekweni area".

Mrs Kasi said that in the past week there had been raids on the location and on the men's single quarters almost daily.

"Most of the raids on the men's quarters take place in the early hours of the morning, when the people are fast asleep."

Try to hide

Mrs Kasi said influx control officers had also begun "an intensive search for illegal residents on farms in the area, where husbands try to hide their wives and children."

"The people cannot go on with these middle-of-the-night raids. The men have to go to work the next day, and often have to spend the morning trying to bail their wives and children out of jail."

Mrs Kasi said the men had been told that if they could find accommodation for their families, they would be allowed to stay.

"But when families with houses in the location offer to put up some women and children from the homelands, they are told that their homes are already too crowded and permission is refused."

findings could be made... vehicle was a "lethal" party when the car was older.

Promise of more jobs and homes in E Cape

(24) E. Post 3/4/62

● From Page 1

repair and body shop assistants, welders, forklift drivers, artisan aids and security guards, and other jobs

"If a man is trained in an operative skill he will be employable and productive from the start

"And the training will serve to encourage new establishments to locate themselves in the Eastern Cape because there will be this availability of higher skilled workers," said Mr Hayward

The black housing crisis is being tackled from two directions in the region

In a prompt response to the Prime Minister's request, a meeting has been held between representatives of the Institutes of Building Societies and Estate Agents, Chambers of Commerce and Industries, the three locally-based motor companies, as well as the Community Councils of Port Elizabeth and Uitenhage

An advisory committee is now considering ways of putting East Cape Administration Board houses up for sale and using the proceeds to finance new housing

More importantly, a utility company is being formed to arrange finance for housing in all areas, white and black. It should be registered about the middle of next month.

The company would promote the growth of whole communities and any profits would be ploughed back for further developments.

Funding the company is not going to be easy, but the Urban Foundation may be able to assist and consideration may be given to raising a loan.

It is understood the company will not want to involve itself with infrastructure or the acquisition of land, which is regarded as the responsibility of the authorities

A memorandum and articles of association for the company are now being drawn up with lawyers and these are expected to be presented at a meeting of the steering committee on April 14

Σ. Post
2/4/82

Plans promise big boost for jobs and housing

124

Weekend Post Reporters

TWO major schemes promise fresh aid for East Cape industry and relief of the chronic housing shortage in black and other areas

'Blacks stand to benefit on both counts

One scheme — a Government-inspired initiative to train out-of-work blacks at a special centre in Port Elizabeth — comes as an extra stimulus on top of the economic concessions announced for the area this week

The other scheme involves the formation of a utility company in Port Elizabeth, backed by industry, to provide funds for housing. It will be the private sector's response to the Prime Minister's plea for help from this quarter

Both initiatives could help relieve to some extent the serious unemployment among blacks in the Eastern Cape, the highest rate in this race group in the country

And both promise advancement for blacks on social and economic fronts

The step to speed the training of blacks for industry is a timely one in view of the new concessions which, it is hoped, will

encourage industrial expansion in the region and provide fresh jobs

The move, coupled with the multi-million package of economic concessions and incentives (including rail rebates and cheaper electricity), makes the area increasingly attractive to industrialists

Port Elizabeth is one of two centres in the country chosen to run the courses, Mr Bill Hayward, chairman of the board of the Emthonjeni In-Service Training Centre at Struandale, told Weekend Post

The Government has promised an initial R500 000 for the centre to pay for equipment and salaries for this facility

"We are now going to go hammer and tongs to prove to the Government that they are on the right track in establishing centres such as these," said Mr Hayward

The other centre chosen is at Bloemfontein

Emthonjeni's next step will be to survey all Eastern Cape employers to find what they require in some 90 different spheres of employment

Some examples of the types of employment discussed in the survey would be

● Turn to Page 2

DAY APRIL 5 1982

District

124

APRIL 5/4/82

6 houses

all booked

ALL THE houses made available to whites in District Six will be sold shortly, the Department of Community Development says

A spokesman said today 'enough' applications had been received for the 82 semi-detached and 20 town houses

He could not say how many or release details of potential buyers

It is understood however, that applications for the houses — described as a 'give-away' by estate agents — have come from as far as Zimbabwe, SWA/Namibia and the Transvaal

SUBSIDISED

The department offered 90 percent bonds and subsidised interest rates. Prices range from R31 000 to R52 000

It is estimated that buyers will save up to R70 a month as a result of the subsidy

Although buyers can let the houses they may not be sold for five years except back to the department

Housing issue: 109 families sign petition

124
D. Dispatch
5/4/82

EAST LONDON — One hundred and nine North End families signed a petition this weekend indicating their support for halting relocation to Braelynn 4 until the controversial resettlement issue had been resolved satisfactorily

The petition, circulated by the Housing Action Committee (HAC), called on residents to state whether they stood by a unanimous decision taken at a housing meeting last week

It was decided at that meeting that the HAC, the Indian Management Committee and the East London Indian Association would work together to resolve the current problem besetting the Braelynn 4 area, and that no-one would move to Braelynn 4 until the matter was resolved satisfactorily

Commenting on the overwhelming community support, the chairman of the Housing Action Committee, Mr Kriben Pillay, yesterday said "We feel this must be acknowledged as not coming from interest groups, but from the people themselves, and that the people's wishes should now be seen to"

He added "If the authorities don't acknow-

ledge this now and start moving people to Braelynn, they will create division among the people and break their will to fight for their rights"

Mr Pillay said his committee concentrated on North End residents with the petition as this community was most affected by the development of Braelynn 4, which involves the removal of Indians from North End to the new area and the removal of coloureds from 499 houses between Braelynn 4 and Duncan Village to Buffalo Flats

The 109 families who supported the decision this weekend represent almost 100 per cent of North End residents, with the exception of those who will be moved to Braelynn 5

Mr Pillay said it was "political strategy to divide the people" and called on the authorities to respond positively to this statement by the people of North End

He said it was vital that residents were not subjected to "subtle intimidation. We must at all costs avoid a panic situation. Rumours are already rife that certain people are to be given homes in Braelynn 4. Others will panic if they

feel that they are going to be left out, and this will defeat all"

His committee had learnt that the first 15 houses in Braelynn 4 would be ready for occupation on May 15, and in the view of this, it was of utmost importance that the authorities now take note of the wishes of the affected people, Mr Pillay said —
DDR

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Men set squatters' tent in Paarl on fire

Staff Reporter

TWO unidentified men set fire to one of the 13 tents housing homeless families in Paarl, according to school pupils who are assisting the families.

The fire was soon extinguished and, although several people gave chase, the two men were not caught. No one was injured in the incident.

A spokesman for the students said most of the people were already asleep inside their tents on Friday night when two passing men set fire to

the tent nearest to the road.

The people woke up and managed to put out the fire, which burnt a hole in the canvas. Several men ran after the arsonists, but they managed to get away.

The station commander of the Paarl police, Colonel C K Burger, said yesterday he was not aware of the incident.

The 13 families have been living in tents on a pavement in Paarl since being evicted from the farm Weltevrede, which was sold to a Malmesbury

grain co-operative. Their cottages on the farm were bulldozed by the co-operative to make way for a road to a cold storage plant being built on the land.

Pupils from local high schools have been bringing food to the families and doctors are monitoring their health.

The Mayor of Paarl, Mr S F du Toit, announced recently that the families would be temporarily housed in holiday bungalows being built at a nearby camping site.



The tents erected for the squatters in Dal Josafat, Paarl, last week

124 D. D. [unclear] 9/4/82

Homes without frills

New hope for homeseekers

utility are the same — to build a house for as little as possible, and sell it to someone in need with as low a mark-up as possible

EAST LONDON — In housing circles they call it the Great Divide — the yawning gap between living in a subsidised home and being able to afford a place of your own

However, there may be light at the end of the tunnel in the form of East London's housing utility company — a locally-managed company which has, as its main aim, the provision of low-cost housing with no profit motive

The acting chairman of the company, city councillor, Mrs Elsie Kemp, believes the utility has "a vital role to play" in housing the middle class

"We are basically interested in providing the first home for the young family, or the last home for an old couple," Mrs Kemp said recently

"No one has catered for middle-class people in the past," Mr Myers said recently at a meeting with local businessmen keen on establishing a utility company

"Builders are concerned with making profits. When a utility company sells a house, the only real concern is to cover costs"

When the local utility company gets off the ground — presuming it gets beyond the existing "steering committee" stage — it will bring well-planned, well-built houses within the reach of many East Londoners presently living in inadequate dwellings

To do that, however, two things were necessary, Mrs Kemp said — money and land

"What we are hoping to do is get a grant of land from the city council, and then use this as security to raise a loan," she said

Local industries would be given a certain amount of preference in the allocation of sites once the company was functional, in much the same way as existing state-subsidised schemes operate

And sections of the new Buffalo Flats extensions could be developed for coloured families if the Department of Community Development gave its approval, she said

For Indians, sections of Braelyn 4 could possibly be developed by the utility company, as well as part of the new Braelyn 5 area

By CHRIS VICK

Berlin, East London's industrial satellite, "could very well come into it," Mrs Kemp said

"The council owns a lot of ground there" Before any area is developed, however, the steering committee envisages a massive public relations operation to get local industries involved in the project

Falling Apart from the salary, the rest will depend on personal details of the applicant, such as where he is living and what prospects he has of obtaining a housing loan

For the man in the street, however, wangling his way into a utility company house will be a complex business

Although final details of the selection process have not been decided, members of the steering committee say selection will be "strict"

"There is a possibility of us introducing a points system to give certain people priority," Mr Martinsen said

"But young people will have a definite advantage — not the man who simply wants a better house than the one he's in now"

The basic qualifying factor will be the applicant's salary. It must be between R650 — the maximum for someone to receive subsidised housing — and R1 000, where a wage-earner supposedly earns enough to survive without help

Because of the Group Areas Act, applicants will be divided racially, and the company is only likely to tackle one group at a time

"We don't have the capital or know-how to undertake massive projects from the word go, so things must grow from a small beginning," Mrs Kemp said

Local builders, architects and planners will be involved in the project too, Mrs Kemp pointed out, and all contracts will be put out to tender

"They mustn't see this as a threat to local building," she stressed "We are aiming at a different market — we are going to build small, compact houses without any fancy work"

But just what will these houses look like? Definitely not like the row upon row of drab matchboxes currently erected in housing schemes, Mr Myers said

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At a recent planning meeting, he showed slides of neatly-planned developments near Cape Town

Nothing is wasted in

the construction of a utility company home — Garages are left out — "it is more important to house children than motor cars"

Only the cheapest fittings are used in the house itself, and luxury fittings such as carpets and tiles are eliminated

"This not only saves

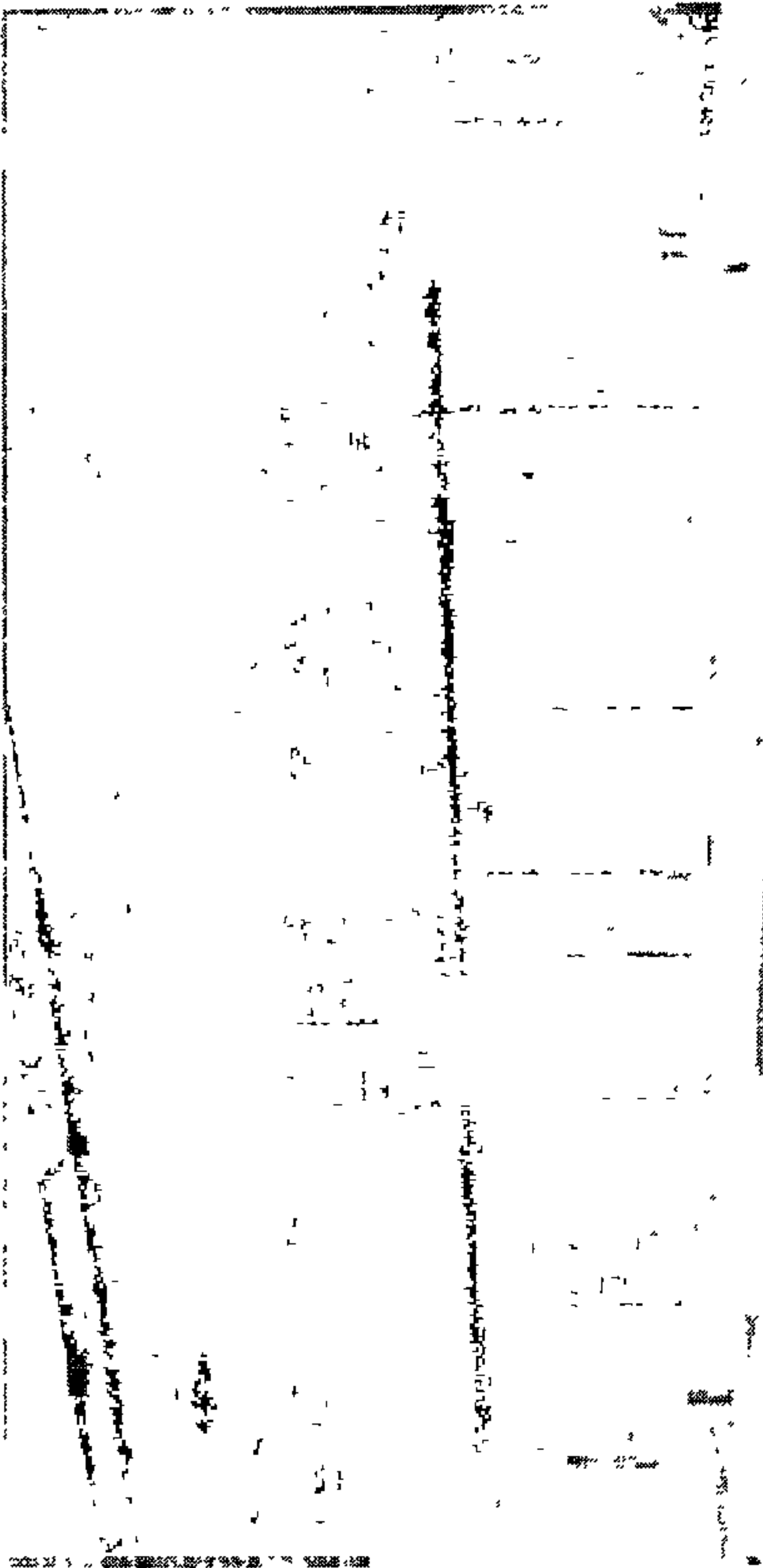
In recent projects land are developed at a time, divided into plots and, form small "villages"

Optimum use of land is another important concept, according to Mr Myers

Large areas of

land are developed at a time, divided into plots and, form small "villages"

"We want the cheapest possible house," Mr Myers said, with "no frills" — DDR



This home, built by a utility company as part of a Cape Town housing development project, is the type likely to be built in East London if plans to form a local utility company succeed

Open sore of Paarl's

Pictures and report
by Nazeem Howa

124
housing crisis
C. Herald 10/4/82

A ROW of multi-coloured tents have appeared alongside a busy road in Paarl Industria. For 13 families who were evicted from their farm homes and a month later moved off the farm site on to the pavement this is their new home. Their plight represents more than another tragic tale of eviction. It has become the open sore of Paarl's — indeed the Western Cape's — chronic housing shortage.

They have been living on the pavement for the past three weeks simply because they have nowhere else to go. All their attempts at finding other accommodation have failed.

The families, about 60 people including many

small children, were moved from Weltevrede farm three weeks ago by the owners, Westelike Graanboere Co-operative. The owners had evicted the families about a month before that because they planned to build a road where the families' houses stood. This was part of the development plan for the farm.

DAMAGED

Many of the families claim that their furniture was damaged when they were evicted from the farm.

'We had been living in the open for about a month when a man told us that we had to move off the farm,' Mrs Elizabeth Samuels, 55-year-old mother and grandmother, said.

'When we refused, our furniture was taken away on trucks and dumped on the pavement outside the farm. If we could find other accommodation we would have taken it immediately, but accommodation is very scarce in Paarl. Since they told us that we had to get out we have been looking for a home but have not yet found anything,' she said.

Nor have any of the other families found a place to live. They have

all been forced to live on the pavement of Bosch Street. There is no fresh water supply or sewerage system near the squatters.

When I visited the squatters on Tuesday morning, they were being pestered by flies. Many of them complained about having to endure the traffic noise.

They expressed extreme gratitude at the efforts of Paarl students who secured tents for them — their only shelter during last week's rains. The students had managed to get them all tents and had pitched the tents for the families as well.

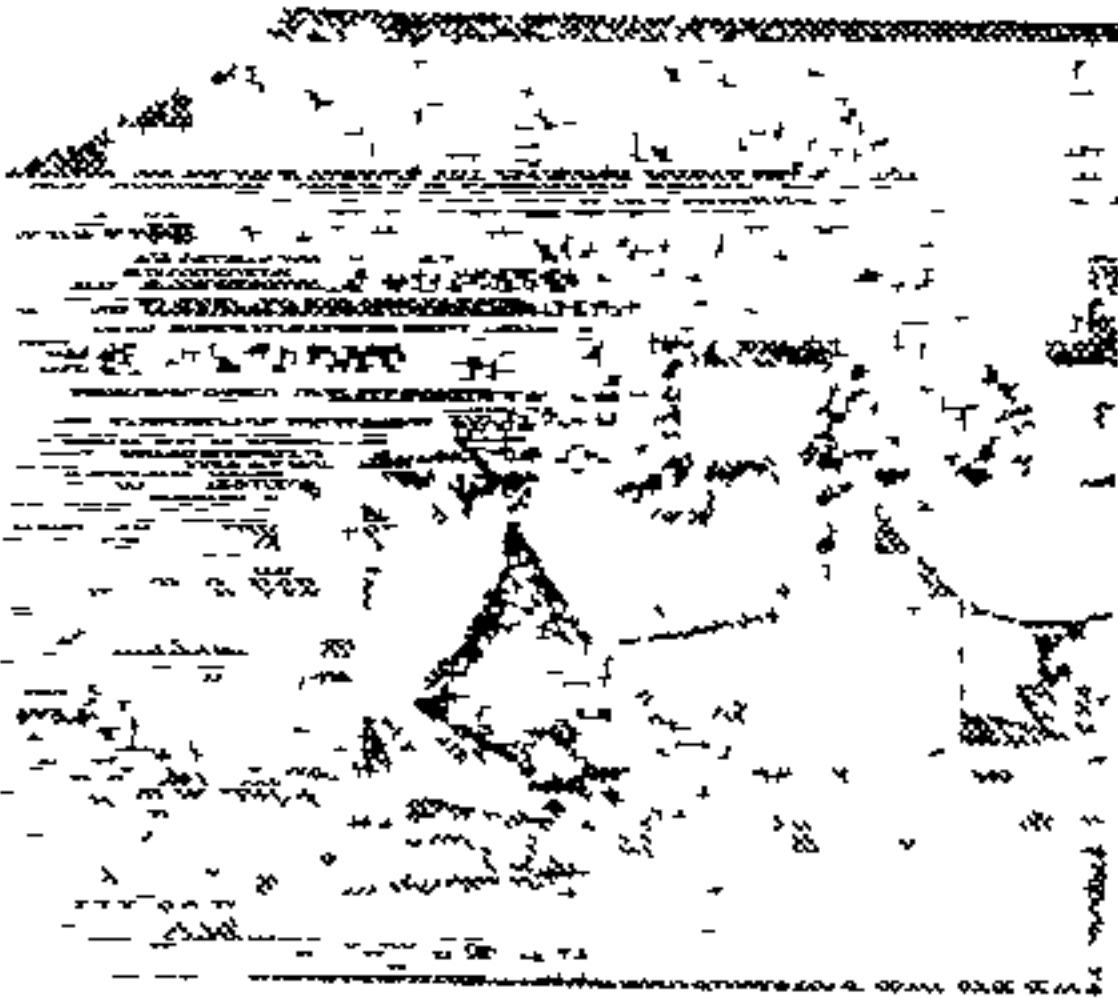
A spokesman for the squatters said that they would accept the Paarl mayor's recent offer of huts, to be used as temporary shelter, only because they needed cover from the rains.

Many of the mothers were worried about their children's health because of the unhygienic conditions under which they were living. They appeared through Cape Herald to the Paarl Municipality to take immediate action on their plight.

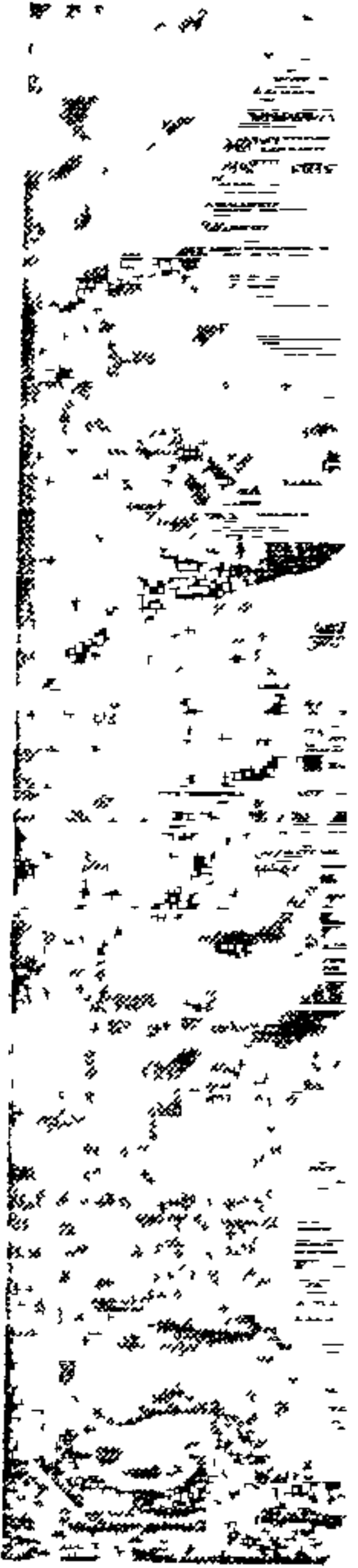
BLEAK

● But to the squatters the future looks bleak. The Government has no money to build houses to alleviate the coloured housing crisis in Paarl. This was the message from a recent meeting between the National Housing Commission representatives of the Paarl Coloured Management Committee, the Ratepayers' Association and the Paarl Town Council.

lunch
Saxon.



3 tents along a busy road.



(124)

Tenants can buy council houses

(124) 10/4/82

ABOUT 240 tenants in Hanover Park and Heideveld and some in Schotsche Kloof are now able to buy their 'economic' houses from the Cape Town City Council.

This comes after months of debating by the Council on whether or not to sell rented houses to tenants.

Last week the council decided not to sell the major portion of its rented houses.

They argued that there was a constant demand for the hire of City Council dwellings and also a demand from existing tenants for transfers to larger dwellings.

The rental for houses to be sold would be too high for most lower in-

come people, they said. The selling of some houses in Hanover Park Heideveld and Schotsche Kloof is in line with the council's policy of selling certain houses when it is 'appropriate'.

The Council decided in principle in 1979 to sell the houses in Heideveld and Hanover Park to the tenants.

This had been delayed because the council had been awaiting Government permission.

The Council's decision came after considering arguments for and against the selling of houses that

were raised at various meetings.

It was argued that home-ownership played a major role in creating a stable community, in reducing vandalism, crime and violence, in developing self-reliance and in promoting a healthy family life.

It would also offer security from the fear of eviction or forced transfer.

The opposition to selling was seen by some as a deliberate move by whites to keep others financially and socially dependent.

... but for how much?

NOW that the Cape Town City Council has finally decided to sell some of its houses to tenants, a few important questions emerge, most important of which is what these houses will sell for.

The answer is not available at the moment but would be on hand fairly shortly, according to the council's deputy town clerk responsible for housing, Mr G Hofmeyer.

He said a new formula had been worked out which had been forwarded to the Department of Community Development for approval. This was done in February and as the department requires about three months to reply, their response is awaited some time this month.

Community Development requires the council to obtain a 'fair' return.

While they were waiting on the department, it would be incorrect and improper of the council to speculate on selling prices, Mr Hofmeyer said.

PLEASE NOTE

BEEF MINCE PRICE SHOULD BE

R2⁶⁸ PER kg

IN THE ADVERTISEMENT FOR OK ON PAGE 13

OK

Shop where South Africa shops.

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124

Residents hit at 'high' housing prices

Municipal Reporter

ANGRY Heideveld residents claim that the City Council has never consulted them on the fixing of "high" housing prices in the area's pilot selling scheme

And they believe they had been kept in the dark on details of the scheme since 1979 — when the council agreed to sell about 220 of the rented houses to tenants — while the Athlone and District Management Committee had been "sitting with the proposals since last year"

The management committee was "a dummy body", "unacceptable to the people" and "not representative"

In a memorandum sent to the Town Clerk, Dr Stan Evans, this week, the Heideveld Vanguard Civic Association said the prices of the houses had

been based on a formula suggested by the government

The formula, if adhered to, would result in the council selling the houses "at prices not less than the market value (extremely high at present)".

'Responsible agent'

Outlining the feelings and recommendations of the residents, the association said the inclusion of a profit in the final selling price of the houses was "unjustifiable"

The council was not a speculator nor an estate agent, and its duty was to act as "a responsible agent for the disposal of these homes", especially when the authorities had acknowledged the need for subsidized low-cost housing

The organization said it was unfair to have to pay a R300 deposit for houses much older than the homes in Mitchells Plain where, as a temporary measure, deposits were only R100

No regard had been paid to the socio-economic and political circumstances of the residents

There also had been no consultation between the council and the community in determining the prices, and no serious consideration had been given to their aspirations and their feelings against the high prices

Original costs

The association recommended that the selling formula be rescinded and that the profit element be excluded

It also asked that the sale price be determined on the basis of original costs at the time of construction plus a fair percentage for site and services

Immediate steps should be taken to speed up the implementation of the scheme and transfer of title to the purchasers should be executed as soon as possible

The association said all tenants in Heideveld, and not only those in the area set aside by the council, should have the right to buy

9961

Black way

Centric

Alternative is sought to fund black housing

Post Reporter

THE East Cape Administration Board (Ecab), which is investigating ways of dealing with the present housing crisis, is looking at alternatives to Government funds for black housing

Ecab's chief director, Mr Louis Koch, said today the board could not "sit back" because of the lack of Government funds for housing

The board was, therefore, considering applying for loans on the open market and approaching the private sector as alternative sources of finance.

At this stage, interest rates were too high for Ecab to commit itself to this course of action

Mr Koch said a committee had been established last month to examine and suggest ways of dealing with the black housing shortage

It was made up of Ecab, representatives of the Midlands Chamber of Industry and the Chamber of Commerce, the Port Elizabeth Afrikaanse Sakekamer, the Institute of Building Societies, the Institute of Estate Agents, the Urban Foundation, the Port Elizabeth and Uitenhage Community Councils and representatives of the motor industry

Mr Koch said he hoped the committee would be able to motivate the private sector to consider the provision of housing. It had discussed a programme to persuade people renting houses to buy them, and would broaden its scope as new challenges were encountered, he said

No. 124

14/4/82

in Port Elizabeth, if not, what progress has been made in regard to providing additional accommodation for he said Supreme Court, if so, (a) what stage has been reached in the planning of such building and (b) what is the estimated cost?

The MINISTER OF COMMUNITY DEVELOPMENT

Yes, the planning of the project will commence as soon as the suitability of the site has been determined and requirements finalized. At this stage the programmed tender date is June 1982 and the contract period will be 36 months.

Port Elizabeth: magistrate's court

199 Mr T ARONSON asked the Minister of Community Development

Whether it is envisaged to effect alterations to the building housing the magistrate's court in Port Elizabeth if so what alterations?

The MINISTER OF COMMUNITY DEVELOPMENT

No, at present no alterations are envisaged because certain components of the Department of Justice and the South African Police accommodated in the building stand to be transferred to new accommodation whereupon the position will be reconsidered, if necessary.

124 Hansard Q Col. 597-
Port Elizabeth plots in South End 598
14/4/82

400 Mr A SAVAGE asked the Minister of Community Development

(1) (a) What are the erf numbers of plots still unsold in South End, Port Elizabeth, (b) (i) when and (ii) in terms of what system is it proposed to sell these erven and (c) what is the cost to his Department of these erven

(2) whether any measures are being

taken to ensure that the land in question is properly cared for if so what measures?

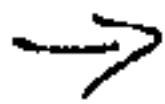
The MINISTER OF COMMUNITY DEVELOPMENT

(1) (a) Erven 1700 to 1707, 1710 to 1716, 1722, 1724 to 1728, 1647, 1648, 1651, 1654, 1656 and 1657

(b) (i) and (ii) the Department makes use of the services of a marketing consultant to convey buyers. As soon as interest is shown tenders are advertised for the sale of the erven in the public press. Only in exceptional circumstances such as when erven are required for welfare and church purposes negotiations are conducted directly with such organisations.

(c) the development cost of the erven is approximately R27 per square metre.

(2) Yes, the erven are maintained departmentally.



Row over

ARGUS 15/4/82

R85 000

1246

'little boxes'

THE builder of maisonettes in Hout Bay which have been described as 'unimaginative little boxes' says he is 'very, very surprised' at the criticism.

Mr Wolfram Prinz, managing director of Heikmar Construction Co, regards the maisonettes as "definitely middle-class and upper-class homes."

The homes change hands at prices ranging from R65 000 to R85 000, he says.

CALL FOR CONTROL

But the Hout Bay and Llandudno Ratepayers' Association have other views. They have written to the Divisional Council asking it to exercise more control over the design of buildings in Hout Bay.

Mr Len Pothier, chairman of the association, described the maisonettes as 'unimaginative little boxes in which people have no privacy at all.'

He told *The Argus* today: 'This kind of building will lead to the complete ruination of Hout Bay.'

'The developers are turning it into a kind of Maitland-by-the-Sea, and we are afraid this will lower the tone of Hout Bay and bring down property values.'

PLOTS EXPENSIVE

Mr Pothier added: 'Plots in Hout Bay are very expensive. We cannot see why people should buy them and then put up appalling little buildings on them.'

In its letter to the council, the association singled out a block of maisonettes at Baywood Close for particular criticism.

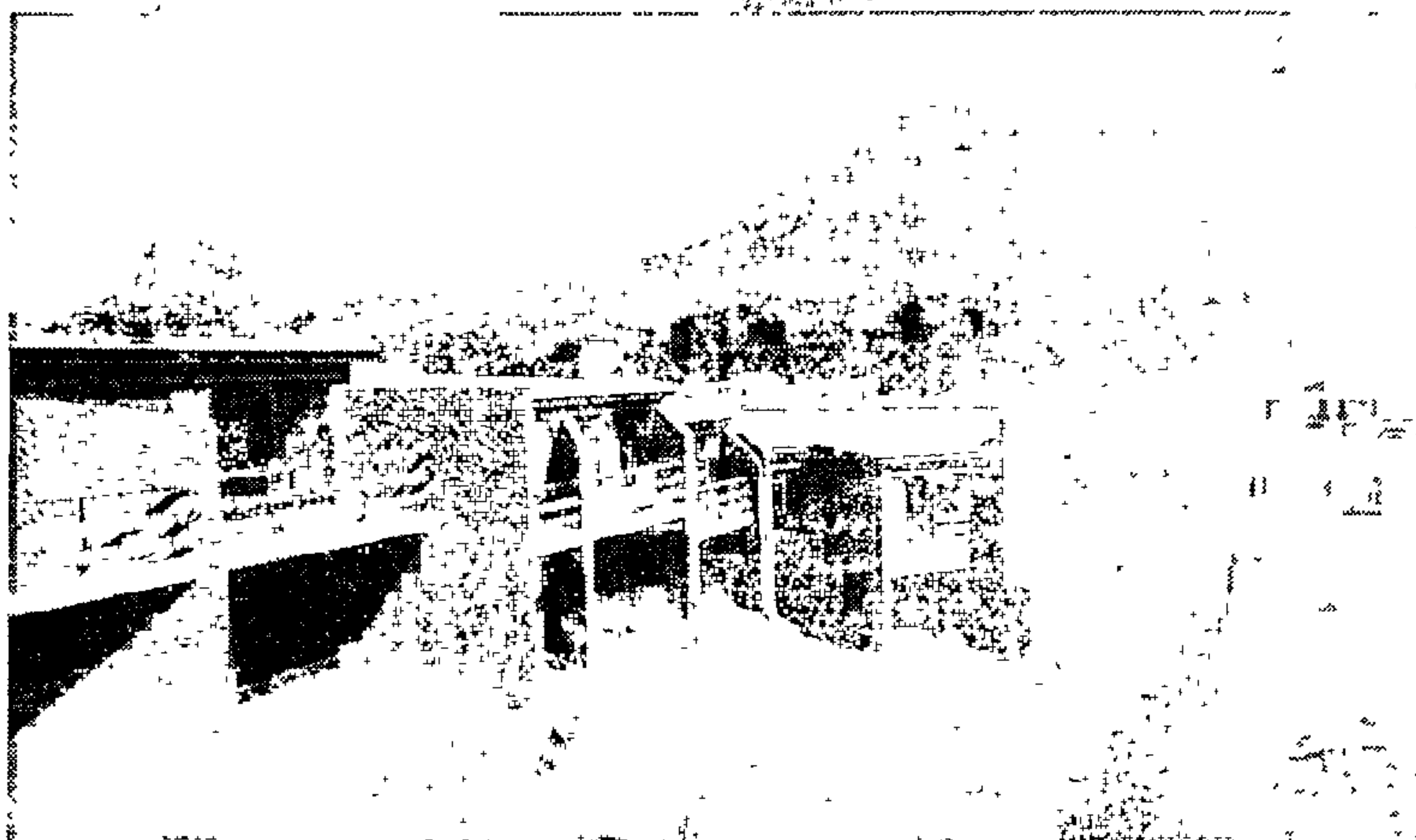
Mr Prinz said he was 'very, very surprised' by this. He said that Baywood Close was of a higher standard than surrounding houses.

The maisonettes were 'snapped up' within 14 days of coming on the market.

Mr Prinz said homes sold in Hout Bay by his company for R25 000 a few years ago, before building costs escalated, were now changing hands for R65 000.

Mr Pothier said his association's letter to the divisional council was 'only the opening barrage' in the fight to save Hout Bay from undesirable development.

He said that if the previous level of design was not maintained the general standard would drop and property values fall.



THESE maisonettes in Hout Bay are at the centre of a row over the 'tone' of the village.

Teacher with a housing problem

Science teacher Mr H M CAIRNCROSS and his wife, ELLEN, in their small basement room in Parkside, Port Elizabeth.

124 E. Post
15/4/82

Pay rise is bad news for man with no home

By SHIRLEY PRESSLY
A PORT ELIZABETH high school teacher and his bride, who live in a single basement room, have had their hopes of obtaining their own home dashed because he was given a pay rise.

"I feel frustrated and without hope," said Mr Henry Cairncross, 56, indicating the cramped room in the elite coloured suburb of Parkside where he has lived for three years.

Mr Cairncross, a teacher at the Paterson High School, and Ellen, his bride of four months, stay there because there are no homes or flats to be had.

They had hoped to buy a home in Booysens Park, but then Mr Cairncross was given a pay rise.

Now he earns too much to be allowed to buy a two-bedroomed house in the municipal scheme.

From the end of April, his monthly salary will rise from R612,50 gross to R859,75. To qualify for a house in Booysen Park, a person may not earn more than R650 a month.

Mr Cairncross had ap-

plied to buy a two-bedroomed house selling at R21 400. He cannot afford a house on the open market because he must pay his ex-wife maintenance of R210. He was divorced 12 years ago and remarried in November.

"Before my present marriage, I could not get a house because I was not married," he said. In fact, one reason why he remarried was "so that I could qualify for a municipal house. But now I earn too much."

The basement room the couple live in measures four metres by five. Here they must cook, eat, sleep and spend their leisure time.

It is ventilated by one tiny window. There is little headroom and no bathroom.

A spokesman for Port Elizabeth's Housing Department confirmed that the ceiling was a gross monthly salary of R650 to qualify for a house in Booysen Park. Mr Cairncross no longer qualified for the scheme.

Twelve Apostles housing site objection

ARBUS
15/4/82
124

Divisional Council Reporter

THE Divisional Council has been advised by its engineer, Mr M K Botha, not to allow a site on the 12 Apostles in Hout Bay to be used for housing.

In a report to be considered by the council at its next meeting, Mr Botha said housing would spoil the view.

He could see no need for it because of so many vacant erven in residential areas of Hout Bay and in the Mount Rhodes township.

Mr Botha was reporting on an application for the rezoning of a 52 ha site on Ruyteplaats Farm from agricultural to residential.

HIGHEST LEVEL

An application on behalf of Ruyteplaats Estates said the site was unique in the metropolitan area.

It had panoramic views of the surrounding mountains and of Chapman's Bay and was at the highest level of permitted development, adjoining the Table Mountain nature reserve.

Mr Botha commented: "This very uniqueness as a potential site for development must be seen also from the point of view of the visual impact such development would have.

SCREENED

"The argument that the existing trees would screen the proposed development can only partially affect such an impact.

"Certainly, if the site is to be optimised with regard to offering panoramic views, then it would be unreasonable to locate development behind the trees."

Although 82 erven in Mount Rhodes township were approved for housing in 1973, only four had been developed and only 30 sold, added Mr Botha.

slaid his r repairs n paid for

Reporter
"clear off" by the manager of a
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id after he had paid for repairs
a of kwazakele, who took his
V repair shop in North End about
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only take seven days," said Mr
period he phoned the shop and
payment This he did
was on its way to his house by
home, but found no TV there
called at the shop again and
the van and that it would be at
delivery was made
again I was told that the van
my TV set Another time I was
town' and, after insisting that
get my TV back, they started
old me to clear off," he said
drop everything and bus into
just to find my set isn't even at
at the shop, Mrs N Grebe, said
understanding" "Mr Wanda's
all the time," she said today

Briton held in Uganda

NAIROBI — A 27-year-old
Briton, Mr Kevin Thomson
has been arrested by Ugan-
dan police on the Uganda-
Kenya border, and is on his
way to Kampala, the Ugan-
dan capital, for question-
ing, diplomatic sources said
yesterday
The sources, contacted in
Kampala said Mr Thom-
son, who was hitch-hiking
in Africa, was arrested last
Tuesday No charges have
been brought against him,
the sources added
Friends of Mr Thomson
who saw him in Uganda
with police last week said
he told them he had crossed
the border into Kenya when
a Ugandan policeman
asked him to go back over
the border to complete a
technical formality —
Sapa-Reuter

502 fewer ⁽¹²⁹⁾ houses than ^{£. Post} applicants ^{16/4/82}

Post Reporter
SO far 1 500 applications
have been received to buy
homes in the Port Elizabeth
Municipality's Booyesen
Park 998-unit housing
development scheme — a
difference of 502
As applications far ex-
ceed availability, the Hous-
ing Department is assign-
ing prospective buyer
priority ratings
The Director of Housing,
Mr D J Cleary, said 300
homes in Booyesen Park
would be ready for occupa-
tion in September and a
further 250 in December
The rest of the units would
become available at
intervals

Mr Cleary confirmed
that the monthly gross in-
come for a potential pur-
chaser at Booyesen Park
could not exceed R650 a
month He said a number of
two-income families had
also applied for homes in
the scheme Their joint
salaries could not exceed
R650
He said the housing
department was not plan-
ning to ask the National
Housing Commission to in-
crease the ceiling from
R650 a month He said there
seemed little point in re-

questing a general increase
in the ceiling while there
were already so many ap-
plications which qualified
for Booyesen Park homes

If the ceiling were lifted
then more applications
would be received because
more people would qualify
There were no develop-
ment funds available for
this year

Mr Cleary said there
were 7 826 homeless col-
oured families in Port Eliz-
abeth

He said there were some
cases of hardship where
people who had made ap-
plication for Booyesen Park
now did not qualify because
of salary increases but it
was unfortunately not pos-
sible to make exceptions
because of personal cir-
cumstances

An increase in salary has
also put paid to a Port Eliz-
abeth teacher's hopes to
buy a two-bedroomed
house in Booyesen Park He
now earns too much A re-
cent salary increase has
lifted his gross monthly sal-
ary beyond the R650 ceil-
ing

He and his wife live in a
room in a basement with-
out bathroom facilities

Mob kills man who attacked nephew

JOHANNESBURG — A
mob this week stoned a
Meadowlands man to
death after he had seri-
ously injured his seven-
year-old nephew by kick-
ing, stoning and tramp-
ling him
Mr Theku Magasela had
been chased through the
streets from Mzimhlophe
hostel by the mob, includ-
ing women and children,
who stoned him until he
died

The dead man's mece, Miss
Hlengiwe Zwana, said
her uncle asked them
where his money was
They told him they had
given it to their mother,
as he had earlier told
them to do He threat-
ened to beat them up
"Uncle later attacked my
mother, Thalitha, and
punched her in the face
and one of her eyes be-
came swollen

"When we started scream-
ing, he grabbed my youn-
ger brother, Siphon, and
flung him across the
room

"He then started kicking
Siphon and trampled on
him He also hit him with
bricks

"Our screams attracted a
number of people who
beat him up" — Sapa

Kyachtsman



T'kei ⁽¹⁰³⁾ call to ⁽¹⁰⁵⁾ unite ^{£. Post} states ^{16/4/82}

UMTATA — Transkei's
Prime Minister, Chief
George Matanzima, yester-
day renewed his country's
call for amalgamation with
Ciskei

In a statement released
in Umtata, Chief Matanzima
said when Transkei
offered friendship terms to
Ciskei and appealed for the
amalgamation of the two
states, she did not do so for
selfish reasons

The people of both ter-
ritories saw amalgamation
as the logical and sensible

R450 jackpot prize to be won

By SANDI KRIGE

THERE is R450 waiting to be won in this week's Evening
Post-Checkers-Checkers Hypermarket Jackpot competi-
tion

To put yourself in line for the prize, simply forecast the
winners of races 3 to 8 at Fairview tomorrow and if yours
is the first correct entry drawn you will win the R450 prize.
If no correct entries are received, the jackpot will go up by
R400 to R850 next week

If you need any help with your predictions, tips from
Port Elizabeth's top racing experts appear on the inside
back page of today's edition

Entries should be posted or delivered to the Evening
Post, 19 Baakens Street, Port Elizabeth, 6001, or deposited
in the special boxes provided at your nearest Checkers
store in Port Elizabeth, Uitenhage and Despatch Collec-
tion boxes are also provided at the Checkers Hypermarket
at Greenacres

East London and Grahamstown entries have already
closed for this week, but entries will be received in
Uitenhage and Despatch

Water accounts shock at Belhar

ARGUS 16/4/87

(124)

RESIDENTS of Belhar's 'Kerrihuise' believe their water bills — higher this quarter than ever before — were based on incorrect meter readings.

Mrs J Klink, a member of the township's action committee has water accounts from all over the Kerrihuise extension.

In the quarter ending November 5 last year the tariff was 30c a kilolitre and the service charge was R1.50, for the quarter to February 4 these figures rose to 32c and R4.50.

She said most residents had no gardens and were away, working, from morning to night.

INCREASES

Accounts in her possession showed:

Mr S Wilson, billed for 39 kl in November, was charged for 87 kl, an increase of 223 percent.

Mr G Davids, billed for 33 kl in November, was charged for 61 kl, an increase of 185 percent.

Mr A Easton's bill rose from 29 kl to 74 — a 255 percent.

Mr W Petersen's account rose 375 percent, from 16 to 60 kl.

Mrs Klink said some account increases were even more startling. She knew of one from R15 to R50.

SECRETARY

Mr W R Vivier, Secretary of the Divisional Council, which controls the area, said today he was unable to comment or speculate without an investigation.

'If the people affected will present me with their accounts and detail their complaints, I will initiate a thorough investigation,' he said.

~~87~~ (124) *Hansard Q. Col.*
 District Six 668-669
 21/4/82
 491 Mr C W EGLIN asked the Minister of Community Development

Year
1970
1971
1972
1973
1974
1975
1976
1977
1978
1979
1980

- (1) Whether any houses in District Six are being offered for sale to White persons, if so, (a) how many, (b) how many such houses were previously occupied by (i) White and (ii) Coloured persons, (c) what was the price paid for the houses by the Community Development Board and (d) what was the cost of repairs and renovations,
- (2) (a) what is the sum for which the houses are being offered for sale and (b) what are the conditions of sale relating to the (i) deposit and (ii) payment of the purchase price,
- (3) whether any mortgage bonds are being made available by his Department, if so, (a) for what percentage of the purchase price, (b) at what interest rate and (c) subject to what conditions of repayment?

The MINISTER OF COMMUNITY DEVELOPMENT

- (1) Yes
- (a) 82 restored dwellings as well as 20 newly built dwellings,
- (b) all the restored dwellings were purchased from Whites and Indians and at the time of purchase by the Department were occupied by Coloureds,
- (c) R381 015 in respect of the restored dwellings,
- (d) R1 485 798
- (2) (a) R39 560 to R51 980 in respect of the 20 new dwellings and R31 030 to R37 400 in respect of the re



stored dwellings	The selling prices are based on costs with due cognizance of market value		
(b) (i)	a deposit equal to 10% of the purchase price		
(ii)	the balance is payable over 30 years in the case of the 20 new dwellings and over 25 years in the case of the 82 restored dwellings		
(3) Yes			
(a)	90% of the purchase price,		
(b)	prevailing Treasury interest rate (presently 13.5%),		
(c)	payable in monthly instalments	206	+
The conditions of sale, as set out in (2)(b) and (3) are in keeping with the standard conditions of the Community Development Board regarding the sale of the Board's properties to individual members of the White Coloured and Indian population groups		206	+
		206	+
		206	+
		206	+
		206	\$
		206	\$
		206	\$

Telephone: (031) 941007

Sydney

Rents of old homes may rise

Staff Reporter

TENANTS of older houses on Cape Town City Council's estates may have to pay much higher rents so that tenants of newer homes may pay less.

The council's housing committee today considered other methods of

achieving more equality in rents

One was a suggestion by the City Treasurer, Mr H Watkins-Baker, that rents should be based on the family income

Another was that rents should be based on the current market value of properties, with subsidies

for the poorer families

The third was that the cost of administering the housing estates be established and the State asked for subsidies based on that cost

The council would then allocate subsidies among tenants on a basis considered to be equitable

ARG 45 21/4/82 (124)

Worship

Not

hundreds treated pink eye

LONDON — cases of virus — common as pink eye treated in

611 cases in the nine weeks between April 11 and the Cecilia Hospital staff reported 24 and

LONDON — no facilities available at the Hospital for ocular surgery but the hospital superintendent G L Brackley said the hospital had 24 cases but optional

whether this at this time she said she would have no file

the medical health here Dr van Heerden, had many reports of conjunctivitis or municipal department a year yesterday that some

complex opened

LONDON — The office complex at Street will be opened next week by the Commission for South Africa, General Secretary from Pretoria at the complex opened last year

general practitioners in town had seen several cases

He said one doctor said he had seen several people from all groups both young and old

Dr Van Heerden said symptoms of the disease were red eyes and watering. In some instances it was marked by a sudden onset of pain in one or both eyes, and a feeling as if there was something in them

He said the incubation period was one or two days but in some cases it could take slightly longer

It was common to treat the virus with eye-drops and in most cases patients recovered even if the eyes were not treated

He warned however, that it was infectious and that people who suffered from pink eye should be given three to four days leave from work or school

"At home people who have pink eye should not share face cloths with others," he said

It was important that if one eye only was affected for a few days the patient should see a doctor and not just think it was an attack of pink eye when it could actually be a foreign body in the eye

Dr Van Heerden said the infection cleared within a week to ten days and it was easier to control if those affected kept away from crowded areas — DDR

Seminar on waste control to be held

EAST LONDON — The Institute of Waste Management, in conjunction with the Institute of Water Pollution Control will be holding a seminar on industrial waste control here on Friday

The manager of the city council's cleansing department, Mr G J Classe, said the seminar was aimed at industrialists and would deal with all aspects of waste management. Experts in the field of waste control and management will address delegates

The collection and disposal of toxic and hazardous waste will be dealt

with by Mr M Taylor, manager of a Cape Town waste firm. Practical effluent treatment for industrialists will be discussed by Mr J Trope, managing director of an effluent control company. The chief cleansing officer for Port Elizabeth, Mr J Lawrence, will outline the municipality's role regarding solid waste removal and Mr G Derry, Port Elizabeth's chief chemist, will discuss the necessity for trade effluent control

The seminar will close with a workshop conducted by Mr Classe — DDR

Talk to SA on Duncan Village — MP

UMTATA — A plea was made in the National Assembly for the government to do all it could for Transkeians living in Duncan Village who had been left in the lurch and were in an invidious position

The appeal came from the MP for Cala, Mr D M Skosana while the MP for Umtata, Mr Mike Mazwana appealed to the government to speak to South Africa

"I am not saying they must talk to the President of the Ciskei. That would be wasting words. They must talk to South Africa about this matter," Mr Mazwana said

"The people who work in the Eastern Cape and live in Duncan Village should be allowed to stay," he said. "Only those who want to go to Mdantsane should be allowed to go"

The Minister of Foreign Affairs, Mr Mtutuzeli Lujabe said Transkei was waiting for South Africa's reaction to memoranda on the squatter issue and the removal of its nationals from cities in the Republic to other states

Hitting at South Africa, Mr Lujabe said "The underlying factor of it all is that South Africa does not want to recognise our independence

"They treat our nationals the same as they treat the black in South Africa. We have taken up some of the issues at top-level with my counterpart in Cape town

"We pointed out to

them that the removal of our people from places in South Africa to residences in countries outside South Africa was to say the least irregular

Mr Lujabe referred to the arrest of Transkeians in Duncan Village for illegal residence

"Some were fined with an alternate jail sentence. We took it up and made it clear that it was irregular and unjust

"The fines were repaid and we are still waiting for reaction from South Africa"

Mr Lujabe said the squatter issue was also becoming a crisis

He said the government had pointed out to South Africa that they should have arranged accommodation for Transkeian workers before independence — DDR

Black teachers get pay

JOHANNESBURG — Up to 13 000 black teachers in South Africa and the homelands will be paid the same salaries as whites from this month, provided they hold the same qualifications

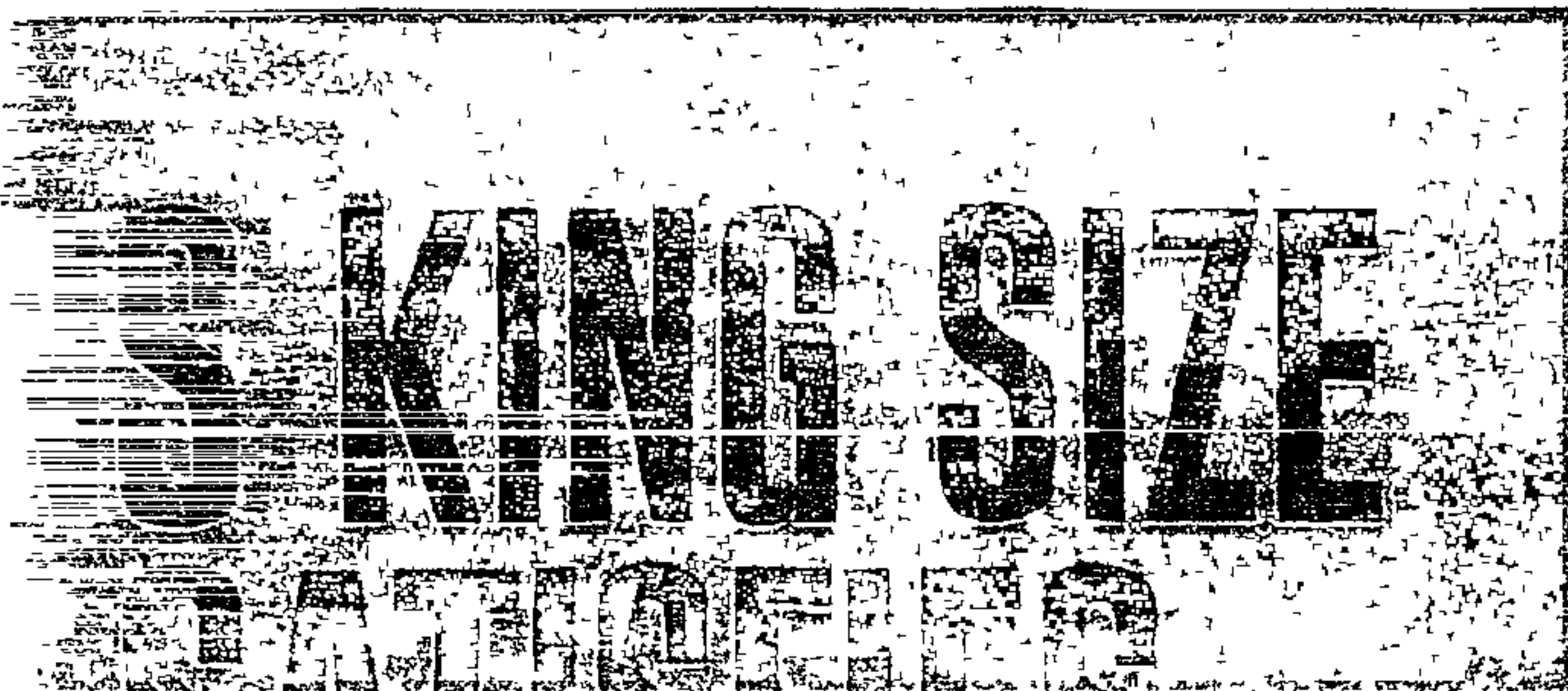
This is the latest step in a seven-year programme to achieve parity in earnings throughout the profession

The Director-General of the Department of Education and Training, Mr Joubert Rousseau, said all black teachers with a three-year post-matric qualification would earn the same as their white counter-

Abduction: man in court

MDANTSANE — Mr Phillip Ranana, 34, of Zone Nine, appeared briefly before Mr P L Pohl in the magistrate's court here yesterday charged with abduction

No evidence was led



	Number of Houses Built	1980-'81 Cost of Erection	Cost of Infrastructure
(iii) Grahamstown	—	—	R1 145 430
(iv) Zwide	1 638	R3 695 551	R1 544 333
(v) Fort Beaufort	—	—	—
(vi) Ginsberg	—	—	—
(vii) Stutterheim	—	—	—

(2) Yes, 218 new sites were made available in Grahamstown during 1981

WINE, SPIRITS AND ALLIED WORKERS UNION OF SOUTH AFRICA

incorporated into the National Union of Wine, Spirits and (See page 202).

(124) Houses built *21/4/82*
Hansard Q.61.675-678
 545 Mr E. K. MOORCROFT asked the Minister of Co-operation and Development

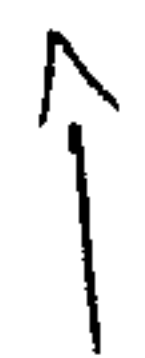
(1) (a) How many houses were built in (i) Mdantsane, (ii) Mlungisi Township, (iii) Grahamstown, (iv) Zwide, (v) Fort Beaufort, (vi) Ginsberg and (vii) Stutterheim in the 1979-'80 and 1980-'81 financial years, respectively, and (b) what was the (i) cost of building such houses and (ii) amount spent on infrastructure in respect of each of these areas,

(2) whether any new sites were made available in 1981, if so, how many?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

(1) (a) and (b)	1979-80 Number of Houses Built	1979-80 Cost of Erection	Cost of Infrastructure
(i) Mdantsane	708	R1 553 000	R2 260 500
(ii) Mlungisi	—	—	—
(iii) Grahamstown	—	—	—
(iv) Zwide	—	—	—
(v) Fort Beaufort	—	—	—
(vi) Ginsberg	—	—	—
(vii) Stutterheim	—	—	—

	1980-'81 Number of Houses Built	1980-'81 Cost of Erection	Cost of Infrastructure
(i) Mdantsane	945	R3 945 000	R2 736 500
(ii) Mlungisi	—	—	—



Assurance on move for new rents

AR 66/5 22/4/82 (124)

CAHAC

Staff Reporter
THE Cape Town City Council's housing committee will consult the management committees and the Cape Areas Housing Action Committee (CAHAC) before recommending any change in its present rent structure.

This was decided at a meeting of the housing committee yesterday at which ways of achieving a fairer rent system, under which tenants of new properties would pay less and those in older properties more, were discussed.

In a report considered by the meeting, the Town Clerk, Dr Stanley Evans, said the present system

based on the cost of building the properties meant that 'some old economic dwellings have unduly low rentals'.

On the other hand, modern flats in high-rise blocks 'can cost more to rent than the more desirable cottages built at the same time because they cost more to build'.

The committee considered three possible ways of achieving a fairer rent system.

One, suggested by the City Treasurer, Mr J B Watkins-Baker, was that the rent should be based on a percentage of the household income including the earnings of all non-dependent adults

The second was that the rents should be based on the current market value of the property unless the family income was too low for this in which case a subsidy would be paid.

The third was that the actual cost of administering the housing estates should be worked out and a subsidy obtained from the State based on that cost.

The subsidy would then be distributed among tenants on a basis considered by the council to be fair.

A council spokesman said 'It is impossible to estimate at this stage what the new rents would

be if either of these systems were adopted.

'At present some tenants of older properties are paying unrealistically low rents while those in new properties which were expensive to build are paying rents which are unrealistically high and are in need of help.

'At this stage the council will be asked to approve one of these three new methods in principle and then the details will be worked out.

But the housing committee decided it should first consult the people in the housing estates through the management committees and CAHAC.'

from Buenos Aires that sovereignty DDC

22/4/82 124 (21) D. Dispatch

Minister slams EL council

From
BARRY STREEK

THE ASSEMBLY — The "Progressive Federal Party-controlled" East London City Council had supported the disestablishment of Duncan Village for 15 years, the Deputy Minister of Co-operation, Dr George Morrison, said last night

But it had changed its attitude after the youth league of the PFP had opposed the Duncan Village scheme, he said

Dr Morrison was re-

plying to the MP for Houghton, Mrs Helen Suzman, who challenged the government to spell out what it had done in eight Eastern Cape townships since the Linde committee had found them to be crisis points

The deputy minister said that in spite of its changed attitude to Duncan Village the East London City Council had not rejected the two-and-a-half per cent commission it received as

the agent of the Department of Co-operation and Development for building houses in Mdantsane

Dr Morrison said although the East London City Council had requested the cancellation of the disestablishment of Duncan Village, it had asked the government to remove all illegal people there

"We are being requested to remove all the illegals, to upgrade the township and retain the status quo," he said

"This is after acting as our agents for 15 years.

"Even in November last year they had been in full agreement with the disestablishment of Duncan Village," Dr Morrison said

He had been told that the PFP youth league had demanded that the disestablishment of Duncan Village be stopped immediately

Dr Morrison said he wouldn't have been surprised if the MP for Pietermaritzburg North, Mr Graham MacIntosh, had been behind the

move

"All of a sudden the city council decides it wants the disestablishment of Duncan Village to be stopped

"Of all the money spent in the desestablishment of Duncan Village, the East London City Council has received two and a half per cent, but they have not submitted any resignation from this scheme," he said

Last year over R12 million had been spent on this project and the East London City Council had received two-and-a-half per cent of that for acting as the agents of the government

"The former mayor of East London now has the temerity to demand that I be relieved of my post for my participation in this scheme — after they have supported it for 15 years

"Mdantsane is part of the Republic of Ciskei. What has changed?"

"This is the logic of the Progressive Federal Party," Dr Morrison said.

... but still no cash to buy houses

124

D. Dispatch 24/1/62

EAST LONDON — Houses, houses everywhere — but not a cent available to buy them

That was the "state of the industry" as far as home-seekers in East London were concerned, the local chairman of the Estate Agents Institute, Mr John Batting, said yesterday

"Estate agents all have 50 or 60 houses on their books if you want to buy," he said. "But if you haven't got the money, and you need a loan from a building society — forget it

"There are definitely more houses on the market than there were six months ago. But nobody

is able to buy them," he added.

Only purchasers with a matching investment to cover a building society loan, or purchasers buying from someone who was going to keep money in the building society, would even be considered for a loan, he said

However, he felt there was light at the end of the tunnel — even though it was a rather dim light

"There does seem to be the possibility of more money coming on to the market. And prices seem to be staying static, so things may be a little easier soon"

Rented properties were out of the question, however, for the family seeking a roof over their heads. Average rentals were between R350 and R450 a month for a three-bedroomed house, Mr Batting said, and there seemed to be no short-term solution to the problem

Commercial and industrial sites were also in high demand, particularly showroom/workshop space of between 350 and 600 square metres

Several large properties were sold for between R250 000 and R400 000 recently, he said — DDR

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46

EST
LING PRICE

Minister misinformed about council — Card

EAST LONDON — In an angry reply yesterday to an attack on the city council's stand on Duncan Village by the Deputy Minister for Co-operation, Dr George Morrison, a city councillor, Mr Donald Card, said Dr Morrison was "misinformed"

Co-operation and Development, Dr Piet Koorhof, or the Prime Minister, Mr P W Botha

embarked on a R542 million plan to eliminate these problems

Mr Card said that he was "terribly annoyed" at Dr Morrison's attack on the city council and himself

"One of these areas was Duncan Village. You also promised that Duncan Village residents would be rehoused within two years. And what has been done?"

"For some time now, you Mr Minister appear to have your knife in for me"

Mr Card also asked why an autonomous community council had been established for Duncan Village — a government-planned resettlement area — and why Dr Morrison had ignored the pleas of the chamber of commerce, the chamber of industry, the city council and the town councils of Beacon Bay and Gonubie

Dr Morrison claimed in Parliament on Wednesday that the "Progressive Federal Party-controlled" council had changed from its 15 years of support for the disestablishment of Duncan Village because of pressure from the PFP youth league

Mr Card rejected Dr Morrison's argument that although the city council had changed its attitude to Duncan Village the council had not rejected the two-and-a-half per cent commission it received as agent for the Department of Co-operation and Development for building houses in Mdantsane

"Why has the plea of Transkei fallen on deaf ears? Surely the government accepts this area as an independent state which is making a plea on behalf of its subjects

In a letter to Dr Morrison, a copy of which was released, Mr Card said that to be "misinformed is very dangerous"

"These houses are still needed and in fact your statement infers that these homes are for Duncan Village residents only and this is not the case," Mr Card said

"Has the government not learnt that dissatisfaction leads to youth leaving South Africa, joining up with the communists and then coming back as terrorists?"

He said the city council had adopted its present stand following a report by a town planning expert, Professor Wallace van Zyl of the University of the Orange Free State, who had been asked to study the situation in Duncan Village

"When resettlement of Duncan Village started there were 90 000 people and at present there are 50 000 yet we have built thousands of homes to date and Mdantsane has plus-minus half a million people

"Do you realise that with all the good incentives the government has agreed to for this area, we will still struggle to get going if we do not have harmony and goodwill between all races?" — DDR

Mr Card called on Dr Morrison to "be realistic about a very serious problem. We cannot merely say that the status quo must remain"

"In fact when you went to the press on the Linde report in 1981 you identified eight crisis points which you described as leading to violence, strikes and disruptions and you said that the government had

Editorial Opinion, Page 18

He said that if Dr Morrison continued to treat the matter as "idle talk" or a "personal vendetta" then he should hand the letter to the Minister of

Malcomess denies EL is controlled by PFP

CAPE TOWN — The claim by the Deputy Minister of Co-operation, Dr George Morrison, that the East London City Council was controlled by the Progressive Federal Party has been rejected by Mr John Malcomess, MP

"The deputy minister's statement is not the case

"Thirdly, I doubt that the council makes money out of the two and a half per cent commission as they have to control all payment of salaries to people such as the Mdantsane Special Organisation

In a statement yesterday, Mr Malcomess, MP for Port Elizabeth Central and former MP for East London North, stressed that the PFP "is and always has been against the forced removal of people as is practised by this government"

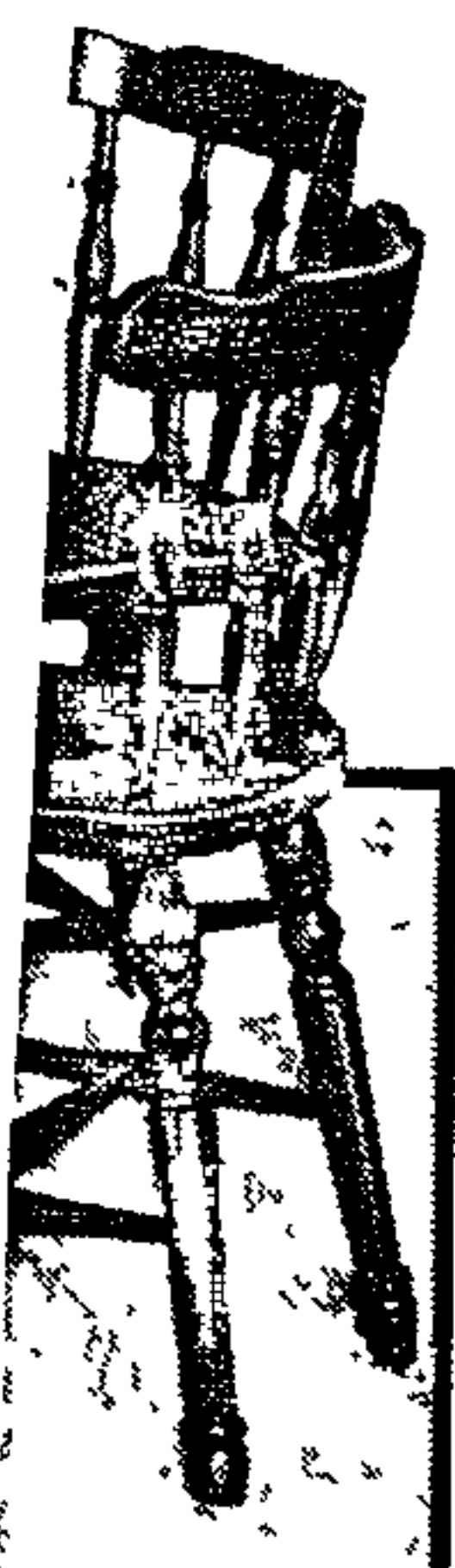
"Firstly, the East London City Council is not PFP controlled. The PFP does not contest municipal elections in East London on a party basis

"Through this method the government employs people without making them part of the civil service and these poor people receive no pension benefits despite 20 years of service with the Mdantsane Special Organisation. This is a

"Secondly, 15 years ago when the agency agreement was entered into, the possibility is that the Mayor was Robbie de Lange or David Lazarus and certainly it is doubtful that there were any councillors

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(THS)

ART STREET
LIAMS TOWN
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S.T. EXCLUDED

203 124

Essop: tenants must have vote

He said of the 4 000 homes in the area, only 200 families with rateable property would qualify to vote

"We will not accept that only a few privileged people in our community should be afforded the opportunity to exercise their right and the vast majority of tenants living in municipal housing schemes should be deprived of their rights," Mr Essop said

"As one of the pioneers who fought in the Coloured Representative Council (CRC) for our right to share in the decision making from local government level right up to Parliament level I would like to see every coloured and Indian exercise his rights

"As our Prime Minister, Mr P W Botha, said recently, if we are good enough to serve in the army and the police force then we must also be good enough to be afforded the right to vote as citizens of this country," Mr Essop said — DDR

Mr Essop said the argument that only those who contributed to the cities' coffers would be allowed to vote was not valid

"It can also be argued that tenants in municipal housing schemes who are only paying monthly rentals to their municipalities, in a way contribute to the cities' coffers to enable such municipalities to pay off their loan levies to the Department of Community Development for housing schemes built by them," he said

Mr Essop said 99 per cent of coloureds in the Karoo lived in municipal housing schemes. They were a poor community and, if they were deprived of becoming part and parcel of the whole structure, these people would become a voteless group

stated that a vote would be given only to the owner and to one occupier of every rateable property

He said besides homeowners, the other people who might qualify for a vote are those who have paid a deposit on their homes in municipal housing schemes with the intention of buying them

The overwhelming majority of tenants in municipal housing schemes — even more than homeowners and those paying monthly instalments after paying a deposit to buy their homes — those who do not buy their homes would not qualify to be enrolled because it is accepted that such schemes are not rateable properties in spite of tenants paying a monthly rental



MR ESSOP

"As a result, many coloureds and Indians who in the past had a qualifying vote for their respective management committee would be denied the privilege of voting for councillors of their choice in the new idea of joint decision-making at local government level," Mr Essop said

EAST LONDON — Any proposal by the Cape Province Municipal Association which would deny any coloured or Indian tenant living in municipal housing schemes the right to be enrolled as a voter on a single municipal voters' roll, would not be acceptable.

This was said by the chairman of the Karoo region of Management Committees of South Africa, Mr Solly Essop, of Beaufort West

Mr Essop said the most disturbing feature in the proposals was one which

Surname	(to be copied from the heading on the Examination Paper)
First Name(s)	
Date	
Degree/Diploma/C you are registered	
Subject	

Paper No _____
 (to be copied from the heading on the Examination Paper)

Examiners' Initials	
---------------------	--

NOTE CAREFULLY

1. The answers only on the right hand pages will be marked. The left hand pages may be used for rough work, but no credit will be given for such work.
2. Enter at the top of each page and in column (1) of the block on this cover the number of the question you are answering
3. Blue or black ink must be used for written answers. The use of a ball point pen is acceptable. Red or green ink may be used only for underlining, emphasis or for diagrams, for which pencil may also be used.
4. Names must be printed on each separate sheet (e.g. graph paper) where sheets additional to examination book(s) are used.

WARNING

1. No books, notes, pieces of paper or other material may be brought into the examination room unless candidates are so instructed
2. Candidates are not to communicate with other candidates or with any person except the invigilator.
3. No part of an answer book is to be torn out.
4. All answer books must be handed to the commissioner or to an invigilator before leaving the examination

Any dishonesty will render the candidate liable to disqualification and to possible exclusion from the University

Self-help hostel a community effort

AR 23/4/82

124

WITH R700 in the kitty, the Stakesby Lewis YMCA set out on a self-help project to build themselves a new hostel in Q-Town.

Fifteen months later, they have a new building which can accommodate 32 people — and appreciation from a community

which supported them all the way.

With general secretary Mr Andy Richards as clerk of works, the Stakesby Lewis YMCA board

got stuck in with their own hands and did all the bricklaying, woodwork, painting and fittings

They bargained for equipment and material and built the new Stakesby Lewis hostel in Cross - Boulevard, Athlone bit by bit, going only as far as the means at their disposal and money in their pocket would take them at any time

They never incurred debt.

The self-help project is unique in the YMCA movement.

And the first 12 residents moved into the new hostel at the beginning of this month.

'We had to leave the old Stakesby Lewis hostel on the corner of Canterbury, Commercial and Harrington streets in Cape Town', Mr Richards said.

'We don't want to criticise the Group Areas Act, because we moved primarily because our people are on the Cape Flats

R2 FOR LAND

'We sold the place and the City Council sold us a piece of land in Q-Town for R2.

'We commissioned a contractor to build a new hostel, but we didn't go far down the road when we had no more funds.

'We had R700 left in the kitty and the project stood still for about 18 months.

'When the builder left in 1978 there was nothing to write home about. The building was about a quarter way with the foundations laid and some brickwork done,' he added.

'Then we, the committee, got stuck in on a self-help basis together, and I myself have laid bricks and done all the painting'

They rallied support first from their own community, who were their first donors and gave healthy discounts on building materials, and bit by bit the face-brick building in Cross Boulevard took shape.

'You couldn't see tomorrow,' Mr Richards said.

'When we put these tiles in,' he said pointing to a first floor bathroom, 'we didn't know what would go on top.'

One donor gave a car and individuals gave free legal and administrative services. Gifts came, even



MR ANDY RICHARDS

'we got stuck in on a self-help basis'



ONE of the first in — Julien Hendricks, a BA student at the University of the Western Cape

Mr Richards hopes to start work in July or August on an expansion to the men's hostel which will then accommodate 100.

The council has sold the YMCA an adjoining piece of land for R960 for phase three, a women's hostel.

The hostel has a general office, a flat, a large dining room and games room.

IN PIPELINE

And this is only phase one of the self help project. There is still an extension and a women's residence in the pipeline and an eventual dream of a community centre.

Bid to cut price of low cost housing

Argus 23/4/82

124

Municipal Reporter
EAST LONDON — Lower housing standards which would enable more people to afford houses built by local authorities are to be investigated by the Cape Province Municipal Association

The congress agreed yesterday to a motion by Grahamstown that councils be given greater freedom in developing hous-

ing schemes at reduced standards-

The motion was seconded by Cape Town

DEPARTMENT

At present rigid standards are laid down by the Department of Community Development for homes built with National Housing Fund money

Local authorities, including Cape Town, have reached the stage where houses cost more than can be afforded by the people they are trying to house

The CPMA obtained assurance yesterday that the province was investigating problems involved with property valuations in the Cape

Rates are based on these

Valuations are carried out by the province every 10 years and take a further 10 years to come into effect

Delegates said this meant valuations were never up to date and remained far below market value

The CPMA also decided yesterday to increase the rate of interest on overdue municipal rates and other accounts

They want the interest set at two percent above the prime overdraft rate

[Handwritten notes and scribbles covering the bottom half of the page]



A CAHAC rents meeting. Wilfred Rhodes is fourth from the right (Photo Cape Times)

CAHAC - Resource centre for the community

124 Comment
26/4/82

CAHAC, the Cape Areas Housing Action Committee, might not be known by many white students, but it is a household word throughout the Cape Flats. The chairperson of CAHAC, Wilfred Rhodes, is a Christian. Comment spoke to him about CAHAC and his involvement in the community.

Comment: Wilfred, could you tell us something about yourself?

Wilfred: I was born in District Six in August 1936, and spent my life there. I attended three schools until Standard Six, and then, due to the headmaster's not wanting to make provision for me at a High School, I found myself out on the streets.

I started to work for Willmill weaving where I am now 'Production Control Manager', 26 years ago after being victimised and fired from my previous two jobs. I am married and live in Kensington with my wife and two daughters.

Comment: What has your involvement in the Church been?

Wilfred I was confirmed in 1952 in the Congregational Church - the Church of my family. During the years I have been involved in the Youth fellowship, choir, Christian Education Department, Sunday School and as a deacon. The Youth fellowship allowed me, as a poorly educated person, to open up and develop a lot of skills.

Recently we have received a new minister and we don't get on too well. Due to circumstances I have resigned from the diaconate, but that in a way has been positive as I have been able to give more time to the community.

Comment: What has your involvement in the community been?

Wilfred My first involvement in the community was through SHAWCO. I was chairperson of the Amalgamated Clubs Committees. I also helped initiate and organise the first SHAWCO Fair. I left SHAWCO when they introduced the Branch Committees. These were something like the "Coloured Representative Council" - toy telephone institutions.

Through this and also my involvement in various Bus Boycotts, I become

known, and was asked by the Rate-payers and Tenants Association to join a Sub-Committee in the Kensington area.

When the rents issue arose at the end of 1979, I was elected along with others to represent us in a rents umbrella committee. The government bowed to pressure early on so the issue faded, but the contacts had been made through the umbrella body, CAHAC.

Comment: Could you tell us something about CAHAC?

Wilfred CAHAC is a parent body - but it's not just that. It enables autonomous bodies to come together to discuss our problems, to share advice and to give assistance. We see ourselves as a resource centre for the community.

Last year, we felt we were a bit loosely put together and needed to be more structured. Instead of a constitution, we have set up guiding and working principles.

Comment: So how did you get involved in CAHAC?

28.12/82
D. Dispatch

Buffalo Flats ⁽¹²⁴⁾ was secret item

EAST LONDON — Secret item 16211 which was passed "in committee" by the city council on Monday night after seven councillors voted for it to be public concerned Buffalo Flats extensions two to seven

The Town Clerk, Mr J J Human, said yesterday that the action commit-

tee heading for the item was "Buffalo Flats extensions two to seven — allocation of funds"

Mr Human said the resolution by the council was that the council "actively pursue" the matter because of the urgency of the housing schemes

He said the Minister of Community Development, Mr S F Kotze, or his deputy, Mr P Cronje, were expected in East London next month for further discussions on the matter

Mr Human said if funds were not available for all five extensions, the council would ex-

amine ways of undertaking portions of the scheme as funds allow

No details of the council's debate on the matter or reports on the five housing schemes for coloureds are available as the matter was considered confidentially in committee — DDR

Founded: 1967

Area of Operation: Western, Cape, Karroo and parts of the Transvaal

Officials: Chairman: Mr. SOLLY ESSOP

Telephone:

Address:

FARMWORKERS UNION

Black housing plan

A POSITIVE move to provide housing for Port Elizabeth Africans has been made by the Port Elizabeth Chamber of Commerce in association with certain building societies

The chamber, in its latest newsletter, Inforcom, says a limited number of homes will be offered for sale under the 99-year leasehold scheme to employees of member companies later this year

It is envisaged that three-bedroomed homes with full services will be offered in the R20 000 to R30 000 price range

- 15) Barlows
- 14) Stone Street & Hansen
- 13) Selcham
- 12) Craft Engineering
- 11) Vosa
- 10) Alusaf
- 9) McKennon Chairs

- 1) Tensile Rubber
- 2) Precision Tools
- 3) Automatic Plating
- 4) Hendrick Trailors
- 5) Hendler
- 6) Kraft Engineering

Memberships

Recognition:

Registration: See note on FOSATU registration, p. 11

Founded: 1973

Area of Operation: Transvaal, Natal, Eastern Cape

Officials: Secretary: D. Sibabi

Address: 1 Central Court
125 Gale Street
Durban
4001

Telephone: (031) 69215

Fosatu Annual Report Nov. 1980/81

Year	Membership		
	African	Asian and Coloured	White
1980			8 400
1979			..
1978			..
1977	7 000		7 000 *
1976	6 700		6 700 *
1975	3 900		3 900 *
1974	3 900		3 900 +
1973			
1972			
1971			
1970			
			Total

For oral reply
124 Hansard Q Col. 731
Langa rentals 731
30/4/82

*1 Mr P R C ROGERS asked the Minister of Co-operation and Development

- (1) Whether the amounts recently paid in rentals to the Administration Board Western Cape by the residents of Langa differ from the amounts laid down officially, if so (a) what is the (i) nature of and (ii) reason for the difference, (b) over what period has the difference existed and (c) what is the (i) average percentage and (ii) total amount of the difference
- (2) whether such difference will be (a) refunded to or (b) recovered from the residents concerned
- (3) whether he will make a statement on the matter?

The DEPUTY MINISTER OF CO-OPERATION

- (1) The amounts paid in rentals by the residents of Langa do not differ from the amounts laid down officially

731

FRIDAY, 30

(2) Falls away

- (3) The question probably relates to the rentals payable in respect of the conversion scheme in Langa where it was intended to introduce new provisional rentals on 1 April 1982. This was however postponed after one of the tenants had petitioned the Supreme Court on the grounds that the new rental had not been promulgated in the *Government Gazette*

May I explain that in 1978 the Board commenced with the conversion of hostel units in Langa into family dwellings. The project was undertaken in stages. The fourth, and final, stage is now being carried out. A provisional rental of R33,83 per month was fixed in 1978, based on the capital cost of the first phase. When the tender prices for the fourth, and final, phase became known, it was necessary for a new provisional rental to be fixed, based on the capital cost of the whole project so far, and in terms of the formula prescribed by the Department of Community Development whereby rentals vary according to the income of the tenant, the new rentals would have varied between R20,70 and R41,48 per month depending on the income of the tenant concerned. As previously explained, this proposal was postponed in March 1982, before being introduced pending further investigations and clarification. The matter is still being investigated and a final decision has not yet been taken.

Langa rents: No decision

CAPE TIMES 1/5/82 (12L)
21/8

Political Correspondent
HOUSE OF ASSEMBLY
— Deputy Minister of Co-
operation Dr George Morris-
on said yesterday that
no final decision on
Langa rents had been
taken

Replying to a question
from Mr Pat Rogers (NRP
King William's Town), he
said rents charged by the
Western Cape Admini-
stration Board in Langa
did not differ from the
amounts laid down
officially

New provisional rent-
als, due to have been in-
troduced on April 1, had
been postponed after one
of the tenants petitioned
the Supreme Court on the
grounds that the new
rentals had not been pro-
mulgated in the Govern-
ment Gazette

Dr Morrison said a pro-
visional rental of R3,83 a

month had been fixed in
1978, based on the capital
cost of the first phase of
the conversion of Langa
hostel units into family
dwellings

"When the tender
prices for the fourth and
final phase became
known, it was necessary
for a new provisional
rental to be fixed based
on the capital cost of the
whole project so far

"In terms of the formula
prescribed by the Depart-
ment of Community De-
velopment whereby rent-
als vary according to the
income of the tenant, the
new rentals would have
varied between R20,70
and R41,48 a month"

This proposal had been
postponed in March pend-
ing further investigation
and clarification and a fi-
nal decision had not been
taken, he said

1974 affiliate
other unions f

Registration:

Founded: 193

Area of Operat

Officials: Se

8001

Cape

Corporation Street

Address: 201/4 City Centre

Telephone: (021) 433658

Year	Membership			Total
	African	Asian and Coloured	White	
1980				460
1979				445
1978				..
1977		30	347	377
1976		21	201	222
1975		26	305	331
1974		28	294	322
1973		98	320	418
1972				
1971				
1970				

Fosatu Annual Report 1980/81

JEWELLERS AND GOLDSMITHS UNION

BONDS DROUGHT HITS MIDDLE INCOME HOUSING

*Property Argus
1/5/82
124*

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Robin Brown
ESTATE agents
throughout the Penin-
sula are struggling to
sell middle-income
houses because of the
bond drought and high
cost of repayments.

The luxury upper-in-
come market is flourish-
ing however, as buyers
either have cash or can
provide their own
finance

The Northern suburbs
appear least hard hit as
the average house there
offers more value for
money than its sister in
other suburbs, says Mr
Maurice Gawronsky,
director of Head North in
Bellville

"Our sales have slowed
down from 50 units a
month in 1980 to 15 a
month today, but the mar-
ket is steady"

Kirstenhof is one of the
hardest hit areas, say
agents working in the
Southern Suburbs

House owners trying to
sell R50 000 to R60 000
homes say it is impossible

unless they can provide house and expect it to be
some back-up finance to sold
aid the buyer

Most owners can offer a huge profit because
only a R15 000 to R20 000 "everyone we know has
take-over bond — not doubled or trebled his
enough for today's aver- money in the last three
age buyer. years."

"Finding R40 000 is
simply out of the reach of
the average buyer" said
one frustrated agent.

CANNOT COPE

Property consultant Mr
Mike Sandler says the
average buyer has lost his
keenness

"He is no longer pre-
pared to battle against all
odds to finance his dream
house.

"There are just no
bonds available and now
with the increase in loan
repayments the average
person cannot cope. Sal-
ary increases have not
kept pace with inflation"

Owners of houses,
agents and building
societies are all coming
under attack as the situa-
tion worsens

Agents complain they
often get a raw deal from
owners who place a ridi-
culous price on their

Owners in turn demand
a huge profit because
"everyone we know has
doubled or trebled his
money in the last three
years."

Another problem - is
often a clause in the deed
of sale, which says the
purchase of a house is
subject to the sale of the
buyer's house

Mr Gawronsky told of an
example this week where
he would not let a buyer
into a house because he
was unsure the buyer had
sold his own house.

After checking with the
buyer's attorney he was
referred to another attor-
ney Fifteen attorneys
later he found a chain
reaction of eight buyers,
all subject to one
another's sale If one
defaulted the whole chain
would collapse.

Agents meet

FIVE hundred estate
agents are to attend next
week's annual convention
being held by the Insti-
tute of Estate Agents at
Sun City.

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interests
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referred
ailable
s used.
ach year.

31st

stration

i extent
must be

stressed that they are by no means complete. I have relied almost complete-
ly on reported agreements and these do not reflect the entire range of
agreements between unions and employers which fall outside the statutory
negotiating system. These have been estimated at between 70 and 100.

Shacks 'the only choice for blacks'

ARGUS
3/5/82

124
~~201~~

Year
1970
1971
1972
1973
1974
1975
1976
1977
1978
1979
1980

THE people of Mbekweni did not want to build shacks but they had no alternative, a Community Council member has said. Mr Matthews Scott was commenting on the acquittal in the Paarl Magistrate's Court of an Mbekweni resident Mrs N Stuurman, on a charge of illegally erecting a dwelling.

Similar charges against Mrs M Ntsangeni and Mr J Xhontana, under housing regulations of the Urban Areas Act, were withdrawn by the State.

"These people qualify to live here and have jobs, but there is no accommodation for them," Mr Scott said.

"All the houses are full. All the gardens are taken up with shacks. There are about 600 houses and more than 900 shacks.

"The location is overflowing".

Mr Scott said the people charged had been evicted by their landlords. He had given them permission to erect shacks while their position was investigated.

"These people have children who were freezing in the cold. I had to do something."

Mr Scott said the only solution to the housing crisis in Mbekweni was for the Department of Community Development to expedite a loan to the Community Council of R700 000 for housing.

The Council had applied for the loan in December 1980, but had received no reply from the department, he added.

Land was available for housing and the people did not want "a second Crossroads" to develop at Mbekweni.

Senior officials of the Department of Community Development were not available for comment.

Total
3 900
3 900
6 700
7 000
..
..
8 400

+
*
*
*
Fosatu Annual Report Nov. 1980/81

Address: 1 Cer
125 C
Durban
4001

1) 69215

Officials: Secretary: D. Sibabi

Area of Operation: Transvaal, Natal, Eastern Cape

Founded: 1973

Registration: See note on FOSATU registration, p.11

- Recognition:
- | | |
|----------------------|---------------------------|
| 1) Tensile Rubber | 9) McKennon Chairs |
| 2) Precision Tools | 10) Alusaf |
| 3) Automatic Plating | 11) Vosa |
| 4) Hendrick Trailors | 12) Craft Engineering |
| 5) Hendler | 13) Selchain |
| 6) Kraft Engineering | 14) Stone Street & Hansen |
| 7) William Bros. | 15) Barlows |
| 8) Scottish Cables | |

Membership: 1981 = 24 300

124

The Cape Times, Monday, May 3, 1982 3

Nyanga rent petition

Staff Reporter

A PETITION signed by more than 100 Nyanga residents who claim the "price of having roofs over our heads" is prohibitive, will be delivered personally by residents at Parliament this week

Yesterday 132 residents of the Nyanga New Scheme housing complex signed the petition, drawn up for them by their attorney, Mr John Hendry.

The petition, addressed to the Minister of Co-operation and Development, Dr Piet Koornhof, and the Minister of Community Development, Mr Pen Kotze, asks for an in-

quiry into the rent structure applicable to New Scheme residents

It claims that unrealistic rentals are being asked for the houses and that the rents are being paid at the cost of flexible items in their budgets such as food

"While we are grateful to have roofs over our heads and over the heads of our families, our plight is that the price of roofing is too expensive for our means," the petition states

It continues "If the standard of the housing and facilities were higher, we would not mind paying the amount"

However, the four-roomed houses, for which residents pay anything from R64 to R117 a month, depending on their incomes, are "without electricity, heated water, cupboards, plaster on the walls, covering on the floors, heating, street lights, gardens, fittings (except for one toilet paper holder), airbricks, subsidized water, community services, playgrounds and other amenities", according to the petition

Although the rental structure is based on a housing code which is intended to be non-discriminatory in that it is applica-

ble in spite of area or race, the residents believe they are the "victims of a general formulation"

Residents of Mitchells Plain who pay at similar rates, have many of the very facilities absent in Nyanga New Scheme, the petition states

In addition, the petition points out, Mitchells Plain residents were paying towards a unit they would eventually own in "direct contrast" to New Scheme residents.

Mr Hendry said the petition would be delivered directly at Parliament by the residents one day this week

Base Metal Industries and Manufacture of Fabricated Metal Products
Machinery and Equipment

Transport & General Workers Union
National Union of Brick and Allied Workers
National Cement Employees Union
Glass Workers Union
Glass & Allied Workers Union
Building, Construction and Allied Workers Union

Non-Metallic Mineral Products

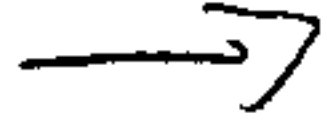
Weskapse Plofstof & Chemiese Operateursvakbond
Umogintwini Industrial Workers Union
Steel, Engineering and Allied Workers Union
South African Allied Workers Union (SAAWU)
S.A. Chemical Workers Union
National Union of Motor Assembly & Rubber Workers of South Africa
National Union of Engineering, Industrial & Allied Workers
Metal and Allied Workers Union
General Workers Union
Industrial Salaried Staff Association
Federated Mining, Explosives and Chemical Employees Union
Engineering Industrial Workers Union of S.A.
Engineering and Allied Workers Union
Durban Rubber Industrial Union
Chemical Workers Union
Chemical Workers Industrial Union
Chemical and Allied Workers Union
Cape Explosives Industrial Workers Union
Black Allied Workers Union

Chemical & Chemical Products, Coal, Rubber & Plastic Products

(124) Hansard Q. 61. 748-749
Langa/Nyanga/Guguletu: family housing
units 4/5/82

562 Mrs H SUZMAN asked the Minister of Co operation and Development

(1) How many new family housing units



749

WEDNESDAY

were provided in Langa Nyanga and Guguletu respectively in the second half of 1981

(2) how many of these units in each township were converted from hostel units?

The MINISTER OF CO OPERATION AND DEVELOPMENT

(1) Langa	86
Nyanga	508
Guguletu	10
(2) Langa	0
Nyanga	None
Guguletu	None

Higher bond rates 'forcing owners to sell'

CAPE TIMES 5/5/82

By GORDON KLING

DRASTIC increases in mortgage bond interest rates, coupled with a slide in the residential property market since the beginning of the year, are being reflected in an increase in forced sales of homes

A spokesman for the United Building Society yesterday confirmed that there had been a slight increase in foreclosures by building societies on borrowers unable to meet their repayments in the past two months. The position was expected to worsen with the latest round of increases.

He did not believe there was cause for alarm, since most borrowers would pull in their belts on other expenditure before sacrificing their homes. If the worst came to the worst, they would sell on their own before facing the additional expense of forcing a building society to take action.

The Cape Town manager of the EP Building Society, Mr Roy Van Litsenborgh, said however that in general borrowers appeared to be paying more attention to their arrears position in the realization that if they got a month behind it would be difficult to make up

One of the biggest problems caused by the upward spiral in bond interest rates was a communications gap, causing a delay in borrowers adjusting their instalments, it could take a few months to get payments on to the correct level.

"We haven't had any significant indication of a rise in houses being pushed on to the market because owners can't afford their bonds," said the chairman of the Institute of Estate Agents in the Cape, Mr Geoffrey Seeff. "Of course it can and does happen, but even in good times there will be buyers who find they have bitten off more than they can chew."

Slump

Worse hit than homeowners by the bond interest rise and the market slump have been the estate agents.

Sales figures in the Cape Town municipal area for the first quarter of the year show a 20 per cent slump in the number of transactions over the same quarter a year ago. Value is also down by R600 000 to R57-million, in spite of higher average selling prices, the average home sold for R44 300 compared with R35 800 in the first quarter of last year.

Assurance sought on rehousing coloureds

124

EAST LONDON — The Minister of Community Development, Mr Pen Kotze, will be approached "urgently" to ensure that no Indian family from North End will be moved to Braelynn extension 4 until 498 coloured families living next to Braelynn 4 are rehoused.

This was the message of a circular to all North End residents by the Indian Management Committee.

The circular stated that this was agreed to unanimously by the IMC, the East London Indian Association and the Housing Action Committee at a meeting on April 14.

The secretary of the IMC, Mr K Barichievy, said yesterday that Mr Kotze had not yet been approached to meet a joint IMC, ELIA and HAC delegation on the matter.

The resolution that will be presented to Mr Kotze is that no-one moving to Braelynn 4 will take up residence until the 498 families living in the adjacent extension 6 are rehoused and that no-one will be forcibly evicted from their homes until "definite steps" have been made to rehouse them.

The circular stated that a joint report back meeting will be called by the IMC, HAC and ELIA "as soon as a reply to this proposal is received."

Mr Mike Williams, deputy chairman of the IMC with responsibility for housing, said North End families will be able to choose their homes in Braelynn 4 but will not have to move into the homes until the 498 families in extension 6 have been given proper homes.

He denied that a fami-

ly that did not want to move until the 498 families had been rehoused would "lose out" on their choice for a Braelynn 4 home to someone who was prepared to move onto the estate before the 498 families were rehoused.

The chairman of the HAC, Mr Kriben Pillay, welcomed the circular as a "step in the right direction."

Mr Pillay said there was now full agreement between the HAC and the IMC on the need to rehouse the 498 families in extension 6 before North End residents moved into Braelynn 4.

He said the reason for this was that the Indian community did not want to be responsible for "kicking people out of their homes" without those people having decent alternative housing.

— DDR

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Group Areas Act removals

Cape Times 5/5/82

Political Correspondent

HOUSE OF ASSEMBLY
— The Group Areas Act has granted the white population group greater privilege and caused them less disruption than any other group

This emerges from statistics given by the outgoing Director-General of Community Development, Mr Louis Fouche, in his department's annual report tabled yesterday

Up to September 30 last year, 774 603ha had been proclaimed white group areas, 94 729ha proclaimed coloured group areas and 48 550ha proclaimed Indian group areas

"An inevitable result of the establishment of separate residential areas is the resettlement of disqualified persons in their own residential areas," Mr Fouche said

Up to September 30 last year, 2 013 white, 34 135 Indian and 73 392 coloured families had been resettled

The vast majority of families resettled had lived in slum and overcrowded conditions and had been resettled in communities where they had proper housing at reasonable prices and with community facilities

Dealing with District Six in particular, Mr Fouche said the coloured families moved since it was declared a white group area had all been

provided with alternative accommodation which was "almost without exception" better than that they had vacated

"Of the 10 465 coloured families who previously lived in District Six, all but 20 have been rehoused *inter alia* in the newly developed residential areas of Belhar and Mitchell's Plain"

The report, dated September last year, said the remaining 20 families should have been rehoused by the end of October 1981

Mr Fouche said the building programme in Mitchell's Plain was progressing satisfactorily

"Contracts for the erection of a further 10 400 dwelling units have already been awarded whilst the erection of a further 8 000 units is being planned"

The report also said "substantial success" had been achieved in rehousing squatter families, particularly in the Western Cape

"The problem has almost been overcome in the municipal area of Cape Town. The remaining families in this area will probably be rehoused during 1982"

The report showed that of the 30 103 squatter huts registered in Cape Town, 18 936 had been demolished since 1975 and a further 11 167 remained to be demolished

South African Allied S.A. Typographical U S.A. Society of Jour S.A. Electrical Work S.A. Bootmakers, I Paper, Wood & Allied Media Workers Associ Amalgamated Engineer

Paper & Paper Produ

South African Allied Paper, Wood and Allied National Union of Fur

Wood & Wood Products

Trunk & Box Workers I

Transvaal Leather and

Textile Workers Union

Textile Workers Indust

Tanning, Footwear and

Tailoring Workers, Dre

S.A. Canvas & Ropework

S.A. Canvas & Ropework

South African Allied

National Union of Text

National Union of Leat

National Union of Clot

General Workers Union

General Workers Union

Garment Workers Union

Garment Workers Union

Garment Workers Indust

Black Allied Workers U

African Trunk & Box Wor

African Leather Workers

African Garment Workers

Textiles, Clothing, Leather and Footwear

Rustenburg Tabakwerkersvereniging

National Union of Cigarette & Tobacco Workers

African Tobacco Workers Union

Tobacco

Witwatersrand Brewing Employees Union

Witwatersrand Baking & Confectionery Industrial Union

Western Province Sweet Workers Union

S.A. Electrical Workers Association

S.A. Bootmakers, Iron & Steelworkers, Shipbuilders and Welders

South African Allied Workers Union (SAAWU)

Sugar Industry Employees Union

Sweet Workers Union

Sweet Workers Industrial Union (Natal)

Rent system 'to do away with hardship'

ARGUS 5/5/82
124

Municipal Reporter

THE Cape Town City Council has worked out a new rental system for tenants in its various housing schemes which is designed to do away with the hardships and problems connected with the present system.

The council's Housing Committee will discuss the new system with Cape Town's four management committees and the Cape Areas Housing Action Committee before approaching the State with the idea.

In a report to the Housing Committee yesterday the Town Clerk, Dr Stanley Evans, said the council felt the present system was clearly inequitable and led to certain tenants paying unacceptably high rents.

INCOME

The new scheme, worked out by the City Treasurer, Mr H J Watkins-Baker, bases the rental on a percentage of household income, taking into account the contribution made by non-dependent adults as well as the head of the household.

A rental value would be worked out for each house based on the total cost of administering the housing estate and dividing it among all the homes. This value would be used for subsidy purposes. Any excess above actual cost would be paid to the National Housing

Commission and any shortfall would be reimbursed as a subsidy.

Tenants would pay the laid-down rental unless they could satisfy the council that their income was too low to be able to afford it. In this case a subsidy would be paid.

SUBSIDY

This meant that the State would pay a subsidy based on administering the housing estate and the council would distribute this subsidy among its tenants on the most equitable basis.

The report adds: "Unless the State is prepared to make substantial additional amounts available for subsidy purposes, it has become essential to find some means of distributing the amount available for subsidies more equally.

"In fact a more equitable distribution would be desirable even if the State makes additional amounts available."

The report said that the present basis for calculating rentals led to inequities. Considerable increases in rent occurred when tenants changed from one subsidy category to another.

Another factor was that similar accommodation could have widely varying rentals because historically, cost was used as the basis for working out the rent.

(124) Wavecrest Township 5/5/82
Hanson Q Col 756
*8 Mr D J DALLING asked the Minister of Justice

- (1) Whether the Attorney-General has received a report resulting from a police inquiry into Wavecrest Township, near Jeffreys Bay, if so when was such report received,
- (2) whether the Attorney-General has decided to institute legal action as a result of the report if not, when can a decision in this regard be expected if so, what action is contemplated?

†The MINISTER OF LAW AND ORDER (for the Minister of Justice)

- (1) The Attorney-General, Cape Town received a report on 20 November 1979
- (2) No The Attorney-General's decision was initially held in abeyance pending the outcome of a civil case in the matter This was finalized on 19 April 1982 and the Attorney-General will probably arrive at a decision within the next 14 days

Y, 5 MAY 1982

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124

Wavecrest Township

5/5/82

Hansard Q 61 756
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CAPE TOWN 6/5/82

Lack of accommodation: Old people 'desperate'

Staff Reporter

THE shortage of accommodation was so bad that desperate old people were threatening to commit suicide, the director of the National Council for the Aged, Mrs Zerilda Droskie, said yesterday

Describing the situation as "absolutely pathetic", Mrs Droskie said the council was receiving hundreds of letters from old people

"We are desperately worried about the situation. It is really snowballing — getting worse and worse," she said

Among the problems recently brought to her attention were

● An old lady who was

threatening to commit suicide because the block in which she was living was being turned into holiday flats

"The flats are being renovated. The lady is a protected tenant so they can't put her out but her life is being made a misery"

● A woman who had been living in a Bergvliet flat for about 15 years had to move out as the flats were being sold

"She can't afford anything and she just doesn't know what to do"

Referring to the recent increase of R78 a month in the fees at Pinelands Place, Mrs Droskie said the circumstances were

However, local welfare organizations just could not afford to subsidize accommodation of this kind. Costs had increased — especially interest rates — and they just could not manage, she said

"The problem is that there is just no money available to build housing for the aged. And with each delay the backlog is growing"

The demand for accommodation was growing because old people were being turned out when their flats were sold or when

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To page 2

B

Telephone: (021) 433658

Address: 201/4 City Centre
Corporation Street
Cape Town
8001

Report
Fosatu Annual
1980/81

Year	Membership			Total
	African	Asian and Coloured	White	
1980				460
1979				445
1978				..
1977		30	347	377
1976		21	201	222
1975		26	305	331
1974		28	294	322
1973		98	320	418
1972				
1971				
1970				

JEWELLERS AND GOLDSMITHS UNION

Low funds delay black housing

Cape Times 12/82

Political Staff

HOUSE OF ASSEMBLY
— A R189,7m government housing plan for black residential areas in the Eastern Cape over three years had been delayed because of lack of funds, the Minister of Co-operation and Development, Dr Piet Koornhof, said yesterday.

Although the Linde Committee proposed the R189,7m plan at the end of 1980, only R12,2m was spent in the 1980-81 financial year, of which R11,5m was spent on the resettlement of people from Duncan Village in East London.

During the current financial year, R10,6m is to be spent, R5,8m on the resettlement of people from Duncan Village.

These details were revealed in Parliament yesterday when Dr Koornhof replied to a question tabled by Mr Errol Moorcroft (PFP Albany).

The plan was launched after a top level inquiry warned the government that conditions in the

Eastern Cape Black township were so bad that they were liable to violence and disruption.

It also identified seven crisis points which it said needed priority attention.

In one of the crisis points, Grahamstown, R3,876 had been spent so far on general planning and R57,000 would be spent during the current financial year on the purchase of land.

In another, Fort Beaufort, R82,641 had been spent already but nothing would be spent this year.

In the seventh crisis point, Grahamstown, R10,5m had been spent last year.

During the current financial year, R4,8m would be spent in Grahamstown.

Asked by Mr Moorcroft whether any other aspects of the plan had been implemented, Dr Koornhof replied: "No other recommendations could be implemented due to insufficient funds."

124

Tranquil riverside life 'doomed' if Motherwell is built

By WAYNE ASHER

THE tranquil life in the riverside village of Redhouse will be doomed once Motherwell township is built and thousands of residents are free to enjoy themselves on the opposite bank, say residents.

"We've suddenly tumbled to it that as we sit gazing out across the river in future we are going to be staring at hundreds of people on the opposite bank staring back at us," said one.

The sprawling new township for 170 000 people will reach within a kilometre of the river opposite the village and no restrictions have been enforced to prevent inhabitants using the river for recreation.

Mr John Neaves, of Redhouse, asked "What will happen to those hills when the annual winter hunt for firewood starts?"

"When rubbish accumulates and is tipped over the crest?"

"When the valley becomes a refuse dump of plastic bags?"

"When the stormwater drain into the river above becomes even more polluted and perhaps cholera-bearing?"

"I am opposed to Motherwell. The whole valley, a wildlife sanctuary, is threatened."

Mr Louis Koch, Chief Director of the East Cape Administration Board, referred Weekend Post to Mr Peter Gibbs, Director of the Port Elizabeth Parks Department, when asked if Motherwell residents would have free access to the river frontage.

Mr Gibbs said "No provision has been made under the Separate Amenities Act to keep this area for the exclusive use of any particular race group."

Mr Pat Murray, chairman of the Redhouse Ratepayers' Association, believes that Motherwell could have an effect on the value of property in Redhouse.

"I doubt whether properties here will increase in value if a black township is built nearby," he said. "I think it will affect people who are already here — I won't be moving out — but those who were considering moving to Redhouse might think again."

He said that if people

started using the river "to any great extent", pollution would result.

Mrs Philippa Stephenson, secretary of the Redhouse Ratepayers' Association, said everyone had the right to use the river, but toilet facilities would have to be provided to cope with crowds coming down to the banks.

"I have a 16-year-old daughter who often sails down the river. I'd like to know that the youths she was sailing past would all be wearing bathing costumes."

The use of the river, however, is not Mrs Stephenson's main complaint about Motherwell. She believes Motherwell

could also spell the end of one of Port Elizabeth's "last remaining natural assets".

"We all have a right to housing, but I oppose Motherwell for two main reasons," she said. "If stormwater from an area housing 170 000 people gets out the last time we had floods the water was up to our doorsteps."

Mrs Karin Keulemans was "not in favour of it at all".

"Motherwell will ruin a lot of the tranquility and the riverbanks will be spoiled," she said.

Mrs Penny Arts, a social worker and resident of Redhouse, said her main complaint was the "eco-

nomics of the situation". She believed Motherwell was really too close to the employment areas and blacks would have to pay exorbitant bus fares to get to work.

Mr A M Lotz owns a double-storied house along the Towpath, the picturesque area along the banks of the river at Redhouse. He said he was against Motherwell, but the "writing was on the wall".

"We are not happy with the situation and if there was some other option it would be most welcome. The workers have to be close to work. Where else can they go?"

Mrs Stephenson pointed out that there was no railway spur linking the area and the people would have to rely on buses.

The road link seemed to be designed to take blacks to other townships, not to the industries, she said.

"The other thing is the bridge which they plan to build near the old railway bridge at Swartkops. This will be another blockage to a river which has already been bottle-necked," Mrs Stephenson said.

"The road leading up to the bridge will also encroach on some of the few remaining flood plains in the river."

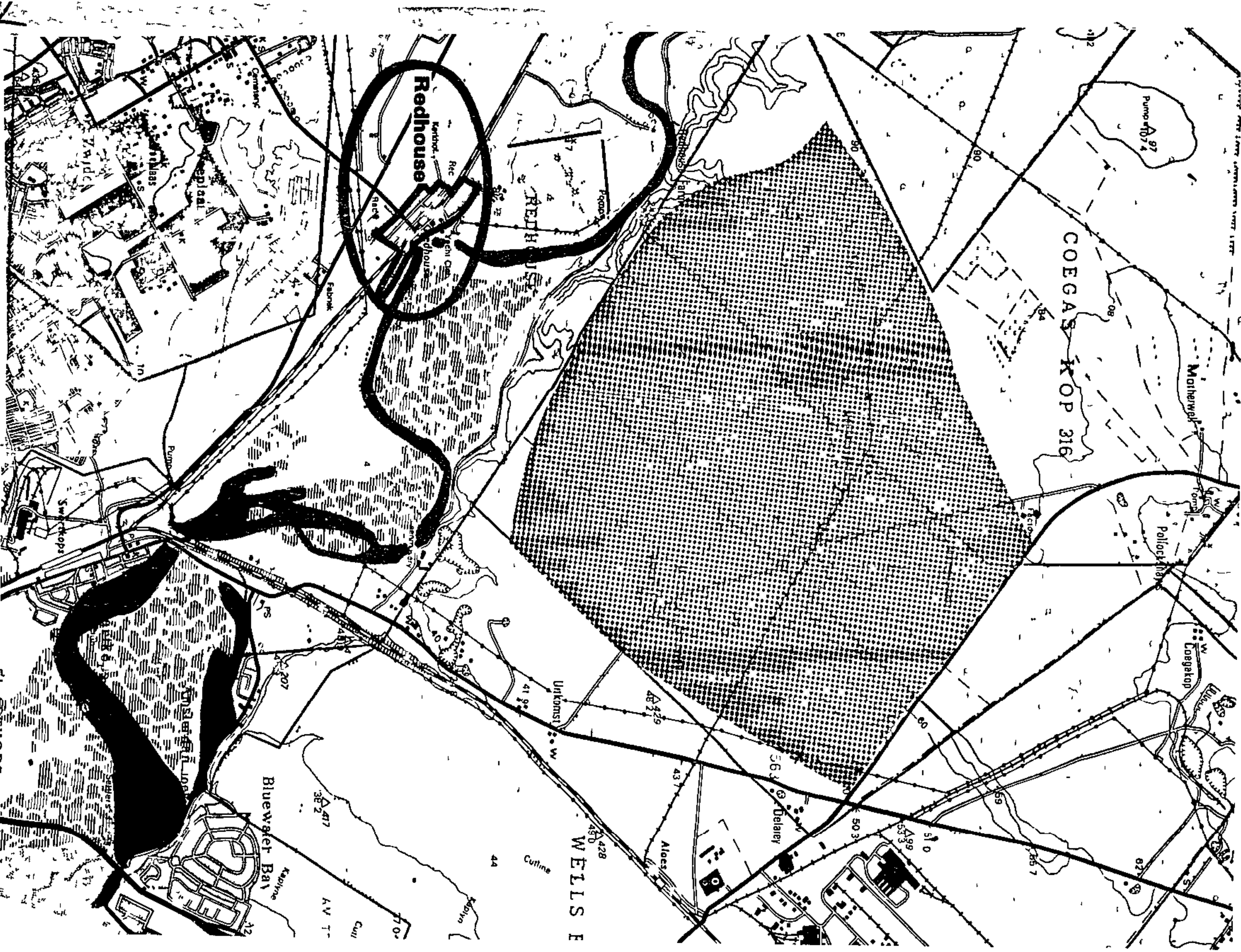
"The Swartkops River has already lost most of its flood plains to the salt pans and the railways from as far up as Uitenhage."

Mr D J Matthee, Acting Chief Director of the East Cape Administration Board, said the new bridge would be built "just upstream" of the old railway bridge at Swartkops.

"The bridge will form part of the new Brantford-Markman arterial route, which will start at Cape Road near the drive-in, cut through the existing black townships and go through to the new bridge at the Swartkops River," he said.

Mr Koch said a number of issues regarding Motherwell still had to be "ironed out" before building could begin and services still had to be laid.

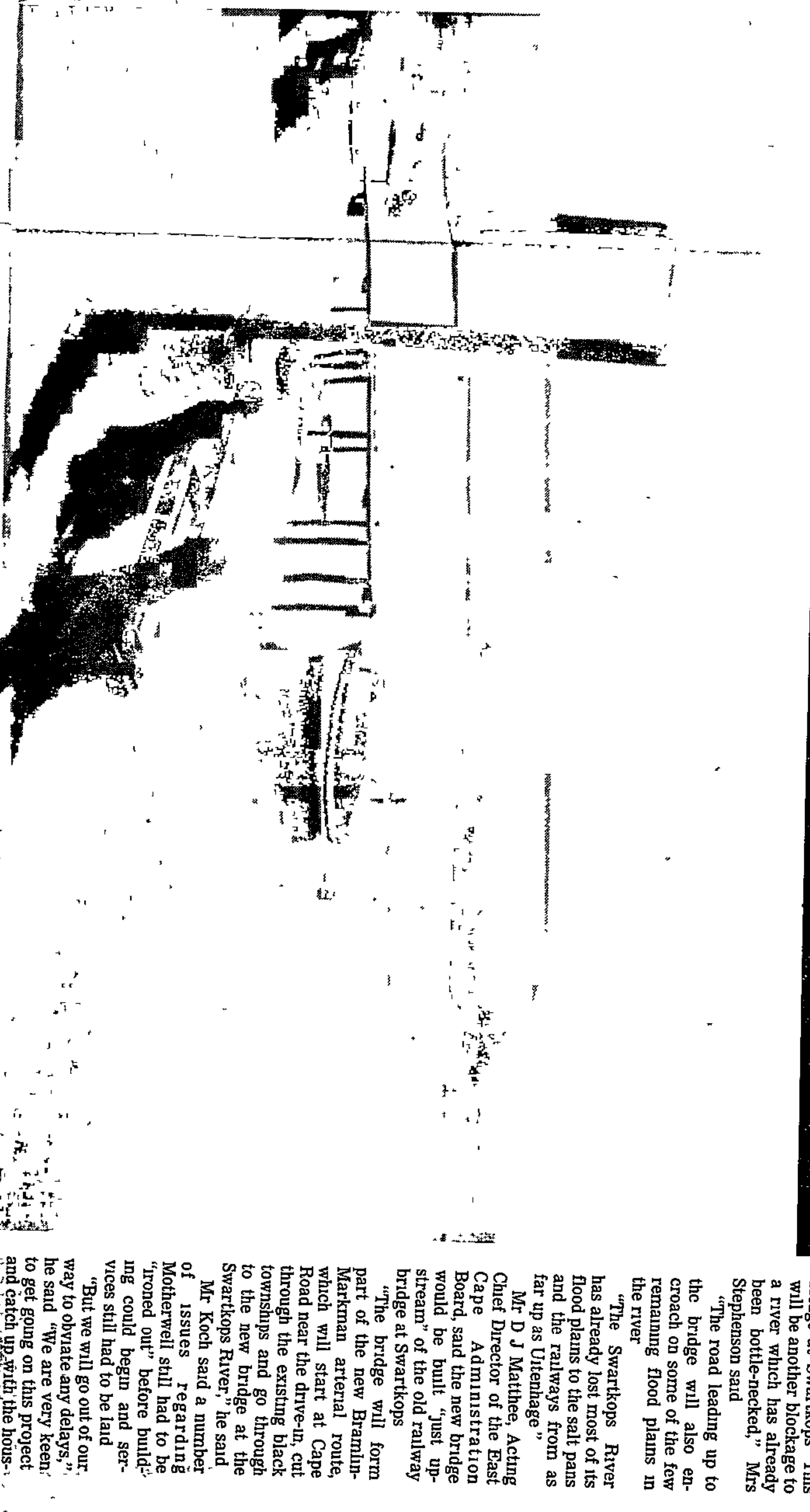
"But we will go out of our way to obviate any delays," he said. "We are very keen to get going on this project and catch up with the houses."



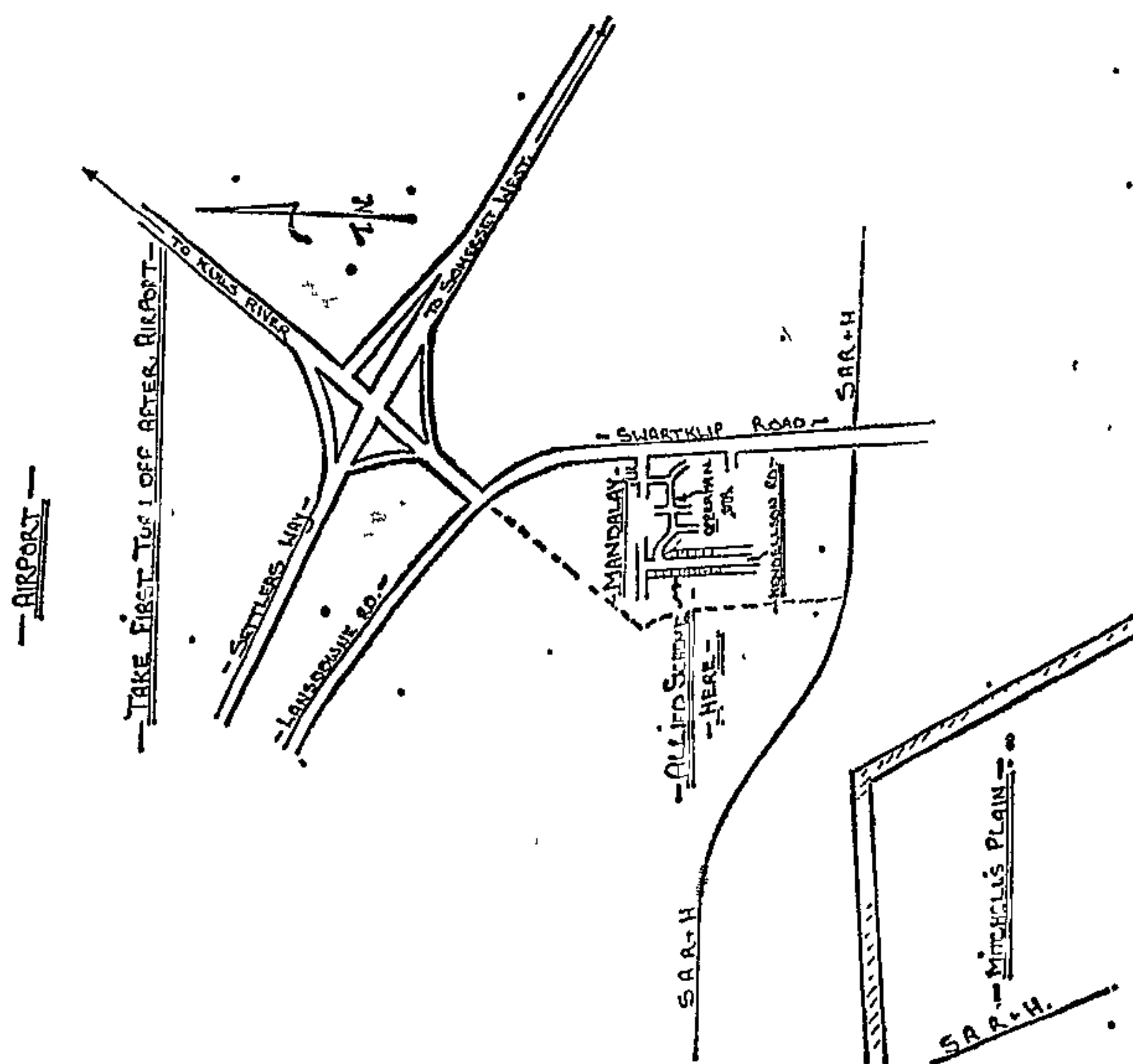
Above: The village of Redhouse is not far from the vast black housing township of Motherwell, the area shaded in grey, which the East Cape Administration Board hopes to get started as soon as possible.

Right: A picturesque scene on the Swartkops River at Redhouse. Residents of this tranquil, unspoilt village are strongly opposed to the Motherwell black housing scheme which will be built on the escarpment in the background.

Opposition to controversial site



HOW TO GET THERE



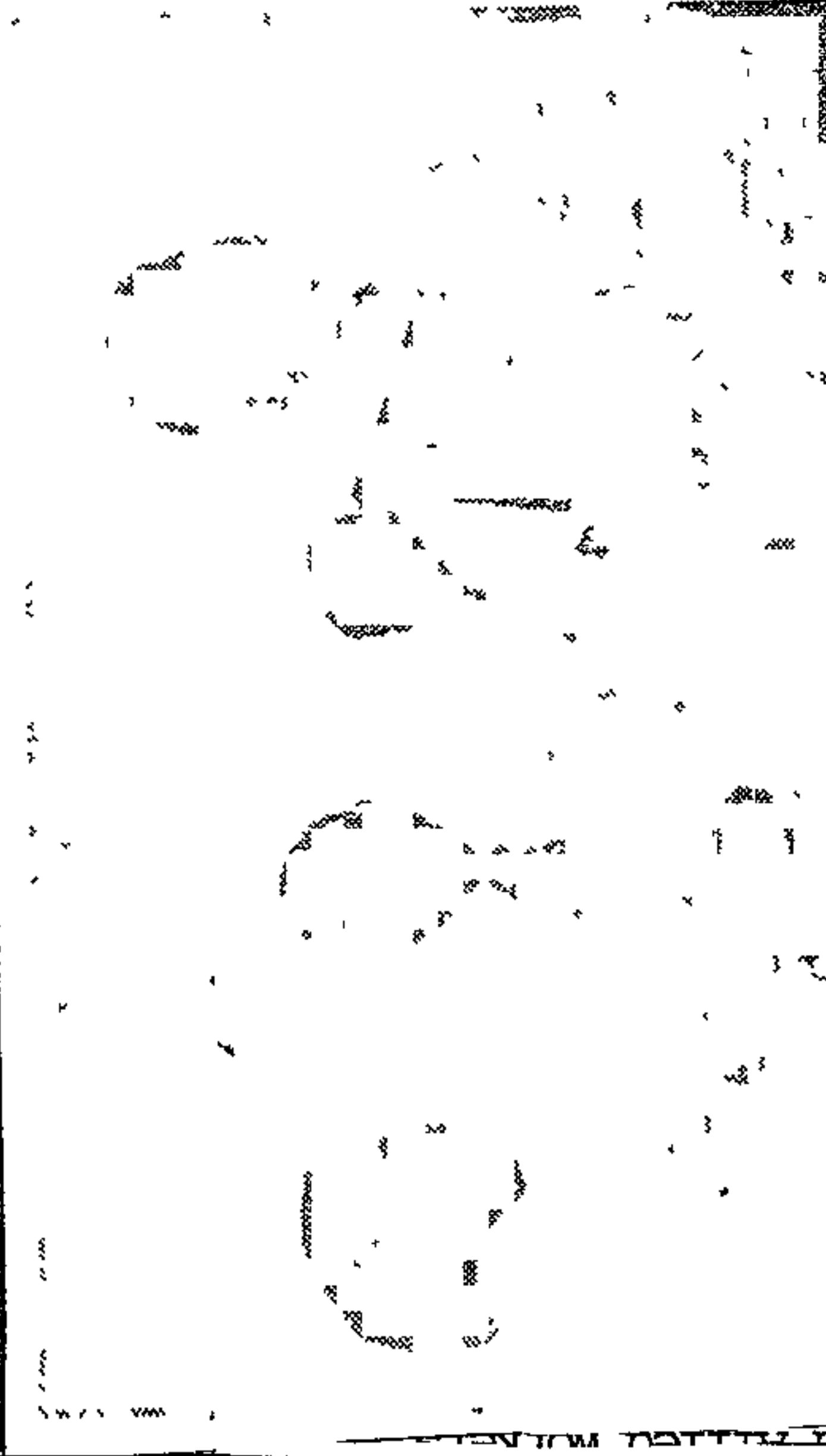
The house goes up rapidly

THE Allied Development Company is presently working on 30 projects countrywide that will total R 50-million over the next five years. Established in 1969 the company was fully inactive until 1978

and now has a capital employed of R 12-million. Providing housing at a reasonable cost to a cross section of the population throughout South Africa is their aim and to date they have completed 59

houses in Soweto, 24 in Sebaking and are busy with 40 houses in Mandalay. Finance for the purchase of homes in the schemes are provided to approved buyers by the Allied Building Society.

Advertisement Feature



BRUCE VESTER, left, manager of the Allied Development Company and J. H. Noonan, manager of the Allied Building Society in Claremont, at a Mandalay delay roof waiting.

Private enterprise must solve shortage

HENRY WILKEN, the company says that he attributes the firm's success to a high turnover and a low profit margin.

"We have streamlined our production to provide a 25 per cent shorter construction time than normal on large scale developments with no decrease in the standard of the finished product.

Started in 1976 they concentrated on small additions and alterations but have grown into a high turnover development company working throughout the Peninsula. Mr Henry Wilken, managing director of

people demanding too high a standard of house," says Mr Van Der Hoven, a director of the company. He foresees a slowdown in the escalation of building costs as tendering becomes more competitive in a diminishing market. "In the long term, the country's housing problem will only be solved by large scale involvement by the private sector, and this will take place once the Government has resolved issues such as ownership and tax incentives," he said.

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Joy after acquittal

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A PAARL magistrate's decision to acquit a Mbekwen woman charged with erecting an illegal dwelling has left the township's residents feeling jubilant.

They believe the acquittal proves that Mbekwen is suffering a serious housing problem which justifies the attention of the authorities as soon as possible.

QUALIFIED

Three people were charged recently with erecting illegal dwellings in Mbekwen and failing to dismantle them within 10 days of notification from the Administration Board.

Mrs N Stuurman built her own shack outside the township's boundary after she failed to secure housing from the Administration Board.

She qualified for a house in Mbekwen because she was employed in the area.

However, overcrowding in the township and the fact that there were no houses available forced her to erect her own home. The magistrate said he could not convict Mrs Stuurman because she had gone through all the channels required of her to obtain legal housing.

HIGHLIGHTED

Similar charges against two other Mbekwen residents, Mrs M Ntsangeni

and Mr J Xhontana, were withdrawn by the public prosecutor.

A member of the Mbekwen Residents' Association, Mrs Lydia Kasi, said the fact that the people were allowed to remain in their shacks highlighted the desperate housing shortage in the area.

Residents were hoping that funds would be made available to the Administration Board to expedite the building of new houses.

WHOLESALE & RETAIL TRADE AND CATERING AND

- S.A. Electrical Workers Association
- Steel, Engineering and Allied Workers Union
- S.A. Woodworkers
- S.A. Operative Masons' Society
- Port Elizabeth Operative, Plumbers Employe
- National Union of Engineering, Industrial
- Metal and Allied Workers Union
- General Workers Union
- Engineering Industrial Workers Union of South Africa
- Engineering and Allied Workers Union
- Electrical and Allied Workers Union of South Africa
- Electrical and Allied Trades Union of South Africa
- Building Workers Union
- Building, Construction and Allied Workers Union
- Blankenbouverkervakbond
- Black Allied Workers Union
- Amalgamated Union of Building Trade Workers
- Amalgamated Engineering Union of South Africa
- Amalgamated Society of Woodworkers

CONSTRUCTION

- Johannesburg Municipal Water Works Mechanics Union
- General Workers Union
- Escom Workers Association
- Escom Salaried Staff Association
- Escom (Cape Western Undertaking) Salaried Staff Association
- Cape Town Gas Workers Union

ELECTRICITY, GAS AND WATER

- S.A. Diamond Workers Union
- S.A. Association of Dental Mechanicians
- Optical Workers Union
- Jewellers and Goldsmiths Union
- Diamond Cutters Union of South Africa

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Weekend Post Reporter
PORT ELIZABETH could lose valuable agricultural services if the Motherwell black housing scheme goes ahead

Mr Beyers Rademeyer and his two sons own the 640-hectare farm, Mormon's Vlake, which has been in the family since 1964, and rent three others on land which the Government has approved for black housing

Mr Johan Rademeyer told Weekend Post that on their Motherwell farms alone they produced nearly 4 000 litres of milk a day for consumption in Port Elizabeth

"But this figure is nearer 4 500 litres if our adjoining lands are also taken into consideration," he said

"We also provide the city with a waste removal service

"Every day we bring back barley and hops waste from the South African Breweries, food waste from

(124)
E. Post 8/5/82
Housing scheme means PE could lose valuable agricultural services

the hotels and orange peels from fruit consumed in Port Elizabeth"

Mr Hubert Maasdorp, chairman of the Coega River Farmers' Association, said the total amount of waste which the Rademeyers' farms removed and used for feed amounted to 28 200 tons a year

Mr Rademeyer said that on their four farms in the Motherwell area they kept 800 head of cattle, of which 420 were milk cows, and 800 pigs

"I can't understand the Government's reasoning," he said

"It's not that we are against black housing. But why here on agriculturally productive land?"

"Every day they make demands on farmers wanting us to produce more, but then they want to take away our farms"

Mr Rademeyer said the Government had made his father an offer for his farm, but he was not prepared to say what the offer was

"I think they are considering making us another offer

"The thing is that our farm does not have a price. It is not on the market"

He said the only other place where he and his brother could go would be the Alexandria district

"This is the only area near here which could be used for dairy farming," he said

"At present our farming

pays us because we are close to Port Elizabeth, but we are going to lose out if we have to move further away"

Mr Maasdorp said it was not only a case of the immediate loss of the farms making up the Motherwell district

"All the farms in the surrounding areas will be affected," he said

Mr Maasdorp also expressed the view that the proximity of a large township would lead to increased crime and vagrancy in the area

He said the Coega River Farmers' Association had already made appeals to the Government and had even offered an alternative site adjacent to Kwano-buhle near Uitenhage

"We were told that time would be lost while looking for an alternative site," said Mr Maasdorp

"The site we proposed is 2 800 hectares of stony, unproductive land which could not be used for farming anyway

"It would be about 20 kilometres away from the Port Elizabeth industrial area, which is not much further away than Motherwell will be"

Mr Maasdorp was adamant that the 30 members of his association would not give up the fight against Motherwell

"The turnover of the Motherwell-Coega area for 1980-81 was R6,8 million. Surely the Government can't ignore this"

Sandy Bay holiday home plan

APRIL 28/82
124

By GORDON KLING

PROPOSALS for a time-sharing holiday development at Sandy Bay have been submitted to the Divisional Council of the Cape

Confirming this yesterday, the council's secretary, Mr W R Vivier, said "The position at the moment is that a report has gone to council and been referred back to the heads of departments for a further report"

Mr Viviers said it was not possible to say when the matter would again come before the council

Objections to development of the famous nudist beach area have raged ever since development was first proposed 10 years ago, and it was clear yesterday that those behind the project hope to keep a low profile with the new proposal

Trust Bank

The land is owned by the Trust Bank in a consortium with a company, Costa Areosa, which had the controversial Cape Town property developer, Mr Bill Mitchell, as a director

"At this stage we do not want to comment about anything on the Sandy Bay story," a spokesman for the bank said yesterday. Directors of Costa Areosa could not be reached for comment

The beach is described by the Cape Provincial Institute of Architects as "unique in the Peninsula as one of its last remain-

ing wild beaches, a magnificently desolate area with nothing but sea, beach and mountain to be seen'

The institute rejected an approach by the developers in 1973 to conduct an architectural design competition for the planning of the project intended to include a motel restaurant funicular railway chalets and flats estimated at the time to cost about R50-million

Environmentalists, architects, civic officials, and the Hout Bay and Llandudno Ratepayers' Association have been part of a massive public protest against the development proposals which have been lying dormant since mid-1977, when a management reshuffle at Trust Bank occurred and the chairman, Dr Jan Marais, was succeeded by Mr Fred du Plessis

Approval had, however, been given for a start to the project in 1976 by the then Administrator, Dr L A P A Munnik, but this subsequently lapsed

Time-sharing schemes, in which participants purchase the rights to occupation of a particular unit for a fixed portion of the year in perpetuity, are becoming an increasingly popular method of marketing holiday accommodation

BUSINESS BRIEF

Gold (close)	\$334,25
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MANUFACTURING

Food & Beverages

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124
11/5/82 S. Post
Council site is sought for low-cost house

Municipal Reporter

A COMPANY, Sagex Algoa, has asked the Port Elizabeth City Council for a site in Bethelsdrop on which to build an experimental low cost house

The request will be considered by the Community Services Committee when it meets this afternoon

In his report the Director of Housing, Mr D Cleary, said the company manufactured "flame retardant" polystyrene and was investigating the design of low cost dwellings that were thermally insulated, and required a minimum of labour and skill to erect

The general manager of the company, Mr A C Hartshef, has asked for a site in the area set aside for self-built housing near Bethelsdorp Extension 17

In a letter to Mr Cleary he said if the council

considered the house unsuitable, the company would demolish it. If it was approved, then the company would cede all rights of ownership to the council

Mr Hartshef explained the sort of unit the company was aiming to produce

The construction would be so elementary that the method of building could be pictorially laid out, step by step, so that someone with limited skills and no reading ability would be able to erect such a dwelling

The builder would only have to be able to plaster in the "African mud hut" tradition

The unit would be able to withstand flash fires within and bush fires from the outside

Builders would be able to erect the houses swiftly and simply, using only a hammer, a shovel and a trowel

CLASSIFICATION

Industrial Classification of the following

Welders Society



Dinner-time at the Haven A queue of vagrants collect their supper

New shelter ⁽¹²⁴⁾ for City's ^{CAPE TIMES} runaway boys ^{12/5/82}

Staff Reporter

CAPE TOWN has two established night shelters for vagrants, the Haven in Green Point and the Nicro night shelter in Harrington Street. Together they cater for about 160 destitutes.

A similar night shelter for abandoned or runaway boys called the Homestead will open in New Church Street next month.

This has been organized by the St Barnabas and St Paul's Joint Action Group and will provide 15 boys with a hot shower, clean clothes, an evening meal and bed and breakfast for 20c a night.

Decision on Haven

However, the organizers of the Haven night shelter still do not know whether they will be allowed to remain open. Application to continue operating the shelter has been made to the Minister of Community Development, Mr Pen Kotze. A decision is expected before the end of the month.

If the Haven closes about 100 vagrants could find themselves out in the cold this winter.

"If we are forced to close down, the vagrants will once again be on the streets, sleeping in backyards and in shop doorways," one of the organizers of the Haven, Father Hickley, said.

He said that many would die of exposure "as has happened every year, and it will be a very desperate situation".

"There is nowhere for them to go. By shutting down the shelter, it does not mean that you will be removing the problem," Father Hickley said.

Mr Sam Gross, also on the Haven committee, said he was hopeful that Mr Kotze would allow the Haven to remain open.

The oldest surviving night shelter is the one run by Nicro in Harrington Street. It was established in 1975, and is in an industrial area.

The Director of the Cape Town branch of Nicro, Miss Linda Christiansen, said "Because the shelter is surrounded by factories, we have been able to accommodate coloured people. However, they

have to be out by 7am before the factory workers arrive."

She said that a service diningroom which was situated opposite the shelter provided vagrants with a hot meal for 2c.

Miss Christiansen said that Nicro considered vagrants a nuisance rather than a menace.

"The vagrant is not really a criminal, and we are not here to rehabilitate them. However, there is some sort of crime prevention in that he is kept off the streets and therefore cannot be picked up by the police for loitering."

She said that all people who were accommodated in the shelter were not vagrants. A number of homeless people who could not find accommodation were put up in the shelter until they could find somewhere else.

Because of the increase in the numbers of abandoned or runaway boys, the Homestead night shelter for boys will have a Child Welfare Society social worker to research the problem of child vagrancy.

The chairman of the Homestead committee, Mr Patrick Harris, said "The Homestead will be a place where we can find out why the problem, which seems to be a fairly recent development, has arisen."

This shelter, the only one of its kind in the country, would probably be used as a pilot scheme for the rest of Cape Town if it proved successful, he said.

Looking for clothing

So far, the Homestead has been given eight double bunks, a double gas stove, a refrigerator and 70 blankets.

"We are equipped to begin, but are still looking for clothing and money to employ a full time house mother to run the place," he said.

"Save the Children Fund" has promised R50 a month to the shelter towards food.

Mr Harris said that a trust had given the full amount of money to convert the building, and that the Parish of St Paul's had given them the building rent free.

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Cape Times
12/5/82
124

Vagrant problem in 'affluent areas'

Staff Reporter

A GROUP of people living in the southern suburbs will meet this week to discuss to the problem of vagrants in their area

This was said by Dr Margaret Nash, acting chairman of the Churches Committee for Urban Mission in Claremont (CUMIC)

"CUMIC is offering R600 towards a three-month study action project in which a social worker will look into the problems of vagrancy in affluent areas, carry out interviews with police and social welfare organizations, to come up with hard facts and recommendations for action," she said

The complete project would cost about R2 000, "and we will need contributions from interested parties"

"The long term aim is to do whatever is going to be useful and possible, and in the long run one hopes for an awareness of caring by people in the suburbs," Dr Nash said

Similar problems were experienced in the Kalk Bay/Fish Hoek area, according to the rector of the Holy Trinity Church, the Rev Christopher Race

He said that a committee in the area was "trying to pool our resources to try and find out how many people we have who are vagrants"

A local committee would meet this week, where various members had been given tasks to find out numbers of homeless people and vagrants

Commercial, Catering and Allied Workers Union
East London Liquor & Catering Trades Employees Union
Catering and Accommodation
Transvaal Retail Meat Trade Employees Uni
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National Union of Distributive Workers
National Union of Commercial, Catering and
Kumberley Shop Assistants, Warehousemen and
Domestic Workers and Salesladies Association
Concession Stores and Allied Trades Assista
Commercial, Catering and Allied Workers Unio
Black Allied Workers Union
Wholesale & Retail Trade

WHOLESALE & RETAIL TRADE AND CATERING AND ACC

S.A. Electrical Workers Association
Steel, Engineering and Allied Workers Union

S.A. Woodworkers
S.A. Operative
Port Elizabeth
National Union
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time after having left
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Workers

"If there is a need for a night shelter in this area, then I will go through the various channels and apply for one," Mr Race said

However, he said he first had to find out what the official response was

"We have facilities in the church hall, but not enough to cope throughout the winter"

Mr Race expressed concern for the growing number of abandoned and runaway children in the area

He said that he was in charge of a 10-year-old boy who had been living in the bush for some time after having left his parents

"When he was brought to us, we took his balaclava off to give him a bath, and discovered that his head and forehead was bubbling with pus He is now in Fish Hoek hospital where he is being treated for septic mange"

Mr Race said he was trying to contact a social worker, "who will probably put him into a home"

One Wynberg group who tried to start a soup-kitchen for vagrants had no success in finding premises and were forced to abandon the scheme

A member of the Rondebosch Congregational Church, Mr Ron Wilson, said they had realized the need to help vagrants during the winter

S.A. Association
Optical Workers U
Jewelers and Gol
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General Workers
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Cape Town Gas Wo

Other

Motherwell plan criticised

13/5/82

124
E. Post

Welders

By JIMMY MATYU

THE creation of a black township at Motherwell was "just another way of causing hardship for blacks" by settling them far from their jobs, a meeting of the Port Elizabeth Black Civic Organisation was told last night

Mr Wilberforce May, an executive member of Pebco, told about 900 people at a rent-protest meeting "We oppose the siting of this township because Pebco or the residents were never consulted"

He said nothing had come of promises to build a township at Magxaki Ground — an area now part of Soweto

The promise "had been forsaken in favour of another form of separate development"

The meeting endorsed the "phase two" plan in the fight against rent increases of boycotting all businesses

operated in the townships by members of the Port Elizabeth Community Council

The boycott of all liquor outlets belonging to the East Cape Administration Board — "phase one" of the plan — started on Wednesday last week

The president of Pebco, Mr Qaqawuli Godolozu, asked "Do you want to win this struggle against rent increases?" He was met with shouts of "We want victory"

He then stressed the need for the residents to give their full support to all efforts made by Pebco

Mr May said the councillors whose businesses were being boycotted would feel the pinch within three months

"We are still busy with the rent increases And Port Elizabeth Tramways should not think we have forgotten about the bus fare increases"

Amalgamated En Media Workers Paper, Wood & S.A. Bollemak S.A. Electrical S.A. Society S.A. Typograph

Paper & Paper

National Union Paper, Wood and South African

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S.A. Canvas & R

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Garment Workers Union (Western Province)

Garment Workers Union of South Africa

Garment Workers Industrial Union (Natal)

Black Allied Workers Union

African Trunk & Box Workers Union

African Leather Workers Union (Transvaal)

African Garment Workers Union (Natal)

Textiles, Clothing, Leather and Footwear

Rustenburg Tabakwerkersvereniging

National Union of Cigarette & Tobacco Workers

African Tobacco Workers Union

Tobacco

Witwatersrand Brewing Employees Union

Witwatersrand Baking & Confectionery Industrial Union

Western Province Sweet Workers Union

S.A. Electrical Workers Association

S.A. Bollemakers, Iron & Steelworkers, Shipbuilders and Welders

South African Allied Workers Union (SAAWU)

Sugar Industry Employees Union

Sweet Workers Union

Sweet Workers Industrial Union (Natal)

EXAMPLE

MARTELL
BRANDY.

MARTELL
FIVE STAR
BRANDY

ITS A QUESTION OF STYLE

300 000 tons of radio-active waste
incident "infinitesimal" was

Ocean View call for more housing

CAPE TIMES 14/5/82 (124)

Own Correspondent

FISH HOEK — A call for more housing in Ocean View has been made by the chairman of the management committee for that area.

Mr Y Chothia speaking on behalf of the committee said in a statement that families already living in Ocean View were having to double up.

"Married children and their families are having to live with their parents in already crowded conditions.

"My own son has been on the waiting list for a house since 1977 but families from other areas are being moved in.

"Unless more houses are built immediately our own people will become squatters.

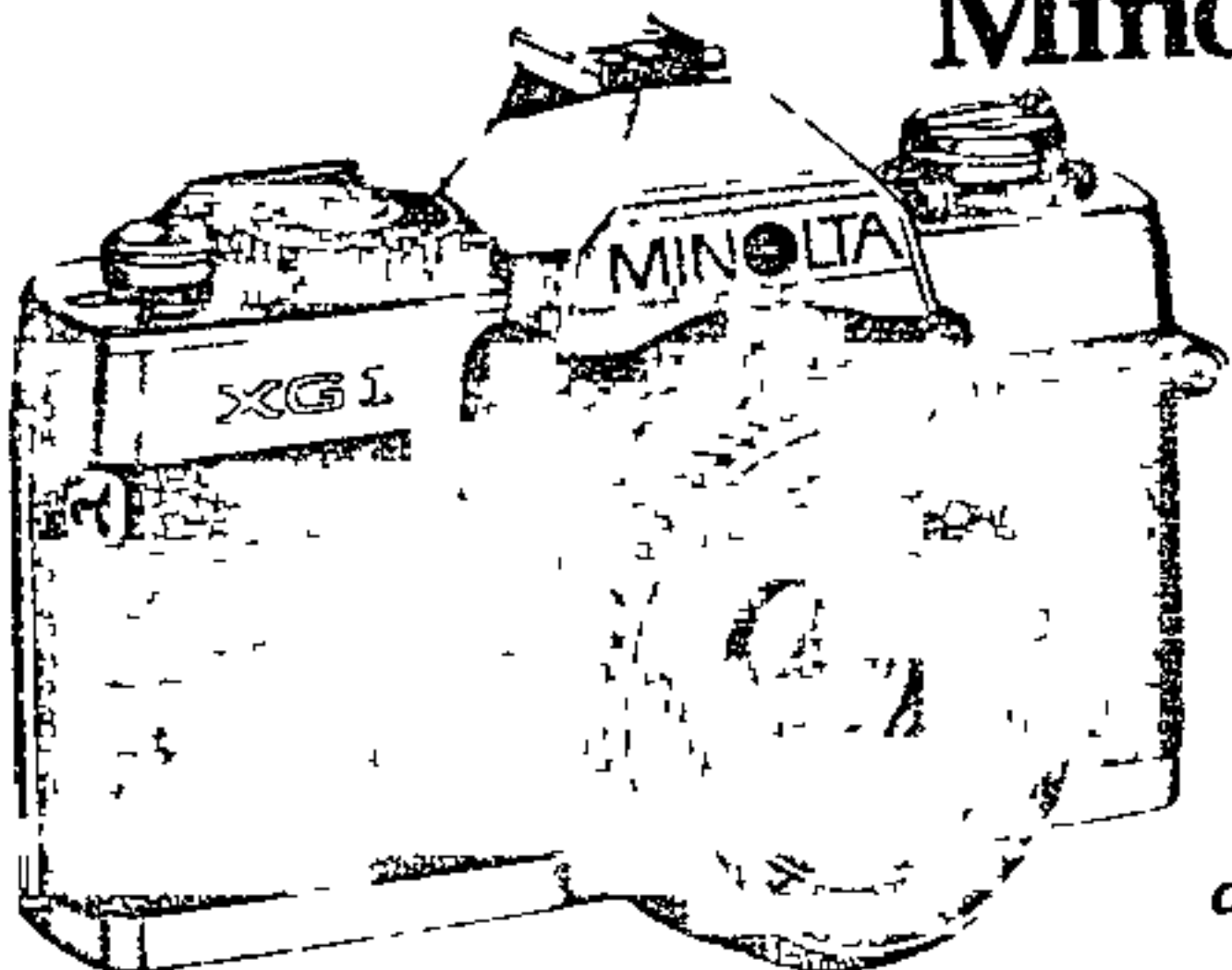
"My committee is in continual touch with the ministers concerned and we can only hope that the government's apparent change of heart is genuine," he said.

He said 20 squatter families from the Redhill area were to be moved into Ocean View this weekend, "and while we have no objection" to allowing people from the area into "our township some of these people cannot afford the rent required".

"We are trying to formulate a policy of good neighbourliness and are prepared to accept people who are legitimate victims of the Group Areas Act but we would like to keep our own social status.

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Thief is granted bail pending appeal

Staff Reporter

A YOUNG man referred to a reformatory after being convicted of house-breaking with intent to steal and of theft was granted R500 bail by a Regional Court magistrate yesterday pending the outcome of an appeal against his sentence.

George Kolendic 18, of Beach Road, Mouille Point and Gary Currie 18 of Mavnard Street Cape Town, were convicted at an earlier hearing on charges of housebreaking with intent to steal and of theft. Currie was also sent to a reformatory. They had pleaded guilty to the charges.

A psychiatrist, Dr Michael Allan Quail, testified that Kolendic had

Sentence remission

Dr Koornhof said there were two senior sisters, 11 sisters, seven staff nurses and two Santa Infirmary officers. Dr Barnard commented "Only 20 nurses are meant to look after the health needs of 120 000 which included 66 000 people who had joined relatives and friends there." Dr Barnard said "I find it quite unacceptable that a state-... ever been to Houghton."



Dr Koornhof said there was a water tap at just... had visited Overwacht and... In April, Dr Munnik said he... extractions... teeth and had to resort to... been have facilities for filling... mation that this dentist did not... Dr Barnard said he had infor-... nurses and two Santa informa-... ters, 11 sisters, seven staff... Dr Koornhof said there wa... In respect of... Dr Koornhof said there wa... Dr Koornhof said there wa...

WAVECREST SCANDAL: NO CHARGES

116 124

By Dirk van Zyl

THE Attorney-General of the Cape has decided not to prosecute anyone in connection with the Wavecrest property development scandal which has been simmering for the past 10 years.

This was disclosed to Weekend Argus today by a senior spokesman for the Attorney-General's office in Cape Town. He declined to comment further.

Many allegations of impropriety have been made since the collapse of the controversial seaside township project near Jeffrey's Bay on the Southern Cape coast a decade ago.

The decision by the Attorney-General, Mr D J Rossouw, not to prosecute is the latest move in a series of probes and demands for action since the scandal broke.

The step follows a statement in Parliament

earlier this month by the Minister of Justice, Mr Kobie Coetsee, that, following the conclusion on April 19 of a civil action in connection with the affair, the Attorney-General would "probably take a decision within the next two weeks."

The scandal broke 10 years ago and was described in 1974 by Mr Theo Aronson, then United Party MPC for Walmer and now a nominated National Party MP, as "the worst scandal that has happened to the National Party since they assumed power in 1948."

Other developments have included

● Repeated calls for a judicial commission of inquiry, which has never materialised

● A minority report by a Cape Provincial Council select committee which the then Administrator,

Mr A H Vosloo, refused to table

● A police investigation completed late in 1979 and handed to the Attorney-General

● A Trust Bank report, with a minority report, which was handed to the police.

● On April 19 this year a R4-million Trust Bank damages claim against controversial Hout Bay businessman Mr Bill Mitchell and nine other defendants was settled out of court

Secrecy surrounded the deal and Trust Bank officials refused to comment on the terms.

The bank had earlier alleged in the Supreme Court, Cape Town, that Mr Mitchell and former principal officers of Trust Bank conspired in 1972 to steal money in a series of transactions involving the

development of Wavecrest suggested early in 1980 by township near Jeffrey's Bay. The Leader of the Opposition in the Cape Provincial Council, Mr Herbert

A number of people had their dreams of a plot at Hirsch. He said a cloud was the sea shattered by the collapse of the development scheme still hanging over the whole affair and many questions remained unanswered.

A further investigation into the controversy was answered.

No rise in bond rate yet

ARGUS
18/5/62

124

Argus Correspondent

JOHANNESBURG. —

There will be no increase in the bond rate for the time being. This was clear after a special meeting of building society leaders in Johannesburg yesterday.

The mortgage rate has become such a contentious issue that the societies will make no rash decisions on an increase — even though they continue to feel the pinch in the current interest rate market.

While a mortgage rate rise is still probable as certain societies battle to maintain profitability under the present rate structure, it is clear after yesterday's meeting of the Association of Building Societies that there will be no splintering of members going their own way in raising the bond rate.

It had been expected that some society leaders could have opted for the decision by two of the smaller building societies, Eastern Province and Standard, to raise their mortgage rates by 1 per cent.

The decision of the meeting, however, was that there would be no "going it alone" and that there would be no hasty moves on the bond rate.

Mr Tim Hart, director of the association, said today: "Members are approaching the problem very responsibly indeed. They realise the bond rate is an important issue and if we have to move we will move as a body".

Mr Hart emphasised that this was not to suggest that there was any intention by the building societies to establish a cartel situation.

"The societies want to make sure that when they do move on the bond rate, they are moving in the right direction", says Mr Hart.

Tears of elderly rise with rents

ARAS
18/5/82
R.K.
Hed

In this, the Year of the Aged, Cape Town's senior citizens face a multitude of increasing problems. Over the next few days The Argus will focus on, among others, the housing shortage, increasing rentals, the removal of rent control and the effects of sectional title.

THE abolition of rent control could be a critical blow for the Peninsula's aged.

Last week the Government announced a Parliamentary select committee to investigate the desirability of removing the vestiges of rent control which afford the aged limited protection.

Already hardships caused by booming sectional title sales and escalating rentals are intensifying their plight.

The sectional title market has become a R2 400-million industry. Last year, 127 more schemes were sold by sectional title in Cape Town than in the year before.

6 476 UNITS

A total of 6 476 flats and townhouses were sold, compared with 2 803 units in 1980.

Soaring costs and increased interest rates on loans are pushing up rentals everywhere.

Even the non-profit-making Cape Peninsula Welfare Organisation for the Aged has imposed a R78 increase from July on more than 70 residents

in the Pinelands Place home for the aged.

Steep rent increases on the Cape Flats last year saw the formation of action committees and calls on the Government to take responsibility for housing.

The aged are teetering under pensions that do not keep pace with rent increases and the sectional title system.

HOME OWNERSHIP

When legislation brought in sectional title registration in 1973, it gave many the chance of home ownership. But it also put on to the streets many elderly who could not afford to buy their flats, usually because of low and static incomes and capital that had been withered away paying rents over the years.

A tenant who has occupied a flat continuously since it was decontrolled and has an income of less than R360 a month if single, and R650 for families, is "protected".

Yet this protection is against eviction under

sale by sectional title, it is not protection against rent increases approved by the Rent Board.

In a Diep River block where there are protected tenants an increase from R68 to R95 a month for bachelor flats was granted last month.

Typically, the increase takes effect from January, so a protected tenant with a garage has paid R157,50 in arrears alone for the first five months of this year. Another on a civil pension of R279 a month, paid a total of R203 in May.

She said "it's just as well I suspected this and had the money."

Rent control affords no protection to anyone who fails to pay their rent or an increase.

Rent control means a building cannot be put up for sale by sectional title if there are protected tenants, but these tenants can be pushed on the streets to look for cheaper accommodation by rent increases.

Protected tenants may appeal against increases in an uncontrolled Green Point block, an old-age pensioner and widow, over 70, must accept two

months' notice of a rent increase or give notice to vacate. She says her rent will rise from R168 to R235 from July.

Pension increases are just not keeping up with rent hikes such as these: 24,8 percent at Pinelands Place, 39,7 percent at Diep River and 39,8 percent at Green Point.

This year the Government announced a pension increase of R16 (12 percent) to R138 a month for whites, R12 (14,5 percent) to R84 a month for coloured and Indians, and R9 (18 percent) to R49 a month for blacks.

EXACTLY DOUBLE

A pensioner says the rent of his two-room flat at Mouille point has increased by R54 in two years and his pension has increased over the same period by R27.

An ironic twist is that as the elderly, even under a measure of rent control, are forced by steep increases to look for cheaper accommodation, less and less rented accommodation is available.

Businessmen say that as long as rent control is on the statutes, they will not invest in new blocks of flats.

Announcing the committee to investigate the removal of control, the Minister, Mr Pen Kotze, said the "checkmate position" had to be ended.

Rents would continue to rise until equilibrium had been restored in the market.

Yet the removal of rent control without provision of more accommodation for the elderly could bring them more drastic rent hikes.

Mrs Zerilda Droskie, director of the National Council for the Aged, tells of a new slant to the problem.

Tenants in controlled flats are losing their protection when given notice to vacate so that the flats can be renovated.

They do not realise they have to reapply for protection and make arrangements to return, she says.

Setback to city talks on rentals

ARGUS
18/5/82

124

CAHAC

Consumer Reporter

THE Cape Town City Council has had a setback in its plans to consult tenants over a fairer rent formula to be suggested to the Department of Community Development. The Cape Areas Housing Action Committee (Cahac) and the Athlone and district, Kensington and Wittebome-Wynberg Management Committees have all turned down an invitation to discuss the matter with representatives of the council's housing committee this month

of tenants to pay the increase introduced from January 1

LITTLE TIME

The management committees said they wanted to discuss the matter with the full housing committee, not only delegates, and they wanted Cahac present at the same meeting

Cahac said the request left insufficient time for it to consult affiliated organisations

It also pointed out that a proposal by the City Treasurer, Mr J B Watkins-Baker, that rents of older properties nearer the city should be raised so that those of newer properties farther out could be lowered did not comply with four demands made by Cahac to the Minister of Community Development.

THE DEMANDS

These demands were:

● All rent increases must be stopped. Reasons given included drastic changes to people's diet and health and tremendous social problems resulting from the inability

● Rents which can be afforded must be determined It was contended that large families and the cost of items such as food, transport and medical fees put the rents beyond the means of many tenants and that these should be taken into account in determining a new rents structure.

● The central Government must take responsibility for all housing. Local authorities were accused of doing "entirely as they please" and differences in applying the rents formulae and in service charges were pointed to.

● Bigger subsidies are needed for housing It was said that subsidies on basic rents had been shown to be insufficient while service charges were not subsidised at all. This could be remedied by the provision of increased State funds for housing

DIFFICULTIES

In a report considered by the council's executive committee today the housing committee said it believed a full joint meeting "would make it difficult to obtain a truly meaningful investigation of this complex issue"

It had suggested separate meetings with Cahac and the management committees because some organisations refused to meet council committees if the management committees were also to be present.

ARGUS 18/5/82 (P) 124

Black 'right' to home ownership

ARGUS 18/5/82

Provincial Staff
THE right of blacks to home ownership had to be recognised in any "free enterprise society" with its political consequences, Mr Geoff Everingham (PFP Pinelands) said in the Provincial Council yesterday.

people of this country. Rather, it is the manner in which the system has been manipulated by the National Party," Mr Everingham, chief opposition spokesman on finances, said in the budget debate.

what applies to the black people of this country." Only whites had the initiative of private enterprise, as blacks were prohibited from owning land in 87 percent of the country.

Indians in conflict to the principle of free enterprise and private ownership.

In a free market, economic consequences of free choice in consumption, occupation, saving and investment. The absence of home ownership severely limited investment opportunities for blacks

Mr Everingham said black property rights had to be recognised immediately, "together with the political consequences of accepting the permanence of an urban black population which has no interest in the homelands".

Mr Everingham moved the Opposition amendment to approve the budget for 1982-83, the

Provincial Administrations to made representations to the central Government to implement balanced and planned social and economic policies in a true framework of free enterprise and for the benefit of all the inhabitants of the Cape and South Africa, including freehold ownership for blacks".

ARGUS 18/5/82

124

In this, the Year of the Aged, Cape Town's senior citizens face a multitude of increasing problems. This week The Argus focuses on, among others, the housing shortage, increasing rentals, the removal of rent control and the effects of sectional title.

Aged dilemma: Between housing shortage and unprotected rents

AS the responsibility of alleviating the housing crisis for the aged is passed between the Government and the private sector the city's aged are left in the balance between a housing shortage and inadequate protection under rent control.

Renewed calls have been made to the Government to weigh the scales the aged's way.

The housing crisis for the aged reached such proportions that an urgent "summit meeting" was called for in the Assembly last week to seek a solution.

The Cape Peninsula Welfare Organisation has called for the Aged to be given financial aid from the authorities for organisations that run homes for the aged.

The MP for Matieland, Mr Kent Durr, said last week more tent-con-

600 elderly in Government-subsidised housing schemes has a waiting list of more than 900.

It is waiting for funds to start proposed schemes at Ysterplaat and Lakeside which, when completed, will house 171 elderly.

The Dutch Reformed Church which in 1981 housed 2374 elderly, 1701 of these in institutions for the aged, is also waiting for funds from the Department of Community Development to advertise for tenders for 13 projects totalling about R6,2 million.

Another eight applications for old age homes are awaiting the green light from the Department of Health and Welfare.

"One of the biggest problems facing this organisation and others rendering similar services, is the fact that the subsidies provided

for running homes for frail aged are totally inadequate," said Mr Durr, director of the CPWOA.

EXPENSIVE

The residents of these homes do not require the sophisticated care given by hospitals.

"It would therefore seem logical that the authorities realise that unless homes run by CPWOA and other organisations receive adequate financial aid, hospitals themselves will have to care for the frail aged, at a considerably higher cost to the tax payer."

Mr Kerswill said the seven homes run by the CPWOA were subsidised "totally inadequately" by the Department of Health and Welfare.

The department subsidises a total of 6282 aged in 84 homes in the

Cape Western region, and another 1060 will be included when projects under construction are complete.

The worst hit by the housing crisis are the aged in the low and middle income groups who struggle to make ends meet against an exorbitant cost of living.

An increasing number are being forced by rent increases to look for cheaper accommodation in a market that, through sectional title sales and rent control, provides less and less rented housing.

DESPERATE

"The situation is desperate and people don't know where to go," Mrs Zerilda Droskie of the National Council for the Aged said.

"We have to accept that rent control has been phased out, and there has to be some

consideration for the aged.

"When sectional title was brought in in America, church and welfare organisations bought out flats and let them to old people at reasonable rates," she said.

"Surely the same can be done in South Africa?"

Many have called on the Government to play a greater role in caring for the older community.

Mr Kent Durr said some rent-controlled homes should be taken into public ownership to prevent hardship to lower income tenants because rent control had not been an adequate protection.

The private sector is not providing rented accommodation while rent control remains.

"It's highly immoral to ask a man who has

put up a building for people on low incomes and pensions to be chained by rent control," Mr Don Kennedy, executive director of the South African Property Owners' Association, said.

"It's basically not a problem of the businessman because he is responsible to shareholders and he has to put their money to work."

Ironically, while there is a critical nationwide housing shortage for the lower income aged, there is also a blossoming of luxury accommodation for the aged all over the Peninsula.

This contrasts the real needs of the aged in the lower income groups in the community who face the greatest hardship from the shortage of adequate housing. Many feel the time is ripe for the Government to step

ONE

41 000 oppose rents, council told

Staff Reporter

MORE THAN 41 000 people had signed a petition against the rent increases imposed on January 1, the Valhalla Park Residents' Committee said in a memorandum to the City Council

A delegation from the Valhalla Park Residents Committee met the City Council housing committee yesterday to discuss their call for a halt to rent increases rents that people could afford and central government responsibility of all housing

The memorandum, sent to the council by the committee, said a "crisis" situation existed

Breadline

High rents were forcing many people to live below the breadline. People felt strongly about the issue and a petition against the rent increases circulated by the Cape Areas Housing Action Committee had already been signed by 41 000 people

The "crisis" could only be defused by "swift action" on the part of the council

They called for the rent structure to be scrapped and for a system of affordable rents "determined by the full participation of all people"

The committee said the people had no say in decisions made by local authorities. They also "completely rejected" management committees and community councils which were "discriminatory and toothless bodies"

The hardships experienced had come to a head with the imposition of rent increases on January 1. The rent formula had been approved by local authorities without consulting the communities involved and recent incidents of errors showed that the formula was open to interpretation. The Divisional Council, the City Council and the Housing League had been involved

CATTAC

Based on income

Among the other points made were that

- The rent structure was based only on income and not on expenditure
- Some tenants spent 55 percent of their income on basic rent.
- Service charges comprised as much as 67 percent of rent. The Group Areas Act had caused tenants to pay for development of new areas
- The upper income limit for sub-economic housing should be much higher
- Attempts by employers to curb inflation by limiting wage increases added to hardship. The fact that 5 000 people in Mitchells Plain faced eviction in 1980 showed that they could not afford the rents

Housing subsidy for single people

CAPE TOWN 20/5/82 (286) 124

Staff Reporter

A NEW housing subsidy for unmarried people as well as a medical-aid scheme for blacks was announced by the Administrator of the Cape Mr Gene Louw during the second reading of the budget in the Provincial Council yesterday.

The housing subsidy will apply on a non-racial basis to unmarried permanent officials of the public sector including widows, widowers and divorcees.

The scheme which became operable on April 1 applies to bonds of up to R40 000.

"The subsidy payable will be worked out on the difference between an interest rate of three per cent (in respect of people earning a salary equal to or less than R18 288 annu-

ally) and four per cent (in respect of people whose salaries are higher than R18 288 annually) on the one hand and on the other hand, two fixed average interest rates which will be calculated on the prevailing differentiated interest rates that building societies attach to bonds of R25 000 and above." Mr Louw explained.

Example

Giving an example, Mr Louw said that an unmarried permanent official who had a bond of R30 000 and received a salary of less than R18 288, would be entitled to a monthly housing subsidy of R221 as from April 1.

Mr Louw said the Commission for Administration was still busy investi-

gating the possibility of housing subsidies for people living in rented accommodation.

Announcing a medical-aid scheme for black personnel in the public sector, Mr Louw said the scheme was known as the 'Bonitas Medical Fund' and was launched on March 1.

'Voluntary'

All blacks employed by the Provincial Administration were eligible.

"Membership of the scheme is voluntary but persons who were already in service on March 1, 1982 have 12 months in which to elect whether or not to become members, whilst persons joining the service on or after March 1 must elect immediately whether they wish to become members of the scheme or not," Mr Louw said.

He added that the cabinet had already made R100 000 available as initial capital for the scheme and that it had decided members' contributions should be subsidized at a rate of 60 per cent by all participating employer organizations — the same rate as for whites, Indians and coloured personnel in the public sector.

Benefits

The rules of the scheme provided for 80 per cent benefits for consultative services and 100 per cent for non-consultative services such as surgical procedures and hospitalization.

Member contributions ranged from R1,60 to R9,60 a month depending on the member's salary and number of dependants.

Handwritten notes: a checkmark, a signature, and the number 21 with a downward arrow.

TBOBW

POVERTY AND DEVELOPMENT
THE CONTEXT OF S.A.

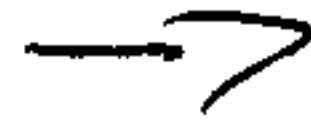
March 1982

DRAFT

(124) Hansard Q. Col. 880 -
Western Cape. housing units 882
21/5/82

614 Mr P R C ROGERS asked the
Minister of Co-operation and Development

- (1) Whether his Department has been
constructing housing units in the



881

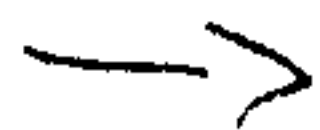
FRIDAY 21 MAY 1982

882

- | | |
|---|---|
| Western Cape for letting purposes if so, | Varying between R23,50 per month and R117,19 per month (including services) depending on the type of house and income of the tenant concerned |
| (2) whether it is the intention of his Department to proceed with the construction of such housing units, | (4) No |
| (3) whether any of the housing units provided in Langa Nyanga and Guguletu, respectively, in the second half of 1981 were constructed for letting purposes, if so, (a) how many in each case and (b) what are the rentals charged for them, | (5) and (6) Fall away |
| (4) whether any such housing units are available for purchase by tenants if so, | |
| (5) whether any financing facilities from financial institutions are available to such tenants, if so, what facilities, | |
| (6) whether any such housing units are available for purchase under scheme other than the 99-year leasehold scheme, if so, how many? | |

The MINISTER OF CO-OPERATION
AND DEVELOPMENT

- (1) The construction of housing units for Blacks in the Western Cape is the responsibility of the Western Cape Administration Board. The said Board has constructed housing units for letting purposes
- (2) It is the intention of the said Board to proceed with the construction of such housing units
- (3) Yes, all housing units which have been completed in Langa and Nyanga during the second half of 1981 are for letting purposes
- (a) Langa—86
Nyanga (including Crossroads) - 508
Guguletu—Nil
- (b) Langa—R33,83 per month when includes services
Nyanga (including Crossroads)



Municipal Reporter

MORE than 40% of black households in Port Elizabeth share their homes with other families. And more than 10% of these have three or more families sharing the same house.

This is one of the findings in a survey into black consumer and shopping patterns by the chief researcher of the Institute of Planning Research at the University of Port Elizabeth, Dr J A Erwee.

The in-depth survey was confined to 837 households in New Brighton, Kwazakele and Zwide.

Dr Erwee found that one dwelling in 10 had 10 or more occupants. The number of persons in a living room averaged from 1,9 in Kwazakele, to 2,5 in New Brighton.

The incidence of lodger households sharing accommodation with main house-

124
Findings
on black
PE house
E. Post
21/5/82
sharing

holds varied from 34,2% in Kwazakele to 51,6% in Zwide.

While almost the same proportion of households in Kwazakele rented their homes compared to those who bought, renting outnumbered buying scheme households by six to one in the other two townships.

The average monthly rental paid was R22,11, and households with average earnings of R252, spent about 8,7% of their earnings on housing.

● See Page 2

Mobile homes seen as interim answer to the housing crisis

(124) E. Post
22/5/82
Weekend Post Correspondent

CAPE TOWN — The extensive use of mobile homes to alleviate the housing shortage crisis should be thoroughly investigated, by not only the provincial authorities but the central Government as well, Mr Ray Radue (NRP MPC for King William's Town) said yesterday.

Mr Radue said in an interview he was convinced that mobile homes, as an interim measure, could help to overcome the housing crisis, not only in the Cape but throughout South Africa.

"And I see no reason why the Department of Co-operation and Development should not look into the advantages of mobile home schemes for black residential urban areas as well."

Mr H J Kriel, MEC in charge of local government, agreed in the Provincial Council in March to look into the possibility of increasing the occupancy rate of permanent mobile homes in caravan parks from 10% to 20%.

Mr Radue said he was encouraged by this action and looked forward to a decision from local government.

"I have been inundated with requests from people, especially old-age pensioners, who cannot afford to build new homes to press for an increase in the 10% ratio," he said.

"In Natal, for example, 20% permanent occupancy by mobile homes is permitted in caravan parks and there is much talk of increasing this to 30%. As far as I know, in America, Britain, New Zealand, Europe and Australia there is no legislation restricting the number of mobile homes permitted."

"Caravan park owners in the Cape Province are suffering heavy financial losses as a result of increased fuel prices which deter people, especially from the Orange Free State and the Transvaal, from travelling long distances."

"Yet because of the standard regulations, which are outdated, they cannot even boost their income with permanent mobile home dwellers."

"There has been a substantial increase in the demand for mobile homes and I have no doubt this will continue to soar."

"I believe all caravan parks in commuting distance from Cape Town have most, if not all, of their permitted sites for mobile homes filled."

Mr Radue said the cost of a fully-furnished, two-bedroomed mobile house with a diningroom, kitchen, lounge and shower was about R14 000.

"What kind of a home could you build for the price?"

"Parks exclusively for permanent mobile homes are needed. They could be run by private owners or municipalities."

"The major objection from municipalities has been that these sites would not be rateable. However, these homes can be hooked into the sewerage and water supplies and means could be found to compensate municipalities."

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Rents and pensions in spiralling economy put aged in jeopardy

By SALLY KERNOHAN

WAITING lists for accommodation in Port Elizabeth homes for the elderly are now running into the hundreds as spiralling rents take their toll on the purses of pensioners

Many spry old people have had to sacrifice their independence with reluctance and accept institutional care. But by no means all have the choice.

Many are still having to battle it out on shrinking savings in what remains of the city's cheap accommodation.

The Algoa Bay Council for the Aged has closed its list at Cuylerholme in Western Road.

The Red Cross, which provides housing and institutional care, has waiting lists of 300 names and more.

And lists for other housing complexes for the elderly also run into the hundreds.

All social workers spoken to indicated that the housing plight for the elderly in Port Elizabeth was worsening. The major problem was hefty increases in rents.

"It used to be the norm that working people were expected to spend 25% of

their income on housing," said one social worker "but, in most cases among the elderly, this figure is now more than 50%."

"The basic old age pension is R122 a month. From this, the person has to house, feed and clothe himself and allow for transport and other odds and ends.

"Fortunately, Port Elizabeth is better endowed with housing complexes for the elderly than most other cities in the country," said Mrs A Bolton, senior social worker for the Algoa Bay Council for the Aged.

"But it must be remembered that a lot of pensioners are independent and physically able to help themselves. The thought of institutional care appals them and they prefer to live in flats, boarding houses or lodgings."

However, the choice for these people is fast dwindling.

Rents are increasing all the time and even the limited number of boarding and lodging houses charge R60 a month or more — in some cases with no meals provided.

The only flats now being built are prestige blocks, or blocks to be sold under sectional title. There are now flats available, planned or

under construction which pensioners could hope to afford on their very limited budgets.

One elderly woman was paying a rental of R60 a month in a flat in Belmont Terrace — half of her old-age pension.

In March her rent was increased to R100. After discussions, the owner allowed a freeze on her rent until July.

Fortunately, this desperate woman, with the help of the Algoa Bay Council for the Aged, has found accommodation in one of the municipal complexes.

In another case, a person drawing a pension of R129 was paying R100 a month for her flat.

Her rent went up a further R35 and she now faces another 16% increase in October.

She is getting some financial assistance from her family, but this is fast dwindling.

"These two cases clearly illustrate the plight of these people," said Mrs Bolton.

Weekend Post asked social workers what options elderly people had when seeking a roof over their heads.

A little-known fact that emerged was that children

of the elderly can actually be forced through the maintenance courts to support their parents.

Called reciprocal duty of support, provision for this measure is contained in the Maintenance Act of 1967.

Elderly parents in need of assistance can apply to the courts for support which can be granted provided the children are in a position to pay.

Other options open to them are:

- Pensioners living in blocks of flats can apply under special circumstances to be protected tenants and exempted from rental increases.

- They can look for accommodation in the limited number of boarding and lodging houses still available in the city — if they can afford the rates.

- They can turn to the various welfare organisations for help in finding accommodation in homes for the elderly or subsidised municipal housing schemes.

- They can move in with their children.

For some, these options are extremely distasteful but, because of the chronic countrywide housing shortage, many senior citizens have no alternative.

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**SAMPSONS
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German love after all

SA visit is planned to pay 'lobola'

By JIMMY MATYU

A TOP New Brighton model was all set to marry a German and settle in Europe, but when she returned to Port Elizabeth to arrange passports for two of her children, her fiancé changed his mind.

Nevertheless the German connection had a happy ending for Mrs Elizabeth Nhunhu Nadrau — formerly Funde.

This month she mar-



ried back to him Pretoria, me, was to blame for the break up of our affair," she said.

She returned to W. Germany with her children, Jessica and Tickey — the latter by previous marriage. She is now in New Brighton.

"Then I met Mr E. 'Liebling' Nadrau, who is a real darling. He proposed, and we are happily married and

Malan cautious on mystery pamphlet

By BRIAN POTTINGER
Political Correspondent

CAPE TOWN — A political rumpus involving the South African Defence Force is possible in the wake of questions tying the SADF to "disinformation" pamphlets distributed on the Cape Flats

The pamphlets were cunning replicas of the newsletter of the activist Cape Housing Action Committee (Cahac), but contained subtle changes to the original text to diametrically alter its meaning

This week General Magnus Malan, Minister of Defence, gave a guarded reply in Parliament to a direct question from Dr Alex Boraine, PFP MP for Pinelands, about whether the SADF was involved in printing and distributing the pamphlet

General Malan said that, "as far as could be established", the SADF was not involved

The answer has not satisfied Opposition members and Dr Boraine has in-

dicated he will be looking at ways to get a more definite statement from the Government

He said he did not really understand what General Malan was saying

"Surely he is not suggesting that he is not aware of what SADF personnel are or are not doing"

The matter was far too serious to be left where it was

The case of the bogus newsletter first became public in March this year when thousands of newsletters with the "Cahac Speaks" bannerhead were distributed in the townships

Cahac is the umbrella body for 41 civic and other organisations and has been at the forefront of rent-increase boycott moves

The same photographs as were used in the genuine newsletter re-appeared in the bogus copy with different captions and large tracts of the text were altered to read completely differently

Some examples

● In the original, four sketches illustrate the main pillars of the Cahac strategy letter-writing, demonstrations, meetings and prayer services The bogus copy shows the first three sketches with heavy lines drawn through them in the shape of a cross and the fourth frame depicts a

group of people sitting around a table with the word, "Consultation", above them

● A photograph in the original depicts a number of residents burning their rent-increase notices over a refuse drum The caption reads "Elsies River residents burn their rent notices in protest against the increases" The phoney pamphlet shows the same picture, but underneath the caption is "This is the way Put your litter where it should be — in the dustbin"

● Another photograph, showing a mass meeting with a caption extolling the need for unity, is replaced in the phoney with words calling for better birth control

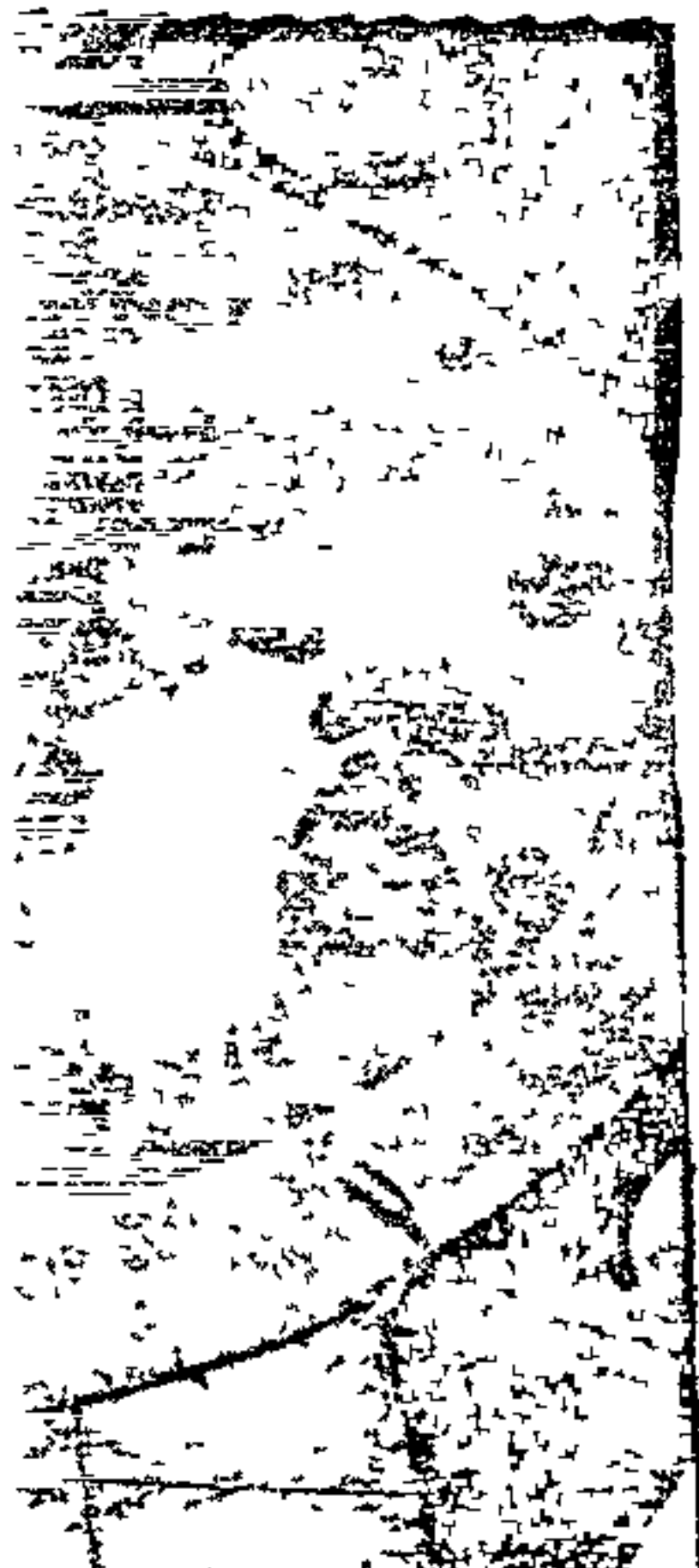
In the text of the pamphlet there are also substantial changes A statement that the organisations of the people should be consulted and management committees rejected becomes a call for organisations of the people to be consulted and therefore management committees should not be rejected

The message from the Cahac chairman emphasises the need for continuing unity and resistance to rent increases while the changed version becomes a plea for smaller families, harder work frugality in spending and better civic hygiene

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78 PEUGEOT 404 A/T R3 697	80 GALANT 2000 Man R6 997	80 AUDI 80 GLS A/T R6 797
81 MAZDA 323 1.6 GLX R7 297	80 GALANT 2000 A/T R6 697	81 AUDI 80 GLS A/T R7 397
78 VW 1600L BEETLE R3 197	79 AUDI GL A/T R5 297	79 DATSUN 1800J SSS R5 897
79 GOLF GL A/T R4 497	76 TOYOTA GSL Coupe R3 297	80 STANZA 1800 SSS R6 397
79 MAZDA 323 1.3 R4 297	78 PEUGEOT 504 R4 397	79 DATSUN 280L R5 997
79 MAZDA 323 1.4 GLC R4 897	80 PEUGEOT 504 R5 997	78 PASSAT A/T S/W R4 497
	78 CORTINA 1600 L R4 897	78 PASSAT GLS A/T R4 197
	79 CORTINA 2.0 CHIA	79 PASSAT 1200

Rag trade helps 800 to buy own homes

PROF 77 AR645 22/5/82

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Property Editor
MORE than 800 of Cape Town's garment workers have been helped to buy their own homes through the Cape clothing industry provident fund, which has lent more than R5-million over the years.

Almost R4,4-million has been paid out in loans to buy plots and houses, build houses and make additions and improvements.

About another R1-million has also been given to 427 workers as deposits for houses in Mitchell's Plain, supporting a cloth-

ing manufacturer's claim that the local industry helped Mitchell's Plain to get off the ground.

The council has stepped up its allocation to R1-million for 1982 and in only four months R490 000 in loans have been granted to 50 workers, indicating that the year's funds could dry up soon.

Allocation for last year was R700 000 up from R450 000 in 1980.

LOW INTEREST

Apart from being one of the few sources open for housing loans, the housing scheme charges interest well below building society and bank rates; 7,5 percent on loans up to R15 000 against the societies' 13,5 percent and 9,5 percent on loans between R15 000 and R20 000 against 13,75 percent.

The housing scheme started in 1958 when lower-paid factory workers had great difficulty in getting loans elsewhere because of their limited income. In that year six loans totalling R4 642 were approved, the advances doubling the next year and increasing steadily ever since.

Many workers have repaid their loans and about R2,5-million is still outstanding.

Loans are made against assets of R18-million held by the industrial council's provident fund.

Income is expected to jump to R5-million from last year's R3,75-million as a result of higher interest rates paid on investments. About R2,5-million of 1980's income came from contributions, of which employers pay 35c a head a week and

workers pay 50c a week.

"We have had so many letters of appreciation from employees who had no hope of getting a bond elsewhere. It is one of the perks of the industry that they value," says Mr Hardy Nel, secretary of the industrial council.

TEST CASE MAY STAKE UP VALUATIONS

1004 Area 5
22/5/82

124

TOM HOOD
Property Editor

A JUDGMENT that could revolutionise municipal valuations has been handed down by Mr Justice Vivier in the Supreme Court in Cape Town.

It could lead to income-producing property being valued on a market-value basis and, through computer help, give owners an up-to-date guide to the actual market value of their property.

The judge ruled that deteriorating economic conditions in Muizenberg since 1971 lowered the value of Bay View, a former hotel, and that the municipal value and the rates should be decreased.

He ordered that a 1979 interim valuation of R376 310 be set aside.

The 1971 municipal valuation was fixed at R386 620, when the Bay View operated as a hotel. Later, when the hotel closed and the building became an old age home, the owners got the site value reduced by R9 710 to R53 630 but the valuation of the buildings was left unaltered.

INVESTIGATE

The judge ordered the matter to be reconsidered by the valuation court, which need not be recon-stituted with the same members as before.

The valuation court was directed to investigate and make findings of the amount to be allowed for

1 — Obsolescence, functional and economic.

2 — The change in the nature of the locality between the 1971 general valuation and the 1979 interim valuation.

In his judgment, Mr Justice Vivier referred to evidence that of 20 Muizenberg hotels operating

in 1971, only two still operated as hotels in 1979.

Economic conditions in the property market and deteriorated significantly after 1971 and the valuation court should have taken this into account and made an allowance for economic obsolescence.

The judge said the change in use of the building required the valuer to consider the question of obsolescence afresh.

"On his own evidence it is clear he did not do so and it is also clear the valuation court did not do so either."

The valuation court's finding that the old age home was a viable proposition and operating at a profit was not borne out by the evidence.

The latest audited figures, for the year ended June 30 1979,

showed a considerable loss. Accounts showed income of R73 697 and expenses at R109 969 resulting in a loss of R36 372.

Expenditure did not include charges paid by the administering company such as insurance, interest on capital supplied, fixtures and equipment repairs, head office salary, travelling and other overheads attributable to Bay View.

"For this reason, the decision of the valuation court cannot stand."

The chairman of the Cape branch of the Institute of Valuers, Mr Koos Jonkers, managing director of Owen Wiggins Trust, told Property Argus the matter was considered a test case concerning the interpretation of Section 44 of the Valuation Ordinance which deals with the method of valuation of buildings.

REPLACEMENT

The ordinance prescribes that buildings are to be valued at their replacement cost less depreciation.

Over the years the Director of Valuations has followed the procedure that the depreciation factor was primarily based on the physical condition of buildings with little, if any, allowance for functional or economic obsolescence.

The judgment meant that should a building

R32-m HQ for Escom

Property Editor

ESCOM is to build a R32-million office block in Bellville for its new headquarters in the Western Cape.

The seven-storey project will take about three years to build and is expected to occupy a complete block at the corner of Voortrekker Road and

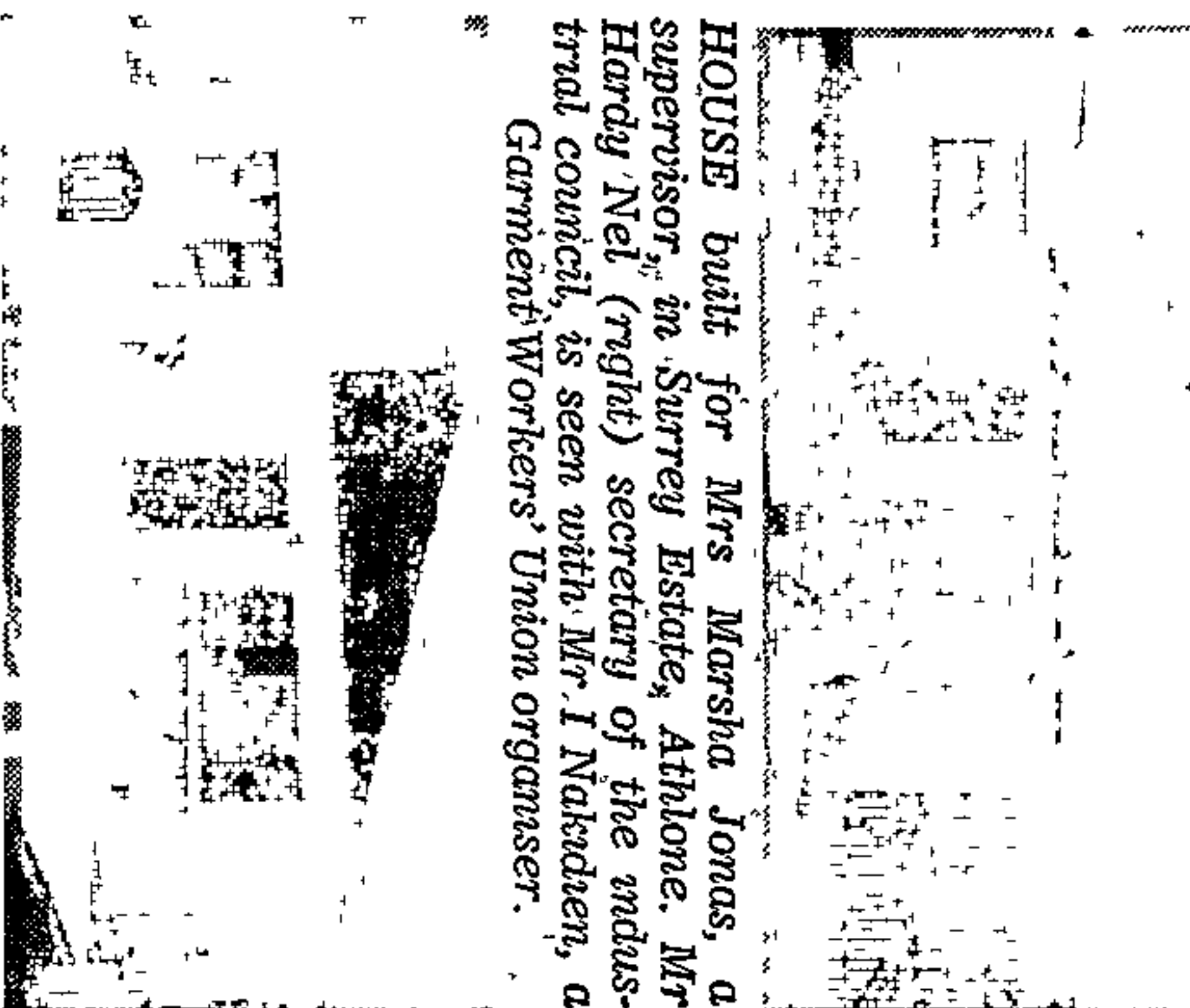
Modderdam Road.

One of the problems of the site is a high ground in water table. The building will have to reach the fourth floor before its mass makes it completely stable.

Contractors have been invited to tender but the award is not expected before end-July.

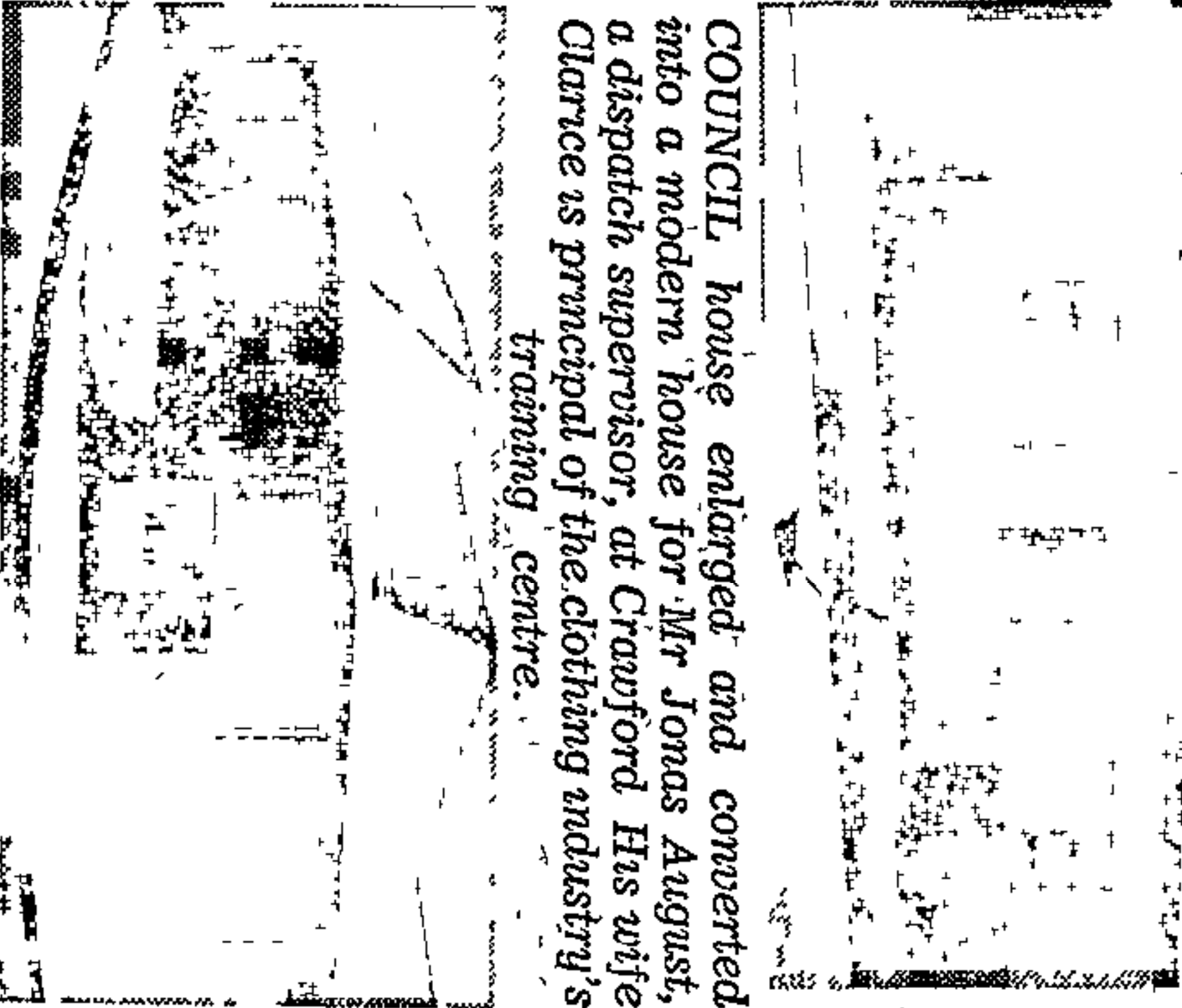
CAPRIENNA WORKERS' UNION

HOUSE built for Mrs Marsha Jones, a supervisor in Surrey Estate, Athlone. Mr Hardy Nel (right) secretary of the industrial council, is seen with Mr I Nalanda, a Garment Workers' Union organiser.



HOUSE built for Mrs Aizka Cassiem, a clothing industry clerk, at Surrey Estate, Athlone.

COUNCIL house enlarged and converted into a modern house for Mr Jonas August, a dispatch supervisor, at Crawford. His wife Clarice is principal of the clothing industry's training centre.



HOUSE built for Mr Fanel Johnson, a sewing machine mechanic, at Bellhorn, Athlone.

DIRTY TRICKS

SUN. TRIBUNE

Cahac

23/5/82

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WALAN DOES NOT DENY DEFENCE FORCE LINK WITH FAKE NEWSLETTER

The Defence Department has been linked with the printing and distribution of thousands of fake newsletters aimed at undermining protests about rent increases in Cape Flats townships.

In a move reminiscent of the old Department of Information thousands of bogus copies of the newsletter Cahac Speaks, were dumped in the townships in March.

In Parliament this week the PFP MP for Pinelands, Dr Alex Boraine, asked Minister of Defence Magnus Malan about the alleged fraud. In reply, he said that "as far as could be ascertained" the Defence Force was not concerned with the printing and distribution of Cahac Speaks. He refused to make a statement on the issue. Dr Boraine said afterwards that the Minister had not outrightly denied Defence Force involvement — nor confirmed it.



THE REAL THING: Plans for protest

THE REAL THING: Plans for protest

LETTERS
The Minister of Housing Development, Mr Pen Kotze, has refused to see our Community Development Committee members who are protesting against the housing budget. He says we must go to the Minister of Information, Mr Magnus Malan, to see our demands. We are protesting against the housing budget and we want to see the Minister of Information, Mr Magnus Malan, to see our demands. We are protesting against the housing budget and we want to see the Minister of Information, Mr Magnus Malan, to see our demands.

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The Minister of Housing Development, Mr Pen Kotze, has refused to see our Community Development Committee members who are protesting against the housing budget. He says we must go to the Minister of Information, Mr Magnus Malan, to see our demands. We are protesting against the housing budget and we want to see the Minister of Information, Mr Magnus Malan, to see our demands.

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The Minister of Housing Development, Mr Pen Kotze, has refused to see our Community Development Committee members who are protesting against the housing budget. He says we must go to the Minister of Information, Mr Magnus Malan, to see our demands. We are protesting against the housing budget and we want to see the Minister of Information, Mr Magnus Malan, to see our demands.

THE REAL THING: Plans for protest

The fake newsletter looked exactly like the real edition of Cahac Speaks, following the same layout, same headlines, photographs and introductory paragraphs to reports.

But the remainder of the contents was dramatically different.

By PETER MANN, Political Correspondent

The false publication says that Cahac supports the committee system (which it does not) and adds that people should regulate their protests through Government channels.

It claims that the protest Cahac was coordinating against high rents was unfounded. The protesters spent too much money on liquor and furniture and there is a shortage of coloured homes because people do not control their birthrate, the false newsletter says.

They are our legitimate elected bodies. They represent our communities in the true sense of the word.

By supporting them we give them more power to negotiate with the city council and the Government. This support must be a continuous action.

By now we should recognise the fact that the State will not yield to pressure in the form of demonstrations, letters and mass meetings.

There are legitimate channels. Let us use them. Cahac is prepared to work with management committees to achieve its goal.

version is headlined 'Day of Action' — Thursday, February 4, and reads: 'The Minister of Community Development, Mr Pen Kotze, has refused to see our Cahac deputation.'

'He says we must go to the Minister of Information (formerly Coloured) Affairs. And the Government has answered our demand that they provide bigger housing subsidies by cutting a huge R500-million from the housing budget.'

'We don't want to see the Coloured Affairs Minister. We won't be split along racial lines. And we...'

won't let the Minister of Community Development dodge his responsibility for housing.

'To open his eyes Cahac's rent action committee has called for a day of action. On this day people in all areas will pressurise the authorities.'

Compare this with the version of the report on the faked newsletter. It is headlined 'Day of Action, Everyday, and reads: 'The Minister of Community Development, Mr Pen Kotze, has refused to see our Cahac deputation. We must see our management...'

it is people in this region which do most of the private investing in South Africa and this type of investment is essential to economic growth, therefore a ^{high} tax on these people re-distributing income could be inefficient economically.

Tax on ^{re-} could income that all have on

So we see of income inefficient more eff these to

CAHAC SPEAKS ACTION
Day of Action Everyday

We need to be strong well organised and responsible

CHAIRMAN'S MESSAGE
By Wilfred Rhodes

LETTERS DEMS MEETINGS CONSULTATION

earners possible I'm sure will

distribution out of which are

THE FAKE: Propaganda in disguise

re-distribute S.A's income more efficiently.

(a) That the high costs of university management and administration call for constant thought on ways and means of economising and of increasing efficiency.

Problems of transition from school to university

(b) That problems connected with the transition from school to university should be largely obviated by -

(1) the effect of t

education at sc
- were "most disconcert-
income category -
rentals for the next
the Joint Matriculation

(11) the new approach

But he said the jump

(111) the elimination of courses!

Mr Vivier said only rents for people earning up to R150 a month were reasonable.

(1V) the institution at the university

because of the high rents and purchase prices.

(V) the improvement in attention to d

He said he feared it would be difficult to find tenants and buyers for the new houses under construction at Atlantis

(c) That the large number "service" department staff may be lost, danger that personal tutorials or other the universities.

The secretary of the council, Mr W R Vivier, pointed out to the housing committee this month that people were paying too high a proportion of their incomes in rent

(d) That the transition facilitated by a group of friends would keep himself discussions between desirable.

SATISFACTORY
Mr Johnstone said that in certain respects the results could be described as satisfactory

That it would be ne institute an addit year at university transition from sch of prospective stud should commence at

A meeting was recently held between representatives of the council and of the Department of Community Development to discuss the high rents and the high prices that must be charged for new houses built at Atlantis for sale.

(e) That there appears students to use lar of communication.

And Mr Johnstone said he feared the position would get worse

(f) That organised and teachers and univer that there should b of the academic sta school teachers, du the preparation of

THE rents which the Divisional Council is obliged to charge for new houses "are so high that nobody can afford them," the chairman of the housing committee, Mr R C Johnstone, told The Argus today.

Council rents 'too high'
ARGUS 24/5/82
124

Divisional Council Reporter

n school establishments, and er the guidance for secondary would be given to thods of study. first-year nly as a means

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Self-help housing 'must fit pockets'

ARGAS
24/5/82

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Self-help housing must fit pockets

AS South Africa confronts its worst housing crisis in more than 20 years, alternatives to conventional housing are being investigated in academic and political as well as business circles.

This follows the Prime Minister's Good Hope conference in November last year at which two significant shifts in housing policy — which could bring back home-ownership within reach of the man in the streets — were announced.

These were the acceptance of the principle of self-help housing and a promise of greater private sector participation in low-income housing.

CONFUSION

But in a study by Professor David Dewar of the University of Cape Town's urban problems research unit it is said that the Prime Minister is confused about "self-help" and "self-build".

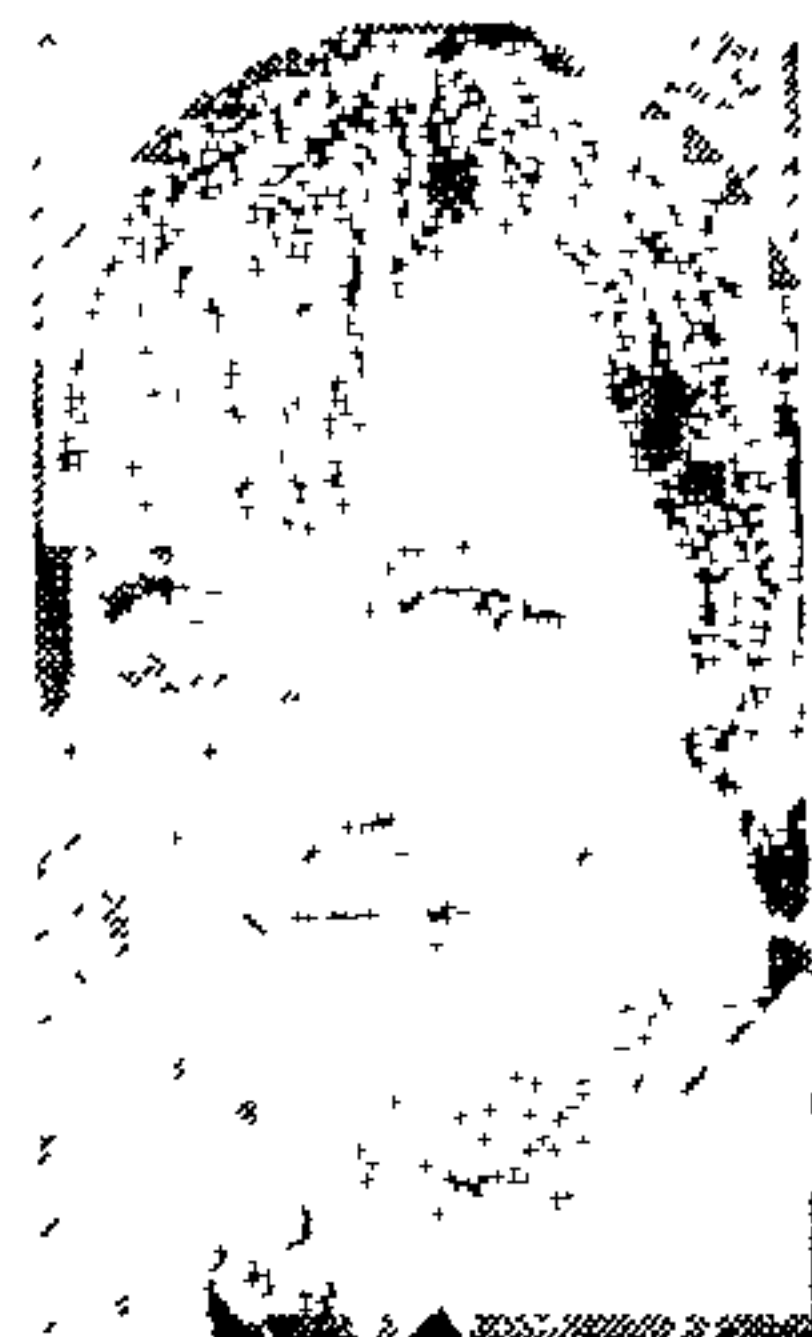
Describing the policy shifts as "positive" and reflecting "greater realism," Professor Dewar says a danger is that the State may implement the self-help approach through the same channels as those used to provide conventional housing.

"Self-help implies individuals and communities controlling the major decisions.

"Self-build is therefore a special aspect of a much broader concept.

THE DANGER

"When the two are confused, however, there is a real danger of self-help approach being seen as simply another form of physical delivery to be implemented through the same centralised framework as conventional systems."



Professor David Dewar

The entire approach hinged on genuine decentralisation of decision-making, down to the level of local community, Professor Dewar said.

This would require the creation of financial networks enabling communities to implement decisions.

FIT NEEDS

Self-help communities found ways of achieving a product which more closely fitted their needs and pockets.

"The needs of these people cannot be met by private developers driven by profit motive. Even increased subsidies will have the effect of subsidising profit — especially since nearly all black areas are ripe for speculation.

"There is a real danger that the provision of housing by employers will become a mechanism for tying labour and reducing wages.

The poorer the worker, the more susceptible he will be.

Atlantis rents 'disconcerting'

CALL TIMES 20/5/82

124

Staff Reporter

RISING building costs had resulted in "problematically high" rents and selling prices for housing projects under way in Atlantis, the chairman of the housing committee, Mr R C Johnstone, said in a report to the Divisional Council yesterday

As a result, the housing administration section was expected to have difficulty in allocating the units and "severe repercussions" could be expected from the Atlantis Management Committee and industrialists

Rentals in the under-R150-a-month income group were still reasonable, but the jump in rentals to the next cate-

gory (R150 to R200) were "most disconcerting". These ranged from R52 43 to R71 84 — the equivalent of 34 percent to 74 percent of income and meant that someone earning R151 a month could be paying R71 84 more than his neighbour earning R150 a month

40 percent

These tenants were particularly penalized and 40 percent of the council's Atlantis tenants fell into this group

In higher income groups the jump was "not as severe", ranging from R19 80 to R30 99 a month

Commenting yesterday, Mr Johnstone said rentals in Divisional Council

townships were a "major source of grievance" and people were finding them difficult to meet

One of the problems was that even the most basic house could not be built for under R20 000. The resultant rental of R160 was "way over the top" of what even the middle-income group could afford

The stage had been reached where people would have to be subsidized even to occupy houses. With site and service schemes, it would cost R5 000 to service a site and then the person had to build a house. This would be too expensive

There was a demand in council's area for 40 000 houses and this was increasing at 12 500 a year

Mr Johnstone said he wondered whether "despite the pious comments" the government was aware of the seriousness of the situation. The government had to spell out where the responsibility of local authorities began and ended

The chairman, Mr L J Rothman, said the report on Atlantis presented a "very grim picture". He was convinced that housing standards in South Africa were "far too high" and the government needed to look closely at this

Black Allied Workers Union

Cape Explosives Industrial Workers Union

Chemical and Allied Workers Union

Chemical Workers Industrial Union

Chemical Workers Union

Durban Rubber Industrial Union

Engineering and Allied Workers Union

Engineering Industrial Workers Union of S.A.

Federated Mining, Explosives and Chemical Employees Union

Industrial Salaried Staff Association

General Workers Union

Metal and Allied Workers Union

National Union of Engineering, Industrial & Allied Workers

National Union of Motor Assembly & Rubber Workers of South Africa

S.A. Chemical Workers Union

South African

Steel, Engine

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Weskapse Plo.

Non-Metallic

Building, Cons

Glass & Allied

Glass Workers

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National Union

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Homes for elderly - levy on rates plan

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Municipal Reporter
A PLAN which could lead to thousands of rands becoming available to try to solve the housing crisis for Cape Town's senior citizens will be debated by the City Council at its monthly meeting tomorrow.

A motion by a councillor, Mr E S A Merrington, asks the council to investigate the feasibility of setting up a fund to build accommodation for the elderly by way of a one percent levy on all rates.

In 1981 the council's rate income was R68,5-million.

In an interview last night Mr Merrington said he had been motivated by the tremendous problem of housing for the elderly.

CRISIS

"I believe it is a crisis situation. We hear that the Government must do something. But I believe in self-help and getting all the allies you can," he said.

Mr Merrington said the council would also have to go into the legislative changes necessary, but he foresaw the funds being administered on a similar basis to the Shelter scheme in Cape Town.

"Who knows, maybe we could persuade the

State to come in on a rand-for-rand basis. It is, I believe, an exciting concept with exciting possibilities," he added.

Emergency telephones

Municipal Reporter

CAPE TOWN'S Ambulance and Rescue Service (CARS), formerly the Cape Peninsula Local Authorities' Ambulance Service, has two additional telephone numbers for emergency use. The new numbers are 51-5152 and 51-5153.

The old numbers, 51-5151 and 65-3931 are also still available. All four numbers are for emergency use only when an ambulance or a rescue team or both are necessary.

The emergency telephone numbers for the ambulance, police, hospital, poisoning cases, sea rescue, fire brigade, electricity, water and other services in Cape Town and the Cape Peninsula are listed on page two, three and four of the new Cape Peninsula Telephone Directory.

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Plea to city on Newlands Heights

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Municipal Reporter

THE City Council will ask Cape Town to make its views known on alternative sites for the controversial Newlands Heights cluster housing scheme.

The scheme would have been built on the slopes of Table Mountain adjoining Kirstenbosch.

An appeal to the council to accept this plan was made by town planning chairman Mr John Muir.

He paid tribute to Mrs Anne Percy, who started the petition to save the mountain site, and the Administrator, Mr Gene Louw, and his executive, for offering the developers an alternative site.

ALTERNATIVE

Mr Muir said the developers had been offered two alternatives. The "school site" bordering the Liesbeek River, 3,7 hectares in size, and a site on the opposite side of the river in the Bishops-court area, 4,1 hectares in size.

The town planning committee decided to ask the council to advertise the alternatives to give ratepayers in the area, objectors to the scheme, the developers and the council's City Engineer's Department time to consider the alternatives and make their views known.

"But I must make it clear that there is a bottom line to this. The developers who have been more than sensitive to the issues involved and have shown tremendous co-operation can go ahead and build on the mountain slope at any time."

INCONVENIENCE

"We must realise that the developer is being inconvenienced and delays are costing money. We must get this issue settled as soon as possible."

Another councillor, Mrs Joan Kantey, said it had to be regretted that the council did not see fit to vote against the mountain site when it had the chance. Only five councillors voted against it.

The Administrator and the executive committee had set a fine example on preservation of the mountain site but this was only the first step in a long battle that would continue as long as there was privately owned land on the mountain slope, she said.

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Unions have been classified according to the Standard Industrial Classification of All Economic Activities. The full extent of the operation of the following general workers unions has not been established:

- National Federation of Workers
- Orange-Vaal General Workers Union
- General and Allied Workers Union

AGRICULTURE, FORESTRY AND FISHING

- Black Allied Workers Union
- Farmworkers Union
- Food and Canning Workers Union
- National Certified Fishing Officers Association
- Orange-Vaal General Workers Union
- Trawler and Line Fishermen's Union

MINING AND QUARRYING

- Amalgamated Engineering Union of S.A.
- Amalgamated Union of Building Trade Workers
- Amalgamated Society of Woodworkers of S.
- Black Allied Workers Union
- Black Mineworkers Union
- Federated Mining Explosives and Chemical Iron Moulders Society of S.A.
- Mine Coloured Staff Association of South
- Mine Surface Officials Association of S.
- Mine Workers Union
- S.A. Boilermakers, Iron and Steel Worker
- S.A. Electrical Workers Association
- S.A. Engine Drivers, Firemen and Opera
- S.A. Technical Officials Association
- S.A. Underground Officials Association of S.

MANUFACTURING

- Food & Beverages
- African Food and Canning Workers Union
- Amalgamated Engineering Union of South
- Bakery Employees Industrial Union
- Black Allied Workers Union
- Boland Inmaakwerkersvereniging (Paarl)
- Brewery Employees Union (Cape Peninsula)
- Cadbury In-Company Union
- East London Meat Trade Union
- Food and Canning Workers Union
- Food, Beverage & Allied Workers Union
- General Workers Union
- General Workers Union of South Africa
- Natal Baking Industry Employees Union
- Natal Sugar Industry Employees Union
- National Milling Workers Industrial Union
- National Union of Dairy Employees
- National Union of Operative Biscuit Manufacturers
- National Union of Sugar Manufacturing
- National Union of Wine, Spirits and Al
- Operative Bakers, Confectioners & Con
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tenants may buy

Staff Reporter

CAFDA Village in Retreat is to be converted from a rental scheme to home-ownership with the help of finance from the Urban Foundation

In a press release yesterday, the foundation's regional director, Mr Colin Appleton, said the organization had provided bridging finance of R800 000 for a services upgrade programme allowing the conversion of the scheme from rental to ownership

Concern for the health of the inhabitants of the village and the importance and desirability of home-ownership were given as reasons for the switch at Cafda Village. Originally intended as transit accommodation it has been home for many of the tenants for 30 years

Dr Oscar Wolheim, chairman of the Cafda executive, said the success of the "SHELTER" housing project, supported by the Cape Times, had also prompted Cafda to offer the ownership option

The first phase of the conversion programme is to provide for a water-borne sewerage system and a new water reticulation scheme

Private sector funds employed in the field of residential developments by the foundation in the Western Cape now totalled about R8,5m

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Cape Times
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27/5/82
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'Crisis' in housing for elderly
CAPE TOWN (21)
28/5/82

Staff Reporter

A PLEA was made in the City Council yesterday for the executive committee to investigate a one per cent levy on rates to finance housing for the aged.

Mr Eric Merrington said there was a "crisis" in the City as far as housing for senior citizens was concerned. The levy would raise R750 000 which could be used to alleviate the situation.

Supporting him, Mr N Osburn said the amount raised would be small compared to the need but it would be a "symbolic gesture" which could encourage other bodies to follow suit.

The levy would cost ratepayers about R7 a year which most people would "hardly notice", she said.

The council voted that the executive committee investigate the feasibility of such a levy.

New row simmers over ghost township

A FIERY political row is brewing after the disclosure by the Attorney-General of the Cape that he is not prosecuting anyone involved in the Wavecrest property affair.

The matter simmered for 10 years and became a sensational political issue in the Cape.

Now Opposition politicians are demanding an investigation.

Wavecrest was once described by a man who is now a Nationalist-nominated MP — as a R73-million scandal “the worst” to befall the National Party.

Wavecrest was a Trust Bank-sponsored township development at the Cape surfers' paradise at Jeffrey's Bay.

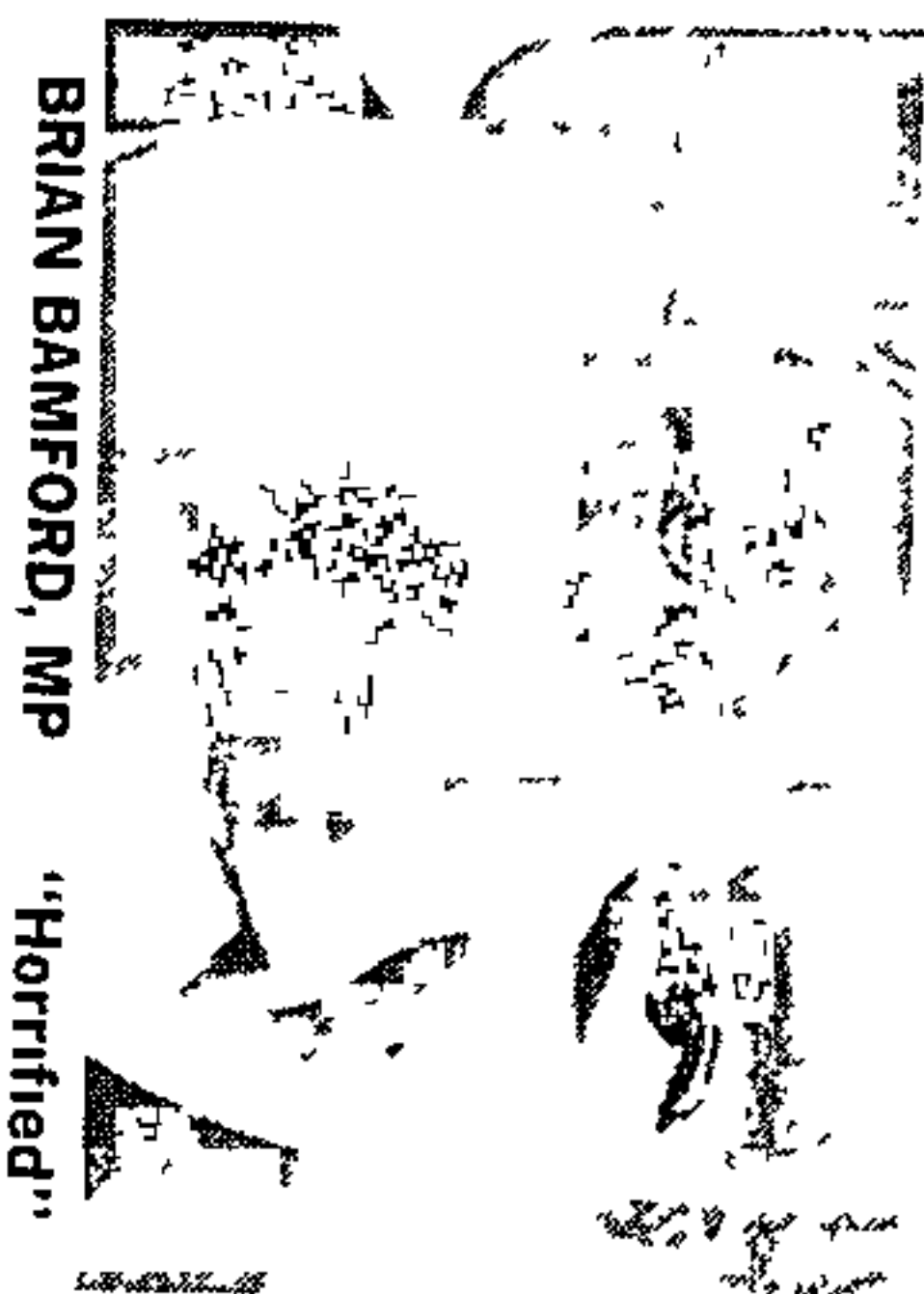
It caught the crest of the property boom in the early Seventies and soon became a national controversy because of the speed and unusual way in which it was proclaimed. Many among those who spent millions on buying plots in the Wavecrest development claim that they have still not reaped any benefit from their investments.

Disaster

Today it is virtually a ghost township there are only a handful of houses where there should have been a flourishing community.

Leading the political attack — with demands for a full-scale judicial investigation into the details — are Progressive Federal Party politicians Mr Brian Bamford, MP, and Mr Herbert Hirsch, MPC.

They believe a judicial inquiry should now be held. Mr Hirsch will call for such an inquiry when the Wavecrest affair is discussed in the Cape Provincial Council this



BRIAN BAMFORD, MP "Horried"

MPP wants Cape A-G to look into Wavecrest affair

BY MIKE HEWITT

Wavecrest was a disaster, yet it went ahead against all town planning norms. The whole episode was sensational, said Mr Bamford, who was a Cape MPC when the issue surfaced a decade ago.

“We were horrified and although I am disappointed that the Attorney-General is not prosecuting, I support calls for a judicial inquiry.”

“If criminal conduct is uncovered, then the State will be able to prosecute,” said Mr Bamford.

Mr Hirsch added “If a judicial inquiry is not appointed, Wavecrest will continue to hang over the head of the Nationalist-controlled Provincial Administration.”

Few of the 4 000 plot owners at the resort have built homes and few have been able to sell their acquisitions.

The Wavecrest affair began simmering again this April, when the Trust Bank claimed R4-million, plus interest, on transactions from 10 defendants in a civil action in the Cape Supreme Court.

5 Times 30/5/82

It was hoped that previously undisclosed facts would be revealed during the complex case but a secret settlement was reached after only three days.

The bank, a co-developer of the scheme, accepted “substantial damages” in an out-of-court settlement.

Some of the defendants in the civil action were former top employees of the bank, including former managing director Mr Anker Burger and accountant Mr H P Broodryk.

Another defendant was leading Cape Town property developer Mr Bill Mitchell, who was a director of many of the companies involved in developing the Wavecrest project in 1972.

This week, after being approached by the Sunday Times, the Attorney-General of the Cape, Mr Neil Rossouw, said he had declined to prosecute anyone involved in the affair.

“This case had certain overtones — and it received an immense amount of thought by myself and this office.”

“But after an in-depth investigation into the allegations, and the evidence the State could muster, a decision was made to decline prosecution,” said Mr Rossouw.

Early in May, the Minister of Justice, Mr Kobie Coetzee, told Parliament that the Attorney-General had decided not to take steps before the outcome of the civil case was known.

But the quick settlement of the case — the Supreme Court had set aside six weeks to hear it — left many facts unexplained.

When the Wavecrest scandal broke 10 years ago, bitter accusations were traded in the Cape Provincial Council between the National Party and the then opposition United Party.

And although all 4 000 stands at Wavecrest were sold in record time, there were allegations of a “cover-up” and “jobs for pals”.

In the council — after claims of “Nationalists feathering their own nests” — a committee was appointed to inquire into the massive development, which fetched between R21-million and R28-million.

Scandal

But the committee was split in its findings and the then Cape Administrator, Mr A H Vosloo, refused to table the full 144-page minority report — except for a few pages of recommendations.

Mr Theo Aronson, one of the opposition committee members, accused the Administrator of a “cover-up” of what he described as “the worst scandal that has happened to the National Party since it assumed power in 1948”.

Mr Aronson is today a nominated Nationalist MP and he now abuses by the At-



HERBERT HIRSCH, MPC Judicial inquiry call

Among Mr Aronson's previous allegations were:

- The developing company gave the municipality R800 000 — and, in turn, a 7.5 percent incorporation endowment requirement was waived.
- The brother of Mr Frans Conradie, the MEC in charge of local government, was appointed to prosecute.
- The Jeffrey's Bay municipality approved the township application before receiving it.

At the height of controversy, some of the parties involved made costly efforts to try to assuage public unease.

The developers of Wavecrest — Jeffrey's Bay Property Holdings — placed a full-page advertisement in a newspaper in an attempt to disclaim the allegations.

The Mayor of Jeffrey's Bay, Mr B Keet, also made a lengthy statement in a half-page advertisement.

pointed as one of the land surveyors

● One of Mr Conradie's former legal partners stood to gain between R300 000 and R400 000 in transfer fees on the plots

● The legal firm of Mr J H Heyns, Nationalist MPC and chairman of the committee of inquiry, would receive up to R150 000 in transfer fees

● The developers had used “gangster-type tactics in true Mafia style” in an attempt to prevent Mr Aronson probing their financial affairs

Costly

This week, Mr Aronson said the Attorney-General's decision not to prosecute was probably made because he had “more information available than the committee members had in 1972”.

The Mayor of Jeffrey's Bay, Mr B Keet, also made a lengthy statement in a half-page advertisement.

IN YOUR magazine

FAME AND FORTUNE MEET THE POWER AND GLORY

IN YOUR magazine

JUST JANIE: HOW BOTH GINES BEATY THE BOO!

Post Reporter

A RALLY to protest against increased rents in black residential areas was prohibited in terms of the Riotous Assemblies Act yesterday

The president of the Port Elizabeth Black Civic Organisation (Pebco), Mr Q Godolozzi, said last night the banning would not stop Pebco's fight against increased rents

"The ban was uncalled for. It is a form of intimidation that will not stop our efforts to have rents that everyone can afford and for home security," he said

A notice prohibiting the meeting, which was to be held in Kwazakele yesterday, was served on Mr Godolozzi by three security policemen at his home at 6 45am

The order, signed by the Port Elizabeth Chief Magistrate, Mr J A Coetzee specified that meetings of

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Ban will not stop Pebco's fight'

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the organisation in the district of Port Elizabeth were prohibited from 1pm yesterday till tomorrow

The magistrate said he had reason to "apprehend" that the public peace would be seriously endangered by the Pebco meeting

Mr Godolozzi believed the

banning of the meeting followed an announcement by police on Friday that Pebco allegedly planned to mount a campaign of violence at the weekend with, as their target, delivery vans and certain businesses in the townships

"The ban was an attempt to slow down the pace of the organisation," Mr Godolozzi said

"Pebco does not and has never advocated or condoned violence and whoever provided the police with this information did so to discredit the organisation," he said

Pebco's secretary, Mr Xola Makapela, was picked up by security police at 2pm yesterday and questioned in their Strand Street offices. He was released at 5pm

The head of the security police, Lt-Col Gerrit Erasmus, could not be contacted today

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