

HOUSING & HOSTELS -
CAPE
1982

JUNE _____ DECEMBER

The MINISTER OF DEFENCE (Reply laid upon the Table with leave of House)

- (1) (a) and (b) No
- (c) Yes The correct nomenclature is the S A Army Foundation
- (d) No
- (2) (a) R S A manufacturers were invited through the Press to utilize a registered logogram of the S A Army Foundation on an approved product in return for the payment to the Foundation of one cent per litre, kilogram or rand value of products sold
- (b) All manufacturers in the R S A who are interested
- (c) (i) None The S A Army Foundation eventually hopes to collect enough funds through the project to develop three rest and recreation centres for members of the S A Army
- (ii) 10% of the amount collected, of which 75% must be utilized for the marketing of the concept and 25% for administrative costs, is paid over to the firm that conducts the marketing on behalf of the S A Army Foundation

- (d) (i) To date more than 100 products
- (ii) As many as possible

- (3) Yes Organized commerce and industry, consumers' organizations, manufacturers and marketers were invited to a number of occasions, where the Press was also present, to obtain information about the project and to gather their views. Those who accepted the invitations were requested to air their views orally or in writing. There were no specific comments

- (4) Yes A deputation from the Federated Chambers of Industries came to see me in order to obtain more information on the project and to voice their criticism of it. The Chairman and Secretary of the Board of Control of the S A Army Foundation explained the project

- (5) Yes The S A Defence Force exercises stringent control over the fund raising activities of its funds and institutions by means of a policy directive that *inter alia* stipulates that the various entities must direct their applications to the Chief of the South African Defence Force for his decision

The S A Army Foundation, which provides *inter alia* rest and recreation centres for all members of the S A Army, owns three undeveloped pieces of land upon which it is intended to develop recreation facilities. By developing these centres the Foundation will be able to satisfy the demand for recreational facilities by members of the S A Army, whether Permanent Force, National Servicemen, or members of the Citizen Force or Commandos, at very favourable fees.

During 1978, after extensive feasibility studies, the Foundation applied for and was given approval to launch a fund raising project whereby participant manufacturers could contract to market any brand of product under a logogram registered in the name of the Foundation. In payment for the use of the logogram the manufacturers pay the Foundation one cent per kilogram, litre or rand value of the product concerned. Manufacturers not wishing to associate their products with the logogram but who are sympathetically inclined towards the project, may become donors to the Foundation and advertise their participation as such. Before launching the project, the Chairman of the Board of Control of the S A Army Foundation on various occasions invited the media and a wide representation from manufacturers and marketers to occasions where the project

was explained in detail. No specific comments for or against the project were voiced to the Foundation by anyone. The only representations made were by the Federated Chamber of Industries to the Minister of Defence.

The Project was launched on 1 September 1978 by advertisements in the major newspapers calling for applications to participate. All those interested were afforded the opportunity to participate as they chose. To date 30 companies have applied to market just in excess of 100 products under the logogram and a few have elected to become donors.

Recently, as a result of speculative views expressed in press reports, the following points of criticism regarding the project come to the notice of the Foundation

- That the project could be inflationary
- That non-participants could be labelled unpatriotic
- That exclusiveness could hamper free market enterprise
- That a private company administers the project on behalf of the Foundation at a remuneration of 10 per cent of the proceeds

The S A Army Foundation holds the following views on the above

- The contract entered into with the participants requires that the product involved be priced competitively at all times
- No pressure is exerted on anyone to participate
- No single application has thus far been rejected on the grounds of exclusiveness. To the contrary, where the market for a particular product offered diversity, the various segments were allocated to various marketers
- The contract entered into with the administrators demands that 75 per cent of their return is to be spent on the marketing of the concept whilst 25 per cent is to cover ad-

ministration costs. Nobody can therefore be unduly enriched.

Mr H H SCHWARZ, Mr Speaker, it is very difficult to ask the hon. the Minister a question arising out of his reply. There is, however, a very important matter that arises. That is the question of whether he regards it as fair towards enterprises who do not participate in this and who are just as supportive of the Defence Force as those who do when we come to this particular practice.

†The MINISTER, Mr Speaker, if the hon. member reads the reply and the statement, I believe he will be able to derive the correct interpretation therefrom.

Handwritten: *Handwritten Q No. 958-959 Puntjiesbos/Plankiesdorp/Coldstream. (124) sanitary arrangements 2/6/82*

*5 Mr A SAVAGE asked the Minister of Environment Affairs

- (1) What sanitary arrangements apply to
- (a) the houses at (i) Puntjiesbos and (ii) Plankiesdorp and (b) the (i) old stone houses and (ii) 14 houses for Whites near Coldstream in the Tsitsikamma.

- (2) whether there have been any complaints regarding the condition of such sanitary arrangements if so (a) what was the nature of such complaints and (b) when was the (i) first and (ii) most recent complaint received

- (3) whether any action has been taken as a result of such complaints if not why not if so what action?

†The MINISTER OF ENVIRONMENT AFFAIRS

- (1) (a) (i) 59 Houses are equipped with pit latrines. Tenders are, however, being awaited for the replacement thereof by a water-borne sewerage system in the current financial year.

Handwritten: *P.T.O.*

Plain housing decision postponed

ARGUS 2/6/82 (124)

Municipal Reporter
A DECISION on the plan to complete Mitchell's Plain by providing 13 000 plots and 12 600 houses at a cost of R612-million has been postponed by the Cape Town City Council's housing committee. The committee has not taken a decision in principle on the plan because

it has asked for further reports and information on financial and other aspects of the grant project. However, the committee has agreed to part of the plan that the development of 2 664 houses in the area between Tafelsig and the railway station at

Rocklands should receive the highest priority. The committee has asked the City Engineer, Mr J G Brand, to start planning this project which will cost about R62-million. When funds become available, this will be the first part of the overall scheme to be built.

The committee has also agreed to build a 1 450 house scheme at Steenberg at a cost of about R30-million. The Department of Community Development will be asked to allocate R3-million in this financial year to enable work to start on the scheme.

Wood & Wood

- Trunk & Box Workers Industrial Union
- Transvaal Leather and Allied Trades Industrial Union
- Textile Workers Union (Transvaal)
- Textile Workers Industrial Union
- Tanning, Footwear and Allied Workers Union
- Tailoring Workers, Dressmaking & Furriers Industrial Union
- S.A. Canvas & Ropeworkers Union (Cape)
- S.A. Canvas & Ropeworkers Union
- South African Allied Workers Union (SAAWU)
- National Union of Textile Workers
- National Union of Leather Workers
- National Union of Clothing Workers
- General Workers Union of South Africa
- General Workers Union
- 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 Baking & Confectionery Industrial Union
- Witwatersrand Brewing Employees Union
- Western Province Sweet Workers Union
- S.A. Electrical Workers Association
- S.A. Boltmakers, Iron & Steelworkers, Shipbuilders and Welders
- South African Allied Workers Union (SAAWU)
- Sugar Industry Employees Union
- Sweet Workers Union
- Sweet Workers Industrial Union (Natal)

CAPE TIMES 2/6/82

R300m plan for Mitchells Plain passed

Staff Reporter

THE City Council's Housing Committee yesterday gave the go-ahead for the first phase in a R300-million project to complete residential development in Mitchells Plain

The committee decided to proceed with the building of 2 664 homes between Tafelsig and Rocklands station. The project will cost a total of R57-million, including R5-million for community facilities and landscaping

The new scheme is one of the proposals submitted by the City Engineer for the development of more than 13 000 plots and the building of some 12 600 housing units in five areas of Mitchells Plain

The five-phase development plan will bring the number of homes in Mitchell's Plain to 48 272. Finance will be sought from the National Housing Fund

The areas under consideration are the Tafelsig-Rocklands site ("Area K"), Strandfontein, the areas east and west of the mental hospital site, the area east of Tafelsig and Woodlands

In the Strandfontein area, a total of R23-million is needed for services to 4 420 plots. The building of 3 978 houses and provision of community facilities will cost a further R101-million

In the areas east and west of the mental hospital site, the council plans to develop 2 370 sites and build 2 130 homes at a total cost of R47-million

East of Tafelsig, 1 705 houses costing R37-million will be provided. Community facilities and landscaping will cost a further R3-million

Woodlands will have 2 220 houses which, together with landscaping, will cost R52-million.

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SERVICES

orkers

Other

Diamond Cutters Union of South Africa
Jewellers and Goldsmiths Union
Optical Workers Union
S.A. Association of Dental Mechanicians
S.A. Diamond Workers Union

ELECTRICITY, GAS AND WATER

Cape Town Gas Workers Union
Escom (Cape Western Undertaking) Salaried Staff Association
Escom Salaried Staff Association
Escom Workers Association
General Workers Union
Johannesburg Municipal Water Work Mechanics Union

CONSTRUCTION

Amalgamated Society of Woodworkers
Amalgamated Engineering Union of South Africa
Amalgamated Union of Building Trade Workers
Black Allied Workers
Blankenbrouwerse
Building, Construction
Building Workers
Electrical and Allied
Electrical and Allied
Engineering and Allied
Engineering Industries
General Workers Union
Metal and Allied
National Union of
Port Elizabeth Operative
S.A. Operative Mas
S.A. Woodworkers
Steel, Engineering
S.A. Electrical Wo

WHOLESALE & RETAIL

Wholesale & Retail

Black Allied Workers
Commercial, Catering
Concession Stores
Domestic Workers
Kimberley Shop Ass
National Union of
National Union of
Pretorians Vakbond
Transvaal Retail

Catering and Accom
Commercial, Catering
East London Liquor

CAPE TIMES 2/6/82
Coloured housing scheme

Staff Reporter

A NEW coloured residential scheme in the Steenberg-Retreat area — the first major housing development since Mitchells Plain — was approved by the City Council's Housing Committee yesterday

The project planned by the City Engineer's Department, will cost more than R29-million and will comprise 1 450 homes and a further 350 sites for private residential development. The scheme will be for home ownership and rental accomodation

The area being considered is bounded by Military Road and Steenberg station and extends eastward into the Vrygrond squatter camp near Muizenberg

The Assistant Town Clerk (Housing), Mr G R Hofmeyr, said last night that the Housing Committee had adopted the engineer's recommendations for the new scheme. Tenders would be called for as soon as funds became available

Too late for classification

DEATHS

ENGLISH — Harry Charles aged 83 years passed away peacefully on Saturday May 29. Deeply mourned by his loving daughter Marie Winifred son in law Clifford children and grandchildren. Service at the Baptist Church Blomvlei Road Lansdowne on Wednesday June 2 at 3 30pm thence to Plumstead Cemetery. Arrangements Goodall & Williams Wasserfall & Hardick 47 1150

Builders & Welders

S.A.

Union

South African Allied Workers
 S.A. Typographical Union
 S.A. Society of Journalists
 S.A. Electrical Workers Assoc
 S.A. Boilermakers, Iron & S
 Paper, Wood & Allied Workers
 Media Workers Association of
 Amalgamated Engineering Union
 Paper & Paper Products, Print
 South African Allied Workers
 Paper, Wood and Allied Workers
 National Union of Furniture &
 Wood & Wood Products, includi
 Trunk & Box Workers Industria
 Transvaal Leather and Allied
 Textile Workers Union (Transv
 Textile Workers Industrial Un
 Tanning, Footwear and Allied
 Tailoring Workers, Dressmaking
 S.A. Canvas & Ropeworkers Un
 S.A. Canvas & Ropeworkers Un
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 Black Allied Workers Union
 African Trunk & Box Workers Un
 African Leather Workers Union
 African Garment Workers Union
 Textiles, Clothing, Leather an

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. Boilermakers, Iron & Steelworkers, Shipbuilders and Welders
 South African Allied Workers Union (SAAWU)
 Sugar Industry Employees Union
 Sweet Workers Union
 Sweet Workers Industrial Union (Natal)

By JIMMY MATYU

THE Government's plan to build a township at Motherwell and increased township rents were criticised at a rent-protest meeting organised by the Port Elizabeth Black Civic Organisation in New Brighton last night

Mr Wilberforce May, chairman of the Zwijde Residents' Association and an executive member of Pebco, told the meeting, held in the Pendla Street Roman Catholic Church hall, that Pebco totally disapproved of the Motherwell plan

There would be even greater hardship for those resettled far from their jobs

"Instead of creating that Motherwell township, Mr Louis Koch, the Chief

Motherwell plan, rentals criticised

124
Post 2/6/82

Director, and his East Cape Administration Board, should re-develop places like the Red and White locations and the shack areas of Soweto and Guguletu," he said.

Criticising the increased rents, which were not accompanied by visible improvements in houses and the condition of life in the townships, Mr May accused the board of being "a money-making organisation"

He said his allegation was supported by the fact that the board intended to charge those living in tiny shacks standing "cheek-by-jowl alongside larger shacks" in Soweto

"These homeless people have been given a chance to have a roof over their heads by those who hold the rights to the site, by contributing something to the site rental, which is about R16," he said

"But in its quest to make

more money, Ecab has now decided to charge every one of these families a monthly rental of R10. It means that if there are five families with shacks next to the main one, Ecab makes R66 a month from these shacks "

Mr Ivan Peter, chief executive officer of the Port Elizabeth Community Council, confirmed that families who put up shacks next to the main permitted one, paid R10 a month. He

said the money was not for rent but to cover service charges

He described the allegation that Ecab was a money-making organisation as "rubbish"

Pebco will hold a meeting of Zwijde, Soweto, and Guguletu residents in the Crown De Luxe Hall in Veeplaas today at 6:30pm and another meeting tomorrow in the Centenary Great Hall at 6:30pm

HAC wants to see minister

124

D Dispatch
3/6/82

EAST LONDON — The Housing Action Committee (HAC) is pressing for an urgent hearing with the Minister of Community Development, Mr Pen Kotze, when he visits the city today to discuss the housing crisis.

In a statement issued by the HAC and the East London Indian Association last night the bodies expressed their lack of confidence in the Indian Management Committee (IMC) to put across the views of the Indian community.

Initially the IMC was supposed to present a joint memorandum from the management committee, the HAC and the Indian Association expressing their feelings on development in Braelynn 4, an area designated for Indian people living in North End.

This resolution — adopted at a joint meeting between the three bodies — stated no one would move to the new area until the adjacent area was upgraded.

Last night, however, the HAC and Indian Association accused the IMC of a "breach of faith" in their handling of the issue and asked for a separate hearing with Mr Kotze.

The statement — issued by Mr Kemal Casoojee and Mr Kriben Pillay — accused the IMC of acting against the resolution by going ahead with plans to allocate homes to North End families before the area

next to Braelynn 4 was upgraded.

"It seems that what these people say in meetings is different from what they practise outside," the statement said.

The statement expressed the fear that the IMC would inform Mr Kotze that people were eager to move into Braelynn 4, and not tell him of their proviso — that the area be upgraded.

"We must stress that people will apply for houses out of fear, because they'll be told they will lose out if they don't apply," the statement read. "But it must be stressed that the people will only move in if the area is cleared first."

The HAC and Indian Association said they had made repeated attempts to ensure an audience with Mr Kotze when he arrives here today, but to no avail.

"The city housing director, Mr Ken Martinsen, said the Minister's schedule was too tight to allow us time," the statement said. "Our fear is that the IMC will not present the case they are supposed to present, and we are doing our best to arrange our own audience with the Minister."

Mr Casoojee said he would personally go to the city hall today to try and speak to Mr Kotze "to fulfil our mandate from the people — that this resolution be presented to the Minister."

He said he would try to obtain an assurance from Mr Kotze that no one would be evicted from their North End homes because they would not move to an "uncleared" Braelynn 4.

"If the IMC is truthful today it will make sure these issues are clarified," Mr Casoojee said. "However, we have our doubts in the IMC."

The chairman of the IMC, Mr Harry Parbhoo, would not say what he intended discussing with Mr Kotze.

"Anything I say beforehand might jeopardise our case," he said. "If you want to know what we are going to speak about, ask Mr Martinsen — I work under him."

Mr Martinsen said the main talking point at today's talks would be the chronic shortage of homes in East London. At present there were 2100 coloured families on the council waiting list, 250 Indian families and 250 white families.

There is also expected to be lengthy discussion on the new Indian group area announced by Mr Kotze in Parliament earlier this month.

The city council will spend half an hour with Mr Kotze this afternoon after he has been on a bus tour of the city's housing schemes.

He will then discuss local issues with the IMC and the Coloured Management Committee —
DDR

(124)
R23.5m
D. Dispatch
for EL
4/6/82.
housing

MEMBERS UNION

| Year | African |
|------|---------|
| 1970 | |
| 1971 | |
| 1972 | |
| 1973 | |
| 1974 | 3 900 |
| 1975 | 3 900 |
| 1976 | 6 700 |
| 1977 | 7 000 |
| 1978 | |
| 1979 | |
| 1980 | |

EAST LONDON — The government will spend R23,5 million on coloured housing here over the next four years

This was announced here last night by the Minister of Community Development, Mr Pen Kotze, after lengthy discussions with civic leaders on the city's housing crisis

The money will be spent on the construction of 1 000 homes in Buffalo Flats and the creation of a further 1 000 stands for home ownership in adjacent areas

Plans for the new area were first published in the Daily Dispatch in January, when the city housing department said it was awaiting "financial approval" before starting work.

A total of R2,8 million will be spent this year, with R1,3 million going towards the establishment of an infrastructure for the area and the rest on the homes themselves

Building of the first 500 houses would start "in the near future", Mr Kotze said, and could be completed within the next 12 to 14 months

Priority will be given to rehousing coloured families from Braelynn 6 — an area adjacent to Indian area Braelynn 4 — in the new homes. This decision is likely to affect families in North End who are due to be moved to Braelynn 4 once building there is completed

1 Recently residents
 2 said they would not
 3 move until the 498 fami-
 4 lies in Braelynn 6 had
 5 been rehoused — DDR
 6
 7
 8

See Page 13

Membership

| White | Total |
|-------|-------|
| | |
| | |
| | |
| | |
| | 3 900 |
| | 3 900 |
| | 6 700 |
| | 7 000 |
| | .. |
| | .. |
| | 8 400 |

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Fosatu Annual
 Report Nov.
 1980/81

Address: 1 Central C
 125 Gale St
 Durban
 4001

Officials: Secretary:

Area of Operation: T

Founded: 1973

Registration: See no

Recognition:

Telephone: (031) 69215

Western Cape

ration, p.11

- 9) McKennon Chairs
- 10) Alusaf
- 11) Vosa
- 12) Craft Engineering
- 13) Selchain
- 14) Stone Street & Hansen
- 15) Barlows

Membership: 1981 = 24

124 D. Dispatch 4/6/82

Housing funds welcomed

EAST LONDON — The government's allocation of R23,5 million for coloured housing here was widely welcomed yesterday, although leaders of the Indian community withheld comment

The National Party MP for East London City, Mr Peet de Pontes, said he was "very pleased" at the urgent attention the Minister of Community Development, Mr Pen Kotze, had paid to East London's housing problem, particularly in the coloured and Indian areas

On the fact that priority will be given to re-

housing coloured families from Braelynn 6 in the new homes to be built, Mr De Pontes said that both the city council and the Department of Community Development had assured that they would give "security" to those who were to be rehoused

The city councillor holding the housing portfolio, Mrs Elsabe Kemp, was positive that North End residents would be happy with Mr Kotze's statement regarding priority for people in Braelynn 6

"I am sure this will

also satisfy the Indian community," she said after a meeting between Mr Kotze and civic leaders

"This is a positive step towards solving the problems we have in East London"

The mayor of East London, Mr Errol Spring, congratulated Mr Kotze for showing "sensitivity" on the issue and for giving a "positive assurance"

Mr Spring said he was "sure" the Indian Management Committee and the Housing Action Committee — who lobbied for

the rehousing of families living in Braelynn 6 — would be happy with the announcement

A spokesman for the Housing Action Committee Mr Kemal Casoojee, would not comment on the committee attitude towards the minister's announcement

"We presented a memorandum to Mr Kotze outlining our views and feel it would be unwise to comment until Mr Kotze replies to it"

Mr Casoojee said he had been prevented

from discussing the Indian housing situation with Mr Kotze, but the minister had promised he would look into the matter

"We will wait for his reply before we say anything," Mr Casoojee said "In the meantime we will hold a public meeting to find out how the people feel about this"

The chairman of the Indian Management Committee, Mr H Parbhoo, and the committee's housing head, Mr M Williams, could not be contacted for comment Both attended yesterday's talks with Mr Kotze

The chairman of the CMC, Mr Wally George, said last night that the meeting with Mr Kotze had been "worthwhile and fruitful"

"Mr Kotze appeared sympathetic and realised the need for homes in the coloured areas"

Mr George said Mr Kotze had agreed to "look into" the possibility of allowing people to pay for plots over 10 years and houses over five years

At present buyers have two years to pay off houses and plots

By extending the period of repayment I believe it will assist and encourage people to own their own houses and land," Mr George said

● After last night's discussions Mr Kotze also announced that his department had approved the spending of R500 000 on a bridge at the new North End shopping centre The department had also approved an outlay of R300 000 on a new bus terminus, he said —
DDR



The Minister of Community Development, Mr Pen Kotze, left, inspects one of the homes being built in East London's Braelynn 4 area With him are, from left, Cllr Willem Morris, Cllr Elsabe Kemp, Mr Peet de Pontes MP, Cllr Neville Randell and the mayor, Mr Errol Spring

UNIONS OPERATING IN 1981 GROUPED ACCORDING TO INDUSTRIAL CLASSIFICATION

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

10. EDUCATION OF RESPONDENT:

R23,5m 124
for EL 4/6/82
housing E. Post

Post Reporter
EAST LONDON — The Minister of Community Development, Mr Pen Kotze, announced last night that the Government would spend R23,5 million on coloured housing in East London over the next four years

Mr Kotze was in East London to discuss the coloured housing crisis. The city's housing department has 2 111 coloured families on its waiting list

Mr Kotze said the R23,5 million would be spent on building 1 000 homes in Buffalo Flats and creating facilities for another 1 000 sites in neighbouring areas

He said the building of the first 500 houses would start soon and they would be completed in the next 12 to 14 months

| | | Year in which passed |
|---------------------------------|--|----------------------|
| None | | |
| Sub A - Std 2 | | |
| Std 3 - 5 | | |
| Std 6 - 7 | | |
| Std 8 - 9 | | |
| Std 10 with matric exemption | | |
| Std 10 without matric exemption | | |

11. EMPLOYMENT STATUS OF HEAD OF HOUSEHOLD IN WHICH RESPONDENT WAS BROUGHT UP:

(i) Present/last job of the head of household in which the respondent was brought up:

(ii) Sex of this head of household:

| | |
|---|---|
| M | F |
|---|---|

(iii) Relationship of respondent to this head of household:

(iv) Present/last job of spouse (if any) of head of household:

For oral reply
(124) Hansard Q 61.971
George Black township - 971
4/6/82
* Mr G B D McINTOSH asked the
Minister of Co-operation and Development
→

971

FRIDAY, 4 J

Whether his Department plans to establish a Black township close to George, if not, why not, if so, (a) when will construction commence, (b) how many houses are planned, (c) how many persons will be accommodated there and (d) from where will they be moved?

The DEPUTY MINISTER OF CO-OPERATION

Yes

- (a) The Administration Board is presently negotiating to purchase the land after which the township will be planned before construction can commence
- (b) 750
- (c) 4 895
- (d) Harveys, Bikkiesdorp and Urbansville squatter camps, George

QUESTIONS OVER THIS TOWNSHIP HAVE NEVER SATISFACTORILY BEEN ANSWERED

IN SPITE OF hours of debate, a committee of inquiry, a police investigation, a R4-million civil action and a reference to the Attorney-General, the 10-year-old controversy surrounding the establishment of Wavecrest, the Eastern Cape coastal township near Jeffreys Bay, remains unresolved.

Wavecrest, a 3 900-plot township, has virtually stagnated while others in the area have blossomed and a number of questions about its extraordinary establishment have never been satisfactorily answered.

The Opposition in the Cape Provincial Council is convinced that the only way to lay its ghost is through the appointment of a judicial commission, or similar body, which would have the necessary clout to get to the bottom of the mystery.

And the most extraordinary thing about the Wavecrest row is that it has continued for 10 years in spite of the fact that just about all the key players, as well as most of the supporting cast, have left the stage.

When the Leader of the Opposition in the Provincial Council, Mr Herbert Hirsch, PFP, pleaded unsuccessfully this week for the appointment of a judicial commission of inquiry, he was echoing appeals made down the years by Opposition politicians who have retired, changed parties and even become Nationalist MPs.



FROM LEFT Mr Harland Bell, Mr Herbert Hirsch, Dr F J du Plessis and Mr Andries Vosloo.

ROW OVER WAVECREST REMAINS UNRESOLVED

MAAS 5/6/82
 (24)

Employees
 (ape)

Some questions which the Opposition claims have never been satisfactorily answered, are:

- Why, when the Province had already expressed concern about the spread of coastal township development, did the Province's executive approve Wavecrest — in a record eight months — against the express recommendation of the influential Townships Board, which included among its members top Provincial officials?
- Why did the Province approve the scheme in its 3 900-plot entirety when the usual practice is to approve a township in phases?
- Why did the Province allow the developers to give the Jeffreys Bay Municipality a "gift" of R800 000 to be used for the development of facilities?
- Why was it that, although the Wavecrest land had a market value only R300 000, the developers paid R1.8-million for it before they applied for township approval? Did they already have some sort of guarantee that the application would be successful?

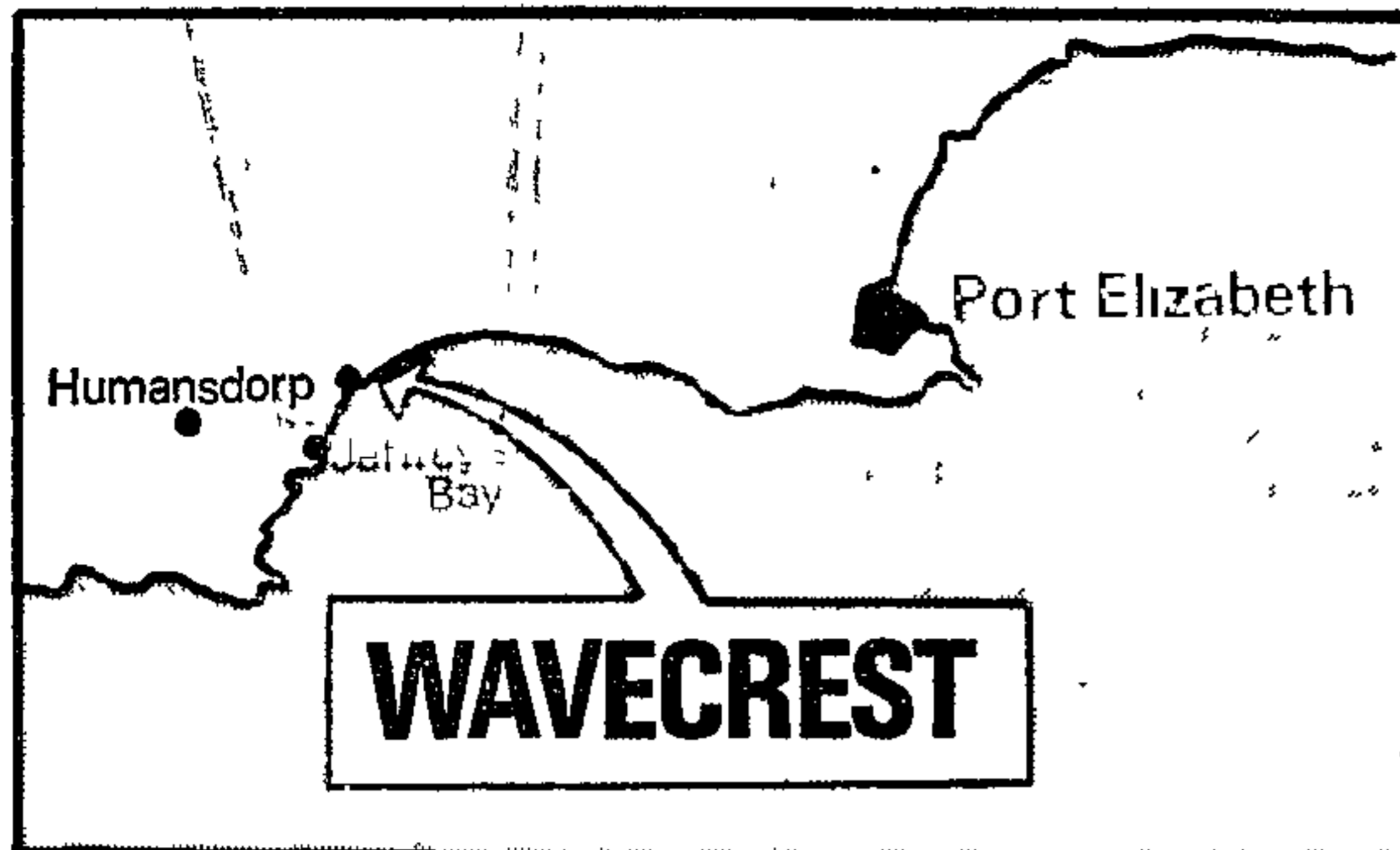
Brother

Other factors involved in the Wavecrest development which have worried the Provincial Opposition were that the brother of Mr Frans Conradie, MEC for local government, a land surveyor, was involved in the project, as was a law firm in which Mr Conradie had been a partner

By PETER GOOSEN

P. T. O.

Industrial Classification of the following
 CLASSIFICATION



The law firm of a prominent MEC, Mr J H. Heyns, was also involved at the outset of the development scheme.

Overlooking the surfer's paradise of Jeffrey's Bay, Wavecrest was carved out of a 536-hectare hillside about 75 kilometres from Port Elizabeth by the Trust Bank and a property development company, Jeffrey's Bay Holdings, based in Cape Town.

The plots came on the market in 1972 and were snapped up at prices ranging from R2 250 to R10 500. Total value of the plots sold was R27-million.

Administrator

All went well until at the tail end of the 1972 session of the Provincial Council, United Party Opposition front bench Mr Harland Bell tabled a list of questions about the establishment of Wavecrest.

At the 1973 council session, Wavecrest developed into a full-scale row. The key players in the controversy were the United Party's Mr Brian Bamford, now a PFP MP, Mr Harland Bell, retired, Mr Theo Aronson, now a nominated Nat MP, and the party's leader in the council, Mr Jac de Villiers, now also retired from active politics.

Across the floor, those involved were Mr Conradie, now a Nat MP, the Administrator, Mr Andries Vosloo, now retired, and Mr Heyns, now a Nat MP.

Bowing to Opposition pressure, Mr Vosloo, who said he was "tired of all this mud slinging", appointed a committee of inquiry, but not the judicial commission or the select committee that was actually requested.

Refused

He then appointed Mr Heyns, one of those involved in the controversy, as the commit-

tee's chairman. The five-man committee included two UP MPCs, Mr Aronson and Mr Dan Rossouw, now a Nat MP.

When the committee began its work, it was found to be virtually without teeth. It had no powers of investigation, it could not compel witnesses to appear, it could not compel them to answer questions and the evidence given to it was not privileged.

Mr Vosloo tabled the committee's report — it

found nothing wrong with the way in which Wavecrest had come into being — and the controversy was re-kindled when he refused to table a minority report signed by Mr Aronson and Mr Rossouw.

Mr Aronson described the Administrator's actions as "the worst scandal that has happened to the National Party since they assumed power in 1948" — Wavecrest came before the Info scandal — and accused Mr Vosloo of trying to "cover up".

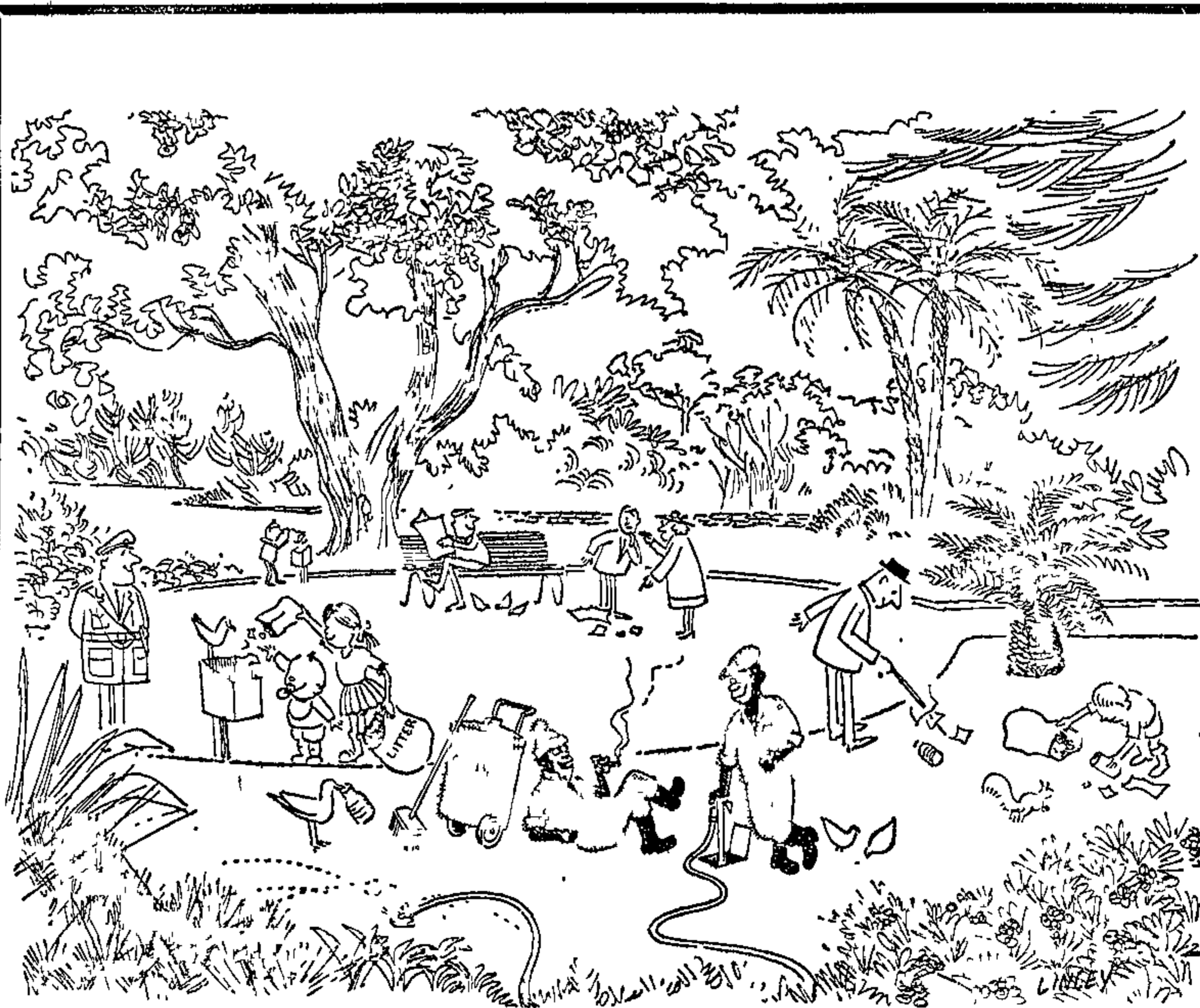
Claimed

Wavecrest continued to simmer until February 1979 when in a surprise move, the new Trust Bank head, Dr Fred du Plessis, announced he had completed an internal in-

quiry into the establishment of Wavecrest and passed on his findings to the Director of Financial Institutions who, in turn, referred the matter to the commercial branch of the South African Police for investigation. The case was referred to the Attorney-General.

Hardly had the dust settled when it was announced that Trust Bank was claiming R4-million from 10 parties, including Cape Town property developer Mr Bill Mitchell, for damages it had allegedly suffered in the establishment of Wavecrest.

Hopes that the truth about Wavecrest would be disclosed at last were dashed last month when the case was settled out of court and the parties refused to disclose the terms.



"Environment Day, I love you."

Bishop Lavis: No light matter

C. Herald 5/6/82

(124)

THE Bishop Lavis Action Committee (Blac) is conducting a survey among the residents in the township on a burning issue — electricity.

The struggle for power in Bishop Lavis has been a long and hard one — more than 20 years.

And the longer the delay the greater the costs... which is where the survey comes in.

Residents have been told by their landlords, the Citizens Housing League, that costs have increased four-fold since the cost of electrification was first calculated in 1979. The residents have to bear the increased costs and the league wants to know if they are prepared to do so.

The league has put the question to the Matroosfontein Management Committee who is supposed to inform them of the residents' opinions.

The management committee however, enjoys little support in the township and most people have refused to deal with it.

Blac, on the other hand, says it has a mandate, obtained via exhaustive house meetings and mass rallies. One such rally attracted more than 1 000 people.

The mandate they have is to represent the people of Bishop Lavis in their fight to have electricity installed in their homes.

This is why it has now sought the opinion of

the residents through the survey.

The results will be forwarded to the league.

The management committee meanwhile, has

yet to consult residents, according to Mr Edward Barlow, a member of the committee. They are planning a few mass meetings he said.

The committee was first asked by the league to obtain the feeling of the residents in March this year.

What users will pay

ONCE electricity is installed in Bishop Lavis, each resident will pay a minimum of R11 a month — even if no electricity is used.

And to have electricity installed would require a deposit of R50.

These figures were obtained from the March newsletter of the social welfare section of the Citizens Housing League, owners of Bishop Lavis.

The publication quotes the league's general manager, Mr F

W Pohl.

It now appears that the League will need to apply for a loan of nearly R4-million (R1-million in 1979) for the project. The League hopes the government will grant it at one percent interest, according to Mr Pohl.

If this loan is granted and based on present-day costs, the "average individual consumer" will have to pay the following to electrify his house:

● A deposit of R50 in

cash.

● An extra R5,24 per month on average for interest and redemption on the above loans.

● A fixed minimum charge of R5,72 pm, for which a fixed number of units will be supplied, according to Eskom tariffs at the time.

● All electricity consumed over and above the minimum quantity contemplated at Eskom's tariffs as applicable from time to time. This amount will depend on individual consumption.

| Equipment | Estimated Cost |
|---------------------|----------------|
| Equipment Committee | R119 486,00 |
| Space Chemistry | - - |
| Ruimtechemie | 26 753,78 |
| Research | 26 100,00 |
| Investing | R172 339,78 |
| Electricity | R - - |

'We are not rubbish to be thrown away'

GERMAN 'SETTLERS' RESIST EVICTION

W/E ARGUS 5/6/82
~~7/10/82~~
~~4/12/82~~



AN eviction notice and no other home for (from left) Mr Frank von Buchenroder, 78, Mr Aubrey Scheuble, 55, Mr Fred Scheuble, 73, and Mr Jacobus Scheuble, 63

From CASSIE DU PLESSIS

PORT ELIZABETH — "We are not rubbish that can be thrown away," say the retired woodcutters of Colchester, who, with the pride of their German settler ancestors are resisting eviction from the only home they know

Members of their community, which has lived on the banks of the Sunday's River about 30 kilometres from Port Elizabeth for more than a century, have been concerned about their future since March 8, when they received letters from a firm of attorneys giving them three weeks to clear out

notices which say the land belongs to the Nelson Pearson company of Colchester, who need it for redevelopment

"Is there no such thing as birthright?" asked Mr von Buchenroder

"Our ancestors were real Germans who took coloured wives here, but later their land changed hands and we have no claim to it"

Mr Aubrey Scheuble, 55, says "Mr Pearson (the owner) acquired this land in the year I was born. Then our grandfathers had already been here. My mother worked for his wife"

Mr Scheuble is unmarried but supports his sickly parents of 77 and 86

SQUATTING

Because they have not complied, three men have been charged, and briefly appeared in court this week on a charge of illegal squatting

Their names echo their claims to German descent Mr Fred Scheuble, 73, his brother, Mr Jacobus Scheuble, 63, and Mr Frank von Buchenroder, 78.

Said Mr Fred Scheuble, his cousin "We shall move if we have to, but where to? Where is there place for old people Port Elizabeth has its own housing shortage"

Residents' deputations to the Department of Community Development and Dias divisional council have achieved nothing.

"DILEMMAS"

The regional representative the Department of Community Development, Mr Awie Verwey, said the situation was a "dilemma" Mr Nelson Pearson required his land for development, but the people had no alternative place

The department had decided not to develop a coloured township as the community was too small, and the area had been proclaimed white

If they indicated that they wanted alternative accommodation, it would make matters easier, although there was a housing shortage in Port Elizabeth

HARMONY

Their modest sun-bleached houses are spread out on a grey and flat piece of land between the Port Elizabeth-Grahamstown national road and the railway line, across the road from the expensive houses of Colchester holiday resort, near the Sunday's River mouth

Older residents say the harmony of more than a century has been disturbed by the attorneys'

XXXX
(Natal)
Union (SAWU) workers, Shipbuilders and Welders
Union
Blenery Industrial Union
S Union
Tobacco Workers
Footwear

Director: Braelynn 4 houses allocated

EAST LONDON — The city housing department has completed the allocation of homes in the controversial Braelynn 4 scheme

However, those people who have been given houses will only be notified when the Indian Management Committee (IMC) "is satisfied that whatever points are outstanding have been rectified," the city housing director, Mr Ken Martinsen, said yesterday

The first homes in Braelynn 4 will be ready for occupation at the beginning of July "and there is no way they will remain vacant," Mr Martinsen said

"Once they're ready, the families who have been allocated homes will be notified"

Earlier this year at a joint meeting of the IMC, the Housing Action Committee (HAC) and the East London Indian Association, the three bodies adopted a resolution that no-one would move to the new area until the adjacent area, situated between Duncan Village and Braelynn 4, was upgraded

This area, the future Braelynn 6, comprises 499 homes housing coloured families who will be moved to Buffalo Flats when the new extensions, 2 to 7, are completed there Construction of houses in the R23,5 million scheme is scheduled to start in May next year The scheme is expected to be completed during 1987

Mr Martinsen said he could not attach a "time scale" to the removal of the coloured families to their new homes

"The matter of the people living in the 499 homes scheme has still not been resolved The IMC will be meeting the city council in the next few weeks to discuss the issue"

Houses in Braelynn 4, however, would not be allowed to stand vacant

"They will be open targets for vandals and, besides, the city council has to start repaying the mortgage on the scheme Where will the money come from if rents are not paid from the first day the houses are ready?" Mr Martinsen said

Meanwhile, the HAC and the Indian Association have made an urgent request to the housing department to stop allocating homes in Braelynn 4

The head of the Indian Association, Mr Kemal Casoojee, said his attorneys had submitted a letter to the city housing department asking the department to delay allocations until the future of the people in the 499 homes scheme had been clarified

Referring to a memorandum submitted to the Minister of Community Development, Mr Pen Kotze, by the HAC and the Indian Association, Mr Casoojee said he had pointed out it would be to the detriment of the North End families if the allocations continued before the coloured families had been rehoused

Mr Casoojee also said the "new" Indian group area referred to by Mr Kotze earlier this year was in fact Braelynn 4 — which had been deproclaimed from a Chinese area but never re-proclaimed Indian

"It seems they will

only proclaim this an Indian area after the Indian families have moved in," he said

Mr Kotze made no announcement on the new area when he visited East London earlier this week

Referring to the Buffalo Flats scheme, Mr Martinsen said tender documents would be finalised by the end of next month and tenders would be invited during August and September The contract would be awarded during October or November and the contractor should be on site in December

The R3 million service infrastructure for extensions 2 and 3 will be completed by August 1985 Construction of the houses and services in the remaining extensions is expected to start in April next year Construction should be completed in December 1987

The chairman of the IMC, Mr Harry Parbhoo, and the committee's housing chairman, Mr Mike Williams, could not be contacted for comment last night — DDR

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Fosatu Annual Report 1980/81

Cape Town
8001

Officials: Secretary: A.Frazer

Area of Operation: Western Cape

Founded: 1939

Registration: Yes

1974 affiliated to TUCSA and had disaffiliated by 1977/78 and with other unions formed FOSATU in 1979

A MODEL HOUSING DEVELOPMENT FOR COLoured PEOPLE EXPERIENCES GROWING PAINS

FOR many residents — there will be about 170,000 people by the end of the year — Mitchell's Plain is becoming as bad as the older townships from which they moved.

A few weeks ago, three men were murdered within 24 hours of each other.

Statistics collected by one of the civic bodies show there are about 15 burglaries every day and Mitchell's Plain has a road accident rate that has alarmed many residents.

Grassroots Education Trust community social worker in the area, Mr Achmat Davids, says "insecurity" is at the root of the problems.

"The homes in Mitchell's Plain are designed for the nuclear family. For people moving here the old extended family patterns — where resources were pooled and costs were shared — were disrupted."

He said this created feelings of insecurity in a community where social bonds had not yet been established.

"Communities are not born overnight, they develop. Mitchell's Plain is a conglomerate of people from different backgrounds, thrown together in a vast area in the hope that this admixture will create a community, but it will take time."

Mr Davids said class distinctions have emerged and have added to the insecurity of the community.

"There's a different class relationship between the people of Westridge and the people of Woodlands, (two of the town's suburbs)."

"This lack of 'community cohesion' contributed to the crime rate, said Mr Davids.

One police station serves the Plain. A second one is being built but it will be ready only by June next year.

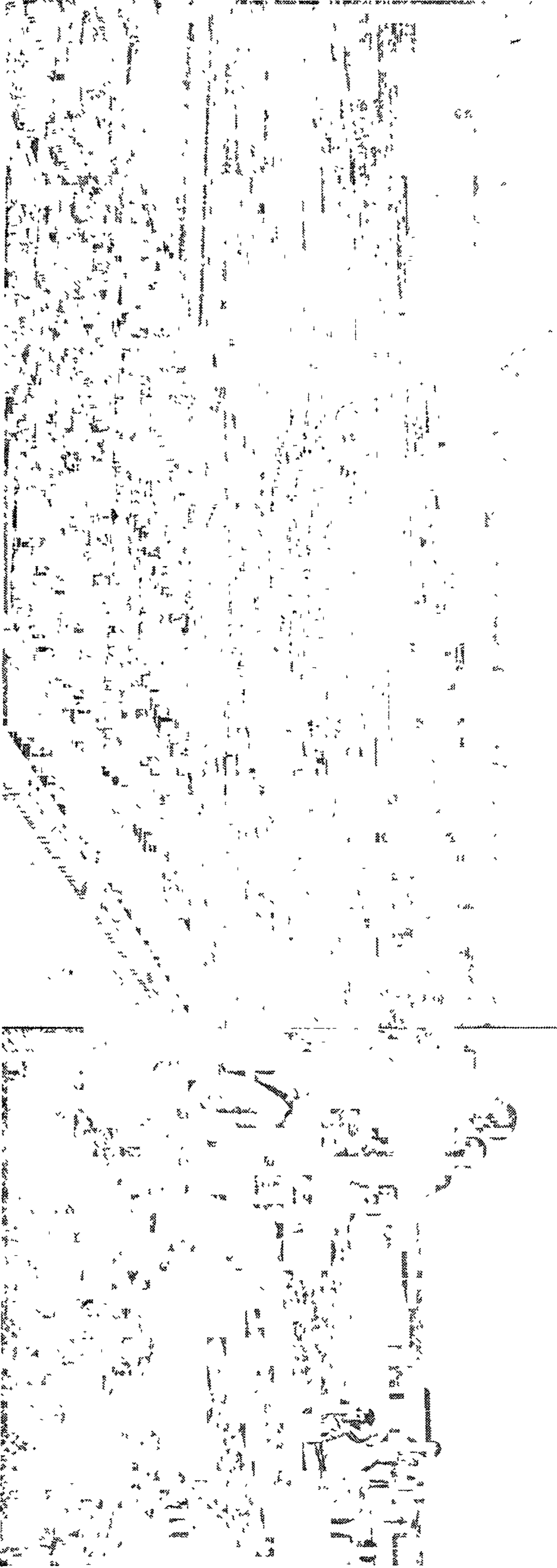
Mr Davids said the more affluent people in the older parts of Mitchell's Plain sought different outlets for their frustrations.

"Westridge was supposed to be a model township for the upper

Plain still a poeary?

w/c Argus 5/6/82

(124)



MITCHELL'S PLAIN, above and, right, members of this young Tafelsig soccer side and their coach spent two weeks clearing a sandy waste so they could use it for training sessions

WHILE many people rejected government policy which spawned the "coloured city" of Mitchell's Plain, they were optimistic about the promise of their own homes in a "dream" town. Six years after the first homeowners moved in, some residents, civic leaders and social workers say promises have not been met. Moving to Mitchell's Plain probably has improved the lives and circumstances of many families and has brought home ownership within their reach. But many others point to an apparent increase in violence and inadequate community facilities as the roots of social problems. Weekend Argus reporter SYLVIA VOLLENHOVEN reports.

have changed. They of the young school boys. When they were in the rent ban zone for their

sell it to the Mitchells. But it seemed there was never any intention to keep up the standard.

Drugs

The chairman of the Mitchell's Plain Mums' Fraternal, the Rev Karl Groepe, said "Since I started working in Mitchell's Plain four years ago, the problems

"There are organisations working hard to build communities but it can be a high-risk job. "Violence and gang formation weren't peculiar to Mitchell's Plain years ago, the problems

level. One of the workers, a Lentegour housewife, and creche organiser, Mrs Janet Ventura, said because of the increased cost of living in Mitchell's Plain, parents were forced to work inadequate childcare facilities.

Grassroots Education Trust figures show only five percent of all the pre-school children in the Plain were in creches.

"They are left to roam around uncontrolled and that's how they get into trouble."

With the demise of the conservative Combined Residents' Association (Compra), a number of pressure groups and community workers have become active. They prefer to keep a

work", said Mrs. Ven. Latest City Council figures show there have been 1,140 repossessions of home ownership since 1970. Many children stay at home when their parents do not have money for their transport.

Other problems There is a lack of medical facilities. The nearest day hospital is in Hanover Park and have to go to Grooten Schuur or Victoria hospitals.

Transport services are costly — a return trip into Cape Town costs R2,30 — as well as being dangerous and overcrowded at times. The trains are shared with other high density suburbs.

Government policy prevents land freeze but we are said

forces people to "commute. Flourishing sheheens have a negative effect on family life. Some children have to be bussed to school. Many children stay at home when their parents do not have money for their transport.

A spokesman for the council's engineering branch said almost all the problems being experienced at Mitchell's Plain were due to a drastic cutback in government spending on housing.

It was the duty of the Department of Internal Affairs to provide more schools and a plot had been sold to the Provincial Administration for the building of a day hospital, the spokesman

hoping we will get more funds in a few months time."

THE prestige suburb of Westridge is held up as a model to the world.

to the world.

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to the world.

to the world.

DIOCESAN COLLEGE, RONDEBOSCH

SCHOLARSHIPS TO BISHOPS

THE BISHOPS SCHOLARSHIP

This scholarship is for entry to Bishops in Standard 6 or 7 in January, 1983 and is open for competition in August 1982 to those who are not yet members of the school. Candidates need not necessarily already be entered for Bishops, nor does competition for the scholarship incur obligation. Candidates must be under 14 years of age on December 31, 1982.

The value of the scholarship will cover full tuition fees for the duration of the scholar's career at the school. The basis of selection will be not only scholarship but also character, leadership potential and sporting ability.

THERON SCHOLARSHIPS

These scholarships are for entry to Standard 6 or 7 in January 1983 and are open for competition in August 1982, both to members of the school and those who are not. Candidates need not necessarily already be entered for Bishops, nor does competition for the scholarships incur obligation. Candidates must be under 14 years of age on December 31, 1982.

The value of the top scholarship will cover full tuition fees for the duration of the scholar's career at the school. The College also offers a range of bursaries and remissions for brothers and special rates for clergy.

The closing date for entry for the scholarships is June 30 1982.

INQUIRIES AND APPLICATIONS FOR THESE SCHOLARSHIPS AND OTHER FORMS OF ASSISTANCE SHOULD BE MADE TO THE PRINCIPAL DIOCESAN COLLEGE RONDEBOSCH 7700, CAPE, RSA

Glenda sheds G-string for ring

Weekend Argus Correspondent

JOHANNESBURG — The saucy stripper who sizzled the '70s with a pet python, a cheeky grin and little else, has finally hung up her G-string.

Glenda Kemp has twined her last tassel, married the man in her life and is happily watching the sensuous future that once set South Africa alight fill out for her next major appearance — as a mother.

Last week Glenda became Mrs. Karl Kocz-wara. Their baby is due in December, a much-longed for addition to the contented life the two have shared for more than 11 years.

INNOCENCE

"I waited to get married until I was pregnant," Glenda explained. "We were so close anyway that there didn't seem any need before but, with the baby on the way, it was the right thing to do."

At 33, Glenda still has the schoolgirl's air of innocence that made her so popular in her days of bump and grind. For the last two years, since her return from a spell in London at the famed Raymonds Revue Bar, Glenda has lived

life quietly with technical draughtsman Karl Kocz-wara at the Johannesburg Observatory, Johannesburg home.

She no longer itches for the spotlight.

"My time in London cured me," she said. "I did three shows a night for two years as well as working as a go-go dancer during the day. All the excitement got buried in the routine and I decided it was time to quit."

"I'd always said that when the fun stopped, I'd give up."

"I was never anything like the stage image," she said this week. "Just because an actress plays the part of a prostitute, it doesn't make her one."

"I might have taken my clothes off on stage, but it was just a show and after it was over I would pack up and go straight home to Karl," Glenda's new husband has never seen her perform.

"The most exciting part of my life is about to begin."

Glenda in the Seventies home after the show straight

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● A TYPICAL Cafda house of the type which residents will soon be able to purchase.

Now tenants can buy Cafda homes

5/6/82
124 C. Herald

RESIDENTS of Cafda Village, Retreat, will soon be able to purchase their homes, which many of them have been occupying for the past 30 years

The announcement of the change of Cafda Village from a rental housing scheme to a home-ownership one was made last week after the approval of a R800 000 loan by the Urban Foundation to the Cafda Utility Company for the upgrading of services in the area.

The first step toward conversion to home-ownership will be the provision of a waterborne sewerage system for all the houses and a new water network system for the area.

Start on this work will begin "almost immediately" and once completed tenants will be given the opportunity to buy the houses they have been occupying

IMPORTANCE

According to a statement released by the Urban Foundation last week, concern by the Cafda Utility Company which built and owns the township, for the health of the residents and recognition of the importance of home ownership prompted them to upgrade the area and sell the houses to those residents who wished to buy.

The Urban Foundation is presently involved in residential development projects in the Western Cape to the tune of R8,5-million.

These funds have been raised entirely from the private sector

Dr Oscar Wollheim, chairman of the Cafda executive, expressed his appreciation to the Foundation for making the upgrade project possible.

Retreat to get housing boost

124 C. Herald 5/6/82

RETREAT and Steenberg will soon get housing for 1 800 families after the City Council's housing committee approved a development plan on Tuesday.

This is the first time a major housing development scheme has been approved since Mitchells Plain.

The project is expected to cost R29-million and makes provision for 1 450 homes and 350 residential sites to be developed privately.

Rental schemes and home ownership are envisaged by the City Engineer's Department which planned the project.

The area under consideration is bounded by Military Road and Steenberg Station, extending to Vivierend, near Muizenberg.

Housing crisis erodes prin

By CLIFF FOSTER

A CORNERSTONE of the Group Areas Act has collapsed in the Eastern Cape under the weight of the housing crisis

Hundreds of black families are now living illegally but immune from arrest in white areas because they cannot be accommodated in black areas

Most have makeshift homes on farms ringing Port Elizabeth and pay rent to the farmers

Officials accept that they do not work on the farms but are refusing, on humanitarian grounds, to move them away

Several have established more permanent structures and, in at least one case — in the shadow of the Witteklip Mountain near Thornhill — have become a recognised community of their own

Throughout the area, the Dias Divisional Council, in co-operation with the Department of Community Development, has gone so far as to number many of the homes, painting numbers over the doors and recording the names of the owners in a register

"It does confer a degree of recognition," says the council's Chief Engineer, Mr John Kemp

"The Department has noted down a statistic it must give the occupants a feeling of security to some extent"

Asked if the council might take further steps to regularise the situation — like overseeing an adequate water supply — Mr Kemp said "That's a very difficult one for me to answer"

"Our attitude is that we would like to see the situ-

Blacks dwell in white areas

ation regularised

"We have put forward suggestions a long time ago for permanent sites for these people in the white areas, but nothing happened and there is now quite a lot of confusion over the issue

"We would like to regularise the situation — but it's politics with a big 'P'

"We can only do this if it becomes policy. If we do try to regularise the situation, the neighbouring property owners can complain about us, so we have to sit on the fence"

And he added "In the majority of these cases, the people are living on privately-owned land and it can only be with the consent of the landowner. But it's difficult to regularise a situation of this sort — supposing the landowner changes?"

On the council's attitude towards the Group Areas Act, he said "Our powers are restricted. We have control over the buildings but not over the people in them. So we are reluctant to exercise our powers

"It would be stupid of us to demolish these properties without any guarantee that the people in them are looked after

"We know that, if we did, the same building would just go round the corner and be erected next day"

Opinions differ about how much the nearby white

communities accept the situation

In the Greenbushes-St Albans area, a farmer told Weekend Post stock theft was rife and he had lost sheep and pigs. He was discouraged from replacing them

A woman in the same area said blacks were troublesome and police had to drive into the "settlement" with two vans at a time for safety

This was not the experience of Weekend Post. A reporter with a camera went in alone with impunity

At a nearby cash store he was told by the owner "I have been here 11 years and have not had so much as a window pane broken

"They are no trouble to the whites and are generally well-behaved

"If they make any trouble at all it is among themselves"

In the black community of Sunnyside in the shadow of the Witteklip, crime is unknown, Weekend Post was told

"People here can go to church, leaving their doors unlocked," Mr Simon Damons said

At Sunnyside, more than 20 houses have been numbered by the Divisional Council

Nearly all the owners work in Port Elizabeth and the understanding is that a house is only broken down if the owner leaves

The community is settled to the extent that the children have a school to go to and all the families are living there with official consent

But, although Sunnyside lies in pleasant, almost idyllic rural surroundings, life there is not without its hardships and the families are there only because no accommodation is available in the black townships of Port Elizabeth

"Some of the people have got their names down on the housing list with the municipality," said Mr Damons, "but they never seem to get anywhere"

There is no piped water at Sunnyside and a constant problem is fuel

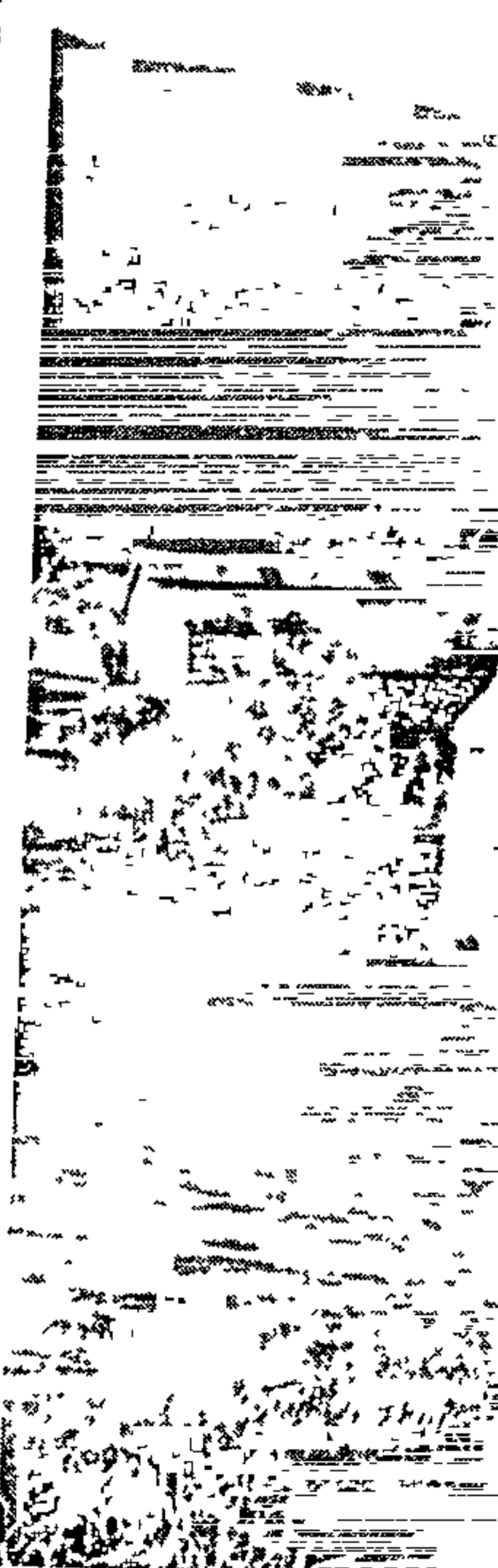
Water is carried from a mountain stream in wintertime and has to be carried up from the Van Stadens gorge during summer

The nearest shop is at Thornhill, an hour's walk away, and the morning bus to work leaves Woodridge, across the gorge, at 5am

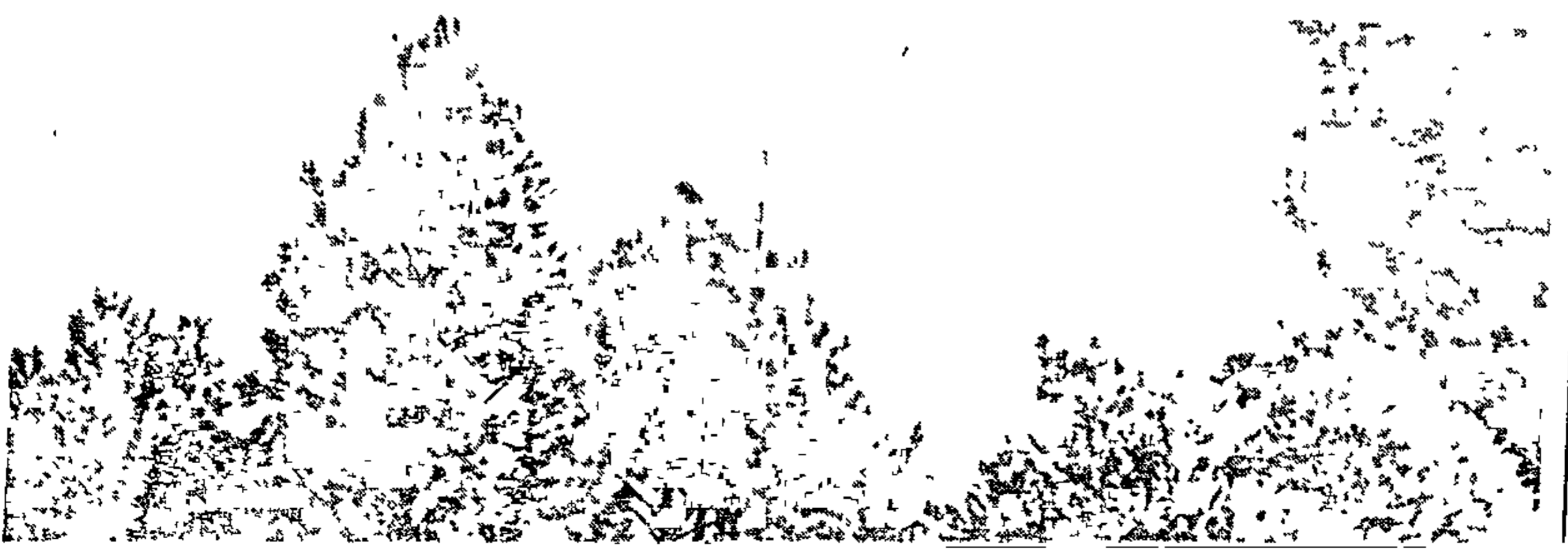
The land on which the families live is owned by a black, Mr Pieter Pietersen, and has been in his family many years. He charges them R3 a month rent

He told Weekend Post an official from the Department of Coloured Affairs had told him no new houses could be built at the settlement and this was why the houses had been numbered by the Divisional Council

A "man from Pretoria" had been to see him, had called all his children together and told them that they could stay on their property for life — but when the last one died, the home must be pulled down



The lee of Lady's Slipper abeth —



Principle of Group Areas



Slipper is an idyllic rural spot, but most of these black families would sooner live in Port Elizabeth — in conformity with the Group Areas Act — if houses were available.

French agency to 'sell' UK to tourists

Weekend Post Correspondent

LONDON — The "Come to England" campaign to attract more tourists to Britain will be run for the next five years by a French firm

Six top advertising agencies were asked to imagine that they had R2 million to spend

How would they use the money to persuade people to enjoy the country, apart from showing them the changing of the guard and the Tower of London?

The English Tourist Board finally chose a French-owned agency to do the work for about R500 000 a year

Mr Adrian Fox, account manager of the agency, said "We are all pure English bred chaps here. After all, there is hardly a major British agency which is actually British-owned"

The agency will have to do well to reverse the downward trend in tourism. The numbers of visitors to Britain dropped alarmingly throughout the first eight months of last year — despite the Royal wedding

One thing a French company might achieve is to attract more French people to England

Not many have come here since 1066 — except for the modern cross-Channel day trippers

Each Cigarette a Masterpiece



IMC plans meeting on removals

EAST LONDON — The Indian Management Committee is planning its first public meeting in three years to discuss the future of North End residents facing removal to Braelynn 4 under the Group Areas Act.

This was announced at a joint meeting of the Housing Action Committee (HAC) and the East London Indian Association after North End residents queried the absence of IMC members.

"The IMC is seeking an urgent meeting with the city council action committee on Monday to get approval for the meet-

ing Mr Kemal Casoojee the chairman of last night's meeting announced.

"At the meeting they will explain everything in regard to Braelynn 4. That is why they are not here tonight to answer questions."

Last night's meeting was called to discuss objections to moving into Braelynn 4 particularly in view of representations to the Minister of Community Development, Mr Pen Kotze, during his visit to the city last week.

The audience repeated their stand that they would not move to Braelynn 4 until the adjacent area had been upgraded — a resolution adopted at a joint meeting between the IMC, HAC and Indian Association — and that no one would be forced to move there until this demand was met. Mr Casoojee congratulated the IMC for pressing this resolution when they met with Mr Kotze this week — in spite of an attack by the HAC and the Indian Association before the meeting accusing them of a breach of faith.

"It seems they did carry out their job in this regard," Mr Casoojee said.

People at the meeting unanimously adopted a resolution calling for continued dialogue between their representatives and the IMC so they could "carry on the fight" for North End.

They also backed earlier moves by the HAC and Indian Association to prevent the relocation of North End families before the area adjacent to Braelynn 4 was upgraded — DDR.

P.V.A.
(WHITE)

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CAPE TOWN — An extra R2,8 million has been budgeted for the provision of infrastructure and housing for coloured people at Buffalo Flats in East London

This was revealed yesterday by a spokesman for the Department of Community Development

It follows an announcement earlier by the Minister of Community Development, Mr Pen Kotze, that the Treasury had increased its allocation to the department by another R20

8/6/82

(124) O. Dispatch

R2m more for Buffalo Flats

million.

The spokesman said the provision of infrastructure in East London would cost R1,3 million and housing development R1,5 million

A further R4,2 million would be spent in the Port Elizabeth area, the spokesman said

This included the

purchase of land at Motherwell, and infrastructure and services at Kwana-yaki, which lies between Port Elizabeth and Uitenhage, Zwide and Uitenhage

An unspecified amount of this sum would also be spent at Fort Beaufort — PC

See P2

Don't force people to move council urged

124
8/6/82
D. Dispatho

EAST LONDON — The Indian Management Committee (IMC) has asked for an urgent assurance from the city council that no-one will be forced to move to the new Braelynn 4 housing scheme

In a memorandum handed to the council at last night's action committee meeting, the IMC said it wanted the assurance before tomorrow evening

Tomorrow at 6 pm the IMC is to hold a public "report back" meeting in the old library hall on developments concerning Braelynn 4

According to the IMC chairman, Mr Harry Parbhoo, last night's memo asked the council if any willing applicant to Braelynn 4 would be allowed to accept a house without being forcibly moved from their present home before 498 coloured families living nearby had been rehoused

Most of the 140 families living in North End will have to move into the 81-house Braelynn 4 scheme, now 29 per cent

complete

However, there has been strong resistance to Braelynn 4 while the 498 coloured families next to the scheme, in the so-called Braelynn 6 extension, remain

The IMC vice-chairman, Mr Mike Williams, said yesterday that Indian resistance to living next to the 498 coloured families was not racist, but because of "class differences"

"How can people earning more than R500 a month be expected to live next to people earning less than R50 a month," he said

The memo also called on the council to guarantee the protection and security "to person and property" of anyone who moved into Braelynn 4 before the coloured families are rehoused

The IMC also called for an assurance that no-one qualifying for Braelynn 4 housing would be "victimised or placed in jeopardy of his allocation" because they feared taking up occupation out of "insecurity"

The first 18 houses at

Braelynn 4 are nearly complete, with services being connected to 14 houses, according to a report to council by the engineer's department

Of the 81 houses in the R1.3 million scheme, foundations have been cast for 48 houses and the expected completion date of the scheme is set for November this year

The IMC are now concerned that the 498 coloured families will not be able to be rehoused before then, even though the Minister of Community Development, Mr Pen Kotze, said in East London last week that R23.5 million would be provided for the massive Buffalo Flats coloured housing scheme.

Another question the IMC wants answered before tomorrow's public meeting is where the remaining North End families not catered for by Braelynn 4 will live

About 60 North End families will still need to be rehoused if North End is to be "cleared" completely to make way for light industry —
DDR

Residents set to fight for Duncan Village

EAST LONDON — The future of 40 000 Duncan Villagers may soon be in the hands of the Minister of Co-operation and Development, Dr Piet Koor-nof

The community council of Duncan Village will be meeting with the regional director of the East Cape Administration Board Mr Louis Koch on Friday when they will ask permission to send a delegation to the minister to "fight for the retention of Duncan Village"

"We would also prefer the 20 000 people in the Ndende Street area to remain in Duncan Village, but we have been told that because their living conditions are not satisfactory, they will have to be moved to Mdantsane," said one of the community councillors, Sister Mabel Mdaka

Sister Mdaka said the people in Ndende Street did not want to leave and they "were afraid of going to Mdantsane because of the high crime rate"

She said the process of moving the people to Mdantsane — which started in 1962 — could take as long as 10 years to be completed as few houses were being built in that area

"We have to compromise and accept that these 20 000 people be moved in the hope that the 40 000 in upper Duncan Village — who have made their ancestral homes beautiful — will be allowed to stay," said Sister Mdaka

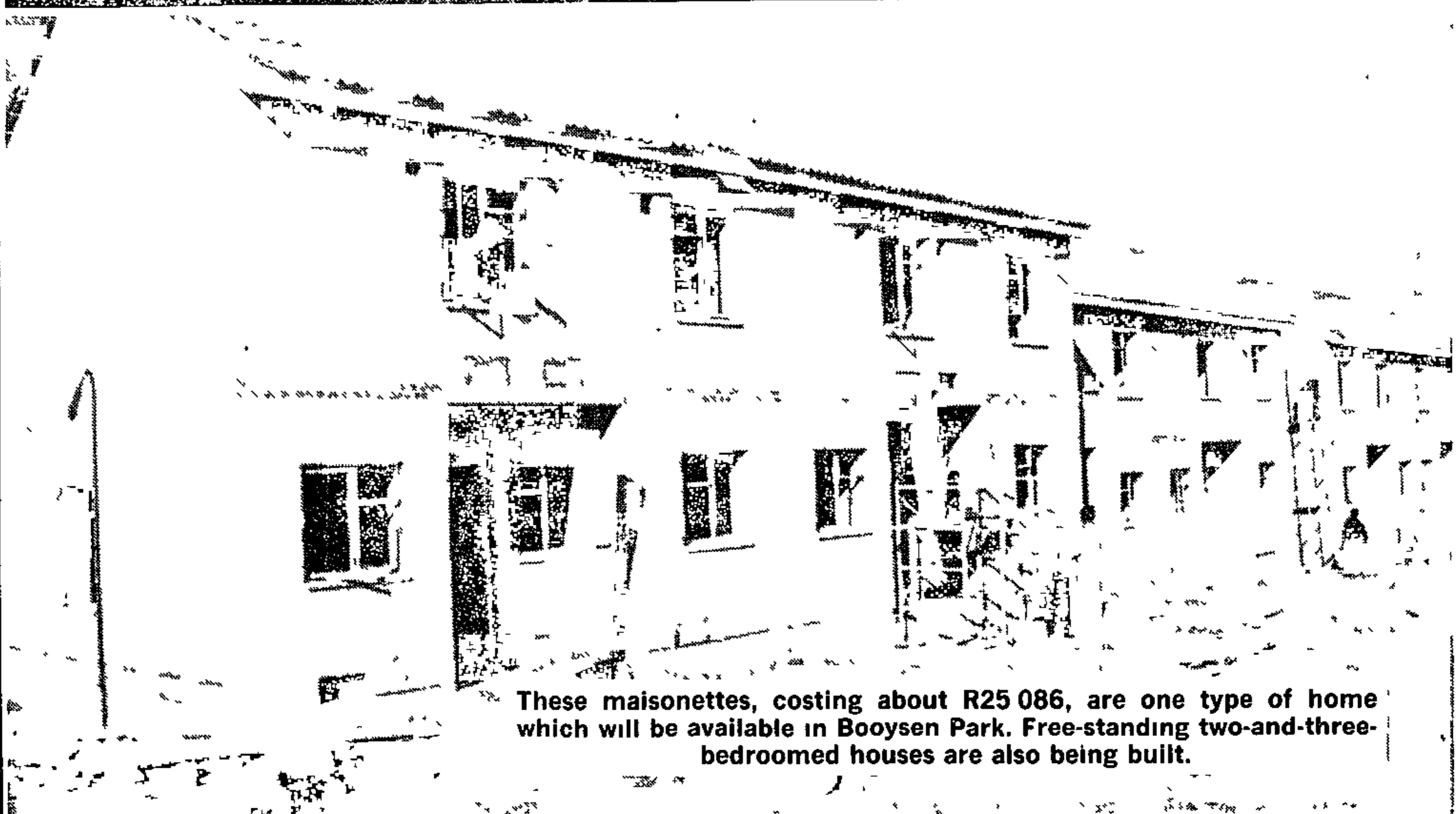
"We were told when we had those houses 23 years ago that at no time would we be moved, but today they are trying to force us out of our homes" she said

"We feel that the time has now come for a definite answer to this problem — it has gone on too long" said Sister Mdaka "But we are determined to fight and to keep Duncan Village as ours" —
DDR

Homes go up in Booysen Park



A bird's eye view of a section of the 426 houses which are being built at Booysen Park. The houses will be ready by September.



These maisonettes, costing about R25 086, are one type of home which will be available in Booysen Park. Free-standing two-and-three-bedroomed houses are also being built.

No. of Answer Books handed in
Aantal antwoordboeke ingelewer

NOTICE

- 1 Candidates must not use both sides of for their answers. The left-hand pages may be used for rough work, but the examiners will credit for answers written on the right-hand side.
2. Candidates are reminded to indicate the question on all loose sheets accompanying an answer.
- 3 No candidate may have with him in the examination room any books or notes unless specially instructed by the Registrar. Candidates are notified to bring such with him, when they take into the room the books indicated by the Registrar.
4. A candidate attempting to help or obstruct another candidate, or having any unused books or notes in his possession will be disqualified and to be further dealt with as determined by the Senate.
- 5 A candidate must not take out of the examination room any examination books supplied by the University
- 6 Pages must not be extracted from this booklet.

DNP110JD

Housing scheme a 'heroic' task

By SHELAGH BLACKMAN

"FEVERISH" negotiations are underway with Government departments and the private sector to ensure the early provision of community facilities and services at Booysen Park, the Director of Housing, Mr D Cleary, said today.

The Port Elizabeth Municipality is tackling its largest housing project ever at Booysen Park, where 426 houses will be ready by September.

Mr Cleary said that in "complexity and magnitude" the Bloemendal housing scheme — of which Booysen Park was the "first bite" — was an "heroic" undertaking.

To date, about R15 million had been spent towards the infrastructure and by mid-1983, the figure would have doubled for the completion of the first 1 000 houses.

He said the provision of schools was a high priority and the Department of Internal Affairs had advised that both primary and secondary schools would be "fully operative" during the 1983 and 1984 financial years.

The Housing Department foresaw that housing development would continue at such a pace that by the time the first

houses were allocated in September, pupils would need to take buses to the nearest schools for a short while.

However, the Department of Internal Affairs had already said that the State would meet the cost of transporting pupils, he said.

The final plans and tenders for administrative offices and a community centre hall were with the Department of Community Development.

The intention was to build the offices as soon as possible so that residents would not have to go to town to pay instalments on their houses and to pay water and electricity accounts.

Sites were being examined for churches, trading outlets, a nursery school and even a country club with accommodation facilities.

An exciting aspect was that all the houses in the area would be able to get telephones.

This was a "far cry" from township development in the past where no more than two telephones for every hundred families were available, Mr Cleary said.

Good progress had also been made to introduce child-minding groups to assist working mothers.

124 E Post 9/6/82

copy Times 9/6/82 (124)

622 houses for 15 000 people

NINETEEN years ago, the Snyman Commission of Inquiry into the unrest in Paarl during November 1962 found that the Paarl municipality had a "mechanical and impersonal" attitude towards residents of the black township, Mbekweni. The commissioner, Mr Justice Snyman, found that many of the people's grievances were legitimate and discovered several instances of abuse by municipal officials who administered Mbekweni during that time. A recent survey by the South African Institute of Race Relations found that Mbekweni is still beset by a chronic housing shortage and general lack of basic community facilities which, if not redressed, "will subject the residents to an intolerable level of frustration".

By ENRICO KEMP

A SURVEY by researchers of the South African Institute of Race Relations during February this year indicates a chronic housing shortage and overcrowding problem in Mbekweni with only 622 houses for the township's estimated population of between 15 000 and 20 000 people.

A one-bedroomed house was found to have 30 occupants. A large number of shacks — two or three in most backyards — have been built to alleviate the shortage of accommodation.

Estimates by the local Administration Board indicate that Mbekweni has 2 000 married couples, 7 000 children and about 3 700 men, mostly contract workers, living in "bachelor quarters" built by employers.

The township, which was built in 1952, has no police station, day hospital, library, creches or swimming pool. Residents complained that only one woman was allowed to summon the ambulance which serves the whole township.

The three schools in Mbekweni were found to be overcrowded, with a pupil teacher ratio of 60:1

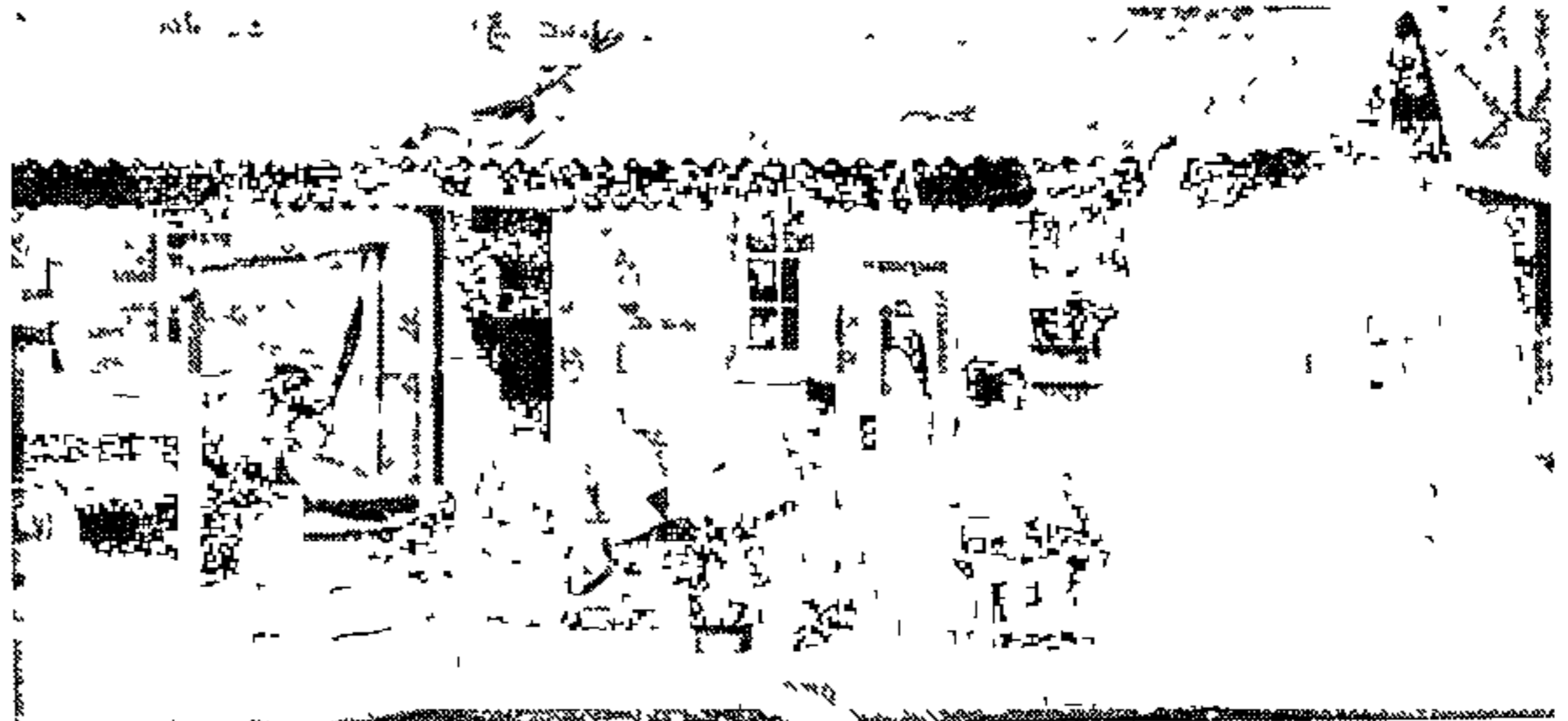
at the lower primary school and 27:1 at the secondary school.

Residents also expressed discontent with the local community council and told the researchers that the council had done nothing to alleviate the housing shortage.

A typical house consists of a bedroom, living room and small kitchen. Both the kitchen and living room are used as bedrooms at night. Rents vary from R4,86 a month at the bachelor quarters to R20,31 for a four-roomed house. Only 80 of the homes have electricity, but the administration board said it was "giving urgent attention" to electrification of the whole township.

The researchers said they were led to believe it had been official policy since 1952 to build 150 houses every five years. The administration board however denied that there was any such policy and said it was still trying to raise a capital loan to finance further housing projects.

Mbekweni's police station was closed six years ago because of staff short-



Above. One of the older family houses in Mbekweni. The township now has about 622 houses and a population of between 15 000 and 20 000 people. Below: Some of the backyard shacks which have been built to help alleviate the critical housing shortage in Mbekweni.



ages and crime now has to be reported to the Paarl police station. The researchers found a high crime rate.

Health needs are catered for by a single clinic staffed by two trained nursing sisters and a doctor on full-time duty. The board said negotiations were in progress with the Director of Hospital Services to provide additional medical services at the clinic.

The township has a rugby/soccer stadium and two tennis courts.

There are no official creches, but a woman takes in a few children at premises provided by the board. However there are no beds or play and kitchen equipment.

The lower primary school has 903 pupils

while the higher primary school caters for 480 students. The higher primary has no staffroom or school library and toilet facilities were found to be inadequate.

Liquor profits

The school principal told the researchers that the community council had not responded to requests for improved facilities. (The council has to investigate such requests and refer its proposals to the board.)

The township has a beer hall, bottle store and bar. Legally two-thirds of the profits from the sale of liquor should go to the General Revenue Account and a third to the Welfare Fund which provides capital for recreational facilities in the township.

The board however maintains that any profits from liquor sales should be credited to the General Revenue Account. At present, liquor profits are used to offset losses in the General Revenue Account.

In its report, the Institute of Race Relations said "certain of the arrangements pertaining to Mbekweni may be open to abuse and are not in the interests of the residents, nor do they seem to be working adequately." The report said there was a breakdown in communication between residents and the board.

"Present housing policy cannot begin to alleviate the chronic shortage of accommodation. The situation is critical and requires drastic action," the institute said.

North End residents still undecided on move

10/6/82 (124)

D. Rishath

EAST LONDON — North End residents remained undecided last night as to whether they should move into the new Braelynn 4 area set aside for them

At a mass meeting in the Langenhoven Hall here nearly 90 people refrained from either accepting or rejecting the 81 homes which will come up for allocation soon

This followed appeals from both the Indian Association and the Housing Action Committee for any decision to be held back until certain questions on Braelynn 4 were answered

The chairman of the Indian Management Committee (IMC), Mr Harry Parbhoo, eventually agreed to this, admitting that there were "obvious areas of doubt"

The three aspects questioned at last night's meeting were spelt out by Mr Joseph Moonieya of the Housing Action Committee, who asked

● Would people left in North End be evicted

from their homes, after the 81 homes in Braelynn 4 were allocated?

This question was answered by the IMC's housing expert, Mr Mike Williams, who gave the assurance that no one would be evicted until there was alternative accommodation

● Could anyone guarantee the safety of people moving to Braelynn 4, which was adjacent to a high-crime area?

Mr Parbhoo answered this by saying he had been given certain "unofficial" guarantees which would be given to him officially "at a later date" He later said this could be in two weeks time

● Would people be victimised if they refused to move into the new homes?

The city housing director, Mr Ken Martinsen, said he could not answer the question as he and the IMC were "still looking for a solution"

"We're not sure what to do if they refuse to take the home allocated to them we have spent

many hours discussing this and hope to come up with an answer"

Mr Moonieya and the chairman of the Indian Association, Mr K. Casoojee, argued that it would be "unfair" to expect people to decide whether to move to Braelynn 4 with so many questions unanswered

"Until these assurances are given, I don't think it is fair to ask for a decision," Mr Moonieya said.

At least two people said publicly they would not move to the new area, while others cheered when this stand was taken

The IMC, however, said it was "up to the people" to decide

"You must make your decision and we will pass it on That is the best we can do," said Mr Williams

Closing the meeting, Mr Parbhoo said he would approach the East London City Council "to finalise the assurances we were asked for this evening" and inform the people at a later meeting — DDR

IMC reports on Kotze talks

EAST LONDON — The government will not build any more houses for Indians here for "a very, very long time", members of the Indian Management Committee said here last night

The announcement was made at a mass meeting to discuss removals to Braelynn 4 from North End following a visit to East London by the Minister of Community Development, Mr Pen Kotze

Two IMC members

who met Mr Kotze, Mr Harry Parbhoo and Mr Mike Williams, said Mr Kotze had told them Braelynn 4 was the last housing scheme of its kind for Indians in East London

"Whatever is built will be built a long time from now and will be of a much lower standard than they are putting up now," said Mr Williams "They will have no floors, no ceilings"

The city housing direc-

tor, Mr Ken Martinsen, pointed out that the government would still have to build homes for East London's Indian people eventually

"I can't see the government not agreeing to building more houses eventually," Mr Martinsen said "There will still be families left in North End after the Braelynn-4 houses are allocated and they will have to be rehoused before North End can be redeveloped" — DDR

Housing meeting sought with IMC

124

D. Digpatch
7/6/82

EAST LONDON — The Coloured Management Committee (CMC) is to seek an urgent meeting with the Indian Management Committee (IMC) to "clear the air" on the Braelynn 4 housing scheme

The IMC has opposed the relocation of Indians to Braelynn 4 until the coloured families living in the 498 houses between Duncan Village and the new Indian area have been moved to Buffalo Flats

The IMC vice-chairman and holder of the housing portfolio, Mr Mike Williams, said earlier this week that Indian families' resistance to living next to the coloured families was not racist, but because of "class differences"

The chairman of the CMC, Mr Wally George, said yesterday that it was "utterances of this nature" which had prompted the call for a meeting between the two bodies. At the meeting the IMC would be asked to say "exactly what it meant by class differences"

"As far as I am concerned, this statement smacks of apartheid ideologies," Mr George said

He rejected Mr Williams' allegation that coloureds living in the area adjacent to Braelynn 4 "earned less than R50 a month"

"This is utter nonsense. To say this is to insult the coloured people. Many of the people in that area are gainfully employed while pensioners there receive a minimum of R82 a month"

He added that if the IMC was honest it would tell the coloured people the real reasons for not wanting to move to the area while coloured families lived nearby.

Referring to the 500-plus families living in the 498 houses, Mr George said he would be pleased once the families had been rehoused in the Buffalo Flats extensions 2 to 7

"At the moment these people have no voting rights. They don't qualify to vote in CMC elections or the Duncan Village Community Council's

"At least in Buffalo Flats they will be able to utilise facilities which they presently don't have"

Mr George said 50 per cent of the families living in the 498 houses were in favour of moving. The other half were content there

"However, once they are in Buffalo Flats I'm sure they'll realise the advantages," Mr George said

The chairman of the ICM, Mr Harry Parbhoo, said he would "not like to comment as when something appears in the newspapers you chaps get the story

twisted and make things go from bad to worse. Anyway, it's ridiculous. How can you expect a family earning R500 and having a certain amount of house-proudness to next to people who don't care about tomorrow

"And if you quote me on this I'll deny I ever said it," Mr Parbhoo added — DDR

Boys ⁽¹²⁴⁾ die as fire ^{E. Post} engulfs home ^{20/6/82}

Post Reporter

A DESPERATE mother carried her baby outside her burning home, turned and shouted to her sleeping son and two other youngsters to get out — but it was too late

Mrs Nsoipo Budaza's son, Ayanda, aged four, and his friend, three-year-old Ntsikelelo Sithole, died in the flames which engulfed the four-roomed brick house in Zwide today

The Port Elizabeth Fire Brigade answered an emergency call from a neighbour and three fire tenders and an ambulance rushed to the Mgengo Street home

They found the bodies of Ayanda and Ntsikelelo inside a gutted bedroom

A distraught Mrs Budaza, her hands and face blistered by the blaze, described what happened

She said the family was asleep when she felt the heat of the fire

"Quickly I grabbed my baby and ran outside. There I shouted to Ayanda and Ntsikelelo to get out. They didn't hear me. The bedroom was ablaze and I couldn't get in."

She screamed for help and neighbours came running. They used a garden hose to try to douse the flames but it was impossible to enter the room.

Only later did they find that a third youngster, four-year-old Bongani Sithole — Ntsikelelo's brother — had escaped.

Today he was a pathetic figure, wrapped in blankets and shivering from shock on a neighbour's couch.

His parents arrived on the scene this morning.



A distraught Mrs NOBANDLA SITHOLE, whose son, Ntsikelelo, died in the flames. Her younger son, BONGANI, escaped with minor burns.

12/6/82
124
C. Herald

Cafda housing sales formula

TWO weeks ago, as a service to readers, Cape Herald published four examples of how selling prices for council houses are calculated.

This followed the announcement by the Cape Town City Council that it intended selling some of its rented homes in Hanover Park and Heideveld.

There was strong opposition to the formula the council used in arriving at selling prices and we compared their system with that of the Divisional Council of the Cape, the Department of Community Development and the Trade Union Council of South Africa (Tucsa).

To add to the debate we present the formula used by the Cape Flats Distress Association (Cafda) Utility Company.

They announced last week that they intend selling 336 of their dwellings that make up the Cafda Village in Retreat.

TRANSIT

Cafda Village was originally built to provide transit accommodation. Construction was completed in 1956 and there are two types of houses — one with two bedrooms and the other with one.

The two bedroomed houses cost a little more than R1 000 to build and the one-bedroomed houses R800.

There is no water-borne sewerage and the water supply network needs to be replaced. A loan of R800 000 has been provided for this purpose by the Urban Foundation.

The Cafda formula takes into account the original cost of the dwellings, how much the value and quality of the dwellings have dropped over the years (depreciation), what improvements have been made (sewerage,

water, etc) and what tenants are earning. The selling prices would therefore be quite low.

The Cafda formula differs from the others on two main points:

- It takes into account what tenants can afford (how much they earn) which the other formulae ignore.

- The Cafda formula does not take into account what it would cost to replace the dwellings. Unlike the local authorities (Cape Town City Council and Divisional Council) the Cafda Utility Company (its full name) does not intend replacing the 336 homes. The cost of replacing the dwellings adds a large amount to the selling price.

The Cafda formula will now be submitted for approval to the Cape Town City Council and the Department of Community Development.

The Cafda Utility Company will have certain safeguards written into the selling contracts — whereby, for instance, an unscrupulous prospector would not be able to buy several houses and resell at huge profits.

In this regard the Cafda Utility Company has an unusual advantage in that it has an intimate knowledge of its tenants and would soon get to know of abuses, according to Mr D F Fitnum, the managing director of the company.

Mr Fitnum said that tenants who declined to purchase their homes would not have to move to other townships.

Editor's mailbag

SIR, — I read the various articles speculating on the selling prices of dwellings in the Council's pilot schemes to sell lettings in Heideveld and Hanover Park appearing on page 20 of your edition for May 29 with a great deal of concern.

Several of the statements reported are incorrect and could well have misled or confused your reading public. It is to be regretted that some of the statements conflict with information conveyed to your reporter. I would like to draw attention to some of the more important aspects on which your readership is likely to have formed wrong impressions of what has taken place or of what the present situation is in order that this may be rectified.

But first, let me briefly sketch in some of the background. The Council has, since it entered the field of public housing in the 1920s, sought as far as it was able to meet the demand to buy as well as to rent. So, it responded to increased interest in home-ownership in the 1970s building nearly 20 000 homes for sale in Mitchells Plain and by considering on several occasions the possibility of selling some of its letting stock.

This led to the adoption in February 1980 of a pilot scheme to sell 220 lettings in Heideveld, followed a year later by a similar project for 105 lettings in Hanover Park.

When adopting these schemes the Council also directed its Housing Committee to work out detailed proposals for implementing them.

Adopted

The Housing Committee undertook an extensive examination of the issues involved and consulted with various bodies before preparing provisional conditions of sale, which were adopted by the Council recently and referred to the National Housing Commission for its approval.

The Council also resolved not to release details of its proposals for selling prices until they had been approved and it was in a position to indicate accurately to each tenant what the price would be for the

Articles on housing sales misleading

ants in the areas selected

The Council would like to be able to offer this option to all its tenants, but had to resolve against this with regret recently in view of the needs of the 20 000 families with low incomes (and mainly living in cramped and unsatisfactory conditions) who have applied to it for tenancies and the 10 000 existing tenants who have asked for transfers to larger accommodation in the existing estates.

The Council and its Housing Committee, when dealing with the question of selling prices for these houses, were at all times very conscious of the need to ensure that these prices would be both equitable and within the means of the income group concerned. It is satisfied that the prices proposed will meet these criteria and that tenants will as a result be able to acquire an extremely valuable asset at a very fair price well below its current market value.

The deposit required will be low and repayment will be at subsidised rates of interest over a longer period than applies to building society loans in order to keep the monthly instalments as low as possible (they will in fact be considerably less than the monthly rental which low income applicants must be charged for lettings of similar size built at current costs).

Tenants will be able to sell the houses for their own account (and I am convinced at a substantial profit) after 5 years or will be able to lease them to their heirs.

The Council does not and has never profited from the provision of housing. On the con-

trary, the ratepayers of Cape Town have invariably had to subsidise losses on the Housing Account each year. The income from the sale of these houses will have to be used to redeem the loans raised to build them and to pay the interest due from time to time on the outstanding balances.

Any excess thereafter would not accrue to the Council, but to the National Housing Fund or to the Community Facilities Account.

The repayment of loans to the Fund is an important source of funds for the provision of further homes for the many still in need and any amounts accruing to the Community Facilities Account will be used for facilities to benefit the local community in the Council's housing estates. The Council is pressing for as much as possible to be used for the latter purposes.

Formulae

I would also like to refer briefly to certain statements regarding the various "formulae" discussed in the articles. Firstly, it is not correct that the Council released its "formula" in 1979 or that an official of the Council stated that this had not been drastically revised. The facts are that the City Engineer's report referred to was one of several reports from officials and representatives considered when looking at the broad principles which led to the 1980 and 1981 in principle decisions. There were further detailed reports and consultation before the prices were finalised.

Great pains were taken on all occasions by the official referred to to make it quite clear that speculation based

on the 1979 proposals was not justified and that the most he could say was that the prices had been formulated in terms of the provisions of the National Housing Code, which lays down that prices be fixed at a realistic level taking into account the income groups whom it is intended to house and being not less than original cost nor more than current market value. (The Department of Community Development formula quoted in the reports, which is contained in Circular 9 of 1980, was suspended by Circular 10 of the same year).

The proposals put to the Council by Tucsa as described in one of the articles were studied very carefully before prices were finalised. In

brief, Tucsa suggested that the value of the dwelling should be depreciated to nil over the life of the loan and that the land should be included at original cost. It suggested further that the resulting prices should be reduced by the amount of interest and redemption paid to date as part of the rent.

This could lead to a nil selling price even before the loan has been redeemed. Redemption and interest received have, of course, already been paid to those who lent the money used to build the houses.

The Council has sought to determine very reasonable prices, but it would be irresponsible if it were to literally give the houses away for the benefit of a lucky few tenants and to the disadvantage of those with low incomes

still awaiting accommodation or the provision of community facilities.

I would like to conclude by repeating that the Council has embarked on this pro-

ject to benefit the tenants concerned in the absence of its support home-ownership wherever practicable. It has taken great pains to ensure that the proposals by it are to the tenants and to provide them with an asset of considerable value at prices which in their means. The debt will be conveyed to them and made as soon as possible. I am confident that tenants who are keen to become the owners of their dwellings will come and will wish to avail themselves of this opportunity.

particular dwelling occupied by him

In this way it hoped to avoid any confusion and misunderstanding which could result if the National Housing Commission required any changes. This is, of course, the reason why these details could not be provided to your reporter, as was explained to and appreciated by him.

The main area in which misunderstanding is possible is that of the probable prices of these 325 dwellings. The impression could be gained that the prices eventually adopted by the Council were based on a "formula" detailed in a 1979 report and that these prices will be such as to be a "sore point" with the tenants concerned.

Statements are quoted to the effect that the Council's proposals were defective and that it is bent on profiting at the expense of or exploiting the tenants who will be offered the opportunity to buy these letting units.

Nothing could be further from the truth and while I am not able at this stage to release the details relating to prices I would like to describe the approach adopted by the Council in this matter.

Let me start by stressing that the houses were all built for letting to those with limited means and that the tenants will have the option to continue as such at subsidised rents if they so wish. The opportunity to purchase the dwelling (also at subsidised rates) will therefore be an additional option offered to ten-

(124) C. Herald 12/6/82

Rents: Wage ceiling may be raised

LET OFF FOR HIGH EARNERS

124.
E. Herald
12/6/82

CAPE Town City Council housing tenants, who presently face eviction when they earn more than R650 a month, may be given a reprieve.

The Council plans to ask the Department of Community Development to devise a new rent earnings ceiling to replace the present one of R650.

In the meantime, tenants who have already been served with final eviction notices, will be allowed to stay on — with the Department of Community Development's consent — until a new system has been worked out.

ECONOMIC

By law, economic home tenants who earn more than R650 a month must move out and buy their own homes.

In the sub-economic schemes, the maximum one can earn, before one becomes ineligible is R150.

The Silvertown Residents' Association, in representations made to the council, have claimed that the system being used was "outmoded".

The Association says that basic wages are taken into account rather than "take home pay." It claims, too, that tenants may be evicted after what may only be a meagre increase in salary.

POINTS

Among the other points Silvertown residents raised were:

● The fact that it was generally towards retire-

ment that tenants receive higher salaries and also eviction notices;

● Salary levels do not give a true reflection of ability to pay for a home in view of present rising costs.

● The increase in pay, more often than not, barely compensates for inflation and;

● In many cases State legislation, such as the Group Areas Act, had led

to dependency on State-aided housing, and the tenants should therefore be entitled to remain.

INFLEXIBLE

The Association says that the present system was inflexible because it did not take into account factors such as age, size of family, expenditure and length of tenancy.

They have called for a full investigation and a review of the current policy.



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ANTON SMITH... life changed drastically.

BY CLIFF FOSTER
EIGHT-YEAR-OLD Anton Smith, who has spent all his life with the Sonderup family of Francis Evert Park, Port Elizabeth, is sleeping in a shack in the bush tonight because somebody complained about his staying with his mother in the maid's room.

Anton has grown up "as one of the family" in the Sonderup household.

He has sat down to meals with the family, watched TV with them, taken holidays with them, had their help with his homework, and played with all the white kids in the street.

Every night he went to bed at his mother's side in the maid's room.

But now, because of a complaint, at the end of the day, Anton must leave his mother and go and sleep in the bush. In the morning, he can return again.

Anton, 8, must sleep in a shack in the bush

His mother, who has not seen his father since the boy was one, has managed to find him a bed in one of the squatters' shacks in the Papeku's Valley. But his is a bewildering and unfamiliar life.

In order to make sure Anton no longer lives in Francis Evert Park, police have called at 11pm and looked under his mother's bed. They have also made her sign a promise to not let him stay with her.

Similarly, the squatters he's staying with have had to sign a paper saying they will ensure he sleeps with them.

Smith, has been with the Sonderup family for 18 years. Anton is her only child.

The Sonderups are distressed as she at the expected development, neighbours along the street are shocked.

One told Weekend Post: "I suddenly feel ashamed to be living here."

Life in the comfort of the Sonderup home was the only life Anton knew until the man from the Department of Community Development came knocking on the door, followed later by the police.

The situation was described by Miss Michelle I've got three brothers as far as he's concerned "We used to help him with his school work. Now I hardly ever see him."

Anton, a neat, personable lad, is top of his class at his Schanderville school, and popular with the local children in Francis Evert Park.

Mauritius goes Left

PORT LOUIS — The Marxist-led Mauritian Militant Movement won all 60 parliamentary seats today to oust the pro-West Labour Party government, Mauritian Television reported. Earlier the MMM had claimed a "stunning victory".

It was clear from early returns in the island nation's third election that the Labour Party of the Prime Minister, Sir Seewoosagur Ramgoolam, was losing.

The MMM's coalition partners led by Mr Anerood Jugnauth outpolled Labour candidates with substantial majorities, and it was obvious the MMM was heading for a majority.

South African tourists visit the island every year, and South African Airways has landed rights there for its flights to Australia and the Far East.

However, it was expected that these relations, or trade with South Africa, would immediately be threatened.

Western diplomats said today they were concerned about Mr Berenger's Ministry.

At a Press conference this week, Mr Berenger went out of his way to create a road.

2 schoolboys die in bike accidents

Weekend Post Reporter
MOTORCYCLE accidents claimed the lives of two Port Elizabeth schoolboys this week.

Walter Rautenbach, 17, of Phyllis Road, Mount Pleasant, died today after an accident last night when the motorcycle he was riding collided with a bakke in Buffelsfontein Road, near the Greenshields Park level crossing.

Late on Wednesday, Michael Dell, of Kamma Park, a Standard 9 pupil of Westering High School, died after colliding with a school bus while riding his motorcycle in Westering.

Walter's father, Mr P J Rautenbach, said he accompanied his son to the hospital in the ambulance. He said Walter had collided head-on with the other vehicle.

The matron in charge of the Provincial Hospital said Walter, a Standard 9 pupil at Victoria Park, had sustained internal and head injuries. He also broke a leg, with fractures both above and below the knee.

A spokesman for the traffic department said the driver of the bakke, which was badly damaged in the accident, was Mr Andre Engela, of Forest Hill.

The sister in charge of the casualty department at the Provincial Hospital said they had treated Mrs Maria Engela for shock before discharging her. They had no information about Mr Engela.

Hush-hush car for Spring Queen



Trainer's love for Cooney stops fight

LAS VEGAS — It was the rarest of gestures by a boxing trainer, one born of love for his fighter, whom he regarded as a son.

Gerry Cooney was barely behind on points and ahead in rounds won.

But when World Boxing Council heavyweight champion, Larry Holmes bombarded him with a flurry of unanswered blows and finally sent him reeling into the ropes and on to the floor in the 13th round last night, trainer Victor Valle leapt into the ring and told the referee to stop the punishment.

34C, Cooney outboxed and outpunched 32-year-old Holmes.

But as he has done so often the 12 times he has defended his title, Holmes fought back from the brink of defeat. He grew stronger as the fight progressed.

With the power gone from Cooney's punches and his defences crumbling, Holmes unleashed a furious barrage in the 13th round.

Boy must be a squatter at night



The pleasant surroundings which young ANTON SMITH always enjoyed at the Sonderup home in Francis Evatt Park, where Miss MICHELLE SONDERUP (right) and his mother, Mrs CAROLINE SMITH, helped him with his homework.

Cold, wet over East Cape

Weekend Post Reporter
Cold, rainy conditions today broke the spell of balmy weather Port Elizabeth has been enjoying since the beginning of May.

Temperatures dropped over the Eastern Cape and in the Karoo, particularly Jansenville, where farmers feared the cold would affect newly shorn Angora goats.

The Port Elizabeth Weather Office had recorded 7mm of rain by 2pm.

Other areas reporting light rainfall included Cradock, Somerset East and Pearston.

Expected Port Elizabeth temperatures this weekend are a maximum of 19C and minimum of 11C.

Weather

FORECAST for the coastal belt from Plettenberg Bay to Port Alfred for the period ending 6pm tomorrow.

CONDITIONS Partly cloudy and cold becoming mild later.

WIND Moderate fresh to south-westerly.

EXPECTED TEMPERATURES
Maximum 19C
Minimum 8C

TODAY'S CONDITIONS (12am)

Sea Temperature 16C
Temperature 12.2C
Pressure 1018.7mbar
Humidity 94%
Wind W SW 26km/h

THE MOON
Last Quarter June 14
New Moon June 21
First Quarter June 28
Full moon July 6

THE SUN
Sets today 5.14pm
Rises tomorrow 7.20am
Daylight yesterday 9hr 55min

THE TIDES
High Water
Today 6.23am 7.05pm
Tomorrow 7.15am 8.12pm

Low Water
Today 12.24am 12.34pm
Tomorrow 1.13am 1.22pm

PORT ALFRED TO PORT EDWARD Partly cloudy and mild.

Wind moderate to fresh westerly to south-westerly.

TRANSKEI AND BORDER Fine to partly cloudy and cool, but cold at first.

Block of 10 flats given to the aged

CAPE TOWN — There is great public concern about the housing crisis for the aged but it is not often someone gives away a R200 000 block of flats to give senior citizens a home.

This is the remarkable action of a Fish Hoek woman, Dr Dorothea Yates, who has given the 10-flat block in Main Road, Muizenberg, to the Housing League, the largest single provider of accommodation for the aged in the Peninsula.

"The way to get fun out of life is by giving to others," Dr Yates said yesterday when the block was handed over to the league.

The Housing League is a non-profit organisation, and as the existing tenants give notice the league will give the flats to some of the hundreds of old people on their waiting lists.

Yates Lodge, formerly Victory Mansions, was owned by Dr Yates and her husband, Mr Ted Yates, and the couple hoped to retire there and let the other flats to the aged.

However, Mr Yates died in 1980 and Dr Yates felt she could not administer the block herself. She decided to give it away but to rename it Yates Lodge in memory of her husband.

Dr Yates has practised in Fish Hoek for 36 years and says she feels "terribly concerned" about the aged.

"The people who stand to lose the most are the children who would have inherited the block. But they think it is an excellent idea," she said.

Dr Yates and her husband had both been married before and have a combined family of seven children — Sapa.

Broken leg, but he carried wife

JOHANNESBURG — A 55-year-old man with a broken leg carried his concussed wife to his car, then drove about 20 kilometres to hospital after they were attacked and robbed in the old ZASM tunnel near Waterval Boven.

Speaking from his bed at Nelspruit's Rob Ferreira Hospital, Mr Ralph Parson of Durban, said he and his wife, Dorothy, were hit, kicked and manhandled in the dark tunnel.

The couple, who were on holiday, had parked their car in Waterval Boven's nature reserve. Wanting to get a closer view of the waterfall, they walked through the disused tunnel — now a national monument.

"As we got half way, four men pounced on us, ripped the clothing from our bodies and demanded money," Mr Parson said.

"I fell as they hit me on the legs, breaking my kneecap. We shouted for help but the more we shouted, the more they hammered us and told us to keep quiet."

After taking a wrist-watch and about R6 in cash, the attackers made off.

Bleeding profusely and in terrible pain, Mr Parson dragged his unconscious wife through the tunnel.

"With my last bit of strength, I carried Dorothy to the car, then drove to the hospital at Waterval Boven — a 20-minute drive."

They were transferred to Nelspruit, where Mrs Parson is in a serious condition with a fractured skull and multiple injuries. Mr Parson has had two operations to his legs.

The couple, who had planned their Lowveld holiday more than three years ago, were on their way to the Sabi-Graskop area — Sapa.



ANTON SMITH outside the shack in the bush where he is staying at night with Mrs KATIE PLAATJIES since someone complained about his living with his mother, a domestic servant, at the Sonderup home. By day, Anton may be with his mother.

Boy must spend nights in bush

From Page 1
only visit us during the day. Caroline got to hear of one of the families living down in the valley and arranged for him to stay there, but after a while he came back. He had caught a cold and was ill.

"There was another complaint about him playing with the children, and the Community Development people said he wasn't allowed to leave the yard and run around."

"We did try to keep him in and told him he must not go into the street and play with the white children. But other children would call and he would obviously go out to play. He's a very popular little boy." Every-

body likes him. Finally, Miss Sonderup said, the police called and said he must leave. Somebody had complained and said he didn't like the way Anton played with the white children.

Michelle's father, Mr Arthur Sonderup, applied for a permit for the lad to continue living in McLuckie Street, but this was refused.

Mrs Smith told Weekend Post: "On Tuesday this week the police came to see me in the evening and asked if Anton was still staying here, and I said I had got a place for him in the bush."

"They went into the bush to check if it was true. On Wednesday morning, the

police came here again and I had to sign a paper to say he wasn't to stay with me. The woman in the bush also had to sign a paper to say he would stay with her."

Mrs Smith said she was upset at the thought of Anton living in the shack, but "I was so desperate"

She added "I am so disappointed. My boy has always been with me. There are only the two of us, and the family here have been wonderful to us. I am so heartsore over it and Anton himself is upset."

Mrs Katie Plaatjies, with whom Anton is staying, is regarded as a dependable person who will do her best for the boy. He has his own bed in her room.

But the boy misses his mother at night, and his surroundings — with no running water, electricity or sanitation, and with stagnant water in marshy land nearby — are not what he is used to.

Anton is susceptible to chest complaints.

The irony of the situation is that the boy is still living in the same white area. The squatters' shack is in the white area, but the squatting is condoned because of the housing shortage.

A police spokesman, approached by Weekend Post today, said he knew the complaint had been laid and investigations had begun, but he did not know the boy had been moved.

British pilot is held as POW

LONDON — A British pilot whose Sea Harrier jet fighter was shot down over Port Stanley is being held by Argentina as a prisoner of war, the Defence Ministry said today.

A ministry spokesman said the pilot, Flight-Lieutenant Michael Glover, is the only known prisoner held by the Argentines. "We are pressing for his release," the spokesman said.

Both sides have repatriated prisoners captured

during the 10-week-old conflict.

Flt-Lt Glover ejected after his jet was hit by ground fire on May 21 during an attack on the Argentine garrison at Port Stanley, the spokesman said.

After being picked up by Argentine troops, he was flown by light aircraft to a hospital in Comodoro Rivadavia on mainland Argentina and later taken to an undisclosed location, the Defence Ministry said — Sapa-AP.

Servicemen are put on reserve

CAPE TOWN — Servicemen who have completed four or more three-month periods of operational service will now be placed on reserve, the Minister of Defence, General Magnus Malan, announced early today.

Replying to the third reading debate on the Defence Amendment Bill, General Malan said these men would now be exempt from Citizen Force training.

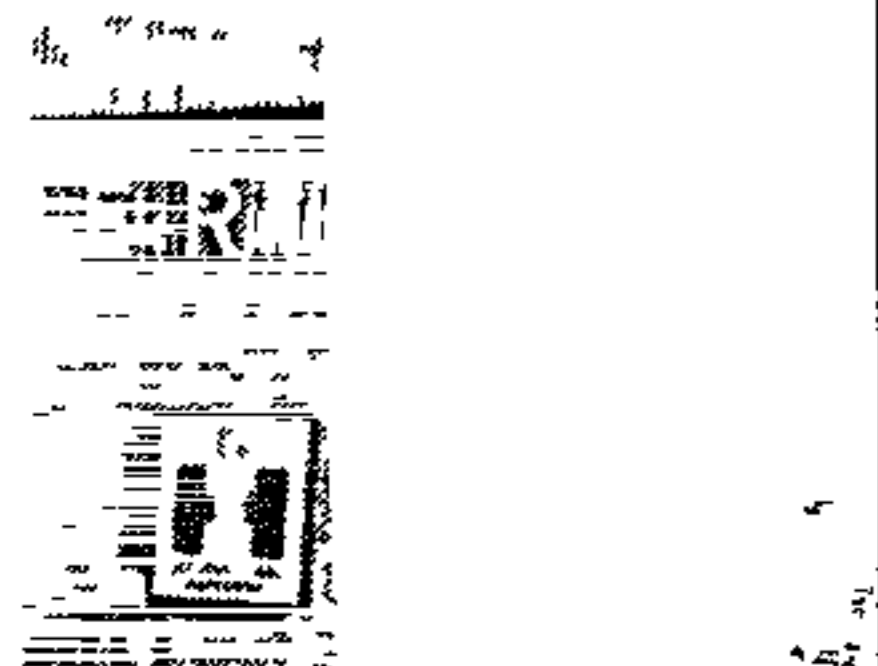
Regarding conscientious objectors, General Malan said the question was being considered and legislation would be prepared for next year's Parliamentary session.

The matter of military service for immigrants was also being investigated and, depending on recommendations by the committee concerned, legislation would be considered during the next session.

The Bill was read a third time, with opposition from the Progressive Federal Party — Sapa.

FIRST STAR

semi-trailer



ANT HIRE

ELIZABETH 6000

Former Wool Board man dies

PRETORIA — The former chairman of the South African Wool Board and Member of Parliament, Dr J H Moolman, died in Pretoria today at the age of 79.

Dr Moolman, who was also chairman of the International Wool Secretariat for two years, leaves his wife, two sons and three daughters — Sapa.

Cricketers to get a personal hearing

London — England's 15 suspended international cricketers are to be given a personal hearing by the Test and County Cricket Board, it was confirmed today.

The 15 received a three-year Test ban after playing in South Africa in March, but since then have sought a hearing in an attempt to have the suspension reduced.

Board official Peter Lush said "The Board has said that if the players wish to have a meeting, we would arrange one."

Meanwhile, England's first-class umpires have issued a statement giving Test umpire David Constant full support after he was dropped from the current Lord's Test, following objections from the Indian tourists over his handling of the one-day international against Yorkshire — Sapa.

Vodka, not Scotch tops with Scots

EDINBURGH — Vodka, not Scotch, is the favourite alcoholic drink of the Scots, according to a survey released today.

Mintel, a marketing research organisation, also said its survey showed Scotland had the highest vodka, but lowest gin, consumption in the United Kingdom — Sapa-AP.

YOUR FRIENDLY HOSTESSES AT THE



GREEK TAVERN

★ ZORBA'S GRILL

★ NOW OPEN FOR LUNCH

COME AND TRY OUR LIGHT MEALS OR A LA CARTE MENU, ONE OF THE BEST IN TOWN

Licensed for wine and malt

OPEN from 11 am to 3 pm

EVENING 8 pm till late

PHONE 24080

New road not seen as threat

724 E. Post 12/6/82

Weekend Post Reporter
PROFESSOR Roux van der Merwe, city councillor for Ward 11 and an executive member of the Swartkops Trust, said this week he had no fears that the planned cross-city arterial road between Markman Township and the Western Suburbs would promote further industrial growth in the Swartkops Valley.

The 21-kilometre road will provide vital access to the city's industrial zones for workers from Motherwell — the black township to be developed on the northern bank of the Swartkops River

"I was against the development of Motherwell from the start," Prof Van der Merwe told Weekend Post "but now the development is a *fait accompli*, it is essential that the road go through as soon as possible

"I don't believe the road will have any adverse effect on the valley, either

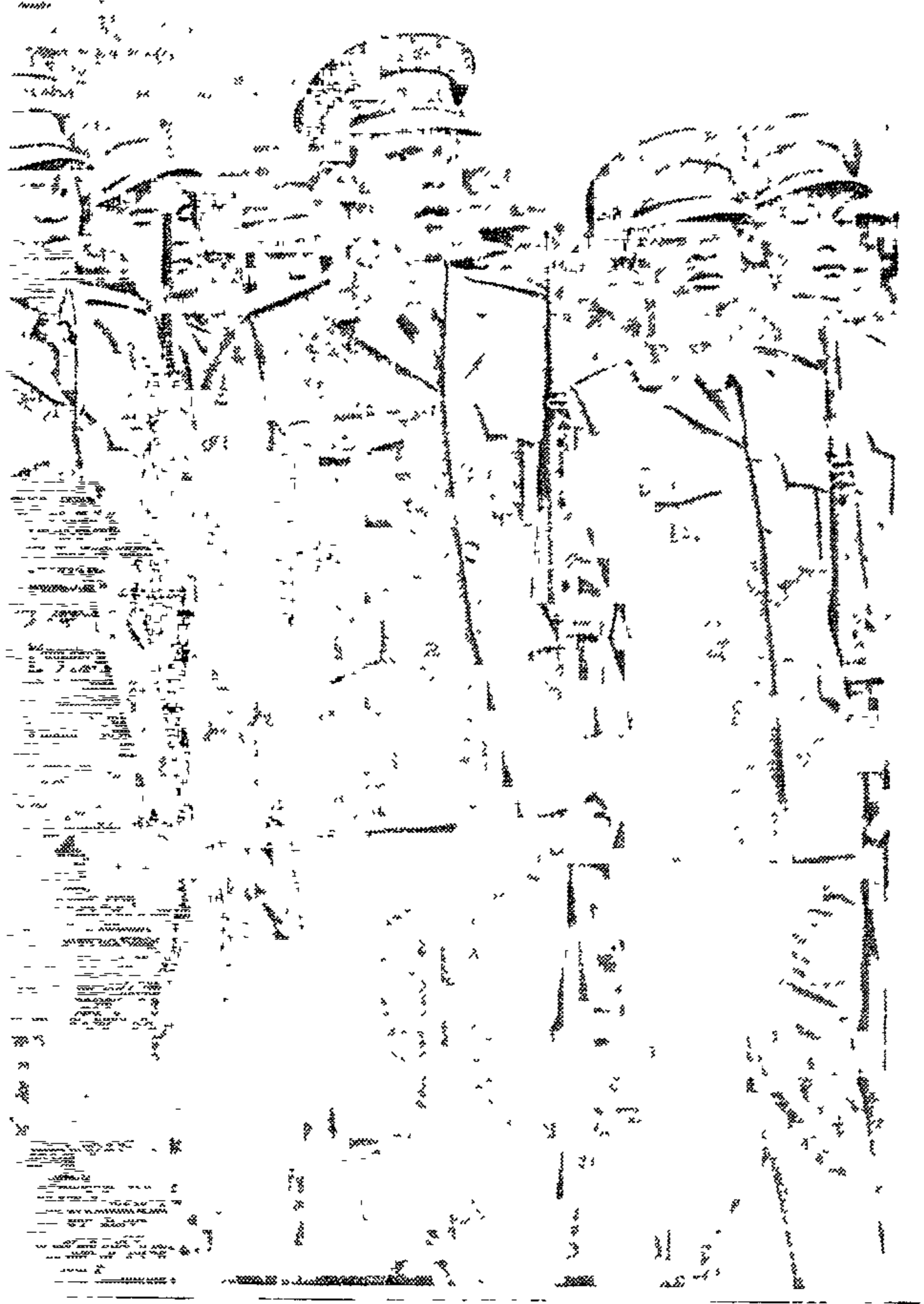
"Where it is going to cross the river, I am satisfied that the environmental impact will be minimal — provided the actual construction of the bridge takes the environment into consideration."

On the question of further industrial growth in the valley, Prof Van der Merwe said this had to be tackled on a different level

"The planned new road has no access to the valley itself and there are no further areas where industry can be allowed — a fact of which the town planners are fully aware"

In the light of developments taking place in and around the valley, it was imperative that the long-delayed strategy plan for the valley be completed as soon as possible

... on parade...



... minute appeal condemned trio

...ces of three members of the African National Congress were ... State President last week after intense international pressure ... e appeal from the legal team working on their behalf.

... on Johannesburg and targets ... 11 in Natal ...
... us ...
... 11 ... When they were sentenced to death the then Secretary General of the United Nations, Dr Kurt Waldheim, appealed to the Government to spare their lives ...
... ur- ...
... ng ... President Albert Rene of the Seychelles also

**Can you help,
ask the police**

New ¹²⁴ neighbour soon for the Plain

MITCHELLS Plain nicknamed 'Dallas' by the Citizen Band fraternity, will soon have another American-sounding neighbour — Colorado

This proposed R2-million housing development is being undertaken by the NBS Development Company and will get under way this year. Colorado is situated in the northwestern corner of Mitchells Plain.

In March work on the services was begun and it is hoped that the first of the 52 homes there will be completed by the end of October.

Designed for the middle income group, the houses range in cost from R35 000 to R40 000.

Mr Johan van Dyk, Townships Manager of the NBS Development Company said, "There is a dire shortage of property in this price range and there houses in Colorado will probably be in great demand."

EASY

The township is situated at the intersection of Highlands Drive and New Eisleben Drive and there is easy access to the new Vanguard Express Drive.

There are already two schools nearby and the developers are thinking of building a small sports complex, which will include tennis courts and a clubhouse.

"A 90 percent bond is guaranteed to prospective purchasers who qualify for mortgages on the basis that repayments do not exceed 25 percent of their income," said Mr van Dyk.

There are 250 plots in Colorado and it is thought that the idea of building a house there will be particularly attractive to Government employees, for example teachers, who have considerable housing subsidies.

People interested in buying a house in Colorado should contact Mr van Dyk at the Waterkant Street branch of the Natal Building Society.

June 16 to be remembered

Herald
12/6/82

Difficult articles were well handled

124

C. Herald

12/6/82

SIR, — The WP Area Division of Tucsá extends its congratulations to you and your staff on the excellent articles headed "Housing" in your issue of May 29.

It is appreciated that the articles were difficult ones in regard to the formulae relating to the sale of houses owned by the City Council. However, we feel that your reporter has done an excellent job in simplifying a difficult subject, and I am sure that all your readers can only benefit from the articles.

While the articles refer to the pilot scheme affecting about 220 homes initially, it is obvious that once the Cape Town City Council accepts a formula for the sale of its houses to its tenants, every council tenant will be affected.

PRINCIPLE

And that is the reason why Tucsá — a completely non-racial organisation representing almost 500 000 members throughout the country with approximately 150 000 in the Western Cape — is so vitally

concerned firstly about the principle of the sale of houses to tenants and, secondly, about the cost of such houses.

In our opinion the articles have served an invaluable purpose, and it is our sincere hope that those tenants involved in the pilot scheme will appreciate how important it is for them to acquaint themselves with the various formulae as set out in the articles so that they will be better prepared in their dealings with the Cape Town City Council.

CONTINUE

We congratulate you and your staff once again, and hope that your newspaper will continue with the publication of articles which vitally affect the lives of so many of your readers

NORMAN DANIELS
(Chairman, WP Area
Division, Tucsá)

Offers
for boy
E. Post
forced
14/6/82
from
home

SEVERAL families have opened their hearts and offered their homes to Anton Smith, 8, who is sleeping in a shack in the bush after being forced to leave the room he shared with his mother in Francis Evatt Park

A complaint about Anton playing with the local white children led to Community Development officials calling in the police to enforce a ruling that he had to leave

As a result he now sleeps in a nearby squatter area

Mrs Caroline Smith, Anton's mother, said she was very grateful to families from Gelvandale, West End and Schauderville who drove to the house to meet Anton and offer him a home. She didn't know what the best course of action would be

There has also been a negative reaction to the Weekend Post report revealing

Anton's story

Michelle Sonderup, whose family Anton has lived with all his life, received an anonymous phone call from a man who said she "did not belong in this country"

He told her to "go and live with the coloureds if you want to live with them. Don't bring them here"

And he wanted to know if she was proud to appear in a newspaper photograph next to a coloured person — something he thought a disgrace

Mrs Smith is thinking of resigning from her job to live with Anton, but the Sonderups refuse to consider it.

"Caroline has been working for us for 18 years and we cannot let that happen. If Caroline and Anton both leave we would be allowing the complainant to achieve what he wants to," said Miss Sonderup

Sudden end of a lifetime of memories?

15 Colchester families are served with eviction orders

By GILLIAN McAINSH
FIFTEEN coloured families of German ancestry have been served with eviction orders from their homes at Colchester, some built by their forefathers more than a century ago.

They have received lawyers' letters telling them to leave by 14 July to make way for property developments planned by the firm, Nelson Pearson of Colchester.

No one has yet moved out.

Three pensioned woodcutters have been charged with illegal squatting.

One is Mr Jacobus Scheuble, 63. He said Port Elizabeth was too overcrowded for his family to move there.

"There is no room for us," he said. "We don't fight or cause worry here. We're not bad. We just want a place to live."

"They call us squatters, but look at this house — it was built more than 100 years ago by my grandfather. My mother was born in this house and her children were brought up here. I myself was born here."

His brother Mr Fred Scheuble, 73, lives in a cement house 100 metres down the road.

"I can't leave this place now. My wife is buried here and all my family before me — my mother and father, ouma and oupa," he said.

The third person charged with illegal squatting is Mr Frank von Buchenroder, 78. He is adamant that he will not move — whatever the decision of the courts.

He lives with his daughter, son-in-law and four grandchildren in an unpainted tin and wood house.

"I was born here and I will die here," he said.

Mrs Violet Afrikaner, 50, who is also of German descent, said: "I was born here. Now we get a letter saying we must move before 14 July."

"My grandfather built the house I live in. We can't go. Where can we go to?"

There is no electricity or running water in the community.

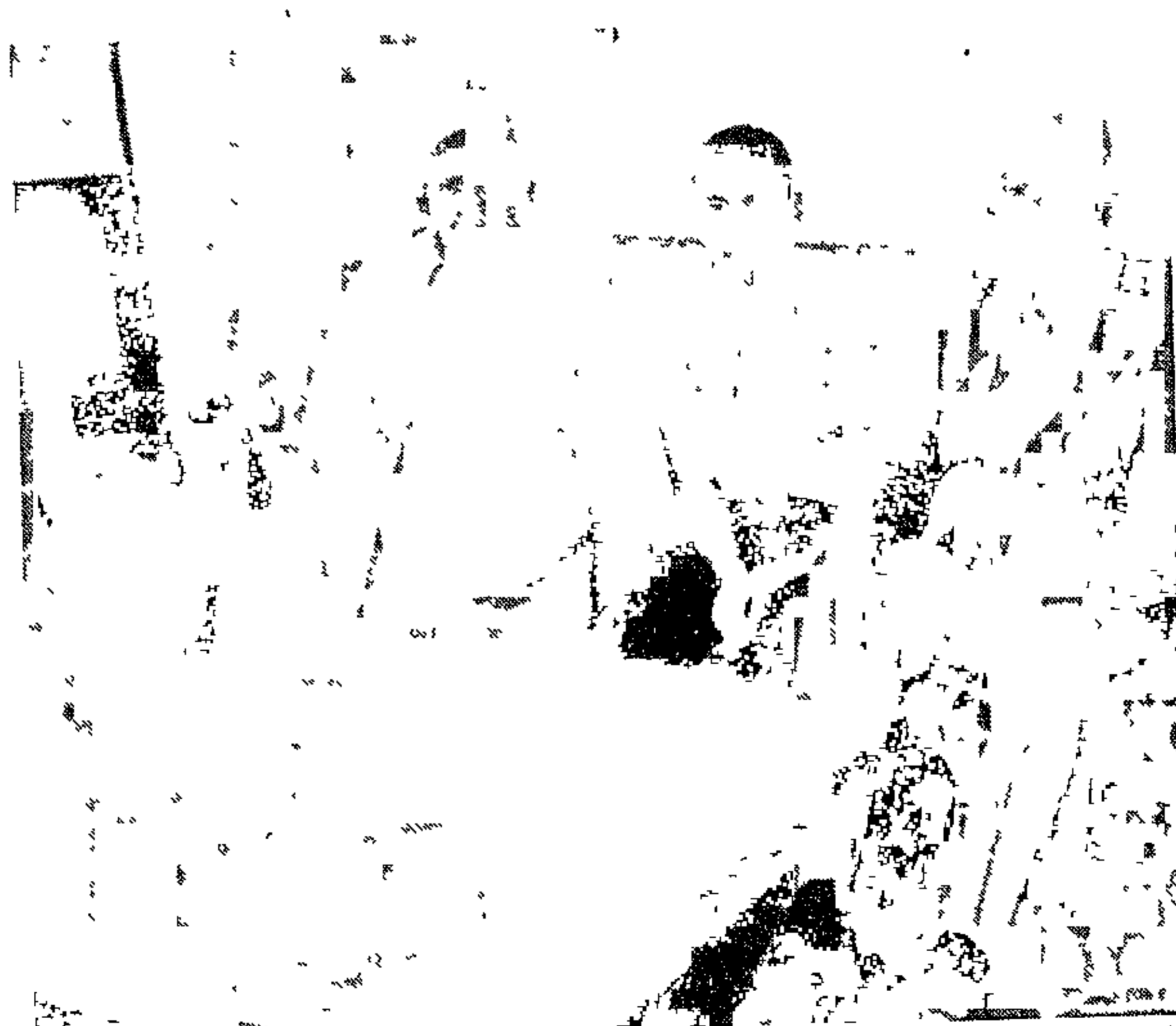
"We have to buy water at R1 a drum," said Mrs Afrikaner.

The Colchester area, about 30km from Port Elizabeth, was proclaimed for whites in 1980. Before that it was a "controlled area" in which land belonging to one race group could only be sold to members of the same group.

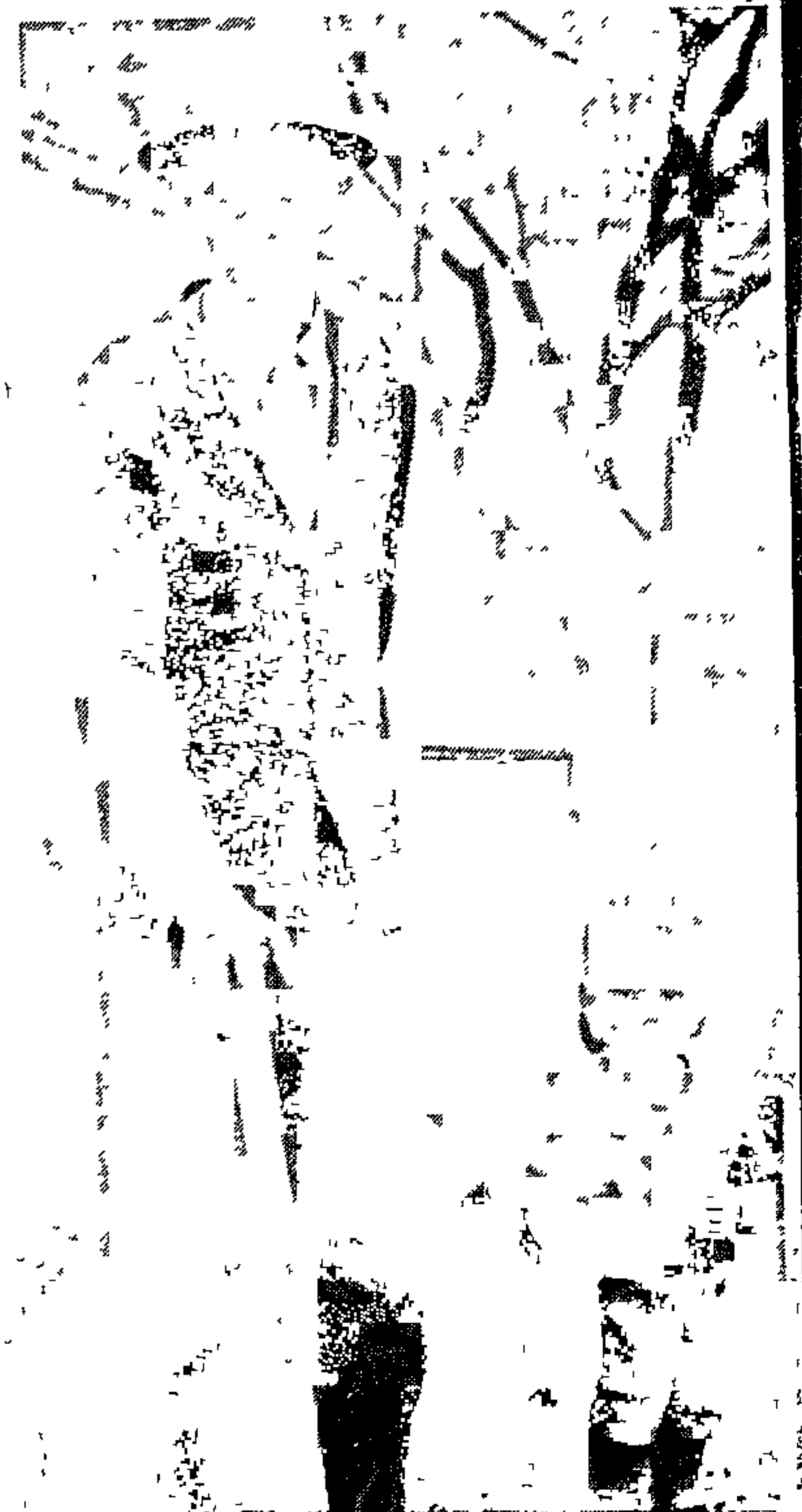
Only the people living on Mr Nelson Pearson's land have been served with eviction orders, but Mrs Lavina Coleman,



Mr FRED SCHEUBLE, 78, his wife, MARY, and their son, FREDERICK, 40, in front of the house they built. Pictures by Jack Cooper.



Mrs CORNELIA SCHEUBLE, her youngest son, BERTRAM, 16, and her husband, JACOBUS, in the lounge of the house where Mr Scheuble was born and which his grandfather built.



Two generations apart, but both of German origin are Mr FRANK VON BUCHENRODER, 78, and his grandson, SYLVANO EDWARDS. Mr Von Buchenroder still chops wood for his family.

14/6/82

124

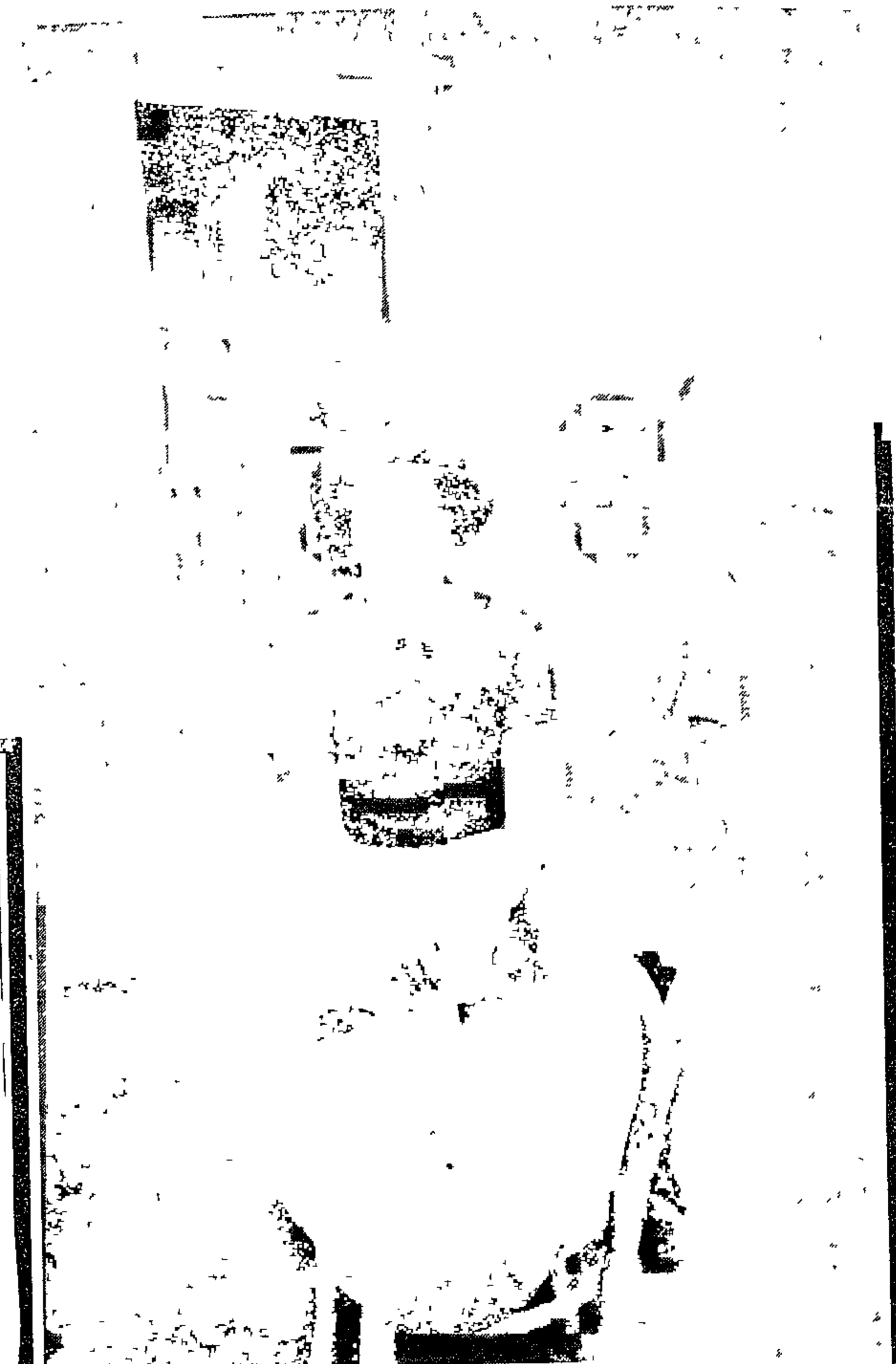
63, who lives with two sisters on a nearby plot, feels they may be next to be asked to leave

Her older sister, Mrs Christina Hitzeroth, who married a German, owns the house in which they have been living for 40 years

"If they get off the land then all of us will have to get out," said Mrs Coleman.

The Director-General of the Department of Community Development in Cape Town, Mr P C van Blommestein, said: "I don't think they can rely on any rights. We are looking into the matter to see what we will do, but it all depends on the availability of accommodation"

Mr Pearson could not be reached for comment.



Mrs VIOLET AFRIKANER (seated) has been ordered from her lifetime home by July 14. Her niece, KATIE JORDAAN, 9, helps with the washing. In the doorway are (from the left) ISAAC PULLEN, 17, ALBIE JORDAAN, 15, and DANIEL PULLEN, 15.

Cape Times 15/6/82 (124)

House League for all

"WHY should the Housing League let accommodation to young marrieds with children and to middle-aged couples who work," a reader asked WATCHDOG

In her experience "the majority have cars and employ a maid, while some have sailing boats parked on league ground"

"I contend that this subsidized letting should be reserved for the distressed elderly and not allocated to persons perfectly capable of providing for themselves"

We put the query to Mr F W Pohl, general manager of the Housing League He pointed out that

● The Housing League (formerly Citizens Housing League) was a non-profit body whose primary job was to provide accommodation with community facilities for families and senior citizens at prices within their means

● The income group earning not more than R650 a month qualified for state-subsidized housing Included in this group were many elderly pensioners

● The league was proud of the fact that it had provided more specialized accommodation for ambulant elderly in greater Cape Town than any other organization At present this totalled some 660 units (321 double and 339

single) Apart from that, the league was awaiting a low-interest state loan to fund substantial new schemes for the aged in Diep River, Muizenberg, Ysterplaat and elsewhere

● In the case of subsidized housing for families, not only income but also factors such as the number of dependants, date of application and existing living conditions were taken into account The league not only provided housing and amenities, it also offered a comprehensive professional welfare service

● In the case of those who earned more than R650 and did not qualify for subsidized housing, the league was aware that this group included young marrieds and pensioners Many of these found it difficult to find accommodation within their means as they could not afford to buy on the open market

League accommodation had been developed to meet the needs of this group There was no absolute means test such as applied to the under-R650 group

"Bearing in mind that they are not living in subsidized accommodation, we do not think that one should begrudge any young couple, both of whom are working, a car or sailing boat for their leisure time," said Mr Pohl



Mrs Elizabeth Gordon, second from left, with some of her six children. She is living in the shanty that her late father, one of the first residents of Appelboord, received from the Parow Municipality. There are eight people living in her one-room shanty. Mrs Elizabeth Geduld, right, shares her shanty with five adults and eight children.

The cold winter drizzle does not put these boys off. Sometimes it can be more bearable outside than in the shanties. PICTURES Stewart Colman

Families to be rehoused

Cape Times 11/6/82

Staff Reporter

RAVENSMEAD residents living in corrugated iron council shanties would be rehoused, the Minister of Community Development, Mr Pen Kotze, told a joint meeting of the Parow City Council and the Ravensmead Management Committee yesterday.

No more Ravensmead residents would be moved to Belhar, as the area was full, he said. But it was possible that some families would have to be rehoused elsewhere in the Peninsula.

The chairman of the Management Committee, Mr John Christians, said yesterday that his committee would not accept the rehousing of residents from Appelboord and Mooraknail, the two remaining shanty camps, outside Ravensmead.

"We are being treated unfairly. All the residents of the camps want to stay in Ravensmead. We will write a letter to the minister to tell him."

Mr Kotze told the meeting yesterday that his department would make R3-million available immediately to build initial services for the housing scheme in Ravensmead. Building operations would start early next year.

"We hope to have most families living in the shanty camps resettled by the end of next year."

He said his department would contribute half the expenses of the scheme, which would be built by the Parow Municipality.

About five years ago there were 2 360 people living in slum conditions in council shanties, he said. Many Ravensmead families had been resettled elsewhere on the Cape Flats, but there were 440 shanties left.

Question 2 (a) continued

Intjections are thought of determined, while withdrawal is being induced

for equilibrium to occur with withdrawal, but this is investment = saving

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what this means that

Flat ^{AR645} rates: ^{16/6/82} Council ¹²⁴ to decide

Municipal Reporter

CAPE TOWN'S flat dwellers are not in line for the 20 percent rates rebate granted to house, sectional title and share-block owners, the City Council's Executive decided yesterday.

At present, houses and flats owned on a share block or sectional title system enjoy a rates rebate — industry and commerce pay a larger share of the total rates collected in the city.

The rebate also applies to homes included in the buildings of educational institutions, provided they are used solely for accommodation.

A councillor, Mr Solm Yach, has asked the council to consider including the owners of blocks of flats among those who receive the rebate.

BUSINESS

The City Treasurer, Mr J B Watkins-Baker, said in a report to the Executive that because many blocks of flats in Cape Town had a business as well as a residential use and taking this and many other factors into account, he was unable to recommend a rates rebate for flats.

However, the recommendation must still go before the City Council later this month.

Cape Times 16/6/82 (124)



Families face eviction at Noordhoek

Staff Reporter

EIGHT families face eviction from a Noordhoek farm on Friday — and they have nowhere to go. "I suppose we will go and live in the bush," Mr Ronald Corker, one of the people threatened with eviction, said yesterday.

the new farm within 30 days. He needed the labourers' cottages for his own staff.

The people living there — and the Divisional Council — had known since January that they would have to find somewhere else to live.

He lives in a labourer's cottage on the farm Finchlea in the Noordhoek district with his wife Edith, her daughter and husband and six grandchildren.

"The Divisional Council knew what was going to happen but they have done nothing to help. Some of these people have had their names on waiting lists for over five years."

Notice was served on the eight families last Friday and they have until this Friday to leave. But eviction has been pending for the families, many of whom work in Simon's Town, since the beginning of the year, when the farm was sold.

He said it was an "unfortunate" situation, but that the owner had no alternative but to exercise his rights as a property-owner.

The blame for the situation was laid on the Divisional Council yesterday by a spokesman for the estate agency which sold the farm and served the eviction notices.

A member of the Ocean View management committee, Mr Yusuf Chotia, said yesterday that there were no houses in the town available for the families.

"They have known about this situation for five months and have made no attempt to help," he said.

"There are new units being built, but building costs have risen so much that these people cannot afford the rents."

He added that the council had not rehoused the families and did not seem to be "interested in the rights of individual property owners."

Mr Chotia said he could only hope that the owner would have a "humane attitude" towards the families.

The new owner had sold his own property and had to take occupancy of

● The secretary of the Divisional Council, Mr W R Vivier, was not available for comment and the Cape Times was asked to submit written questions, which were submitted yesterday, on the matter.

Members of one of the eight families facing eviction on Friday stand outside their house on a Noordhoek farm yesterday. They are Mr Ronald Corker and his wife Edith and their grandchildren, from left, Fabian, 2, Lucia, 6, Patricia, 7, Bernadette, 11, and Sean, 10.

1 - 11/11/82

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Papers
Bills
Receipts
1 - 11/11/82*

CAPE TIMES

16/6/82

Discussion on City ¹²⁴ vagrant ²⁴⁰ housing ²⁴⁶

Municipal Reporter

HOSTELS could be provided for Cape Town's estimated 500 vagrants with possible sites in coloured group areas, the City Engineer, Mr Jan Brand, suggested yesterday

In a report on vagrancy to the City Council's Executive Committee, Mr Brand said local welfare organizations felt there was no need for a "sheltered employment" type of factory for vagrants, nor was it the City Council's responsibility.

While discussions on the vagrancy problem were continuing, the consensus of opinion was that the social upliftment of this class of person was the responsibility of the Department of Internal Affairs, which in cooperation with various welfare bodies, had plans

The council's role would be to provide more housing for the aged and hostel-type accommodation for single people

If the council agreed to this, most of the vagrants could be housed. Welfare organizations said the ideal size for a hostel should be big enough for between 20 and 30 people. With about 500 vagrants in Cape Town, 20 hostels would be needed.

Although vagrants tended to gather in the Central Business District and more affluent suburbs, hostel accommodation would have to be provided in the appropriate group area. As there were more coloured vagrants than white ones, any hostels built by the council would have to be in coloured group areas such as Athlone, Hanover Park, Retreat and Schotschekloof.

Depending on the Cape Town Welfare Coordinating Committee and the council's reaction to the proposals, locations, design and costs would be discussed by the bodies involved.

124
18/6/82

Squatters: Divco lists its priorities

Staff Reporter

THE Divisional Council said yesterday that it would not "break faith" with Ocean View tenants living in "most desperate circumstances" to house squatters from Noordhoek farms.

Eight squatter families face eviction today from one of the farms.

The Ocean View community had "certain expectations about the relief of overcrowding", the council secretary, Mr W R Vivier, said yesterday.

There were 478 houses under construction and because of the steepness of the area it was unlikely that affordable housing could be built in future.

"There are sons and daughters of existing tenants in Ocean View living in the most desperate circumstances whose names have been on the waiting list for anything up to eight years," he said.

In reply to questions submitted by the Cape Times, Mr Vivier said that

● During 1980 the council and the Department of Community Development carried out a survey of the six farms concerned and 39 families were registered for council housing. This had since diminished but since 1980 20 more families had settled on the farms. In February it was established that 257 people or 54 families were living on the land.

● The council will rehouse the families registered in 1980 at Ocean View giving first preference to relieving overcrowding in the area, then to registered squatters and then to the unregistered squatter families.

Mr Vivier said that if registered families were evicted today the council would not be in a position to house them.

In the case of unregistered families, the Department of Community Development had indicated that it would rehouse them elsewhere.

Anton's fate is still not decided

Post Reporter

THE fate of little Anton Smith, who is sleeping in a shack in the bush after being forced to leave the room he shared with his mother in Francis Evatt Park, is still undecided.

About 20 coloured families have offered Anton a home from home

Anton was forced to leave the maid's room he shared with his mother after someone in the area complained about him living in a white area

Officials of the Department of Community Development told his mother he could no longer sleep in her room

"We are having quite a problem deciding which family to send him to," said Miss Michelle Sonderop, a member of the family for whom Mrs Smith works

"I see as it is that he will have to stay with a family, but his mother is very reluctant to let him go," she said

Mrs Caroline Smith said Anton was on school holiday at the moment, which would give her time to work out what would be best for her son

Meanwhile, many people have telephoned the Sonderops to express "human solidarity"

Mr Arthur Arnott, an estate agent who lives in Morningside, was one of those who rang.

"It is basically all part of apartheid. But no Government rulings or municipal by-laws are more important than human laws governing the mother-child relationship," he said

"I think it's appalling for a child to be parted from his mother"

BEIRUT — Israeli forces closed in on Palestinian strongholds in Beirut today following tank and artillery duels with the guerillas and their Lebanese Leftist allies, the State-run Beirut Radio reported

The radio said the fighting, the most serious reported for 48 hours, took place last night at Shweifat, about one kilometre from the city's international air-

A study in conc-



Practising for the BMW and Picardi Silver Jubilee Elizabeth Riding Club from June 29 to July 4 is TERRE. FUTURE FAME. He is the South African junior champion ranks. Among those taking part in the festival to celebrate will be Philip Smith, Anneli Wucherpfennig

Israelis close on trapped P

in fighting at the Al-Hulwa Palestinian camp near Sidon, a former guerilla stronghold

standing

He reiterated that Israel was "ready to enter into peace talks with Lebanon,

From reported States United

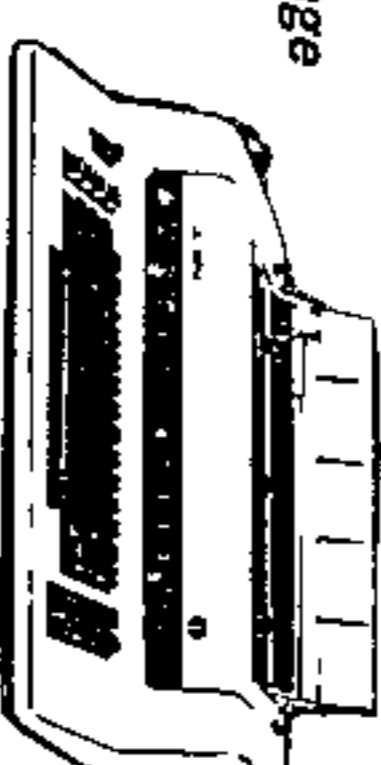
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Black housing: Call for action

A GROWING number of South African organisations are calling for the private sector to be much more actively involved in the provision of social services for blacks, particularly in the sphere of housing.

One organisation in particular, Control Data of Johannesburg, urges South African business to accept lower short-term returns on investment in order to obtain substantial and stable opportunities in the long term.

In the Eastern Cape, the Port Elizabeth Chamber of Commerce and the Midland Chamber of Industries have been in the forefront when it comes to calling for more and improved housing and other services for blacks.

Also, the "Big Three" motor plants in the Eastern Cape — Ford, General Motors and Volkswagen — have made substantial progress in providing house ownership and improvement schemes for their black workers, in addition to offering a wide range of other services.

This week, the president



By Fred
Roffey

Business Editor

of the Midland Chamber of Industries, Mr Peter van der Merwe, urged both workers and management to reappraise their philosophies in dealing with each other.

Speaking at the annual dinner of the Footwear Manufacturers Federation, he said the footwear and other industries were standing on the dividing line between the past and the future of South African labour relations.

"When our Government created legislation to give

ments that brought change. Now the Building Industries Federation of South Africa (Bifsa) has added its voice to the need for social changes.

Its executive director, Mr Lou Davys, points out that South Africa currently has a shortage of more than 500 000 housing units, with an increasing demand for 180 000 a year.

"Undoubtedly money is required to produce homes, but the choice is patently clear — either we are going to house every sector of our population adequately, or we are going to perpetrate an unstable labour society which does not produce industrial profits," he says in an article in the latest issue of South African Builder.

He poses the question "Would it not be better to divert portions of corporate earnings into capital for worker housing rather than grab everything now — and lose all earnings in future years because of work stoppages, under-productivity and the general bloody-mindedness of discontented, disloyal and militant workers?"

Mr Davys continues "In the case of the public sector there can be no greater incentive to providing housing for the nation than that of 'internal defence and security'.

"The owner of a piece of real estate — his own little kingdom with his own little castle, growing his own little meale — he is the man who will defend our traditional South African way of life with the very last fibre in his body.

"Perhaps the moment has dawned when housing appropriations should enjoy the same intense analysis as the defence budget which seems to be infinite in the enormity of its demand."

The South African subsidiary of the giant US-based company, Control Data Corporation, says its directors should shed their role as "corporate cops" — advocating reduced Government spending to re-leave company taxation — and instead become "industrial statesmen" by leading the way to remedy society's major unmet needs.



"The business community represents a country's major source of technical, managerial, professional and financial resources," says Mr Ian Jones, managing director of Control Data in South Africa.

"It must therefore take the initiative in tackling unmet needs, not as pharisees, but accepting lower short-term returns on investment in favour of

more substantial, stable and enduring long-term opportunities."

He said his company has finalised a service to link the private sector, universities and community groups in programmes for urban and rural socio-economic development.

"Universities should be involved in research, business should be concerned with making a profit, and

community leaders should ensure that the business venture best serves the real needs of their community.

"There is no way any government can successfully tackle this job itself.

"The resources and capabilities of all sectors of the South African community must be mobilised to this need, if meaningful progress is to be made," said Mr Jones.

Both management and workers should reappraise their philosophies in dealing with each other, the president of the Midland Chamber of Industries, Mr PETER VAN DER MERWE (left), said at the annual dinner of the Footwear Manufacturers Federation (FMF) held in Port Elizabeth this week. Among those attending were (from the left) Mr GEOFF EVERINGHAM, immediate past director of the FMF; Mr DENNIS LINDE, new director of the FMF; Mr H VAN ZYL GILLE, Mayor of Port Elizabeth; Mr SAM DAVIDSON, president of the FMF; and Mr B MANCHEVSKY, a past president of the FMF.

Temporary home found for Anton

By JANE STREAK

LIVING in fear of what might happen to her son has forced Mrs Caroline Smith to accept the offer of a temporary home for Anton, the eight-year-old boy who has spent the last cold week living in a shack in the bush.

The youngster, who has a chest complaint, had to leave the home of the Sonderup family, the only home he has ever known, in the white suburb of Francis Eyatt Park every evening, after complaints were made to the Department of Community Development.

He is an only child and his mother has been with the Sonderup family for 18 years.

Anton grew up with the family, sharing their home and at times holidaying with them.

He is allowed to return to the house during the day but since the complaint and threatening phone calls to the Sonderup family, he now prefers to stay in the bush all the time.

After the visits by Community Development and the police, Mrs Smith is afraid Anton might be wrongly accused of doing something illegal. "I'm so scared one of

the people who reported him might harm him, so I just have to keep him inside," she said.

"Anton is also scared to go outside and after the police had been, he went straight back to the bush.

"All he comes to the house for is to eat and wash. Then he rushes back.

"There is no more playing with the white children for him."

When asked what or who he was scared of, Anton said the people who had reported him and that he might be sent away from his mother.

He said he now wanted to go and stay with his close school friend, Joseph Raubenheimer.

Joseph's mother has offered to take him in for the school holidays and this will give Mrs Smith the time and opportunity to look for a new home for her son.

Mrs Rachel Raubenheimer, of Daisy Street, Korsten, says that taking Anton in for a week or two will pose no problem, despite the fact she has five children of her own.

Joseph, seven, her youngest son, is at school with Anton and is thrilled at the prospect of having another "brother" — even

if it is only a temporary one.

"Joseph is fond of Anton and keeps asking for him," said Mrs Raubenheimer.

Mrs Raubenheimer says she is quite used to children and is not concerned about having another mouth to feed.

Until recently, no one had complained about his playing with white children in the street, and after the incident the general feeling in the neighbourhood is one of shock.

Some neighbours have admitted to feeling ashamed they are living there.

Mr Arthur Sonderup applied for a permit to enable Anton to continue living in McLanckie Street.

The permit was refused and Anton has had to live in the shack with Mrs Kate Plaattjes without running water, sanitation or electricity.

Despite Mrs Plaattjes' attempts to make the boy at home, he misses his mother and living under the conditions he is used to.

Mrs Smith has had several offers for a home for her child and hopes the next week will enable her to make a decision.

ANTON SMITH, 8 (right), with part of his holiday family, Mrs RACHEL RAUBENHEIMER and her son, JOSEPH, 7, of Korsten, who have offered to look after the little boy while his mother, Mrs Caroline Smith, tries to find Anton a permanent home.

CAPE TOWN
19/6/82
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Evictions: Families granted reprieve

Staff Reporter

EIGHT Noordhoek families scheduled to be evicted yesterday have been granted a reprieve while welfare organizations try to find them alternative accommodation.

The families, who are living on the farm Finchlea, had eviction notices served on them on Friday last week.

A spokesman for the estate agency handling the property said yesterday that an extension had been granted after the welfare bodies had approached him.

He said the farm's new owner was waiting to take occupation with his staff but could not do so while the labourers' houses were occupied by the other families.

Some of the families were registered in a survey of people in the area taken by the Divisional Council and the Department of Community Development. The registered families will be rehoused at Ocean View when houses become available.

The council secretary, Mr W R Vivier, said the council would have to give first preference to existing tenants in Ocean View, who were living in overcrowded conditions.

He denied claims that some of the families had been on the council waiting list for more than five years, or that the council had shown no interest in the problems faced by private landowners in the area.

Charges withdrawn

Staff Reporter

CHARGES of unlawfully entering a proclaimed area were yesterday withdrawn against two community workers by an Athlone magistrate because the State witness was unavailable.

The two were Mr Paul Germond, 25, and Mr Ron Begbie, 25, both of Berg Street, Rondebosch.

The State had alleged that they contravened the Black Urban Areas Consolidation Act of 1945 by entering Guguletu without a permit on April 6.

Mr N Burt was the magistrate. Mr J Riley appeared for the State. Mr J Dickerson appeared for both men.

OF HEARTBREAK THAT WILL TOUCH THE HEART OF ANY MUM OR DAD

Get out' and Anton, 8, is banished to the bundu

S. Evans

124

05/6/82



TONIGHT little Anton Smith is sleeping in a squatter's shack in the bush — because somebody told the police he had been staying with his mother in servant's quarters

By CLIFF FOSTER

called and he would obviously go out to play. Finally the police said he must leave. An application was made for a permit allowing the lad to stay. It was refused.

Mrs Smith said "My boy has always been with me. There are only the two of us and the family here has been wonderful to us. I am so

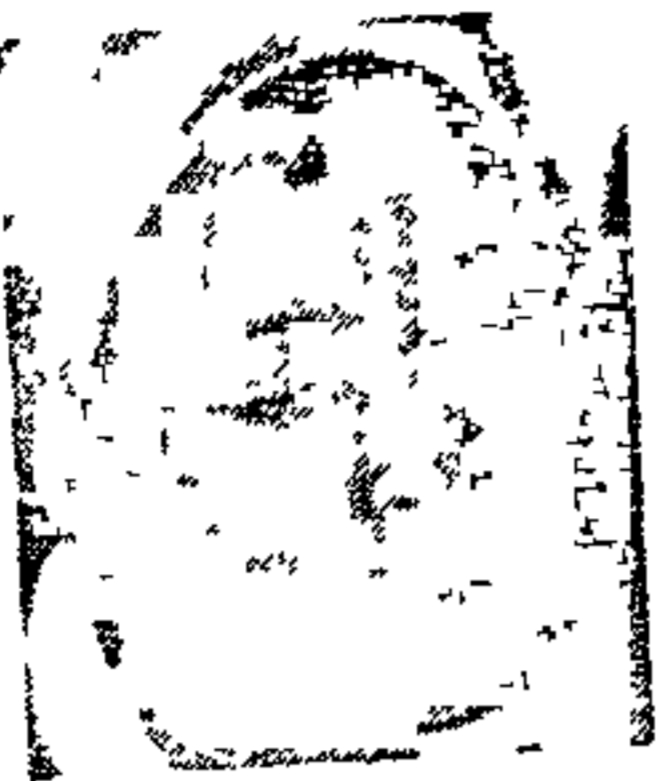
heart sore over it and Anton himself is upset." Mrs Kate Plaatyjes, who is keeping Anton, has given him a bed in her room. But at night he musses his mother. His marsty surroundings lack running water, electricity and sanitation. Ironically, Mrs Plaatyjes' shack is in the same white area, but is condoned because of the housing shortage.

Until recently Anton, aged eight, had spent all his life with the Sonderup family in Port Elizabeth. He watched TV and ate with the family. He went on holiday with them. He was helped with his homework and played with the white kids in the street.

Anton was 'one of the family'. His mother is the family maid. The boy slept at his mother's side in her room. Until a neighbour complained. The complainant cannot be identified.

Now Anton must leave his mother at 6pm every day and live "in the bush" until morning. His mother, who hasn't seen Anton's father for seven years, has found him a bed in a squatter's shack in the Pa-pengulu Valley — a bewildering and unfamiliar life for an eight-year-old.

To ensure Anton is separated from his mother every night the police have called at 11pm and checked under his mother's bed. She has also had to sign a paper promising he will not stay overnight with her. His squatter hosts have signed another promising to



Mrs Caroline Smith Anton's mum

ensure he stays with them. His mother, Mrs Caroline Smith, has been with the Sonderup family for 18 years and Anton is her only child. The Sonderups are as distressed as she is at the unexpected development.

Their neighbours are shocked "I feel ashamed to be living here," one said. Life in the Sonderup home was the only life Anton knew until the man from the Department of Community Development came knocking, followed by the police.

The situation was described by Miss Michelle Sonderup, 20, a student at the University of Port Elizabeth and former Rotary exchange student to Australia. "Anton was like my little brother. He was always part of the family. When I went to Australia, I had more photos of him than other members of the family. I can't think of the family without him."

"He's my little brother. I've got three brothers as far as he's concerned. Now I hardly see him." Anton is top of his class at school and is popular with neighbourhood children in Francis Evatt Park.

"When we moved to this suburb from Rowallen Park in September 1980 we heard some parents didn't like him playing with the white children — but their children used to call for him."

"He didn't really know the distinction between black and white. An official came round from Community Development and told Caroline he must leave. He could only visit during the day."

Mrs Smith arranged for Anton to stay with a family in the valley but after a

signed another promising to

Objections to housing sites

Cape Times 22/6/87

124

Chief Reporter

ABOUT 70 written objections to proposed alternative sites for the controversial Newlands Heights townhouse scheme had been received by Cape Town City Council before the deadline for objections at noon yesterday

The objections, which include a petition said to contain more than 1 000 signatures of people living on the original Bishopscourt Estate, will be considered at the next meeting of the council's Town Planning Committee

The alternative sites were suggested by the Provincial Administra-

tion after strong objections had been raised against plans to develop the Newlands Heights scheme on the mountainside adjoining the National Botanic Gardens at Kirstenbosch

One of these is a site zoned for school purposes, in Kirstenbosch Drive, and the other is a site in Bishopscourt adjacent to the Liesbeek River.

● A spokesman for the developers said yesterday "We are not pushing for either of these suggested alternatives

"We are awaiting a final decision by the council as to which site will be made available, before taking a final decision ourselves."

138 000 in Mitchells Plain now

CAPK Times 23/6/82
124

By JANE ARBOUS
Municipal Reporter

IN eight years a city of 138 000 people has risen from desolate sand dunes Mitchells Plain, destined to become one of South Africa's largest dormitory cities, has reached the halfway mark — at a cost of R320-million

As one of the largest and most rapidly-developing social housing programmes in the world, Mitchells Plain will eventually rival East London in size

Twenty-three thousand houses have been built so far. The final tally will be about 40 000, housing 250 000 people.

Expenditure on dwellings is an average of about R800 000 a working week.

About 70 different houses designs have been used, with most of the homes having three bedrooms, living/dining room, kitchen and bathroom. Many were pre-planned to allow for easy expansion by owners.

The selling prices for the three-bedroomed houses of average size were maintained at about R12 000.

All of the 20 000 houses built for selling have been sold and some of these are changing hands at prices far in excess of the original cost.

While there is still a big

demand for home-ownership — regarded as an important factor in social stability — the Cape Town City Council's present policy is that the next 10 000 houses should be offered to families on its waiting list for rented accommodation.

26 schools

Built simultaneously were amenities, services and community facilities. These include 62 sportsfields, three civic halls and libraries, 20 primary schools and six secondary schools, three cinemas, a shopping complex, and two large parks.

From the outset, plans for Mitchells Plain — 27km from the city — were based on the premise that about a third of household heads would be employed in the Cape Town central-city area, a third in the industrial areas extending from Woodstock to Epping, and a third on the Cape Flats and southern suburbs. These estimates proved accurate, according to the Assistant City Engineer, Mr D S Mabin.

In an attempt to encourage private construction, several hundred serviced plots have been prepared for sale to people wanting to design and build their own homes. If this is successful, more such sites are envisaged.

Kewtown village opened

CAPE TIMES 25/6/82 (124)
 Staff Reporter



A 50-HOUSE village in the centre of Kewtown, Athlone was officially opened yesterday with participants in the project urging the private sector to help relieve the black housing shortage. Believed to be the first housing project in South Africa funded by a company for people other than its own staff, it was built at a cost of R12-million by Mobil Oil, in collaboration with the BABS (Build a Better Society) community self-help organisation, and the co-operation of the Cape Town City Council.

All a
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All the houses have three bedrooms and initially will be rented at R66 a month. In 1995 each tenant will have the op

portunity to buy his unit for R8 000 plus about R1 000 for the rateable value of the land.

Mr P W Wilson, the chairman of Mobil, called on more members of the private sector, to join those already involved in overcoming the severe shortage of housing for black people.

Housing, he said, was a need vital to peace, security and progress.

"Without the involvement of the private sector, progress in housing will be too slow to respond to the expectations of people."

The Mayor of Cape Town, Mr Kosie van Zyl, said "Being a party to this most imaginative venture into community housing has been an exciting experience."

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The Mayor of Cape Town, Mr Kosie van Zyl, right, and Mr P W Wilson, chairman of Mobil Oil, unveil a plaque at the opening yesterday of a new housing complex in Kewtown, Athlone.

Pape

(to be copied from the heading on the Examination Paper)

CANDIDATE MUST enter in (1) the number of each question asked (in the order in which it has answered), leave columns (2) and (3) blank.

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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
- 4 Do not write in the left hand margin

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

124 E. Post
26/6/82

A lower-paid job opened door to home-ownership

By JANE STREAK

SIX months ago, Mr Aldo Gill and his wife, Delia, were like many other young married couples in the Eastern Cape struggling to find a home of their own.

The odds were all against them. They had invested small amounts in a building society for some time but were still not eligible for a mortgage bond.

House prices were rising continually and even if bonds were freely available, Aldo's income was too low to meet repayments.

Suddenly all this changed. He took a lower-paid job and his situation brightened.

Today the couple are in a home of their own in Framesby extension and

Aldo is repaying the bond without too many sacrifices.

What happened?

Quite simple. He went to work for a building society.

And after waiting six months he was able to take out a bond at 2.5%. The repayments were calculated at 4% (to reduce the capital commitment quicker) — making the repayments on his R30 000 bond R196.

Had he been able to obtain a bond without being an employee of the building society his repayments would have been R393 — twice as much.

The saving over a period of, say, 30 years is obvious. The perks offered by companies have today become a major source of income

but each case is judged on its merits and if the woman is the breadwinner in a family she might be granted a bond.

Aldo and Delia are two people who realised the only way they could get by was by going for the company perks. But who is paying for Aldo and Delia's house?

Obviously the more money the public invests in the building society the more money is available for mortgage bonds. This money, however, is coming from investors who, in lean financial times, will not be granted a bond.

One building society spokesman said it was 99.9% certain that a staff member would be granted a bond if his position had to

be urgently filled it is almost a part of his service contract that he get a loan.

He said in the majority of cases the staff bonds were considered before those of other clients although their head office had started to clampdown.

This society didn't allow bonds much over R35 000 for staff members.

The manager of the United Building Society, Mr. Bill Southern, said each case was judged on its merits and there were no funds for luxury staff houses. The UBS also calculated their monthly staff bond interest at 2.5% and the repayments at 4%.

Other people are getting along nicely on the taxpayer's or investor's cash.

Banks offer similar perks and personal loans and car loans can be obtained at 3%. Housing loans are also available at 3% and one can borrow up to six times one's annual salary over a period of 30 years. A deposit of 5% is needed.

The deputy general manager of Aegis Insurance Company Ltd, Mr Peter Moss, said it was the company's policy to aid its staff with housing purchases and they had also helped some single women with a housing loan.

His company offered housing loans at reduced rates to staff. For a bond up to R20 000 the rate is 3% and up to R35 000 it is 6%. Over this amount they are

Sapa

^{28/4/82}
Died in fire

(24) ^{E. Post}
Crime Reporter

A MAN burnt to death in Walmer location early yesterday when his house and six adjoining rooms were destroyed by fire

The blaze started in the home of Mr Henry Nmtambo, 50, of Witbooi Street, and spread to six adjoining rooms. Although the occupants of the other rooms escaped, Mr Nmtambo died.

Freedom is a roof over your head



● Mrs Selena Fisher and her children, Angelo Junior and Lucia enjoy the luxury and privacy of a real home for the first time in their lives

● Some of the duplexes in the R1.2 m housing complex in Kewtown A competition has been organized to encourage residents to plant colourful gardens.

Pictures by
ALVIN ANDREWS

BELIEVED to be the first home ownership housing project of its kind in South Africa, funded by a company for people other than its own staff, Kewtown is a milestone, a glimmer of light at the end of a dark tunnel for many families who have never known a home of their own.

"It has been very moving to see their reaction," says Mr George Gibbs, national president of BABS.

"For the first time in their lives, they can choose where they want to live and who their neighbours will be."

Fifty-two percent of the Kewtown housing applicants previously lived in one room with their families, eight percent did not even live with their families, none had hot water and most of them had to share bathrooms and kitchens, 10 percent had to eat, sleep and cook in one room.

The Kewtown project consists of 37 duplexes and 13 single-storey houses, into which the first 50 tenants have

After sharing one room for three years with her husband, two children, a bed, a gas stove, a fridge, a kitchen cupboard, a television set and an ironing board, Mrs Selena Fisher declares 'Ag, man, now I feel as free as a bird.' For Mrs Fisher, freedom is a three-roomed duplex in Kewtown, where Mobil Oil, in collaboration with the BABS (Build a Better Society), community self-help organization, has opened a R1.2 m housing complex. By CLARE STERN.

CAPL Times 27/82
124

tion moved. The operation is based on BABS' philosophy of the need for a community to help itself and tenants must be members of BABS, active in the community, on the Council waiting list for a house and earning between R275 and R500 a month.

All the houses have a living room, kitchen, bathroom and three bedrooms. There are instant lawns in the front gardens and walkways between the houses. Excitement is running high to see which family can create the most beautiful garden and win a BABS garden competi-

One woman was so overcome by the sight of her new home, she said "This space that has been made available to me is heaven on earth."

Mr Fred Smedley, whose wife has just given birth to their fourth child was

overjoyed with his new home "But you're giving me an absolute palace!" he said.

Mrs Selena Fisher was thrilled when she moved into her duplex previously she and her husband, Angelo and their two children shared a house with their mother-in-law "We slept, ate and lived in one room," says Mrs Fisher.

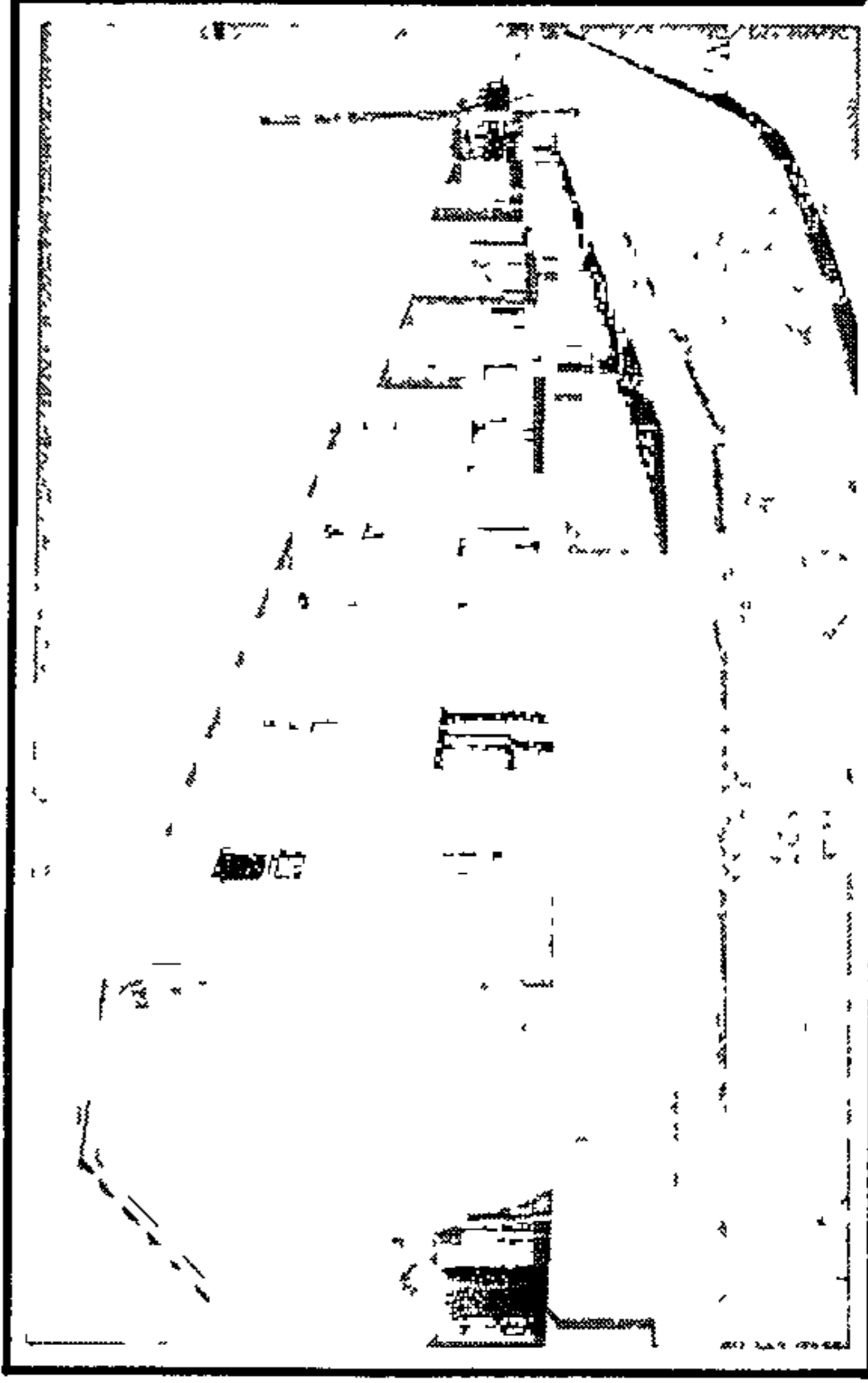
"I'm not ashamed to say that I slept on the floor. We kept our gas stove, a fridge, a kitchen cupboard and everything we owned in that room. To iron, I had to place the ironing board on the bed."

Mrs Valerie Adams' husband is at sea. For years the couple shared a room with their seven-year-old daughter, and two sons, aged four and three. Her husband comes home on Sunday to a house he never dreamed he would have, and which his wife has taken pride in furnishing.

For many, the trauma of overcrowding has been so great that BABS plans a home-makers' programme to help them adapt to the sudden transition.

"We will advise them how to use space to the best advantage, and how to encourage the privacy and independence which the design of the houses provides," says Mr Gibbs.

On completion, the Kewtown complex will include a community centre with a recreational hall, a creche for a hundred children, a madrasa for Muslim religious instruction, as well as a teaching unit and a soup kitchen to be used in a feeding programme.



● THE new project is closed off from through traffic making it a quiet and pleasant environment. In the background are the old blocks of flats.

10 YEARS OF HARD WORK PAY OFF

THE chairman of Mobil Oil Southern Africa (Pty) Ltd, Mr P W Wilson, said last week that private sector responsibility extended beyond the continuing process of employee development.

Mr Wilson spoke at the official opening of his company's R1,2-million housing project in Kew Town for people other than members of its staff.

The project was the culmination of 10 years of hard work and dreams of Build a Better Society (Babs), a community self-help group which has secured sponsorship from Mobil for the development of a part of their area.



This is the first time a private company has become involved in community housing.

Mr Wilson said he needed not stress how serious the housing shortage was. He added that without the involvement of the private sector, progress in housing would be too slow to meet the expectations of the people.

INVOLVEMENT

Describing Mobil's involvement in Kew Town, Mr Wilson explained, "We chose to assist a grassroots self-help group like Babs, in a joint community venture for we believe this represents the highest level of assistance. We wished to set a precedent in assisting rent-in community development."

The houses in Kew Town will be rented at R66 a month and tenants would be able to buy their homes for R8 000 plus R1 000 in the rateable value for land in 1995. Mr Wilson said

WORKABLE

He pointed out that this amount was 50 per cent of the current cost of building the house. Mobil believed they had a workable model for private sector participation in community development, Mr Wilson continued.

1214
C. Kleinsmith
3/7/82

He expressed the hope that others in the private and public sectors would improve on their example.

The national vice-president of Babs, Mr George Gibbs, thanked Mobil for their contribution in improving the quality of life in Kew Town.

BELIEF

Mr Gibbs is a former social worker who now works for Mobil's Public Affairs Department. He said Babs had long held the belief that community progress depended on self-help and not on handouts.

The organisation and grown from a solitary branch in Kew Town to 12 branches nationally. This proved that other communities were also prepared to help themselves, he added.

ALLSITES AS FAMILIES

MRS Christine Kleinsmith, was all smiles last week when she, her husband and four children moved in to the new Mobil sponsored R1,2-million housing scheme in Kew Town. They were among the 50 families who took up residence.

Mobil's participation in the scheme was a direct result of its close connections with Build a Better Society (Babs), a Kew Town self-help group which aimed at improving the life of its residents.

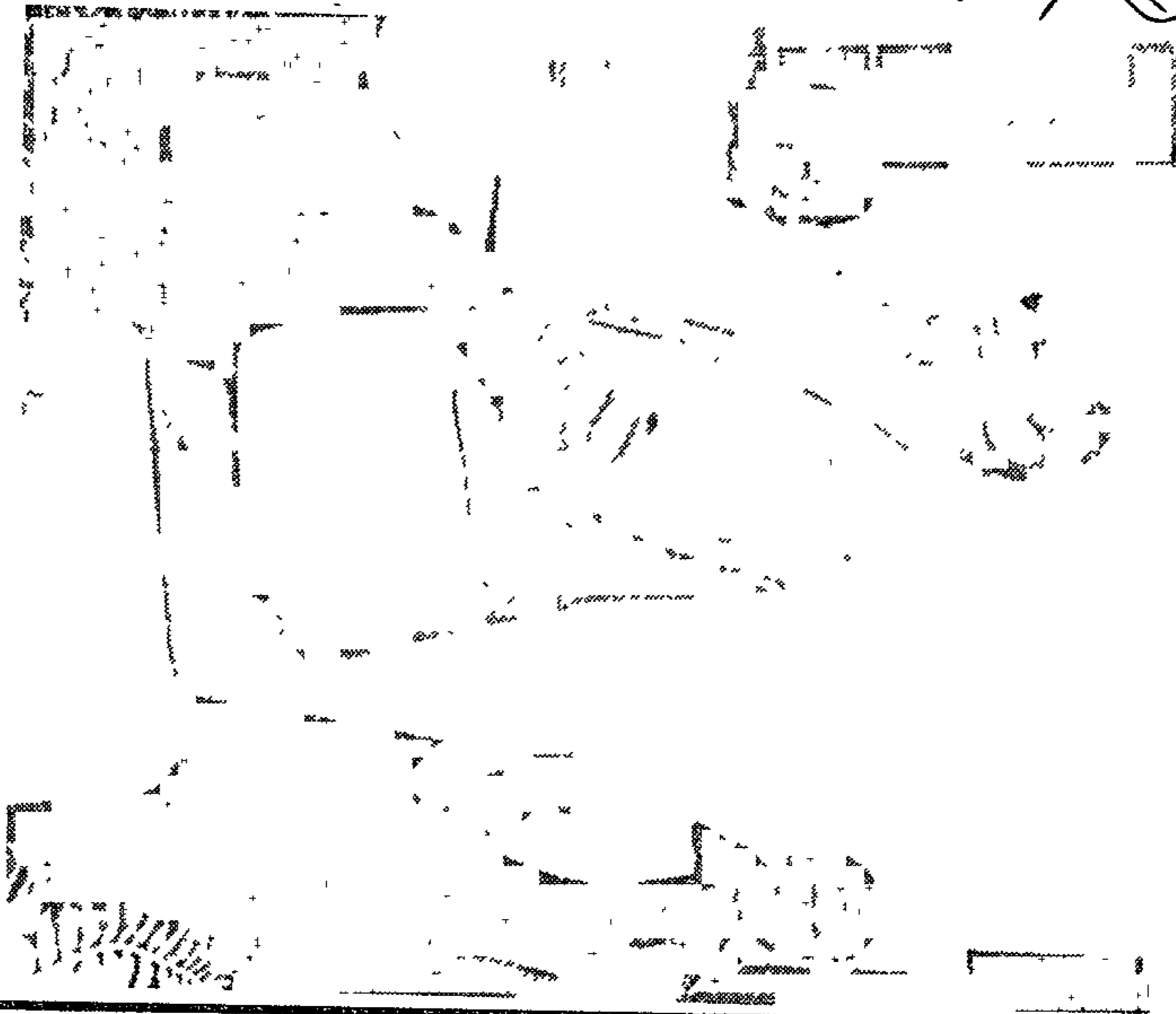
The Kleinsmiths moved into their three-bedroom duplex on May 22 after living at 14 Goedeplein for the past 16 years.

Mrs Kleinsmith, whose house was one of those on show at the official opening last Thursday, said the family had been excited when they had been selected for a house.

They had been used to living in a single room when they lived with her parents-in-law in another part of Kew Town.

- Being on the City Council's housing waiting list.
 - Being members of Babs.
 - Living within the immediate area.
 - Satisfying the income criteria.
- Mrs Kleinsmith's sister-in-law, Mrs K Kleinsmith, was at home with her to admire the new house.
- She said she found it nice and private after living in Goedeplein as well for a number of years, but was a bit sad that she was not lucky enough to be given a house when the selection was made.
- The Kew Town project has 37 duplexes and 13 single-storey houses in Dr Abdurahman Avenue.
- DESIGNED
- Each dwelling has three bedrooms, a kitchen, general living and dining room and a separate bathroom and toilet.
- The homes were designed in consultation with the community through Babs and meet all the expressed wishes of the community.
- The main focus will be the community centre which is due to be completed at the end of the year and which will have facilities for a creche and a madrasah.

● BELOW: A visitor admires the house of Mrs Christine Kleinsmith (right), while her sister-in-law, Mrs K Kleinsmith, looks on.



Mobil pioneering R1,2m Cape Flats housing scheme

124
1782
CAPE TOWN TIMES 6/7/82

By PAUL DOLD, Financial Editor

MOBIL OIL has invested R1,2m in a Cape Flats housing scheme which will prove to be an important catalyst in encouraging the business sector to contribute towards community housing.

This pioneering project is providing one of the first successful models for private sector participation in community development.

Mobil chairman, Mr Paddy Wilson, says the project is part of his group's commitment to improve the quality of life for all South Africans and in the design the accent has been heavily placed on the family unit.

The Kewtown project was developed and financed by Mobil in collaboration with Babs (Build a Better Society Organization).

The 37 duplex and 13 single-storey houses include a recreational hall, a creche, a madressa for muslim religious instruction as well as a teaching unit and a soup kitchen to be used in a feeding programme.

Mobil has had a long association with Babs, a community self-help organization conceived by Professor Richard van der Ross and Mobil's past relations director, Mr G N Serrurier.

The 50 tenants selected for the homes are all members of Babs and active in the community. The other criteria are:

- An income between R275 and R500 a month
- Tenants must have been on a council waiting list for a house

The leases will enable the tenants to purchase the houses at the end of Mobil's lease in 1995 for R8 000 plus an additional R1 000 to cover the estimated ratable value of the land at that time. The rent is R66 a month.

Designed by Louis Karol, the houses are clustered around a central focus — the community centre — and consist of living room, kitchen, bathroom and three bedrooms. The average plot is 90 to 180² and the floor area of the single-storeyed units is 74² with 79² for the two storeyed units.

The neighbourhood has been closed to through traffic. Each home has a semi-private front space with lawn and the whole area is landscaped with a central park.

At the official opening of the project Mr Wilson said that Babs' emphasis on self-help appealed to his group as Mobil's policy had always been one of assistance — not handouts.

Social responsibility extends beyond the continuing process of employee development. We know also that token gestures of support of good causes and demonstrations of charity are not answers to the depths and complexity of the needs of this country.

"Mobil is convinced that we



Mr Paddy Wilson, Mobil's chairman. The Kewtown scheme is the catalyst for greater private sector involvement in community housing.

should not only attempt to assess priorities in meeting social needs but that we should do so in a way that can provide a model for wider developments by both the private and public sectors.

"And this above all — we believe that there should be more than mere nominal involvement by under privileged communities in addressing their problems and that nothing less than joint endeavours with the communities themselves is sufficient."

Turning to the housing shortage itself, Mr Wilson says that without the involvement of the private sector progress in housing will be too slow to meet the expectations of the people. There is currently a shortage of some 200 000 homes for blacks.

"It makes sound social and business sense for the private sector to get involved in housing."

Housing was a strong motivator and workers undertaking routine tasks could hardly be expected to derive self-esteem directly from their work. It was important that such workers could house their families decently within the limits of their means and housing was the one way of promoting self respect.

"It is even more important that higher ranking people can translate job-related achievements into symbols of community progress. How can this be done in township housing which is too often developed to meet the needs of the masses and so cannot possibly fulfil the desire for the expression of individual success."

"Productivity and job performance are closely related to how people spend their leisure time. If people are to work well and participate in community activity they need facilities for resting, relaxing and recuperating. Parents also need to be able to create an environment, a home in fact to realize family aspirations."

"Programmes of job advancement, if they are not to be viewed as hollow concepts, must be addressed to the whole person. Scope for advancement on the job must be complemented with opportunities for progressing in other spheres of life."

"Middle-level management

are expected to exercise judgment, take responsibility, show initiative and exhibit management skills. If such people are not able to carry over such skills into their community they will undoubtedly become demoralised. Further promoting black advancement in commerce and housing has many striking parallels.

"Housing can be viewed as a process which is inextricably linked to the career and personal development of an individual. It makes a great deal of sense to run parallel programmes in business and housing advancement for blacks for each complement the other in the choice of advancement and improvement."

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Council fears drop in housing standards

ARGUS 7/7/82

(124)

Municipal Reporter

THE Housing Committee of the Cape Town City Council is deeply concerned that the National Housing Commission has lowered the standards of homes to be built for the very poor because of the present shortage of funds.

Cape Town one of the country's major home builders has been fighting State pressure to drop the present housing standards to make homes cheaper.

The Housing Committee believes that lowering the standard of homes will lead to the creation of new slums and perpetuate the problems of trying to improve housing for all.

It believes that increasing State funds is the only way to overcome the present housing crisis.

CIRCULAR

The Department of Community Development has sent the council a circular saying that because of the serious shortage of housing funds the National Housing Commission will no longer allow fences on street fronts, washing lines, floor covering, ceilings, paint on internal walls or electricity to be included in homes built for those earning R150 a month or less.

The Housing Committee has decided to appeal to Community Development not to lower standards, but to find some other method of making up the shortfall in housing funds.

The committee yesterday also expressed concern at Community Development's failure to come up with a workable policy for the maintenance of

homes, a growing and serious problem in Cape Town where funds for maintenance are inadequate and homes are falling into disrepair.

The committee wants Community Development to agree to increase the percentage of rental money that can be utilised for maintenance.

In its latest circular Community Development says it is concerned about the neglected conditions of houses in some of the older housing estates.

BORROWING

It suggests that local authorities use an alternative financing method, or borrowing money when housing maintenance funds become depleted.

But the council has pointed out that interest and redemption payments have become so high that maintenance funds will be worse than they were before.

Another matter worrying the council's Housing Committee is that Cape Town has not been invited to become a member of the departmental committee of Community Development investigating a new rental formula for economic houses.

LANDLORD

The Housing Committee has pointed out that Cape Town, being one of the biggest landlords in the country, should be represented.

But Community Development has said in a reply to the City Council that the departmental committee has already been chosen and has started work. The Cape is represented by the Port Elizabeth Director of Housing, Mr Derek Cleary.

Council resists order to demolish shacks

Municipal Reporter

THE Cape Town City Council has refused to bow to pressure from the Department of Community Development to demolish shacks and other unauthorised structures in its townships "within a month" and will not take any action until adequate accommodation can be provided.

Despite the fact that council rangers have found a large number of shacks and unauthorised structures in Factreton, the town planning committee yesterday sided with the housing committee and decided to examine alternatives and take a "sympathetic" attitude wherever possible.

CRITICISED

In a letter, Community Development has instructed the council to demolish all shacks within 30 days and criticised it for not taking firm action in the townships.

Community Development said there were 54 unauthorised structures in Factreton and many more in other townships.

"It seems, therefore, as if no proper control is exercised over the erection and/or occupation of temporary structures especially in the backyards of your housing projects.

"With regard to the illegal squatting in Factreton as well as your other housing projects your attention is drawn to the Prevention of Illegal Squatting Act which stipulates that you as the owner must see to it that unauthorised structures are not erected on your land," the letter added.

RATEPAYERS

The plight of the people who would be adversely affected by large scale demolition in Factreton was brought to the council's attention by the Kensington-Factreton Ratepayers' and Tenants' Association.

The council's town planning committee met representatives of the association yesterday and agreed to halt all demolitions until the matter could be properly investigated and where necessary homes found for people at present occupying illegal shacks.

Appeal Court puts up damages for labourer

BLOEMFONTEIN. — The Appeal Court today ordered an increase in the damages to be paid to a Transkeian contract labourer who was assaulted by a Cape farmer and his son.

Three judges ordered that the amount to be paid to Mr Nkosana "Popeye" Mangwane be increased from R3 612 to R5 012.

The assault case received wide publicity in 1979 when one of the culprits, an elderly Rawsonville farmer, Mr Philipus Petrus du Toit, had his sentence increased by the Appeal Court as a result of the death of Mr Hendrik Jacobs who died on the Du Toit farm on December 29 1977.

ASSAULTED
Mr Mangwane, who was assaulted in the same incident, was awarded damages against Mr du Toit and his son, Mr Roelof Erasmus du Toit, by the Supreme Court, Cape Town.

The son was also convicted and sentenced for the assaults.

The Appeal Court today allowed an appeal by Mr Mangwane against the quantum of damages awarded to him as a result of the assault.

CONTEMPT

Allowing the appeal, the judges took into account

● The contempt with which the Du Toits treated Mr Mangwane in the humiliating assault

that lasted about four hours

● The attack on him in the presence of his fellow workers — and the use of insulting words and expressions and accusing Mr Mangwane of a crime he did not commit.

The damages granted by Mr Justice A P Burger in the Supreme Court Cape Town on May 1 1980 amounted to R3 612, with certain costs.

Today Mr Justice Cillie, with the concurrence of Mr Justice Muller and Mr Justice Viljoen, set aside the lower court's order, except for the part declaring Mr Mangwane a necessary witness.

Mr Mangwane was granted R5 012 in damages, with costs.

DELIBERATE

Mr Justice Cillie said the assault was not committed by two men who had lost control of themselves. It was not committed in anger or provoked suddenly by provocation.

It was a deliberate, calculated and sadistic assault on two defenceless men, the judge said.

The lower court had found that the Du Toits at no stage attempted to find medical assistance for Mr Mangwane. On the contrary they ordered him to take a hoe and resume his work in vineyards.

This would have increased if not his injuries then at least his pain and agony.

Furthermore, one of the results of laying a false charge against him and saying he had disappeared was that police did not find him until 3 am on the morning after the assault.

Medical aid and the alleviation of pain were therefore considerably delayed.

Mr Justice Cillie said it was not clear Mr Justice Burger had taken all those aspects into account.

The lower court had found that the experience "will be an unpleasant and painful memory for the rest of his life."

COLLABORATOR

In assessing damages, it was significant that the Du Toits tried to shift the blame for injuring and killing Mr Jacobs to Mr Mangwane by laying a false charge against him after they had failed to implicate him by trying to force him to be a collaborator in the hanging of their other victim.

Mr Justice Cillie said the extent to which Mr Justice Burger had failed sufficiently to take into account the gravity of the behaviour of the Du Toits would appear from the Appeal Court's estimate of fair and equitable compensation.

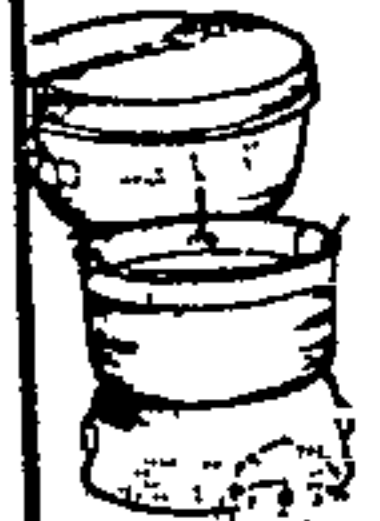
The award was made up of a loss of a week's wages (R12) R2 000 for pain, shock and suffering and R3 000 for mental anguish — Sapa.

Ratepayers oppose

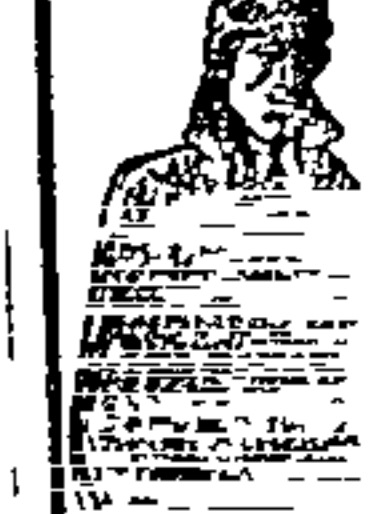


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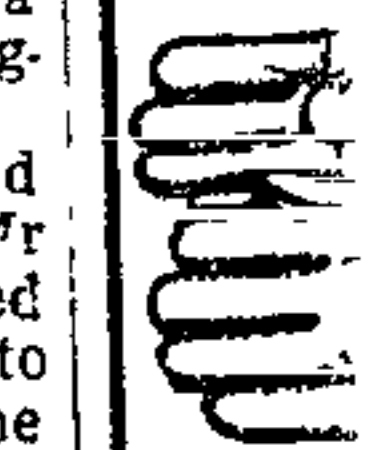
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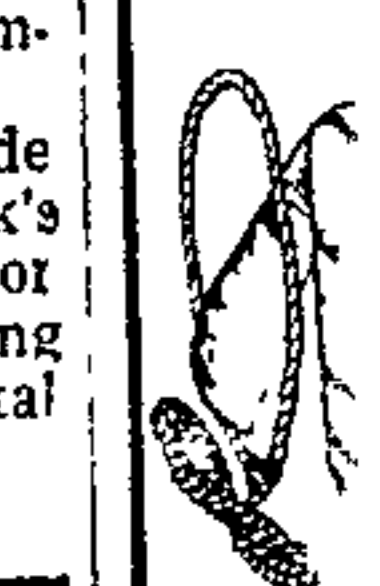
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Elderly lose out in bid to improve area

124
300
E Post

8/7/82

By GILLIAN McAINSH
RENOVATIONS and alterations to houses and flats in Central have certainly given the area a facelift

But for several pensioners, it has meant a move from the area in which they lived for many years

Some were asked to leave and others could not afford the new increased rentals for the renovated houses and flats

Others are afraid that it will be their turn next

Mr Philip Beukes, 65, and his wife Judith, 66, moved into one flat of a three-flat block in Tulla Street 46 years ago

Recently the landlord told them to leave as the block was to be renovated and sold.

"He didn't even write us a letter, he just came and told us to get out," said Mrs Beukes

Mr and Mrs Beukes now live in a small municipal house in Forest Hill, but have had to sell some treasured bits of furniture because of a space problem in their new home

"I've never moved in my married life — the Second World War was on when I was living there," said Mrs Beukes

"I told the landlord he could even put the rent up a little, but he told us he wanted to sell"

Mr Billy Mitchell, 65, and his wife Jacoba, 68, are old

age pensioners who have had to move from a Tulla Street house because it was being renovated and would cost too much to live in now

"We lived there for the past 43 years," said Mr Mitchell, "and staying in a place that long, you'd definitely like to stay"

Other pensioners, both State and private, said they struggled with the increased rent, although they had not yet been forced to leave Central

One 73-year-old woman said her rent had increased disproportionately in the past few years

In 1976 she paid R61,23 for her one bedroom flat off Park Drive, in 1977, R76, in 1979, R82,30 and in 1981 it was R102,50 In February this year, the rent increased to R142 — an increase of nearly 40%

"The rent was R14 a month when I first came," she said disconsolately

One reason she was given for the higher rent was an increase in "value of occupation" — directly linked to the new, upgraded tone of Central

A Whitlock Street war veteran pensioner, Miss M Stuthers, 73, said her landlord was intending to raise the rent by R30 a month once renovations had taken place

"If they do the renovating our rents will go sky-

high Then you've got to either get out or pay up — and we just can't afford to pay up

"I've been in this block of flats since 1940, so where can I go to? Property owners all seem so greedy — they are all for sectional title sales because that's where the money is"

One Clyde Street couple, who did not want to be named in case they lost their accommodation, also blamed sectional title sales and Central renovation for the increased rents

"I've tried to get into old age homes, but they just laugh at you and tell you you are 300th on the list The waiting list is so long I'll be dead before I get in," said the elderly woman

"Central is looking more beautiful but we don't benefit I haven't got anything from the Year of the Aged except increased rent"

Mr Colin Moag, 80, an Escom pensioner, and his wife Sheila, left their previous flat in Western Road because it was part of a block sold under sectional title and they could not afford to buy it

The Moags now live in a Doncaster Road block of flats and in February their rent increased from R115 to R160 a month

"It's a big jump, but today they are all on the band wagon for money," said Mr Moag

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

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5. pieces of paper or other material brought into the examination room are so instructed

not to communicate with other candidates with any person except the invigilator

- 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

- 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



By GILLIAN McAINSH
 A MOTHER and her eight-month-old baby were burnt to death and 17 people left homeless when a fire razed three homes in Walmer Township last night.

Mother, baby die in Walmer huts blaze

(124) E Post 10/7/82

The fire started at midnight and quickly swept through three wood and corrugated iron huts in Africa Street.

Miss Nongaazi Jonaas and her baby son, Africa, were killed in the blaze. No one else was injured.

The Port Elizabeth Fire Department was called just after midnight and sent two fire engines to Walmer.

Two more had to be called and 15 men fought to

control the flames. The fire was under control within half an hour and extinguished at 1 22am.

Miss Jonaas's body was found while firemen worked on the blaze, but Africa's body was discovered only this morning.

Mrs Angelina Nomaku, 54, lived in the largest of the three huts with her five children. Her eldest son was Miss Jonaas's boy-

friend and father of Africa.

"I was the mother of 14 children, but only five are left alive. The baby was my first grandchild, and Nongaazi was very young," she said.

"There is a lot, really a lot, that we have lost. I haven't any money but I want to build it up again."

Mr Curnick Xotongo, who lived in one of the two smaller shacks, said he had

lost everything except his wardrobe, cupboard and three blankets.

A spokesman for the Port Elizabeth Fire Department said the cause of the fire was unknown.

The charred remains of the huts were still smouldering at 10.30am today.

The 17 homeless will stay in neighbouring shacks or with friends until they have rebuilt their homes.

Unhappy Anton's still a wanderer

By CLIFF FOSTER

LITTLE Anton Smith, the coloured boy evicted from Francis Evatt Park, Port Elizabeth, where he lived with his mother in a maid's room, is still a wandering child

He has lived with five different families since he was forced out into the bush four weeks ago and has woken up with nightmares that the police are after him

An elderly couple who looked after him said his nerves were suffering and they had taken him to a clinic

Eight-year-old Anton had lived with his mother in the maid's room all his life, enjoying the hospitality of the Sonderup family (which included meals at the table, help with his homework, TV and holidays with the family) He had played without any problems with all the kids in the street — until someone complained

Then under the Group Areas Act he was ordered out His mother, Mrs Caroline Smith, had to board him with a squatter family

● Turn to Page 2

By WAYNE ASHER

SALES in popular makes of new cars hit time high last month, according to figure-Port Elizabeth motor dealers.

Sales surged as buyers rushed to beat higher HP rates, and in the Eastern Cape these sales seem to have been higher than in most other regions, according to the reports

Mr Tony Newman, vehicle sales manager of Volkswagen South Africa, said Volkswagen sales in the Eastern Cape were 34% better in June than in May

Reports from dealers in other makes indicate that sales could be as much as 30% higher last month than they were in May

Some franchise holders say their sales in June have set new records

Mr Noel Austin, sales director of Algoa Toyota, said they had sold 203 passenger and commercial vehicles in June This was an "all-time high" for them and was considerably more than their previous record sales of 176 the month before

He agreed the increase was probably due to the increase in interest rates about halfway through the month

Mr Alan Taverner, managing director of Embassy Volkswagen, said their sales were up by about

30% on May

"We did surprisingly well in our Golf/Jetta range And we could have sold more of the new Passats if more supplies had been available

"But I think we would be over-optimistic to think new car sales generally will stay at a high level The signs are that they will probably tail off towards the end of the year"

Mr Peter Ray, manager of Kahns Sigma, said June had been "a good month all around" Sales were up by nearly 36% on May

Mr Syd Lippstreu, assistant managing director of Isuzu, said sales of passenger and light commercial vehicles were up by about 30% on the corresponding figures for May, even though there seemed to be a "general dip" in the economy at present

He put the higher sales down to a longer business month than normal with 23 selling days and also thought there was a rush to beat the increased HP interest rates

Mr Gunter Kickhöfel, managing director of Continental Cars, said they had had their second best

month since they started selling

Mr George Simpson of Grange Park was their best since

"I sold 103 cars, which for a small dealer he said. "If bad times, on"

Another dealer Diederichs, Williams had done better month

Mr Don Cherringer for a dealer in Port Elizabeth their new cars have been considered better

"We had a dip in our sales but we have sold more of them"

He said Port Elizabeth remained a strong demand for cars in the city was

● Reports from other car dealers similar to the car trade



Mrs ANGELINA NOMAKU stands in the ruins of her home which was razed by fire in Walmer Township last night. Behind her are the remains of the hut in which her grandchild and his mother died

Slum fears over lower housing standards

ARBUS 12/7/82

124

THE new reduced standards for coloured housing schemes will cause such schemes to degenerate into 'slums' according to Mr J D Johnson, chairman of the Boland Association of Management Committees.

Housing dominated the association's annual meeting at Worcester this weekend. It was attended by the director general of community development, Mr P C van Blommestein, his deputy Mr P D McHenry, and the assistant regional representative of the Department, Mr S P Fourie.

NEW PRIORITY

The officials faced a barrage of questions from delegates representing 22 towns from Hermanus and Bredasdorp to Touws River and Tulbagh.

In his address Mr van Blommestein said the State could no longer help all these income groups who had been helped in the past, and the highest priority would now be given to housing for the poorest people — those earning about R150 a month.

PREFERRED

Mr McHenry said that in view of the minimum standards prescribed in the Slums Act, the department's architects had found decent, basic housing could still be supplied if electricity, floor cover, ceilings, paint, plaster and fences were left out.

During discussion Mr Johnson said coloured people believed that this

kind of housing affected their human dignity.

The Worcester Management Committee he said, would prefer 50 proper houses to 100 of these basic units, there were teachers, policemen and other salaried people in Worcester who had to live in sub-economic houses. With the emphasis on basic housing, no provision was made for such people.

UNDERCUT

A delegate from Hawston said the coloured community had not been consulted before these new lower standards were laid down. Some contractors who were building houses approved by the Department of Community Development used sub-standard materials and further undercut prescribed standards.

In reply, Mr McHenry said that the department, with its limited staff relied on local authorities to act as its agents in controlling standards.

Municipal Reporter

ESTIMATED final selling prices for the 998 houses in Booyesen Park, which will come on the market in September, were approved by the City Council's Community Services Committee yesterday.

A cash deposit of R300 will secure a two-bedroomed house costing R21 591, a three-bedroomed house costing R25 385, or a three-bedroomed maisonette costing R25 268

A breadwinner with an income of less than R350 a month would be able to pay off his bond at the rate of 5% This would entail a payment of R114,81 a month on the two-bedroomed house, R135,26 a month on a three-bedroomed house and R134,64 on a maisonette

Breadwinners earning between R351 and R450 a month would have to make 7% repayments

Monthly payments for those in this income bracket would be R142,26 for the two-bedroomed

Prices of 998 new houses are set

124

E. Post
14/7/82

house and R167,61 and R166,83 for the three-bedroomed house and maisonette respectively

Those earning R450 a month or more will pay off their bonds at the rate of 9% The monthly payment on a two-bedroomed house would be R171,94, on a three-bedroomed house, R202,58, and on a maisonette, R201,64

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'Another Crossroads situation' in Mbekweni

Cape Times 14/7/86 (207) (740) (124)

Staff Reporter

THERE is a "desperate" housing shortage at the Mbekweni township in Paarl, with about 10 shacks being erected every day to accommodate the hundreds of homeless according to a member of the Paarl Community Council Mr Matthew Fanaphi Scott.

The uncontrolled building of shacks began in February this year after a

mother of eight Mrs Gladys Stuurman had been given permission by a magistrate to remain in the shanty she had built.

The Western Cape Administration Board ordered her to demolish her shack in 10 days but after an appearance in court she was allowed to remain," Mr Scott said.

At present there are more than 60 shacks built on open ground in the

township and about 10 new structures are put up every day.

Application to WCAB for a loan of R724 000 to build 100 houses in Mbekweni was made by the Community Council in 1980.

"We have not had any news and I have no hope of our ever getting the loan."

The last batch of 140 houses was built in 1975. "WCAB should have made provision for more houses to be built every year to accommodate the ever-growing township population," Mr Scott said.

He said he knew the shacks being put up were illegal, "but the people have to live somewhere."

"There are 622 houses in the location and each house has four or five shacks built in the yard so that there are more shacks than houses. We have a Crossroads II situation on our hands."

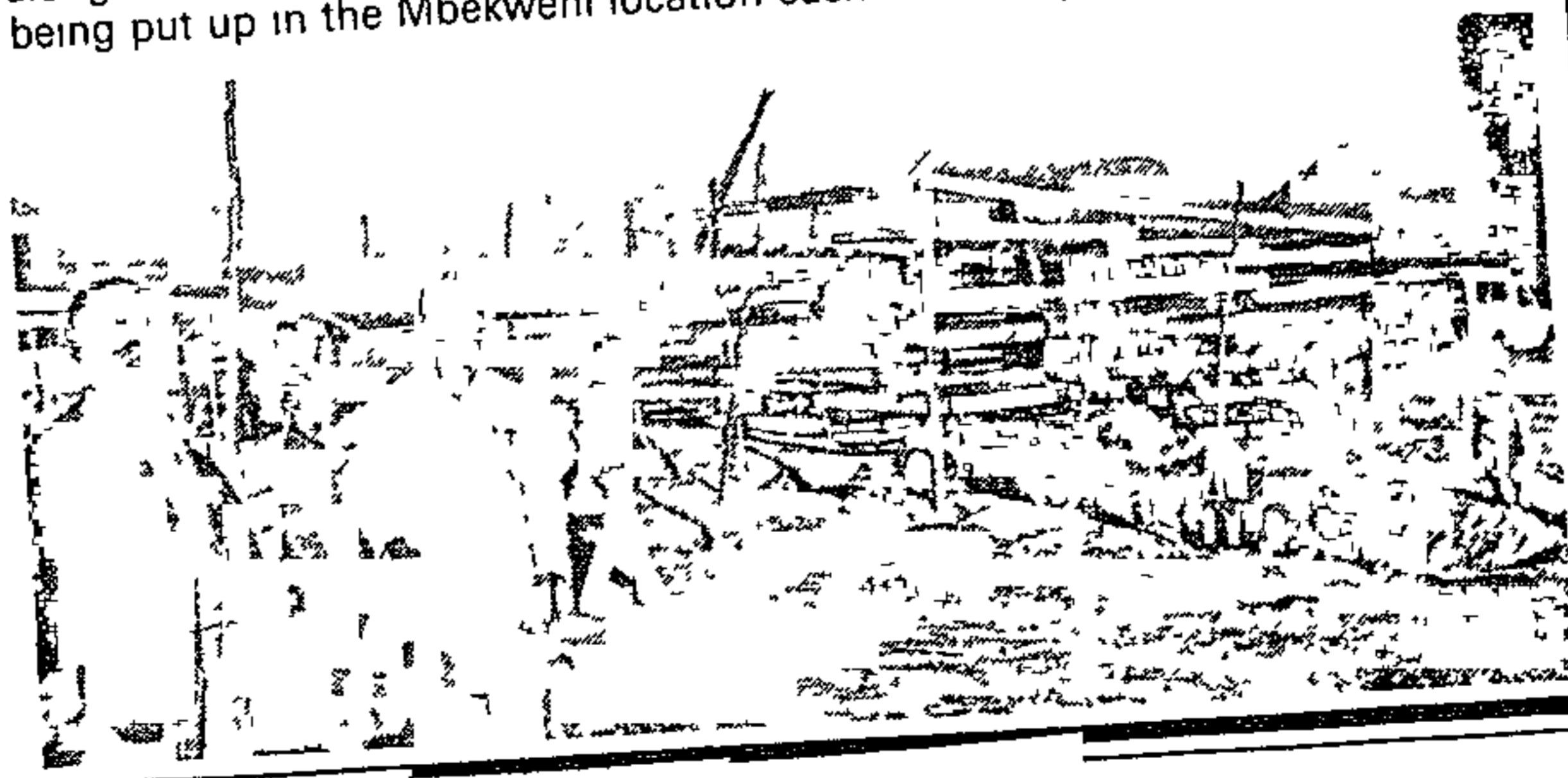
The WCAB's regional manager in Paarl, Mr Chris Joubert, said "We are allowing temporary shacks to remain until WCAB negotiations for housing are complete."

He said WCAB hoped to raise funds for an Mbekweni housing loan "in the near future."

Meanwhile water pipes were being laid in the area and sanitation would soon be provided for the shack-dwellers.



Above A mother of eight, Mrs Gladys Stuurman, with her 11-month-old grand-daughter Constance, stands before the shack she built for her family. Below Members of the Paarl Community Council Mr Joseph Sijaji, left, and Mr Matthew Scott, stand alongside one of the dozens of shack structures being put up in the Mbekweni location each week.



15/7/82 ~~105/277~~ (124) D-Dispatch

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EAST LONDON — The Department of Co-operation and Development was building houses, schools and other essential services on the Peddie commonage, a public relations officer of the department, Mr J Oosthuisen, said yesterday

Mr Oosthuisen said the buildings, which were for the accommodation of people from Glenmore and Kaamskraal, were being built in terms of agreements reached between South Africa and Ciskei when the latter became independent last year

He did not know how many dwellings would be put up but said there would be two schools, two clinics and houses for teachers and nurses

Mr Oosthuisen said details of agreements on what work the department would carry out in Ciskei were set out in Government Gazette No 8204 of May 14 1982

SA building Ciskei homes for resettled

According to a notice in the gazette the department will also continue to develop and complete planned development of Mdantsane and a township in Whittlesea

In Mdantsane the department's commitment is for the building of a maximum 10 000 houses for the resettlement of people from Duncan Village while the commitment in Whittlesea is provision houses for the residents of Oxton, Silver City and Ciskeians resident in eZibeleni

The department will also provide infrastructure requirements for people from Wartburg Mgwali Kubusi Tyutvu Skobeni Qalasha and portion of Peelton who

are to be settled at Frankfort and Braun schweig

Also covered in the agreements are projects concerning the resettlement of people from Glen Grey and Herschel at Ntabethemba and Zweledinga

Work at Zweledinga will involve design and construction of the Bushman's Krantz dam the Zweledinga irrigation pipe line and provision of agricultural field services

At Ntabethemba work to be done will comprise construction of a dam canal, a weir to divert water from the Swart Kei River to dams in Ntabethemba and provision of agricultural field

services
Similar work will be done at Potsdam Ndevana, Phakamisa, Madakeni Masincedane

Also included in the agreements are the following independence projects residences for the head of state and chief justice at Bisho, phase one of quarters for special forces temporary headquarters and a camp for the forces a college for an enforcement group a new prison at Middle drift improvement of the existing landing strip to include a small terminal building, a police mortuary at Mdantsane, police stores, riot stores and service facilities for police vehicles at Zwelitsha, provision for Radio Ciskei facilities a Bisho/Zwelitsha bypass road and a Ciskei Supreme Court at Bisho

The gazette states that projects started before independence will also be completed — DDR

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Zwelitsha pair need visas to visit Mdantsane

KING WILLIAM'S TOWN — Two Zwelitsha men who have had their exemption from visa requirements withdrawn now need transit visas to travel to Mdantsane

An order withdrawing their exemption prohibits the acting president of the Media Workers' Association of South Africa (Mwasa), Mr Charles Ngakula and a theology student Mr Malusi Mpumlwana, from entering South Africa without a visa Both men had banning orders lifted two months ago

The chief director of migration in the South African Department of Internal Affairs, Mr A J Engelbrecht, said yesterday that if the two men wished to visit Mdantsane, they would require transit visas because they would be travelling through South Africa

Should they be stopped at a roadblock and found to be without

"He must work out his own status and apply for the appropriate travel document Mr Engelbrecht would not say whether similar orders had been served on other people living in other homelands or in dependent states — DDR

Transfer of sports officers

EAST LONDON — Two senior Ciskei sports officers have been transferred to other departments, it was established yesterday

The Ciskei's chief sports officer, Mr Isaiah Lindi, has been transferred to the Department of Justice and the sports officer at Mdantsane, Mr N B Gwili, has been transferred to the Department of Health



A few of the com left Peter van Ri

Beethoven

EAST LONDON — ca, Beethoven is bursting ce Me out all over Graham-stown as the Five Roses and National Festival of the vio

CAPE TOWN'S
ay, July 15, 1982 13

Appeal for stay on shacks

Municipal Reporter

THE City Council is likely to ask the Provincial Administration for powers to resist a government demand that it demolish "illegal shacks" in housing estates

The town planning committee, supported by the housing committee, has refused to comply with a recent Department of Community Development instruction immediately to demolish the shacks

Yesterday the town planning committee recommended that the council ask for authority to grant 12-month extensions of time to families and to aged couples or single people who did not qualify for council accommodation

The suspension of demolitions would permit them to continue to occupy "temporary structures".

In a strongly-worded letter, the Department of Community Development has suggested that the council no longer controlled illegal out-buildings in housing estates.

After random inspections of the estates, it ordered that the shacks, mainly used as additional accommodation and storage space, be demolished

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Sites shortage puts brake on 99-year scheme in East Cape

E. Post

Weekend Post Reporter

THE critical shortage of housing sites has prevented many blacks in the Eastern Cape from taking advantage of the new 99-year leasehold scheme

Figures released in Parliament show that by comparison with other high-density areas startlingly few blacks in the Eastern Cape have filed applications

According to Dr Piet Koorhof, Minister of Co-operation and Development, only 51 of the 2 196 applications for leaseholds last year came from the Eastern Cape

In 1980 only 11 of the 1 504 applications for seven administration board areas came from the Eastern Cape. Comparative figures were Oranje Vaal 68, Southern Free State 4, Highveld 73, Western Transvaal 4, East Rand 403, West Rand 1 593

Mr Louis Koch, Chief Director of the East Cape Administration Board, told Weekend Post "We have had a shortage of sites that could have been used for 99-year leasehold purposes.

"We have been unable to provide the sites because of survey problems. It is being largely overcome and more sites have become available over the last two months.

"A great many houses have been taken over on the indefinite occupation basis and more than R5 million has been spent on improvements to property. So I would say there has been a reasonable amount of activity on the housing front all told"

FARM FAMILIES

FACE EVICTION

124
Herald
17/7/82

FIVE families in Simondium, Paarl, have been given until Sunday to move out of their 35-year-old homes — but there is an acute shortage of houses in the Paarl area.

A well-known Paarl farmer Mr I. D. Marais owns the land and plans to use the houses which he has been renting to the families for the past 35 years for housing his labourers. Mr Marais sent the families letters on May 18

telling them that they had to leave the houses within 60 days. The 60 days end on Sunday. The Paarl municipality housing waiting list already exceeds 2 000 families and they don't have money to build more houses. At the moment there are 36 families in the "Ysblokkie", as the houses are known and the five who have to be out by Sunday are the first lot to be asked to find other accommodation. The rest of the families will have to leave before the end of the year.

The families say that they are willing to move out if they can find other accommodation.

"We are not prepared to let our families sleep out in the cold. Many of us have young children," said Mr Ronald Hendrickse, 27, a father of four young children.

35 YEARS

"I have only been living here for 10 years but my common-law wife has been living here for 35 years. We have been paying our rent regularly by the due date.

"As soon as we find another house we will move out of this one. We have been trying very hard to find another house but because of the housing shortage here, this is almost impossible."



ON Monday morning these people may be out in the bush. They have until Sunday to find other accommodation.

Kensington's fight to save 'backyard homes'

By Ryland Fisher

THE Kensington/Factreton Ratepayers' and Tenants' Association has vowed to defend the rights of tenants to keep backyard structures which the government has ordered the Cape Town City Council to demolish

The Department of Community Development ordered the Council last week to demolish all unauthorised structures within a month and criticised the Council for not taking "firm action" in the townships. The Council's housing committees have, however, decided to defy the directive from the Government and said they will not take action until adequate accommodation can be provided.

The Department of Community Development said in their letter to the Council that there were 54 structures in Factreton and many more in other areas.

In a statement the residents' body says "The 'unauthorised' structures in the backyards in Factreton have arisen because of the inability of the State to provide decent housing for all

"The housing shortage is dire and the housing provided is inadequate in the face of this, the Department of Community Development sees fit to increase rent and cut back on the budget and on the minimum standard for housing

"The solution is not to reduce the housing budget nor does the solution lie with self-help schemes, infill schemes or further cutbacks

"We say there is only one solution — the State must provide adequate housing for all at prices we can afford and in areas close to our work"

Back to school — a week late

THE pupils of Garlandale Senior Secondary School in Athlone moved into their new school building on Monday, one week after many pupils had been left standing outside an empty building last Tuesday, the first day of the third school term.

Mr N Eales, the public liaison officer of the Department of Internal Affairs (Coloured Education) said the delay in opening the school had been due to the sewerage not having been completed on time.

Parents said they had not known about the change in opening date and had sent their children to the new school on opening day.

The pupils in Standards 6 to 9 had to spend the rest of last week at the Ned Doman Hazendal, Kew Town and Garlandale primary schools where they had been accommodated since the start of the year.

DOUBLE SHIFTS

Some schools had to use double shifts to accommodate the Standard 6 pupils.

Mr Eales said that the contractor had promised to complete work on the sewerage and water system on the Friday before the first day of term, but because of the rain this had been impossible.

It was arranged with the principals that the school would not open on time," he said.

The school, which opened complete with a school hall, has an enrolment of 580. It can accommodate 1000 pupils.

Cape Herald recently asked the Department if there were enough children in the Garlandale area to warrant such a school.

SATURATION

A Department spokesman said at the time in our education department we build many schools in some areas we have reached saturation point. We have found that we have fewer Sub A, B and Standard 1 pupils. We have accommodated all the pupils, it appears.

Only in the secondary schools do we have a problem with overcrowding," he said.

'Ban one'

By Nazeem Howa

WHEN the State decides to ban an individual, it also bans the family, says Mrs Shahieda Issel, of banned Mitchells Plain community leader Johnny Issel, who was released from eight months of detention.

The former Grassroots news organiser was detained on November last year and was held virtually in solitary confinement at Johannesburg's Modderbee Prison until June 30.

Mrs Issel said that the damage suffered by both family and detainee was almost irreparable.

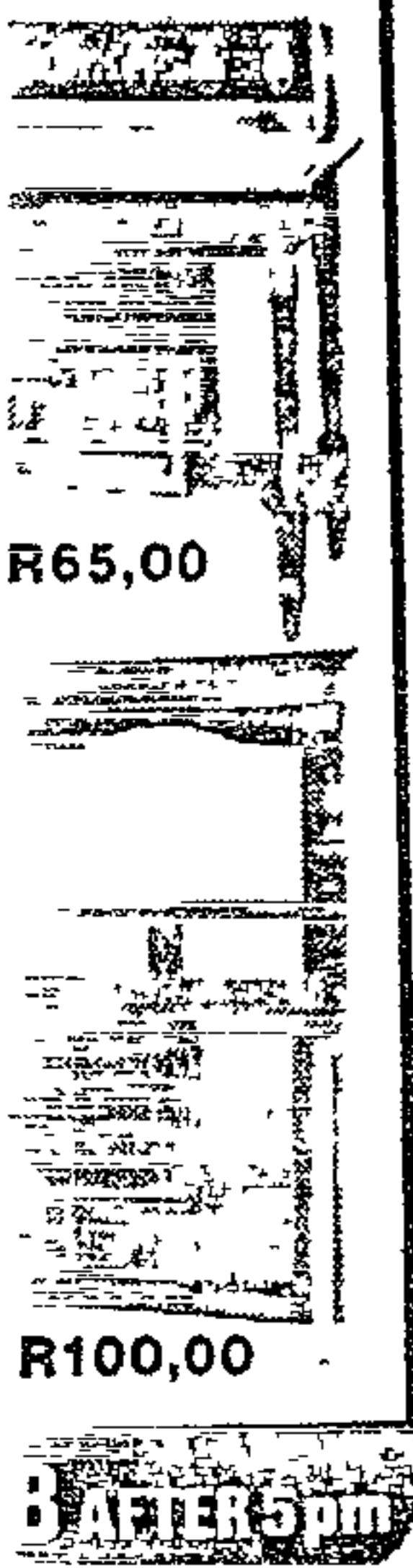
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Mrs Adams was last week assured by...
 Afrika, 20, of Papagalsberg Avenue Bosmont, appeared in the Johannesburg Regional Court last week on a charge of attempted murder. She was not asked to plead and was remanded in custody until her next appearance on July 13.

'Garage' churches
 THERE are at least three 'Garage churches', with congregations of about 30 each in Pretoria. No "black church" may be built in a white area.

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124 C. Herald 17/7/82
Farm families move

FIVE of the eight families on Finchlea Farm in Noordhoek who were told to vacate their farm cottages by July 5 have moved out.

But they are still staying in the immediate area.

Only three families are left on the farm after ignoring the demand that they be out on June 18, and then on July 5.

These families say they have nowhere to go and will stay until the owner of the land puts them out on the street.

Mrs Maria Josephs, a mother of four, said her family was forced to stay in their cottage as long as possible, because the Divisional Council could not offer them alternative housing.

"We were supposed to be out on July 5 but we stayed and we don't know what is going to happen. We can't go and build in the bush because the inspectors may come and break down our homes," she said.

"The owner told us that he would like to help us, but he first has to house his own workers."

BUSH

Mrs Josephs said one woman, Mrs Miriam Swartbooi, and her year-old baby had a shack in the bush.

"They were told by an inspector that their shack was illegal and it would have to come down. But they are still living there," she added.

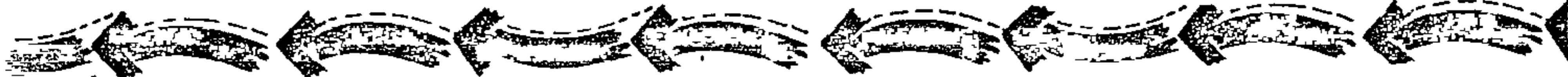
Two other families, the Millers and the Josephs,

moved to rooms at Hillside Farm, across the way. Residents in these cottages, who had also been under threat of eviction, were told they could remain until they were rehoused.

A woman known as Martha had moved with her several children on to private land owned by a Noordhoek resident and Mrs Margaret Bosman was staying in the grounds of another family in the area, Mrs Josephs said.

Mr Frank Petersen, who lives with his wife and two children in one of the cottages, said he was told to leave but did not know where to go.

"The three families here cannot stay. We were supposed to be out last Monday," he said.



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Rescue operation needed when Stag Manor closes

By CLIFF FOSTER
AN extraordinary rescue operation is going to be needed in a few weeks time to evacuate a group which includes pensioners, drug addicts and derelicts at Stag Manor when this large rooming house in Pearson Street, Central, Port Elizabeth, closes down.

Stag Manor is the lowest rung on the housing ladder in Port Elizabeth

"No one in his right mind would ever stay there," says Dr Nick Woolff, whose family owns the place

In it the occupants — victims in part of the city's worsening housing crisis and attendant rising rents — have secured the only accommodation they can

either find or afford.

Stag Manor, by the owners' own admission, may be the worst place in the city, but at least it is a roof overhead for more than a score of these people.

When it shuts down next month the only prospect presently in view for them is the pavement

No one attempts to disguise just how bad Stag Manor is

Paint and plaster hang from the blackened walls. Window panes are missing. The furniture looks like firewood. Blank walls of neighbouring buildings shut out the light

The rooms are dark, damp and depressing. Doors have been broken in

and crudely repaired. This week the building was raided by the Drug Squad

Dr Woolff says "It's in a shocking state, a disgusting state

"It's got to the point of no return.

"A number of rooming houses in the Central area have gone from bad to worse. They attract the dregs of humanity.

"The only thing to do with Stag Manor is close it down.

"We agree with all the complaints that are made about the place, in fact, we endorse them

"No one in his right mind would live there, so we have got derelicts, drug addicts and — unfortunately

for them — old pensioners

"We don't have alternative accommodation and that's the reason we haven't closed it down before now. It's only an embarrassment to us

"At a certain stage, no decent person would normally stay in it. So then you got an exit of the decent people, and at that stage we wanted to close it"

Details of its impending closure, being carried out in co-operation with the city's health officials, haven't yet been given to residents

"We find that when people know a place is going to close they leave overnight — often with other people's belongings," said Dr Woolff

He added "The ne'er-do-wells will have to fend for themselves. As for the pensioners, as soon as we get a closing date we will contact the welfare people"

The premises were recently offered to the Algoa Bay Council for the Aged in the hope that this body could "do a Mavis Bank on it", and convert it into useful homes for the elderly

But the council estimated it would cost R190 000 to renovate and dropped the idea.

The state of the building speaks for itself, but if it didn't, the residents are ready to speak for it

Mr Peter Deacon, a 75-year-old retired railwayman, lives in a R60-a-month room (electricity R5 a month extra) with panes missing from the window.

He has a constant runny nose and a bad chest and needs four blankets on his bed

"Twice I told Dr Woolff about the window and he said he would fix it up one day, but he hasn't done it yet"

There is a dangerous power point with no cover into which Mr Deacon — a frail and shaky old man — has to plug his kettle and stove

"I've had a couple of shocks off it already. It's been broken all the time. I've been here. When I arrived, it had a piece of paper stuck over it

"The cockroaches here are terrible. I got one in my ear the other day. I spray them all the time

"I've tried to find another place but I can't walk and I keep having blackouts"

Mr Victor Ferriera, 73, across the hall, pays R60 for his room, (it faces a blank wall) but he has a sink — though seldom hot water

His room was broken into recently and he lost all his suits. His son had to paint the room when he moved there three months ago.

Mrs Nancy Haasbroek, 57, lives with her husband in a R60 room, but the electricity point does not work and she has had to instal a gas stove with cylinder

"The doctor said he would fix the point two months ago, but so far — nothing"

The windows are loose and broken and there is no sink

"We moved from Johannesburg three months ago and this is the only place we can find."

Mr and Mrs Cornelius Naudé pay R100 a month for their room, plus R5 to plug in their stove and R5 to plug in their fridge. Their total income is Mr Cornelius's pension of R137 a month

They have been there nine months

"We had another place and the owner put the rent up to R90 from R50 and I said I would find a cheaper place. So he found another tenant and then I found there was nowhere else I could get"

In answer to the complaints, Dr Woolff said "We have repaired points and window panes but we've found they are broken again almost immediately"

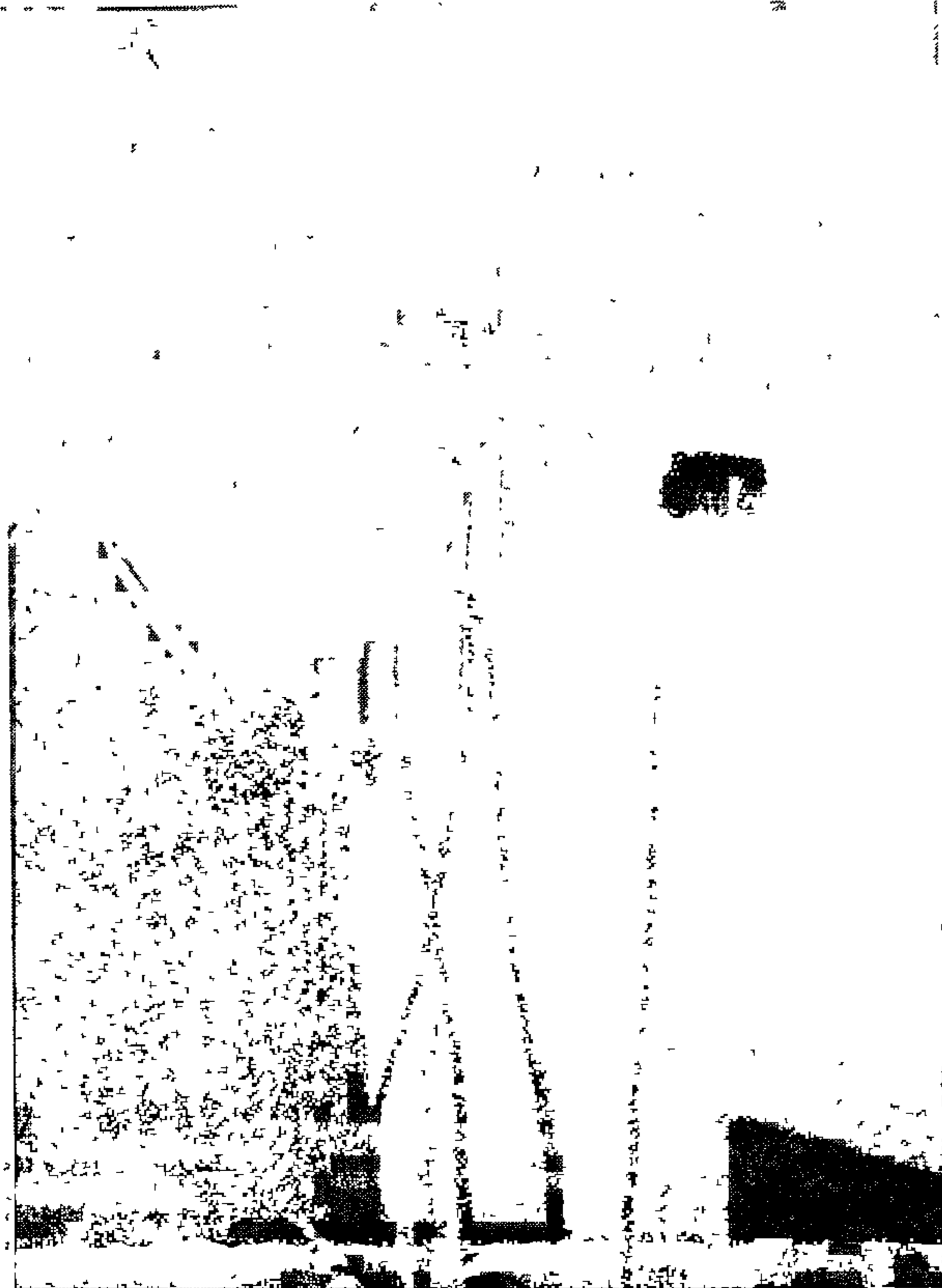
Of tenants' behaviour, he said "When a person goes absolutely mad and we throw him out — or as happened this week we get the Drug Squad to do a raid — he returns straight away and sleeps in his pal's room. So there are then three or four to a room

"From our point of view the simplest thing would just be to close the place overnight. But as you know there are few rooming houses left in Central, so these people would have nowhere to go

"And they must have a roof over their heads, so the municipality has kindly allowed it to remain open, provided we close it down completely very soon"

Dr Woolff said the possibility of converting the block into offices, or into four apartments, was being considered

Dangerous plug



A worried-looking Mr PETER DEACON, close to the dangerous power point in his room at Stag Manor.

Nowhere for them to go

124
17/1/82



A despairing Mr and Mrs CORNELIUS NAUDÉ, who are paying R100 a month for a room and extra for electricity.



A dejected Mr KEITH SCHOLTS looks vacantly into the future in his squalid room at Stag Manor.

ARGUS 19/7/82 (11) (24)

No toilets, water: Council orders repairs

CITY COUNCIL health officials have served papers on the owner of a Cape Town building, which houses 50 people, instructing him to make immediate major repairs

Housing 11 families, who were forced there by the Cape Town housing crisis, the dilapidated building in Sir Lowry Road, Woodstock, is without toilets or running water and has been described as a health hazard

According to Father Basil van Rensburg, parish priest of the Holy Cross Church in District Six, who has parishioners

living in the building, each family occupies one room only and many pay R40 a month rent

WATER

There is no running water on either the first or second floors of the two-storey building and only one tap outside. The only available toilet, in the yard, is kept locked

Two people live in a storeroom, in which there is no room to put up a bed and for which they say they pay R17,50 a month

Mr R Barenblatt, the owner of both the building housing the tenants and the one next door,

said he had only two legal tenants in the building, one of whom was sub-letting rooms

The tenant, Mr R Marquard and his wife, Mrs H Marquard, paid R160 a month rent to Mr Barenblatt for a four-roomed flat. According to other tenants, the Marquards collect the rents and keep the toilet locked

DAMAGE

More than a year ago, the wall of the building next door fell onto the rooming house causing considerable damage to the windows and walls

Mr Barenblatt said he had not repaired the dam-

age caused by the falling wall because his insurance company had not yet paid him out

"I'm not making a cent out of this building. I would like to do as little as possible to this place so that the people would get out and go and live some place else. But I can't get people out unless they can find alternative accommodation," he said

A council official said Mr Barenblatt had the right to take action against tenants who sub-let, but in terms of health legislation he was responsible for undertaking repairs



AR645 21/7/82 (124)

R10-m homes puzzle solved

Municipal Reporter
THE controversial issue of a site for the R10-million Newlands Heights townhouse development scheme, to have been built above Fernwood on the slope of Table Mountain, has finally been resolved.

It will be built on the former school site adjacent to Kirstenbosch Drive in Bishopscourt, which was offered to the developers in exchange for the mountain site.

The decision to place the development on this site, Erf 242, was taken

by the province's Executive Committee yesterday in spite of the recommendation of Cape Town City Council to give the developers Erf 212, a site on the Liesbeek River at Bishopscourt.

PETITIONED BY HUNDREDS

The City Council decision was the climax of one of the most difficult decisions it has been faced with this year.

There has been strong public protest against all three sites, especially Fernwood, which

led to a petition started by Mrs Ann Percy of Newlands and signed by hundreds.

It was this petition which led the province to reverse an earlier city council decision to let the developers build at Fernwood site and offer them Erf 242 in exchange

However, when the decision was sent to the council it decided, in the light of further protests, to recommend the developer being offered Erf 212, the Liesbeek River site in Bishopscourt.

Province's MEC for local government, Mr Hernus Kriel, announced yesterday, however, that after careful consideration of all the representations made, the province had decided to approve the school site, Erf 242, instead of the Liesbeek River site

The former, he said, was intended for development anyway and the closing of the public open space, Erf 212 could lead to legal and financial implications for the city council and the taxpayer.

Removal opponent accepts Braelynn 4 home

EAST LONDON — An executive member of the Housing Action Committee (HAC) — a group which has taken a strong stand against the relocation of North End residents in Braelynn 4 —

has accepted a house in Braelynn 4

The city housing director, Mr Ken Martinsen, yesterday confirmed that Mr Soobramoney Williams, an HAC executive member, has "accepted and signed" for one of the 81 houses in the Braelynn 4 scheme

Mr Williams declined to comment

Mr Martinsen said 44 houses had been allocated to North End residents and the remainder went to Braelynn 2 families Seventy-seven residents have accepted the houses, of which about

20 are ready for occupation at the moment

The Braelynn 4 scheme would be completed by the end of October, he said

Mr Martinsen referred queries about the future of some 100 families left in North End — an area rezoned for industrial development — to the Department of Community Development

Approached for comment the regional representative of the department, Mr A C Verwey, said the housing of North End residents was the "city of East Lon-

don's baby"

"We are only assisting them to clear the area (North End), but it is still the responsibility of East London to house these people," he said

He said housing the remainder of North End resident appeared to be "something for the future" and added "It now seems that there are more people (in North End) than we were told in the beginning"

R23 million had been made available for the rehousing of coloured families, occupying 498 houses between Braelynn 4 and Duncan Village, in Buffalo Flats

from our (the HAC's) involvement in this issue"

The HAC, said Mr Pillay, was never opposed to North End residents taking occupation of houses in Braelynn 4 "We simply wanted the adjacent area to be upgraded to avoid a sense of inequality developing between Indian and coloured residents, which in turn could lead to frustration and friction in the community"

The HAC had always in principle been opposed to the Group Areas Act and felt that its implementation in Braelynn 4 could cast a negative reflection on

ly the housing department would get the houses occupied by various methods," the statement said "But it is open to question whether the houses were occupied to the housing department's satisfaction — did they get people who can afford the rents they envisage charging for those homes?"

The statement also pointed out that there were approximately 150 families living in North

the Indian community "It could be seen as the Indian community wanting to kick out the coloureds, while, in fact, the Indians are also being uprooted and placed there," said Mr Pillay

At the last public housing meeting, which was held in June, it had become clear that "panic was spreading" among the community

"People felt that they would lose out and not get a home at all They looked to us (HAC) for guidelines and we told them clearly that they should move in if they want to," said Mr Pillay — DDR

End, and 77 families had accepted to move to Braelynn 4 — of whom "at least a few" were from Braelynn 2

"An example here is Mr James Lazarus, the first person to move to Braelynn 4 We had been told on numerous occasions — by the city housing director, Mr Ken Martinsen — that Mr Lazarus did not qualify for one of the Braelynn 4 houses

"But suddenly he is there Was he not given



MR SOOBRAMONEY WILLIAMS

Objections remain says HAC

EAST LONDON — The Housing Action Committee (HAC) has claimed there is "still strong opposition" to the relocation of North End families to the new Braelynn 4 area

Reacting to a report in yesterday's Daily Dispatch, the HAC said "a good percentage" of the families in North End were determined to stay in the area

"We know a good percentage of the North End families have accepted allocations to Braelynn 4," the HAC said in a

statement "But we feel an equally good percentage have rejected the homes"

The statement said North End families still objected to moving into the 81 new houses before an adjacent part of Duncan Village — 499 houses occupied by coloured families — was upgraded

"This resolution was passed at an HAC meeting, and many families adhere to it

"We had no doubts in our minds that eventual,

one of the houses that was rejected?"

The statement stressed that North End residents had been given an assurance by the housing chief on the Indian Management Committee, Mr Mike Williams, that there would be no forced removals from the area, and said the HAC was happy to hear there had been no incidents in the area since the first families had moved to Braelynn 4 — DDR

24/7/82

Notice to quit after complaints

TENANTS of a dilapidated building in Woodstock, who complained about the lack of facilities, have been given notice to vacate the premises.

About 50 people are sharing one toilet and until this week had no access to running water in the building.

These people comprise 11 families. Each family occupies a room for which they pay between toilets and a domestic R20 and R40 a month. In addition each pay more than R5 for electricity.

The water supply from one tap on the second floor was restored on Tuesday after City Council health officials served papers on the owners of outside the building instructing them to make immediate major repairs.

The building is owned by Leerdam Investments (Pty) Ltd of which Mr Raoul Barenblatt, of Bishopecourt, is a director. Mr Barenblatt has a factory are in another section of the building the next door to the residents.

According to Mr Barenblatt there are ten taps outside the building. In fact, there is only one in the yard which is accessible to 50 people.

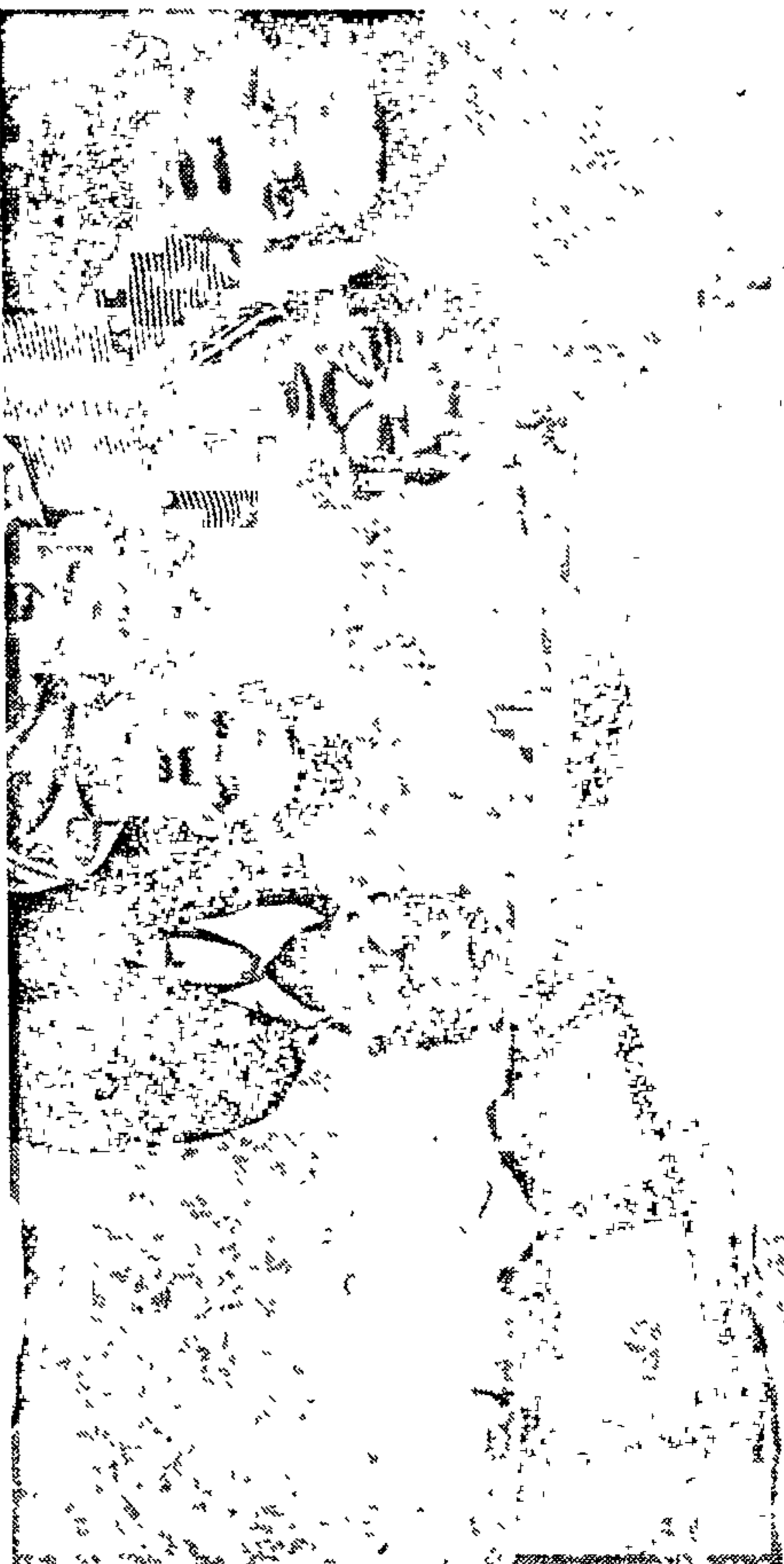
There is no water supply for 16 tenants on the first floor. There is a tap on this floor in a four-room suite occupied by "the caretaker" but this tap is not accessible to the residents.

According to Mr Barenblatt there are ten taps outside the building. In fact, there is only one in the yard which is accessible to 50 people.

The building is let to Mr R Marquard who lives with his family of 11 in a four-roomed flat on the first floor. Mr Marquard has the remaining 10 rooms.

STORY: BRUCE GORDON

PICTURES: WILLIE DE KLERK



MEMBERS of the Jagger family sitting on a bed below a gaping hole in the ceiling

AR 645 23/7/82

124

ARGUS, 23/7/82 124

Rooms 'begged' from 'good samaritan'

THE man sub-letting rooms to about 50 people in the derelict building in Woodstock believes he is a good samaritan

Mr R Marquard, a 71-year-old pensioner, and his family of 11, occupy a four-roomed flat on the first floor of the building in Sir Lowry Road

Mr Marquard told The Argus he pays R160 a month for the building. He collects money from

the other tenants and after paying his rent has about R128 over which he feels he is entitled to for the work he claims he does in the building, such as cleaning

"I hired the place for myself. People who were sleeping outside came here and I gave them a place. Naturally I charge them. You can't give a place for nothing", said Mr Marquard

"It's hard for me to tell the people to go. People beg us for rooms. We are only helping people. I have children and know what it is like. I felt sorry for them. I think I was doing them a favour. My children have given up their rooms to help the people. If I knew this was going to happen I wouldn't have let the rooms", he said

Referring to the profit he made from sub-

letting the rooms, he said "I must work. I must clean. I must have something for myself. I must also live. Money does not fall out of the night"

The Marquards recently locked the only toilet in the building accessible to the 50 people

Mr Marquard's common-law wife Mrs H du Plessis, claimed the people staying in the

building were "filthy". She said the tap on the top floor had been soiled. She said the toilet hadn't been closed deliberately but because the drain had been blocked

She said "My husband signed the papers. He can do what he likes. People come on their knees looking for a place. Once they have got a place they want to sit on your head".

Reality of life

in a derelict building

ARGWS 23/7/82 (124)

WHENEVER it rains hard at night, Mrs Sophia Jagger removes her children from their beds and places them on the floor away from the leaking roof.

This is part of the reality of living in a derelict building in Woodstock, in a room which is scarcely big enough for two double beds.

Mrs Jagger, her husband, sister and six children share a room on the top floor of the building which houses about 50 people in similar conditions.

The rent for the room, which has a gaping hole

in the roof, was increased this month from R14 to R20. Mrs Jagger does not get a receipt for the rent which she pays to the "caretaker" in the building.

There is no toilet on the top floor. The only toilet in the building available to tenants was locked for three weeks at the insistence of the "caretaker". It was opened last week by a health inspector.

Until this week there was no water supply inside the building which was available to the tenants. Mrs Jagger fetched water from a tap outside the building.

She complains bitterly that the dampness in the building is causing her children to become ill.

"Every week I have to take one or other of them to hospital," she said. She is also bitter that she has to pay her rent to the "caretaker".

"They have a phone, television and stove. We are paying for it," she said.

Mrs Jagger was this week given notice by the "caretaker's" wife. She believes it was because she complained about the lack of facilities in the building.

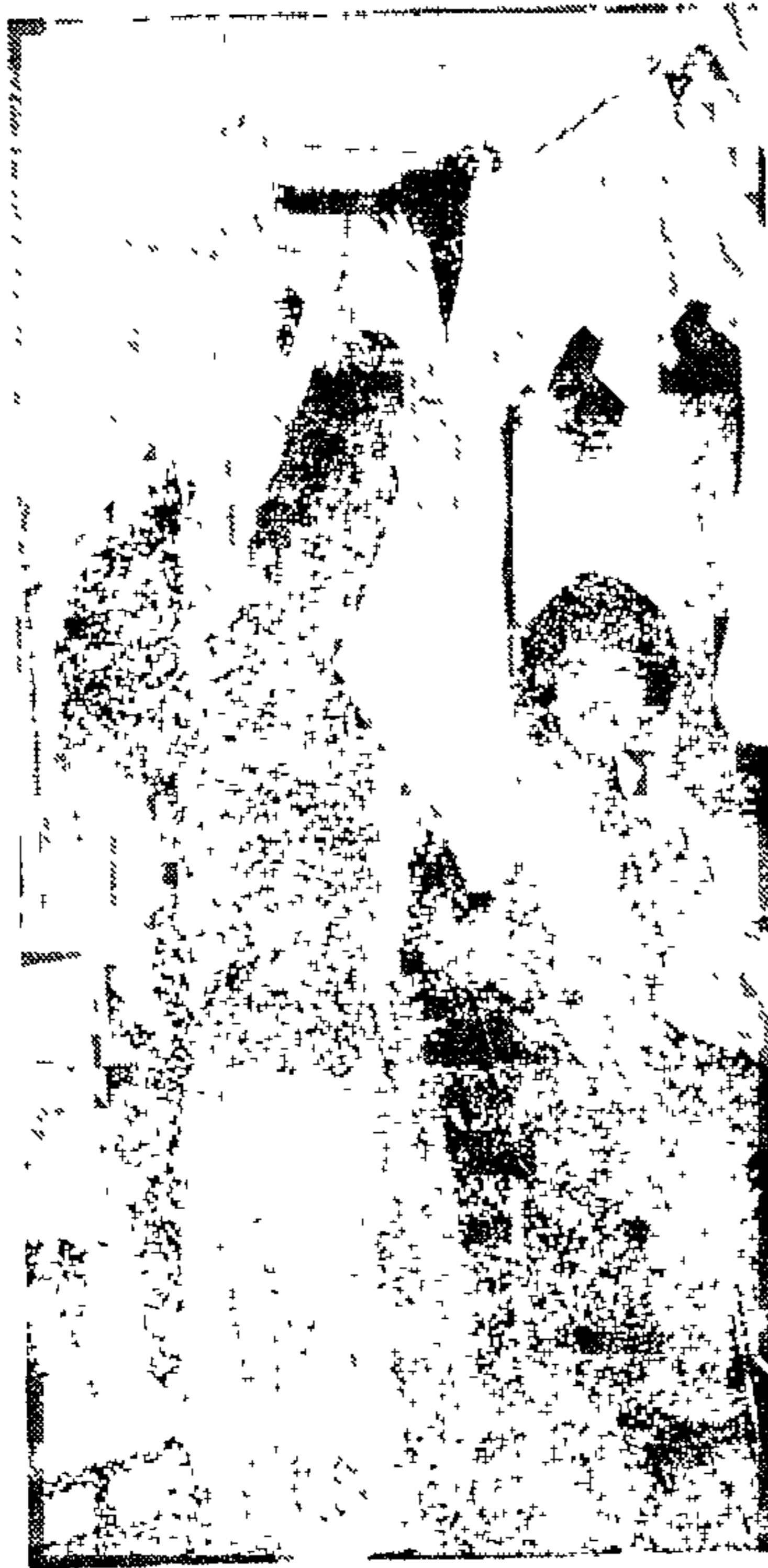
R40 A MONTH

Mrs Alida Ormonde and her husband, Shaun live in a slightly bigger room on the same floor. They pay R40 a month for the room plus about R5 a month for lights.

Miss Inama Carelse, her husband, Salie, and her sister share a room in the corner on the same floor. There is a sealed sky-light in the room but no window. The lack of ventilation in the room has caused a musty smell.

Mr Richard Thomas and his wife Christine live in a storeroom which is cluttered with goods which Mr Thomas claims belong to one of the directors of the company which owns the building. There is not enough room to put in a bed and they sleep on a mattress on the floor. They pay R12 rent a month plus about R5 for electricity.

Mr Thomas was told by the caretaker's wife this week to look for somewhere else to stay. He also believes it was because he complained about the lack of facilities in the building.



MRS Lorna Lutick hangs washing in her room. Her husband, Theo, is sitting at the dinner table.



MR Richard Thomas and his wife, Christine, eat their supper sitting on their mattress in their bedroom which is allegedly used as a storeroom by a director of the company which owns the building.

FOREIGN MONEY POURS INTO CITY PROPERTY

Bus ARGUS 24/7/82 ~~123~~ 124

FOREIGN investors are using the financial rand to buy property in Cape Town, where prices are still well below overseas levels and yields on lettable buildings are much higher.

More than R15-million has come in this year, Mr Gerald Divaris, head of a city real estate and development company, estimates

He says "There is a vast number of investors in Britain and the United States who could be encouraged to get in-

involved in South Africa and particularly Cape Town

"The R15-million inflow was apparently achieved without any special marketing effort"

He leaves this weekend to open an office in the United States, where he hopes to encourage more

investment He intends to stay two years to establish the business and has already been licensed to practise in the states of Virginia and California

One target for overseas

money has been the Milton Manor block of flats now being built on the Elizabeth Hotel site in Sea Point, where the cheapest costs R250 000

Fall in rand

Although building work began only a few months ago, a third of the flats have been sold for more than R6-million — all in cash deals

The fall in the rand and rise of the dollar could be another incentive for overseas investors if they knew more of what property was available in Cape Town

Mr Divaris believes the next two years could see a big improvement in the American economy and it will be a good time to start promoting South African property

The next 12 months could be tough for the South African economy and that would prevent commercial rents escalating further. Supply of new commercial and industrial buildings is beginning to catch up with demand and by next July there could be an equilibrium

Prices of buildings and rents have rocketed in

the past two years and they should stabilise although they are not likely to drop

Flat rents

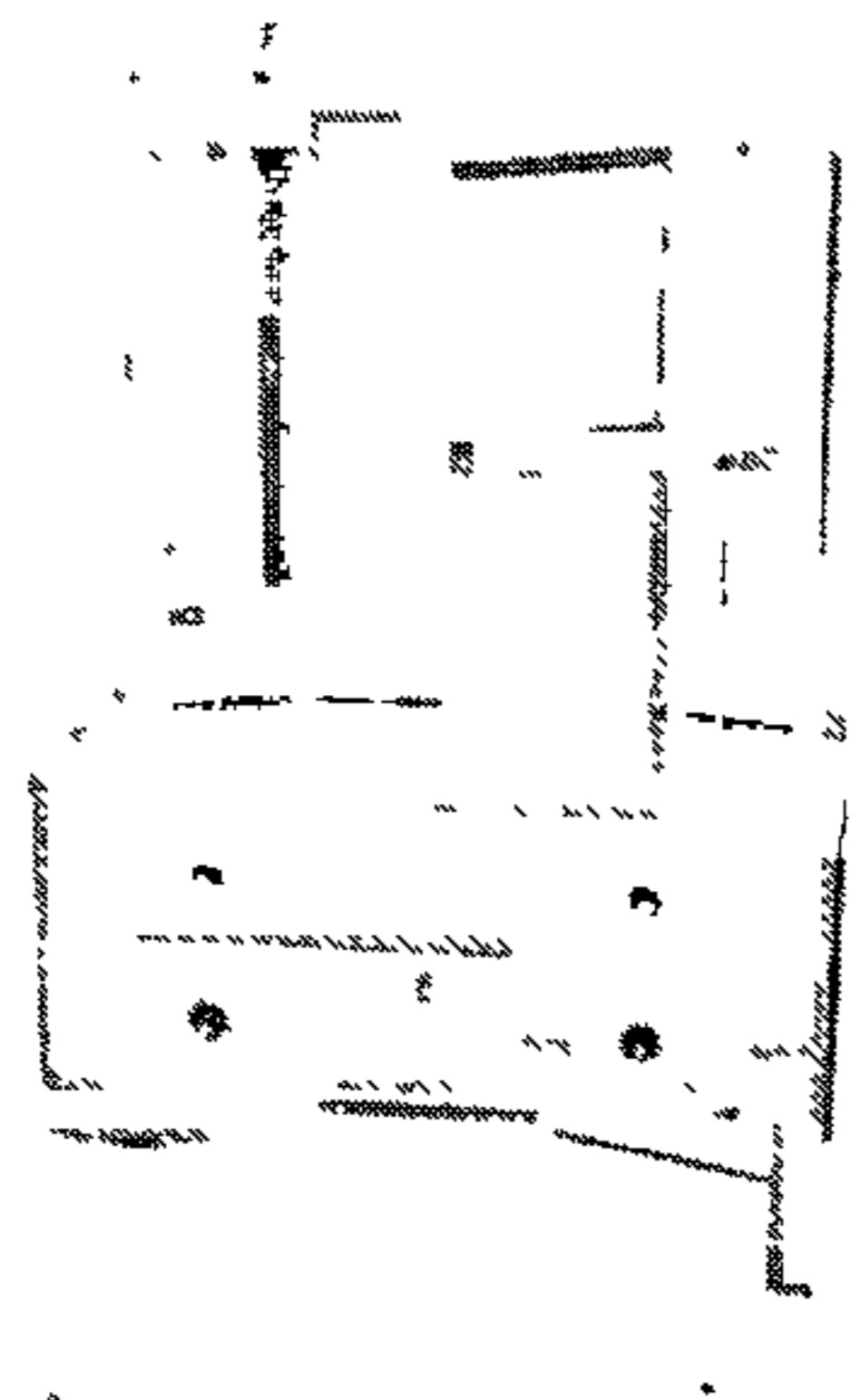
Rents of flats are also unlikely to fall because of the severe shortage of all kinds of accommodation Apart from a few luxury blocks, no flats development can be expected because of the possibility of rent control coming back

Cape Town could derive great benefits if the city council became more realistic about the needs and wishes of developers

"The council is sensitive to the opinions of the vociferous few people

Continued on Page 2.

**Escom admits
human error**



A R60-a-month room with a balcony and view at the Trocadero.



Flashback — A reminder of conditions at Stag Manor, photographed by Weekend Post.

Another view of rooming: cheap, smart quarters

124 S. Post 24/7/82

By CLIFF FOSTER

LAST week's exposé in Weekend Post of fearful conditions at Stag Manor rooming house in Port Elizabeth prompted another rooming house proprietor this week to provide an object lesson in how to let smart rooms cheaply

Of Stag Manor, Dr Nick Woolff said last week "No one in his right mind would live in the place" It is owned by his family

He described his tenants as "pensioners, derelicts and drug addicts", and said the place had passed "the point of no return"

This week, Mr Bill Clark, who bought the Trocadero Lodge in nearby Parliament Street 18 months ago, showed Weekend Post immaculate rooms he lets for as little as R54 a month

It was in sharp contrast to the appalling conditions at Stag Manor, but Mr Clark pointed out "When I bought this place, half the people now staying at Stag Manor were living here"

His formula for effecting a transformation has been pretty rudimentary First of all, he introduced a system of vetting prospective tenants

"We like to see a bit of luggage Some of these guys turn up with nothing but a plastic bag

"We like to see two suitcases and the chap has got to have a definite occupa-

tion We do a back check if we think it's necessary.

"We ask the guy if he has got a doctor It serves two purposes

"We know whom to contract if he's ill and we can check on his last address

"If they say they have just arrived from Johannesburg, we know where Johannesburg is — it's Stag Manor

"Bona fide pensioners we like and we enjoy helping them

"We have no objection to people having a drink in their rooms, but if the maid finds half-a-dozen bottles of wine in a wardrobe, we watch out"

At the Trocadero, Mr Clark charges between R54 and R68 for a single room, between R85 and R110 for a double

The establishment consists of the main building with 42 rooms and an annexe with 19 The main building has 11 bathrooms, the annexe six, and now the Trocadero is home to 83 people

"This place was not unlike Stag Manor when we took over," said Mr Clark

Since then he has built a laundry where a domestic worker runs two washing machines, two tumble dryers and launders six kilograms of tenants' washing for R2



Mrs MILDRED SHWANA and MR BILL CLARK, the owner, in the laundry at the Trocadero.

Two sheets and three towels are provided each week

The ample lounge has colour TV, and workers are busy equipping a kitchen and a dining room

"We are dealing with immigrant workers but we want to give it a continental appearance and get away from the cafeteria look We expect to have it all finished by the end of next month"

The front rooms of the three-storey building open out onto stoeps with a view of the harbour All the rooms are bright and new-

ly-painted and Mr Clark has a contract with a pest control company

Not surprisingly, his tenants seem to have taken pride in their surroundings and unpleasant incidents are few

● A pensioner, Mr Percy Eaton, wrote to Weekend Post from Stag Manor this week, displaying an admirable spirit of independence, and said he had fixed his room up at his own expense and "had never been more comfortable"

He goes fishing four times a week on the Swartkops River — "and

under no circumstances would I enter an old people's home"

His solution for Stag Manor "Get a committee of the Ladies Jewish Guild to lease the building from Dr Woolff at a rental of R35 to R40 a room a month, and with efficiency and drive, the committee could soon make the building habitable at very little cost

The main deficiencies at the moment, he says are that "the cisterns in the toilets do not work and there are no electric light bulbs in the toilets and bathrooms"

Hellstrom has said there had been communication difficulties between Cape Town and Johannesburg

SIMULATED

During a recent simulated nuclear accident — a licensing requirement — at Koehberg the station's experts said they had been forced to assume that several highly unlikely things had gone wrong

These included the loss of an electrical bus bar as well as assuming that a worker had accidentally dropped a spanner through a reactor valve, which radioactive

Housing ⁽¹²⁴⁾ only for families on census

D. Dispatch 28/7/82

EAST LONDON — "Illegal" families in North End would have to find their own accommodation if the families they were living with were moved out of the rezoned area.

This was decided by the Indian Management Committee at its monthly meeting here last night during discussion of the removal of people from North End to the new Braelynn 4 area.

"Where there are extra families boarding or living with families in North End, and they are not on our census forms, they will have to move with the families they are living with — especially if they are not East Londoners," said Mr M. Williams, head of the IMC's housing section

He was backed by IMC chairman Mr H. Parbhoo, who said "It sounds hard, but if we don't make the rule, this could get out of hand.

"We can't afford to stymie progress because others haven't done their homework."

Mr Parbhoo said his committee had found "there were more under

one roof than were supposed to be" in some North End houses.

"Where we thought we needed 40 houses for them we find we need 40 times three or 40 times four"

Mr Williams also stressed that the IMC would not be able to find housing for "key personnel" which East London organisations "imported" from other cities as there was "not even enough for our own people"

"The first-comers will always be East London people," he said. "The factories will have to find their own housing for people they import."

Turning to the plight of families still living in North End, Mr Williams repeated an earlier statement that families would not be forcibly removed from the area, which has been re-zoned for light industrial development

He stressed, however, that families living in the priority area — between Beaconsfield Road and Maclean Street — could be requested to move to houses in the non-prior-

ity area of North End if they refused to accept homes in Braelynn 4

The IMC also accepted a new procedure adopted by the municipal housing department for selling houses in Braelynn 4

Because of the high cost of the Braelynn 4 scheme, the housing department has suggested that would-be buyers should indicate how much they can afford to pay as deposit, if they cannot meet the stipulated deposit.

A further issue on North End housing, concerning the rehousing of three families living in Beaconsfield Road, was discussed in committee

According to the agenda, the item involved families living in numbers 3, 5 and 7, whose presence was "delaying" development of Beaconsfield Road

The committee was to decide whether to re-house elsewhere in North End the two families who had accepted erven 4 in Braelynn 4 and 5 The third family had accepted a house in Braelynn 4 — DDR

WAR has been declared on "slum landlords" operating in an area below the Eastern Boulevard where more than 2 000 people are living

About 350 families are living in the area which is technically still in District Six. The area is bordered by Searle Street on the Wynberg side, the Good Hope Centre on the Cape Town side and the railway line and the Eastern Boulevard

Most of the houses are dilapidated and clergymen in the area believe many of the tenants are paying exorbitant rents for rundown accommodation without, in some instances, basic facilities

TAKE STEPS

A meeting of the Friends of District Six decided last night to take steps to ensure that landlords in the area carry out their civic duties by providing proper accommodation at reasonable rentals

The meeting decided to conduct a survey of the area to find out who owned the properties and

War is ^{ARGUS} declared on 'slum landlords'

27/7/82

124

where necessary, to put pressure on them

The acting chairman of the meeting, Father Basil van Rensburg, condemned the "exploitation of tenants by rich businessmen in the Woodstock area"

"There is a breed of businessmen who operate behind fancy company names which in turn own run-down property or property which they have allowed to become run down on valuable real estate" he said

"These men await the moment when they may legally demolish the building or resell when the market is favourable," he said

"Meanwhile, they cram in as many tenants as bed space will permit in order to get a return on their investment and pay the rates and use these tenants as unpaid caretakers," he said

Another item discussed at the meeting was the upgrading of the Trafal

gar playground. A meeting will be held with the Cape Town City Council on August 16 in this regard

The meeting also decided to step up its "consciousness" programme to have whites reconsider buying houses and companies purchasing business rights in District Six

The residents of a portion of a dilapidated building in Sir Lowry Road have engaged an attorney to fight their eviction notices and to have their rents reduced

RENT BOARD

The residents were given notice to move last week after they complained about conditions in the building

The families have instructed their attorney to apply to the Rent Board for their rents to be determined and if they have been overpaying to apply for a refund

The families were instructed to ignore verbal notices of eviction and not to pay rent unless they receive a receipt

**'Housing
priority to
Crossroads
residents'**

Staff Reporter

LODGERS living in overcrowded conditions in New Crossroads will be moved as soon as their cases come to the notice of the Administration Board, the Chief Commissioner of the Department of Co-operation and Development, Mr Timo Bezuidenhoud, said today.

He was responding to the conflict which arose in the township yesterday when angry lodgers tried to prevent residents from the KTC transit camp being moved to the new houses in preference to them.

To date about 1218 houses have been built in the first phase of the New Crossroads scheme. More than 1000 families from Crossroads have been moved to these houses, he said.

Phase two of the scheme will start as soon as funds become available.

At the moment there are 91 houses available and 400 still to be built to finish the first phase of the scheme.

Mr Bezuidenhoud said people from Crossroads would get preference. They will be moved at the rate of 10 families a day.

The KTC transit camp is situated on land which will be required for the infrastructure for phase two of the New Crossroads scheme and must be wrapped up as soon as possible, said Mr Bezuidenhoud.

OVERCROWDED

There are about 200 families at KTC and they will be moved at the rate of five families a day.

Mr Bezuidenhout said he had given instructions that lodgers who are living in overcrowded conditions in New Crossroads should also be moved.

One case in particular had been taken up personally by the chairman of the Administration Board, Brigadier J H van der Westhuizen.

Mr Bezuidenhoud said there were thousands of people in Crossroads who refused to move to the New Crossroads houses.

Many of the KTC people were originally from Crossroads.

The people of Crossroads were not against the people of KTC or against any other blacks, Mrs Regina Ntongana, chairman of the Crossroads Women's Committee, said today.

"We are not fighting the KTC people. What we are against is KTC people moving into New Crossroads without our being consulted and while Crossroads families are living in the mud. The people living in the mud must be moved first," she said.

● See Page 8

Teargas at Crossroads demand for house priority

ARGUS
30/7/82
387
124

Staff Reporter

POLICE with dogs fired teargas at a crowd of Crossroads residents yesterday when they protested against squatters from the KTC transit camp being moved to New Crossroads

The residents said they had gathered outside houses in New Crossroads early in the morning after rumours that KTC squatters were to be moved in. They removed the key of a house

They said the Minister of Co-operation and Development, Dr Piet Koornhof, had promised them priority when people were moved into New Crossroads

MEETING

At 1 pm more than 200 people met in New Crossroads School number two and were addressed by the chairman of the Crossroads Committee, Mr Johnson Ngxobongwana

Angry Crossroads squatters said their homes were "packed, and flooded with water after the rain"

The Administration Board had consulted

neither the Crossroads executive committee nor the women's committee about the move, they said

A delegation of six went to discuss the problem with Mr P U Shelhouse of the Administration Board

OFFICIALS

Police with dogs joined board officials who were "protecting the furniture" to be moved into the houses

After trying to persuade the crowd to leave, police fired teargas several times

Mr Shelhouse told an Argus reporter and photographer to leave the area "otherwise I shall have to ask the police to assist you". They were told their permit had been withdrawn.

Mr T P Bezuidenhoud, chief commissioner of the Department of Co-operation and Development, said the KTC camp was on the spot where phase two of New Crossroads was to be built.

COMMITTEE

The squatters there had to be moved, and the Crossroads committee had repeatedly said it did not object to KTC people being moved in, provided Crossroads residents were given preference

Many people at KTC had originally been at Crossroads.

Ten families a day were being moved from Crossroads, and there were plans to start moving four families a day from KTC

Mr Bezuidenhoud said he would meet the delegation again today after he had decided whether these plans would be implemented

Four KTC families have already moved in



POLICE squirted tear gas from a spray can yesterday to disperse gathered to protest at residents of the KTC transit camp being moved into new houses

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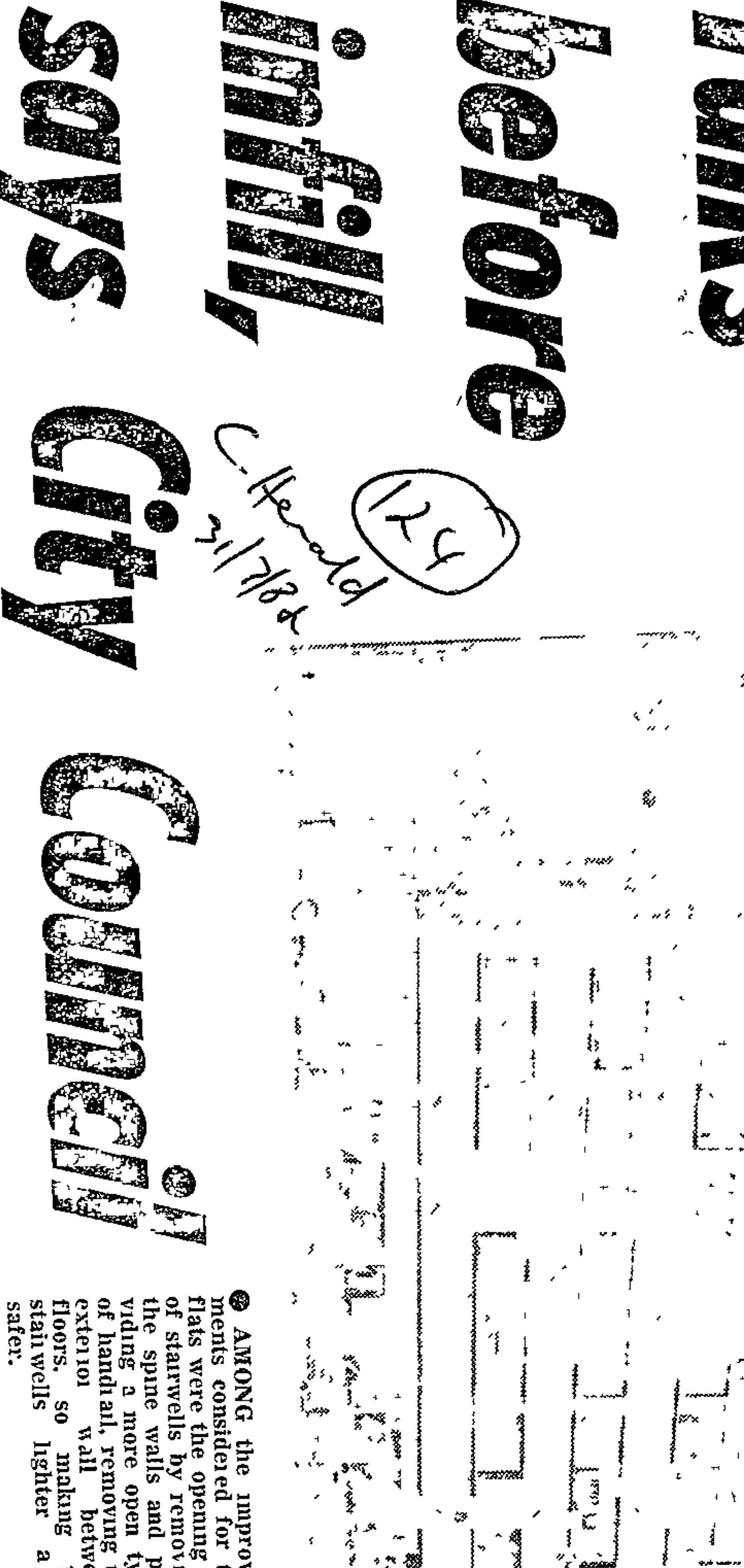
124
Proposed
29/7/82

HOUSING HOUSING

Except for three families in Mobil-Babs scheme... They're all from Kewtown!

124

C. Herald
31/7/82



THE residents of the City Council flats in Kewtown, Athlone, will be consulted by the council before any "infill" houses are built, or before the existing four-storey flats are improved.

This is what the Cape Herald was told by the City Council when it was asked to explain its plans for that area—plans which the council describes as "tentative."

The Town Clerk's reply reads: "It is possible that those 'infill' houses are planned for the Kewtown area near Avenue Dr Abdurahman are thinking of the Council's proposals for a scheme of 102 houses to complement the project recently built by Mobil in

collaboration with BABS. This was first proposed some time ago and preliminary design was undertaken by the Council's staff in consultation with the local community through BABS.

These proposals initially evoked a great deal of interest in the area as a considerable number of persons there are keen to move to larger accommodation locally or have relatives living with them who would like to be housed there.

There are, for example, 1 280 tenants in the Athlone area (Silverton, Bridgetown, Alcedale, Kewtown and Bokmakierie) who have applied for larger accommodation in this area.

There are also 1 422 families living in this area, who are not yet housed. The 4 blocks of the 4 single storey flatlets has been examined and applied for homes, most of whom have indicated a preference for housing locally.

The Housing Committee when it last considered these proposals adjourned them for further consultation with the Athlone and District Management Committee and also BABS.

Comment received thereafter is now being looked into with a view to arranging this consultation as soon as possible.

The Housing Committee has also been looking into the possibility of improving and enlarging the existing blocks of flats in Kewtown.

Renovation and enlargement of the 16 blocks of four-storey flats west of Cross Boulevard and their discussions planned the 4 blocks to the east with their implementation.

Renovation of all 320 flats could include rewireing, repainting, renewing the plumbing, renewing windows and doors where necessary and redecoration.

The areas surrounding the flats could also be improved by creating special washline areas, parking for about 15 cars per courtyard, walled yards and gardens for ground floor flats, landscaping and playparks.

The committee believes that the provision of further houses in harmony with those provided by Mobil and the renovation and extension of the blocks of flats would be of great benefit to the residents of Kewtown and it is hoped that the future discussions planned with them will lead to their implementation.

He was replying to the recently completed Mobil-Babs housing scheme in Kewtown, but that the project merely with only three exceptions, the tenants of these houses have all lived in the area for many years.

In fact, even the exceptions were born in Kewtown, but moved to Bon-tehuel and Hanover Park, when those were the only places they could obtain homes.

They always wanted to return to Kewtown, where they still have family connections.

So says Babs national president George Gibbs, who has been associated with the unique housing project since its inception in 1975.

Another resident said: "There are no sports fields, so children will play in the streets. The new housing will bring in more cars, so there will be no space for the children to play," another gripe was that "our washing lines have been broken for a long time, and nothing has been done to repair them. For three months it has been pitch dark on the stairs—why is money not being used for repairs like these?"

One anonymous complaint was that "already there is no space for the children to play", another gripe was that "our washing lines have been broken for a long time, and nothing has been done to repair them. For three months it has been pitch dark on the stairs—why is money not being used for repairs like these?"

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STREET'S OF WOODLANDS REPAIRS

RESIDENTS in Woodlands, Mitchells Plain, are up in arms over income survey forms sent to them recently, according to the Woodlands Action Committee (WAC).

The forms have to be completed by all tenants in the area. On it the breadwinner has to state his income—this determines his rent. A tenant can, due to a wage-increasing category. Often, a higher rent-paying category, by moving from one category to another, the tenant's rent increase is greater than his wage increase.

The Minister of Community Development, Mr Pen Koize, has formed a committee which is investigating a new rent formula.

The tenants are angry, a WAC spokesperson said, because apart from the possibility of yet another rent increase, conditions have remained the same with very few amenities for the community.

In 1980 Woodlands residents staged a protest march on the local Divisional Council rent offices. They wanted an end to rent increases. An immediate consequence was that the minister set up a committee which has yet to report.

"The income survey forms have to be returned by the end of July this year. Among the 'appalling' conditions in Woodlands, say residents, is sand. "There is sand everywhere. It is very unhealthy for our children to play in the sand because they pick up all kinds of germs and sicknesses," said a housewife, who also asked not to be named.

SPEND

"We have to spend more money on washing powder, water and electricity because we must wash the children's clothing over and over again."

"On windy days the sand is blown into our houses, even though the windows and doors may be tightly closed."

The WAC has held several house meetings in the area to discuss the sand issue. A petition and memorandum is planned.

Residents have also complained of cracks in walls and roofs that leak, and having to do repairs and maintenance themselves, as the council takes too long to respond.

Another gripe is the two exposed wires running between Edison Courts. The wires were supposed to be underground but he exposed.

On Monday morning the City Council's Electricity Department was told of the wires, by Cape Herald, and within an hour reported back that the problem had been solved. An official of the

department said he had never had the problem reported to him before.

The WAC believes the council should take income and expenditure into account in assessing rents, instead of income only.

CONCERNED

The committee is concerned about the large amount of evictions in Woodlands. Several families from the Lourdes Farm squatter camp were moved to Woodlands about four years ago, but many who could not keep pace with the cost of living and rent have since been evicted and have gone back to the bush.

The committee is planning several meetings in the area where residents will be advised what action to take.

Mr W R Vyver, secretary of the Divisional Council on the Cape has been asked to comment on the allegations by the WAC and the residents.

with their families and single storey flatlets has been examined and applied for homes, most of whom have indicated a preference for housing locally.

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Story and Pictures by
MICHAEL DOMAN

FOUR hundred and seventy houses for more than 5 000 people.

This is a position which adds up to problems for the "Coloured" community of Somerset East.

Traditionally those of not so pale a hue had lived cheek-by-jowl with their "white" cousins, until local authorities began enforcing the

Those subsequently evicted had to be housed in the areas of Francisvale, Vosloodal and Westview came into existence.

The number of people living in each house — most houses have only three rooms — averages out at more than 10 a house, but some house more — up to 16 inhabitants.

The oldest of these three areas is Francisvale, built more than 30 years ago.

It is also the only area which is electrified throughout. Vosloodal has no electric power, while only a part of Westview — the most recent addition to housing arrangements in Somerset East — is electrified.

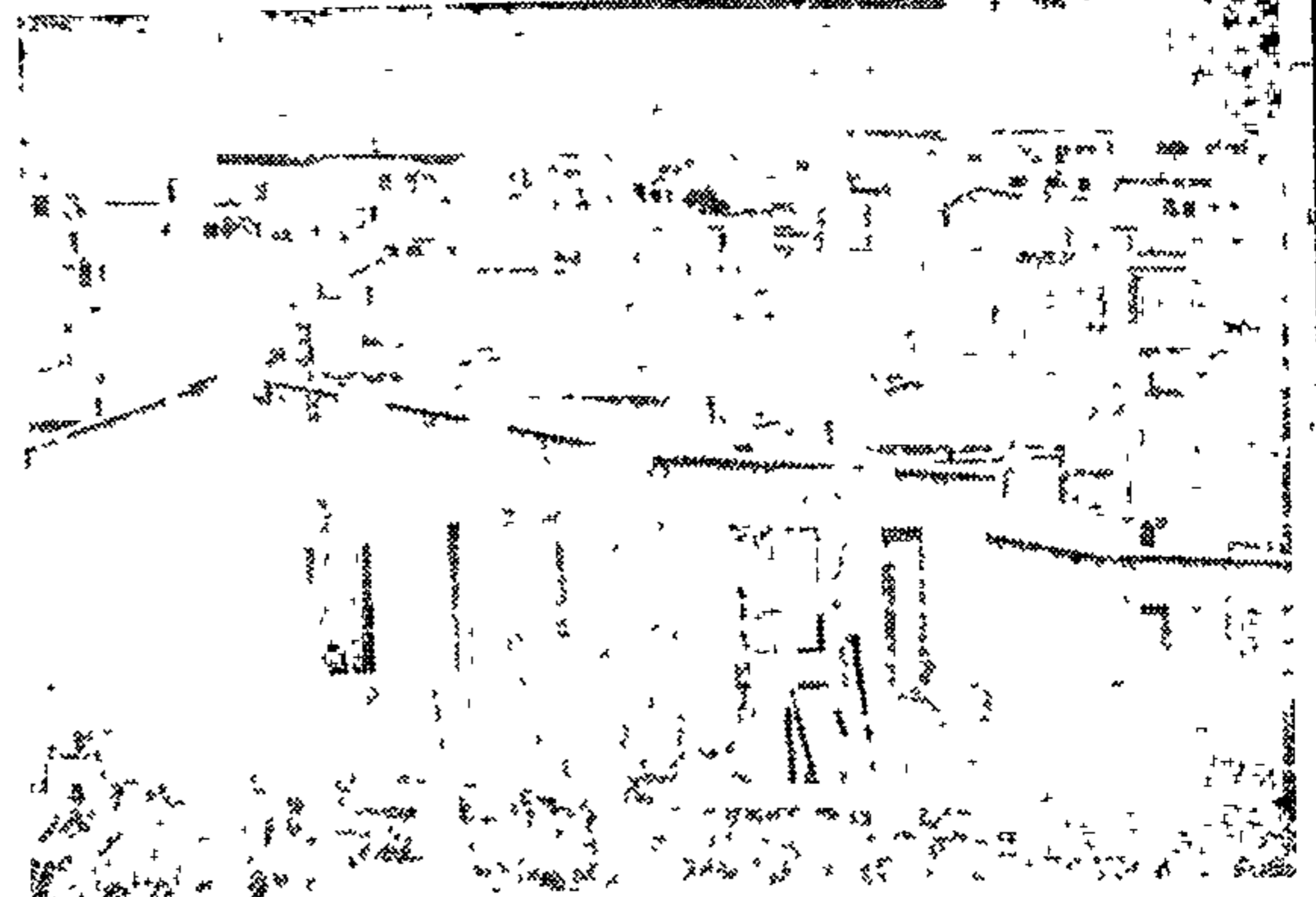
Apart from the lack of electricity, residents of Westview, situated on the slopes of the Bosberge, have other gripes. Taps have been provided at a ratio of one per street and people, at whatever hour they need water, have to trudge off down the road to fetch it in miscellaneous containers.

SEEPS

According to people living in this area — which logically speaking, should be the most comfortable of the lot, since it is the newest — their houses are not very water-resistant. Whenever there is heavy rain, it runs down the mountainside and seeps into the walls and floors of Westview's homes.

Westview houses the more recent evacuees from the "White" areas and this must be a considerable come down for them.

In rural areas it has often been the case that "people of different races" have lived in harmony as neighbours



● HIGH on the slopes of the Bosberge, the houses of Westview become a nightmare for their inhabitants in wet weather.

because that is the way their ancestors did it.

In recent years the Group Areas hammer has cruelly beaten the already disadvantaged out of the established homes into "their own areas."

IRONIC

It is ironic that the houses which are offside in the "white" areas and are sold by their owners, often remain unsold afterwards and are left to deteriorate.

There are only three schools in the area, all of which go up only to Standard 6.

Requests from the local management committee for an improve-

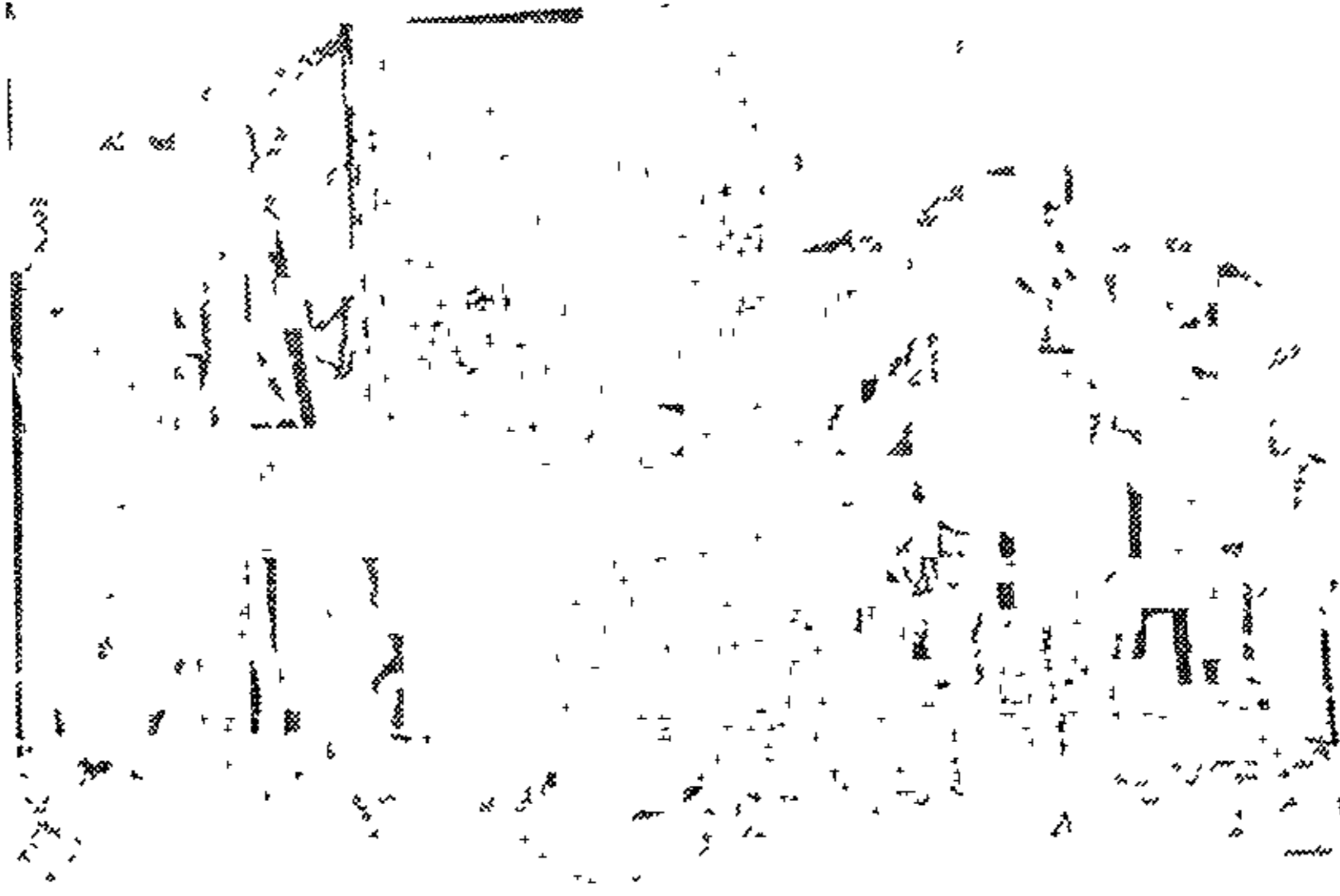
ment in this situation have met with the same reply they have received for most of their problems, "No funds".

Residents have decided to take the bull by the horns and have started a class catering for Standard 7.

There is not much work available locally and most men move to Port Elizabeth and other nearby towns to earn a living.

A new area for "coloureds", suggested by the municipal authorities as far back as 1975, is likely to be tackled within the next few years.

As in so many other areas all over the country, this new one will be built far away from civilisation. It is supposed to be built at least five kilometres from the central centre of Somerset East and will pose problems.



● TEN of the 14 inhabitants of 193 Primrose Street, Vosloodal, a three-roomed house like the majority of others in Somerset East.

17/1

**470 Houses
for 5 000 people**

Chancellor
17/1/75

(124) N. Dispatch 2/8/82

Public meeting on housing

EAST LONDON — The types of housing offered in Buffalo Flats extensions two to seven and the rehousing of Coloureds from Duncan Village will be discussed at a public meeting tomorrow night

A Coloured Management Committee member, Mr A V Green, said the meeting would include reports from all CMC portfolio holders

The CMC decided to hold the public meeting at its session on July 13 after a housing portfolio member, Mr F N Bar-

low, tendered, and later withdrew, his resignation

Yesterday Mr Barlow said the public meeting was not called to discuss his offered resignation although the decision to hold the public meeting was made after discussion of his resignation offer

"I withdrew my resignation from the housing portfolio because we have elections in September for the chairman and vice-chairman of the portfolio, so officially I am still a mem-

ber of the housing portfolio," Mr Barlow said

"The public meeting was called so that all portfolio leaders could give a report-back," he said

Mr Green said all tenants with rent problems, prospective homeowners and businessmen would be welcome to attend the meeting to give CMC members ideas

"Of special interest will be the types of housing envisaged for Buffalo Flats extensions two

to seven that could be built with the money available — Minister Pen Kotze's generous offer of over R23 million," Mr Green said

"A special report will also be given in respect of the envisaged rehousing of Duncan Village residents to these new homes and the committee is seeking a mandate whereby the affected people categorically state whether they are happy and prepared to be moved to homes more than seven kilometres from town," he said —
DDR

CMGM (124)

goes to ^{slow}

work in ^{7/8/62}

Upington

CMGM Building — a company within the Group Five Engineering group specialising in low cost housing projects — has recently been awarded a contract for 966 houses for the coloured community in Upington.

The contract was awarded by the municipality of Upington for the price of R6,8 million and work is already well under way.

The contract calls for 14 different house types, to be constructed within two years on sites already serviced by the municipality.

The houses vary from very simple combined living-bedroom units with kitchen and bathroom, through one and two bedroom units, to large three bedroomed units.

All houses have simple but practical kitchens and bathrooms, and almost all have a small outside entry storeroom.

CMGM Building is rapidly becoming a specialist in the field of low-cost housing. They have recently completed 2266 economic units for the Indian community at Northdale in Maritzburg.

This was a contract with the municipality for R18 million for three years. Development was funded by the Department of Community Development.

"We believe that the success of our low-cost housing system lies in the fact that our method of construction is both simple and flexible and can be handled by a semi-skilled black labour force with special in-house training," said Mr Malcolm Pickering, projects and development manager for CMGM Building.

"CMGM has its own training school in Newcastle — the largest of its kind in the country" — Moira Levi.

124 Industrial week 2/3/82

PE to give go-ahead for Coloured housing project

THE GO AHEAD for the construction of 557 houses for Coloureds, 3,3 km of road, three bridges and the canalisation of a portion of the Chatty River will soon be given by the Port Elizabeth City Council, writes Lynn Carlisle

Tenders ranging from R6,28 million upwards have now been received at the City Engineer's Department for the building of 272 three bed roomed and 285 two bed roomed houses in the township of Bethelsdorp "Due to the lack of fur

ther funds, the housing project at Extension 21 will be the last at Bethelsdorp," said assistant city engineer Joe le Grange

He added that tenders submitted included costs for optional fixtures which have yet to be approved

Construction of 3,3 km of road works on Main Road 16 — from Perseverance industrial township to the main Ultenhage Road — will

start soon

Bids ranging from R3 68 million upwards are being considered

Tenders include the building of a new bridge a rail over road bridge, extensions to a national road bridge and canalisation of part of the river

"Plans for block housing at Bloemendaal Extensions 11 to 14 are also under consideration, but it will be some time before these are finalised," said Le Grange

Council to drop housing plan?

Municipal Reporter

THE City Council's plan to build 154 homes in Schotsche Kloof may be scrapped because the cost of construction has become too high

The scheme was passed by the council in 1972 and two years later it was approved by the Department of Community Development. But no funds have ever been made available.

Building costs have escalated to such an extent that nearly R4-million would now be needed, effectively putting the dwelling units well beyond the reach of people qualifying for housing in terms of the Housing Code.

The City Engineer, Mr Jan Brand, has investigated the possibility of building a cheaper scheme and although redesigning both the layout and types of units could mean a saving of about a R1-million, the cost is still considered too high.

The main reason for this is the steeply-sloping site owned by the council.

In a report to the Housing Committee yesterday, Mr Brand said it appeared unlikely that the site could be developed with national housing funds.

The committee agreed that the best solution was to sell the land in the hope that a private developer could provide a high-density group housing scheme for more affluent purchasers.

The proposal is expected to be discussed during tomorrow's meeting between the Executive Committee and a delegation from the area's civic association.

ARGUS 5/8/82
124

Call for action on housing

Municipal Reporter

THE State must either repeal the Group Areas Act or proclaim more land for housing to wipe out the shortage, the City Engineer, Mr J G Brand, said in a memorandum released today.

He said more land was needed for future demand.

The memorandum has been drawn up to put the City Council's case to the Commission of Inquiry into Township Establishment. It must still be approved by the council.

Mr Brand said the State, in its assessment of national and local priorities, should place the highest emphasis on providing sufficient land for housing.

It should also build an infrastructure for housing through adequate funding.

REBATES

This could be provided indirectly to the private sector through tax rebates and subsidies and directly to local authorities.

"A system must be devised whereby the financial planning of future land and housing needs can be carried out systematically over a period of time and not just immediate needs".

Mr Brand said there should be a more flexible approach towards existing space standards in township development. More efficient and up-to-date design techniques must be heeded.

APPROPRIATE

The increased involvement of local government was the most appropriate agency for measuring and understanding local community needs.

He advocated the removal of any restriction which did not recognise the urgency of the land and housing shortage and which inhibited the speedy implementation of proposals designed to ease the problem.

CAPE TIMES
5/8/82
(124)
'Iron
add-ons
may be
allowed

Municipal Reporter

THE use of corrugated iron in extensions to homes in coloured housing estates has been accepted by the City Engineer, Mr Jan Brand

This represents a major departure from the City Council's housing policy and is intended to form a more realistic approach to the accommodation crisis

The recommendation — which, if approved, will entail a relaxation of the Town Planning Scheme and building regulations — is coupled to the council's appeal for a stay of shack demolitions recently ordered by the Department of Community Development

The demolition instruction followed a department inspection of "illegal shacks" in the Peninsula

The proposals, which include the experiment of setting up an advice bureau for extensions and home improvements by residents, are to be discussed in a joint Housing and Town Planning Committee meeting this week before going before the full council

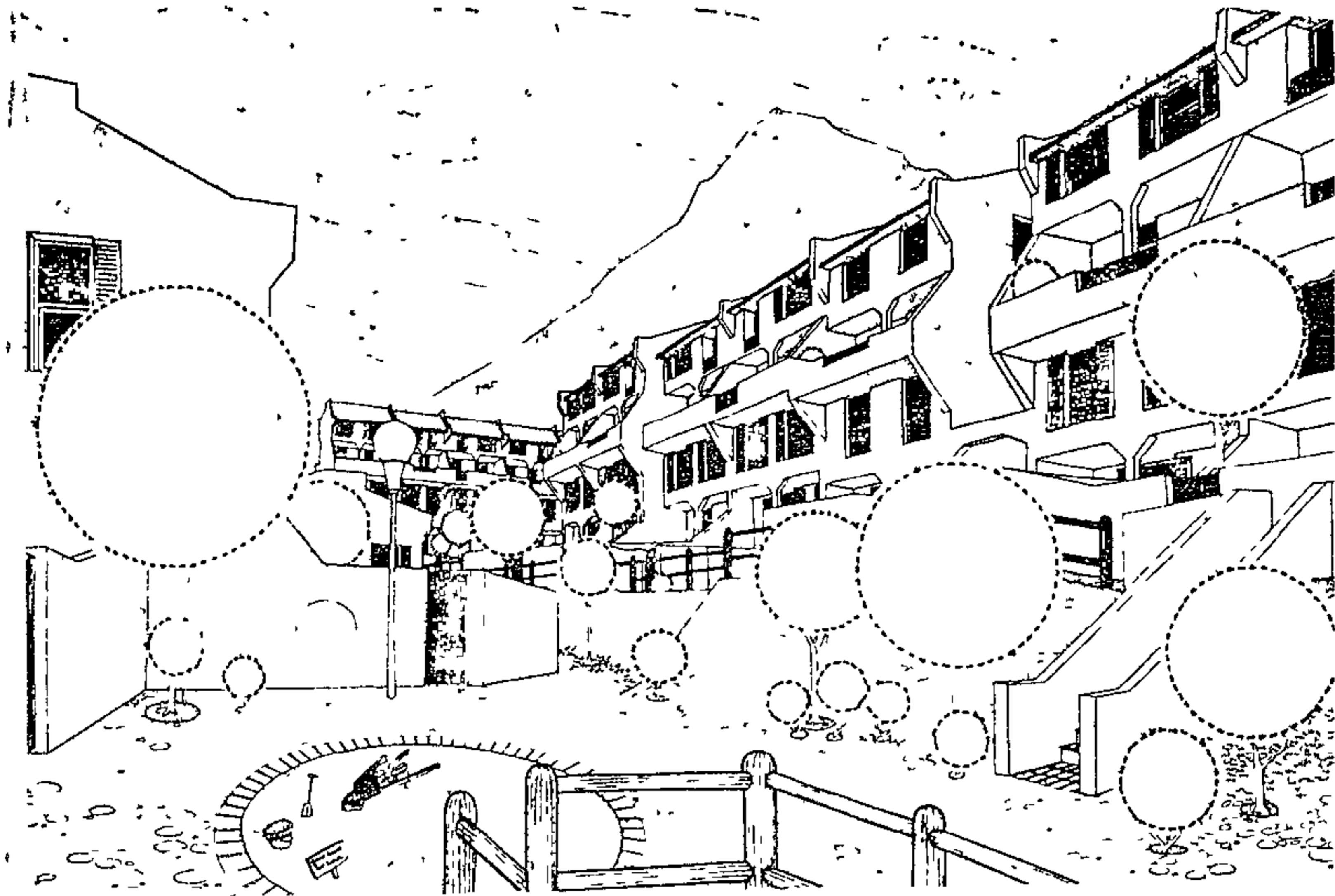
The reluctance in allowing corrugated galvanized iron has always been that its general use could lead to a deterioration in the appearance and living standards in the council's housing schemes

However, Mr Brand conceded that it was an easier material for tenants to work with and approved its use, provided the additions were built only at the rear of letting units

The other condition for the extensions was fire-protected insulation

He also recommended that the council provide extensions of a standard type for tenants who did not wish to carry out the work themselves. Their rents would be adjusted accordingly

He also requested that the Director of Housing report on the question of providing building materials for those tenants wishing to make their own alterations



AN ARTIST'S impression of high density housing in District Six, which a planner of the 210-house development has confirmed, is "part of" of what the project, Sondorp, would look like. The strip development is on Constitution Street, below the renovated homes in the area into which the first white families have just moved. The development is believed to be a R12-million undertaking.

By Henry Ludski

A PLAN for 210 houses which will take District Six a step nearer the Government's dream of a high-density residential area for whites, is in its final stages.

A start on the project is expected before the end of the year.

This has been disclosed by a Cape Town representative of Durban property tycoon Mr Adrianus Demmers, who is involved in the multi-million rand development.

Mr Albert Constant, a consulting engineer who is directing operations locally, said the project was in its final stages with only a few minor problems remaining.

District Six housing scheme in final stages

ARGUS 5/8/82 124

He said it "must be started" before the end of the year, but would not elaborate. The basic "finance" had been arranged.

He would not disclose the identities of those behind the undertaking except to say it "involved all sorts of people".

The project would be a strip development in Constitution Street between newly renovated terraced homes and the site of the proposed Cape Technikon development.

Mr Constant said that until the plan was com-

pleted he could not disclose any details about the cost of the homes.

He confirmed that an artist's impression of homes obtained by The Argus depicted part of the project.

This year The Argus reported that the project, called Sondorp, was understood to be a R12-million undertaking.

It was thought that Mr Demmers, managing director of the building company Ilco Homes, was the sole shareholder, but it is now believed other people are involved.

The high-density, low-rise scheme, initially thought to involve 300 homes, will more than likely consist of 210 homes.

In an earlier interview, he said the project was in many ways a pioneering one for South Africa and required a "re-writing" of aspects of town-planning regulations.

The last of the 40 000 people who originally lived in the area were forced to move five weeks ago in terms of the Group Areas Act.

Call for repeal of areas act

CAPE TIMES 5/8/92
12U

Municipal Reporter

THE City Engineer, Mr Jan Brand, in an attempt to ease the housing crisis, has made sweeping recommendations which include a call for the repeal of the Group Areas Act

His proposals, requested by the Commission of Inquiry into Township Establishment, were tabled at the town planning committee meeting yesterday. The lengthy report will be discussed by the committee next week before going to the full council for approval.

The main thrust of the recommendations is that provision of sufficient land and funding for the construction of infrastructure and homes should receive the highest government priority.

Repeal

Mr Brand said the most important positive move on the existing shortage of land for housing, especially for lower-income groups, would be the repeal of the Group Areas Act.

Failing that, at least 6 000 ha of land in greater Cape Town should be proclaimed for coloured residential development for a further 300 000 people.

A more flexible approach was needed to existing space standards in township development, with attention to new and more efficient design techniques.

Restrictions

Involvement of the private sector was needed but speculation and other delays inhibiting the immediate availability of land had to be avoided.

Mr Brand called for the removal of restrictions which did not recognize the urgent need for land and housing.



Mr Jan Brand

Existing procedures and present methods of township establishment could be modernized to ensure greater flexibility, and more emphasis on how effective measures were in changing situations and standards which had become outdated.

A more critical and constructive understanding of inefficiencies in administration and implementation was also needed.

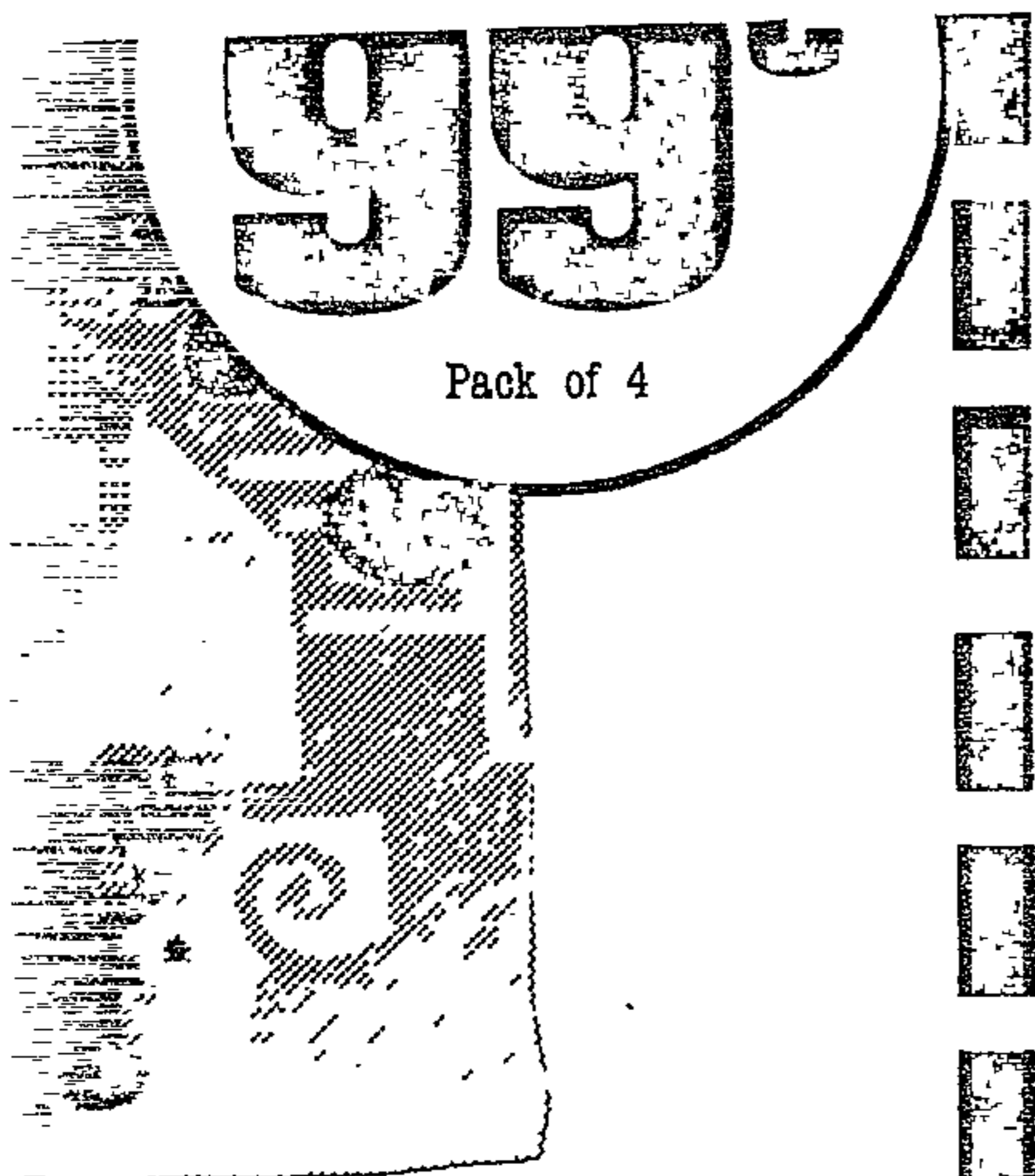
Recommendations on land use in Cape Town included:

- The residential development of land between Mitchells Plain and Macassar,

- The relocation of undeveloped proclaimed industrial areas to the Cape Flats, nearer residential areas,

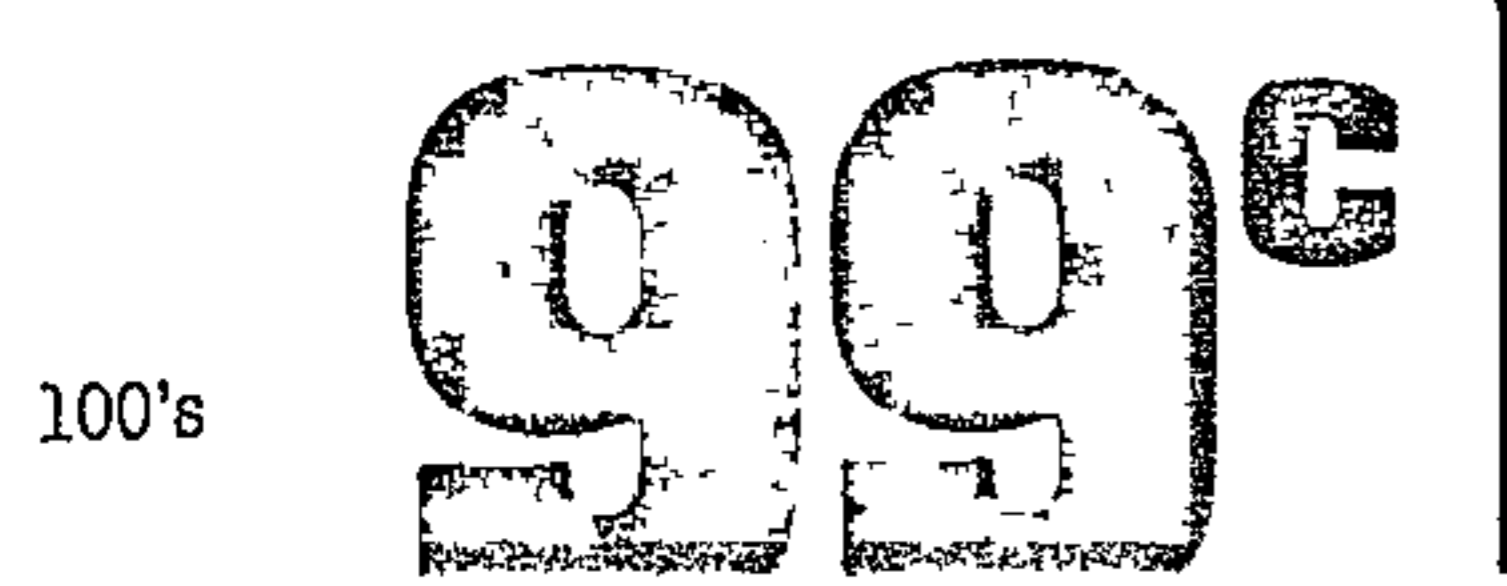
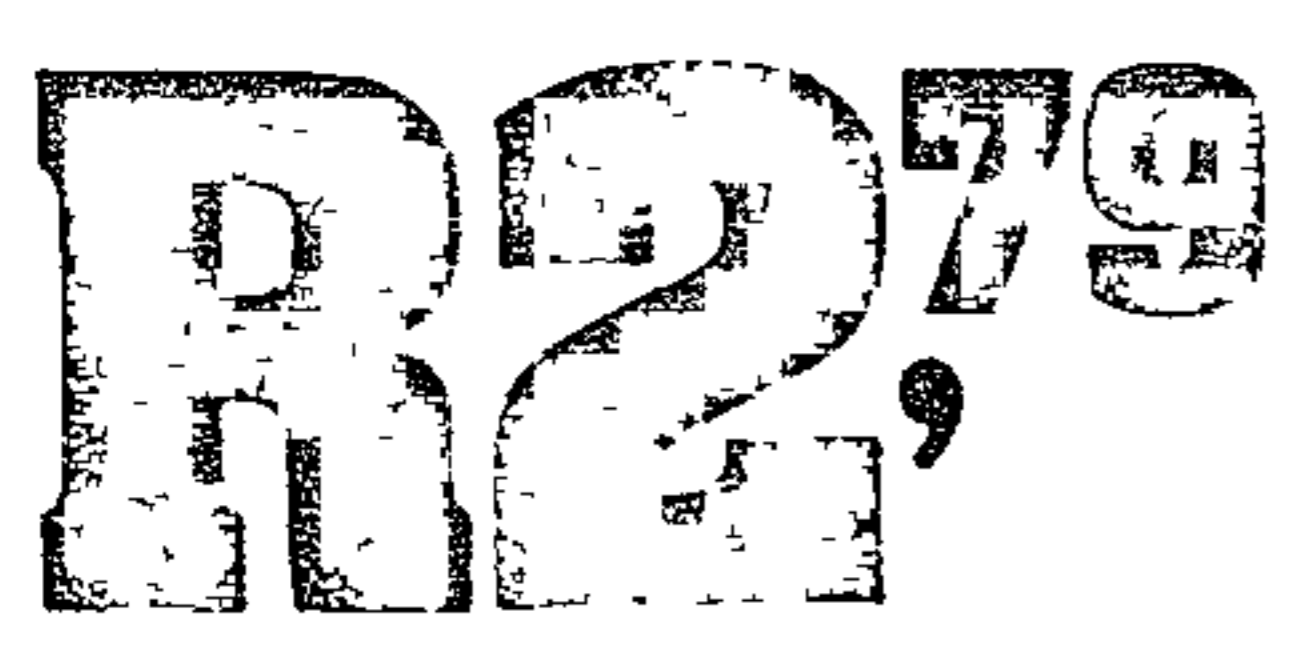
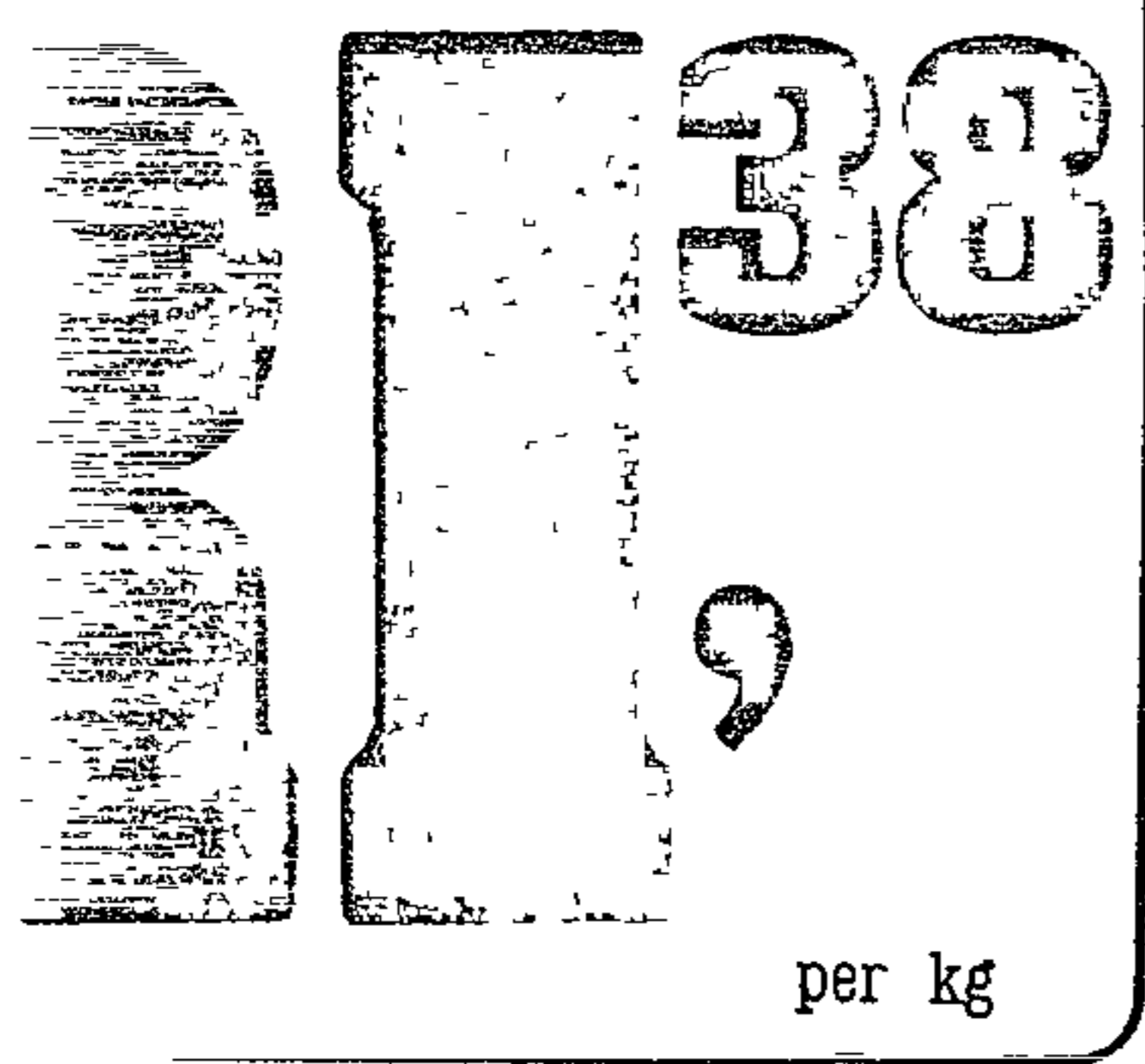
- The immediate proclamation of more land for coloured people,

- The establishment of a metropolitan authority with the principal function of providing state-funded housing.



ROZEN HICKENS

Grade Halaal



Lavis group in power protest

CALL TIME 5/8/82 124

Staff Reporter

MORE than 60 people from Bishop Lavis this week tore up questionnaires sent to them by the Citizens Housing League

The league wanted to find out their opinions on ways of installing electricity in the 20-year-old township

A spokesman for the Bishop Lavis Action Committee said the forms had been torn up because the league had distributed them after consulting the local management committee

He also said the questionnaires had not given the people much hope for electricity in the near future. He said that the indicated costs involved were far too high for people with low incomes

He said almost 2 000 homes had been built 20 years ago without electricity something which made little sense in the 20 century

"At that time the price of alternative fuel such as wood gas paraffin and coal was within their means but now some have to pay up to R120 per month for fuel" he said

The lack of electricity had resulted in poor eyesight for many children and the dampness in many homes

The Civic Association rejected the proposal of a R100 downpayment followed by a monthly fee of R5 to be paid to Eskom and a R26 rent increase to cover the installation cost

The other suggestion, that the Citizens' Housing League waits for a government loan would "take years so the tenants will fight on for electricity on their own terms" the spokesman said

17 from W Cape in Maths Olympiad

Staff Reporter

THERE are 17 Western Cape pupils taking part in this year's Mathematics Olympiad

The Olympiad is organized by the Suid Afrikaanse Akademie vir Wetenskap en Kuns and altogether 116 pupils will be competing

Jan van Riebeeck High School and Diocesan College (Bishops) have been the most successful with three pupils from each school participating in the final round on September 9

Those from Jan van Riebeeck are Pieter Bester Francois Fagan and Herman Hugo The Bishops competitors are Andrew Nicolavsen John Behrens and James

Frater

Altogether 5 185 pupils representing 540 schools took part

Two pupils from the Westerford High School Thomas Hewett and Gary Narunsky also qualified as finalists

The following Western Cape pupils also qualified

Dean Moore (Sea Point Boys' High), Mark Berelowitz (Settlers High School), Patric Sandin (Bergvliet High School) Jan Pretorius (Durbanville High School) Bradley Kuhn (Rondebosch Boys' High School) Irene Raubenheimer (Paul Roos Gymnasium) and Pieter Viljoen (Boland Agricultural High School Windmeul)

Elkan Green to organize CT Festival

Chief Reporter

MR Elkan Green has been appointed director of the 1983 Cape Town Festival

He masterminded the successful 1975 and 1977 Cape Town Festivals. Next year's festival is from April 2 to 16

The chairman of the Cape Tourism Authority (Captour) Mr R M Friedlander said Mr Green's appointment was of immediate effect and on a full-time basis

"By appointing a man of Mr Green's stature and experience Captour will be looking forward to a further upgrading of the City's annual festivals" he said

Mr Green who will work from the Captour office in Cape Town said that while detailed plans for the next festival had not yet been drawn up cultural and sporting bodies as well as individual Capetonians would be encouraged to take part actively in its organization

Moves to ease city building curbs

1244
77645 5/8/82

Municipal Reporter afford larger homes even if they became available. FAR-Reaching proposals to ease the Cape Town City Council's strict building regulations to help people living in economic and sub-economic homes have been proposed by the City Engineer, Mr J G Brand

One of the proposals is the acceptance of corrugated iron for use in extensions to homes — provided the extensions meet certain minimum requirements and they are restricted to the back section of houses in letting schemes

The new proposals are part of efforts by the council to offer practical help to people who cannot

It is also part of the council's policy of not removing people living in unauthorised extensions to homes until they can be given alternative accommodation — in defiance of a Department of Community Development instruction

The department told the council to demolish all unauthorised structures in its housing schemes.

Mr Brand said in a report to the council's Town Planning Committee yesterday that he would allow the use of corrugated iron because although not cheaper than other building methods, it was easier to work with.

Buffalo Flats housing condemned

124
D. Dispatch
5/8/82

EAST LONDON — The types of housing offered in the R23 million Buffalo Flats extensions 2 to 7 were condemned and rejected at a public meeting in the Parkside Civic Centre last night

A motion rejecting the houses, proposed by Mr Peter Mopp, was carried unanimously by the 47 people at the meeting, which was called by four members of the Coloured Management Committee (CMC)

The CMC members were told from the floor that if the government was going to do something regarding the housing issue it should make its efforts worthwhile and not offer "this rubbish" to the people

The CMC was also criticised and ridiculed for "collaborating with the system" and not doing enough to destroy it. The four members at the meeting — Mr A Green, Mr J Temmers, Mr F Barlow and Mr C. Alexander — said the CMC was set on working against the system but was not out to destroy it

"We would rather strive to create racial harmony," Mr Temmers said. Replying to criticism of the CMC's role in public affairs, he said

the CMC had succeeded in making the council throw open the bus service, city hall toilets and parks around the city

Mr Alexander defended the role the four men at the meeting were playing on the CMC "because if we left others who will definitely collaborate with the system will be voted in to replace us"

He said the four of them were incapable of destroying it from the outside and were consequently causing it to rot from within

The four men at the meeting were also sharply criticised for asking for an increase in their allowances paid by the municipality. Speakers from the floor said they were concerned that the CMC members' increases might cause a rents hike

The four men were also taken to task for not sticking to the agenda and indulging in "petty, childish personal arguments". They were also told at various stages to stop beating about the bush, stop avoiding questions and to stop changing the subject under discussion before it had been finalised — DDR

CAPE TIMES 6/8/82
KTC people being moved

124
MEMBERS of the Crossroads Executive Committee have voiced strong disapproval of the resettlement of people from the KTC squatter camp in Nyanga-East into New Crossroads

At a meeting held in Nyanga this week they

Staff Reporter
told Mr. Timo Bezuidenhoud, Chief Commissioner for the Western Cape that they objected to the resettlement and the fact that neither they, nor the Crossroads community had been informed of it. Mr Bezuidenhoud told the Cape Times yesterday that the resettlement of the KTC squatters was to

the advantage of the people of Crossroads and that was the reason they had not been told of the move. "We are moving the squatters to clear the KTC site for the commencement of the infrastructure of 1 269 houses for the people of Crossroads"

(24)

When black plots wait for stores

PLOTS in some black areas the value of sites is the Group Areas Act — which creates a false value by up to 100 per- cent, while in most white areas, pushing up the

value of plots artificially.

Plots are very limited in many black areas, especially those closer to the city centre, and people now have to pay much more than what they normally would have

Last week several hundreds of objections against site evaluations were lodged at the Cape Provincial Administration offices in Cape Town.

More than 500 objections came in from Kensington/Factreton, 260 from Crawford and 300 from Thornhill

FEW

It is believed that objections from white areas were few. Mr Richard van der Lih, the secretary of the Valuation Court, said objections came in "from nearly all over the municipal area."

He was not able on Thursday last week to give the total number of objections.

"The closing date for the objections was Monday July 26, but we allow three days for postal objections. There were also residents' bodies who handed in stacks of objections that will have to be counted before I can have an idea of the total," Mr van der Lih said.

The objections will be heard from August 16 by the Valuations Court, consisting of an ex-magistrate and two assistants. One is appointed by the Administrator and the other by the local authority involved — in this case the Cape Town City Council

"Because of the number of objections and because the last objections of this nature were heard about 10 years ago, I have no idea of how long the court will sit," Mr van der Lih said.

The present valuations were based on market values at January 1 1979.

The past valuations were done in 1971.

Only a few properties in an area are valued and the values of adjoining properties are determined according to the samples.

The three samples taken in Kensington/Factreton showed valuation increases from less than R3 to more than R6 a square metre, a 100 per cent jump.

PRICE

Samples in Kenilworth and Rondebosch showed definite decreases in site values. The value of land in most black areas is, however, less than that in certain white areas.

Mr van der Lih said the area as a whole was taken into consideration when sites were valued.

The sites were valued according to the price that a buyer would be willing to pay a seller.

Hundreds of objections

THE Kensington/Factreton Ratepayers' and Tenants' Association last week delivered more than 500 objections to the offices of the Provincial Administration against the present land valuations

In a statement issued afterwards they outlined the reasons for the objections

"The more than 500 ratepayers of Kensington/Factreton who have objected against a doubling of the land valuation in the area have shown that we are no longer prepared to accept the evils being dealt out by the Government

"There are so many objections because we are no longer prepared to pay the costs of the Group Areas Act

"This vicious Act has created a false shortage

"It is quite obvious that the decrease in land value will suit only people in certain areas

"There is a stark contrast between the decrease in land values for areas like the Central Business District, Kenilworth and Rondebosch compared to areas like Kensington, Vangard Estate, Crawford, and Thornhill, where the land values have increased."

"How can the value of land in Kensington and Factreton double when there has been no substantial upgrading of amenities and services in the area to warrant such an increase," they said



'Mansion'

among

shanties

● IN these days of high costs for everything from the land you buy to the house you build, what better way to keep the wolf from

constructing your own wood and iron double storey on land you don't have to pay for — as an enterprising "estate agent" did (above), in Crossroads.

Council's new house plans slammed

124 D. Dispatch 7/8/87

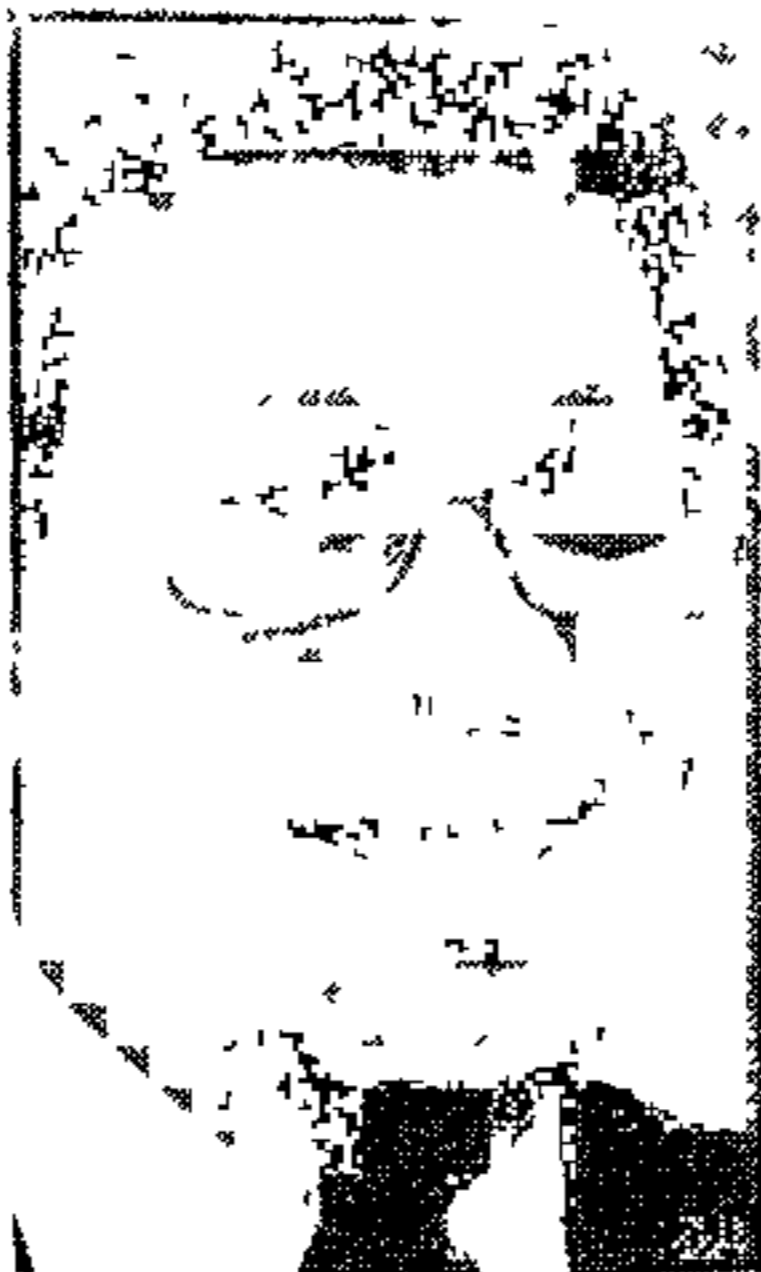
EAST LONDON — The city council was last night urged to cancel the contract for 491 sub-economic houses in the R23-million Buffalo Flats scheme because they were "nothing more than huts"

In what he termed "another raw deal for coloureds", former community leader Mr Peter Mopp criticised the council and the city housing department for deciding not to install electricity, floors, ceilings and interior doors in the houses

It was inconceivable, he said, that in modern times houses of this type could even be considered fit for human occupation

"These dwellings hark back to the Dark Ages, they're nothing more than huts cowsheds in fact It's a bad state of affairs when coloured people are uprooted from their homes in Duncan Village and forced to move into something like this a shed It's a damned disgrace," Mr Mopp said

If the council had provided housing for the Duncan Village families when they were first moved from the East Bank Location then things would have been better today Everyone



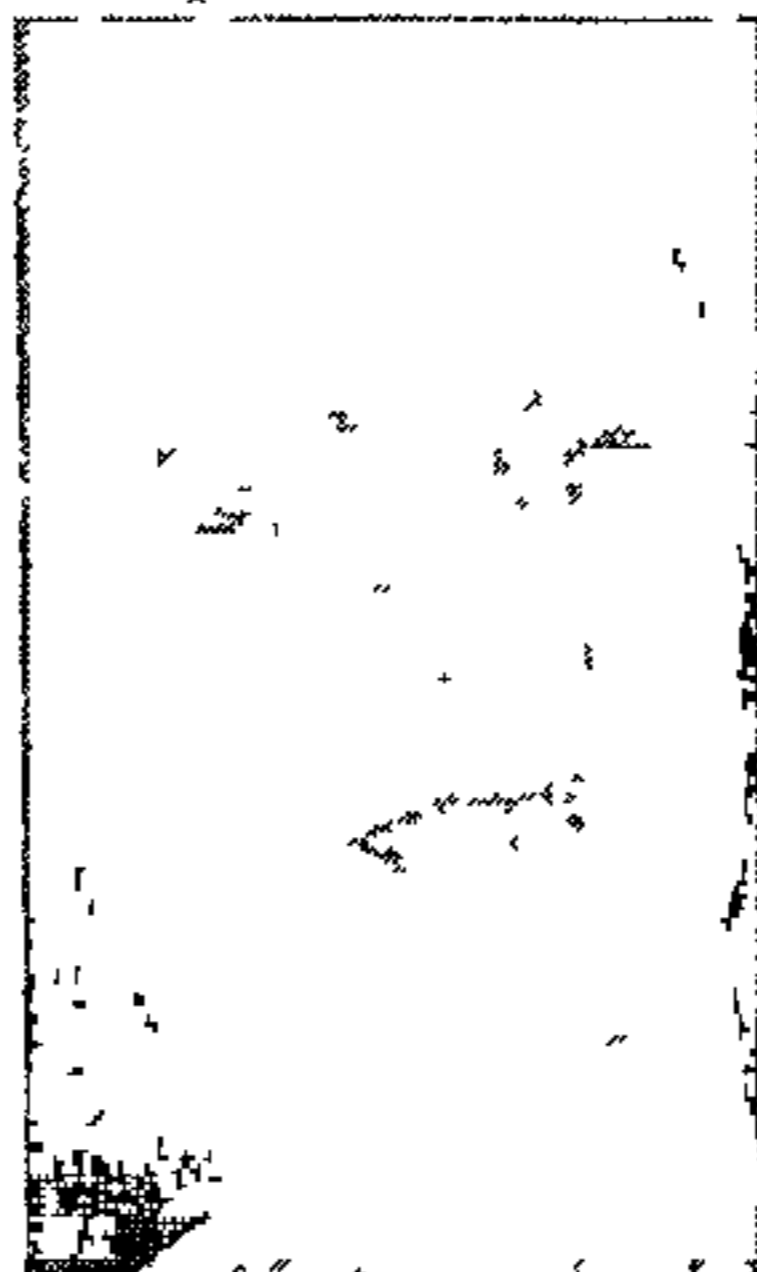
MR MOPP "a damned disgrace!"

would have had a decent house because the financial situation then was not what it is today, he added

Therefore, instead of wasting a substantial portion of the money available building "this type of rubbish" the council should rather upgrade homes in Duncan Village

The chairman of the city's housing portfolio, Mrs Elsabe Kemp last night defended the decision to build the sub-economic houses with only the "bare necessities"

The houses were meant for people earn-



MRS KEMP "something people can afford"

ing less than R100 a month and could not be expected to resemble castles, she said

"I agree it's not the ideal way to house people, but we are providing something that people can afford Rather than build homes with only those who earn higher salaries in mind, we felt we had to provide a roof for everyone — even those earning less than R100," Mrs Kemp said

When the people in the sub-economic houses improved their financial positions then they could extend their homes themselves and

also have electricity, which was "in the streets", connected to the houses

Mr Mopp asked, however, why people could not be accommodated in a decent house and pay rents adjusted in proportion to their salaries This had worked successfully in the past

Mrs Kemp said this was not the ideal way of determining rents because "hidden costs" such as water, electricity and maintenance of the house added to the expense

"How can a man earning less than R100 be expected to use his money to cover all these costs It's plain he can't afford it, so why not house him in a dwelling suited to his financial position"

She said that criticism of the council's achievements as far as coloured housing was concerned saddened her because the council had "really come up with something tremendous" in acquiring the R23-million necessary to provide housing, particularly during the current tight financial situation

She was convinced the money was spent to its best advantage — DDR

New homes out of date CMC told

11/8/82
124
D. Dispatch

EAST LONDON — People in the coloured community here felt the City Council had little regard for them, a member of the Coloured Management Committee, Mr F N Barlow, said at a CMC meeting yesterday

Mr Barlow was reporting on a meeting at which houses for lower income groups which were to be built without electricity, floors and ceilings were discussed

He said that speakers at the meeting had compared houses built in other cities for lower income groups and felt

they were far better than those proposed for Buffalo Flats Extension 2-7

Earlier a former chairman of the committee, Mr D Alexander, threatened to sit with the general public when the scheme was being discussed. He was asked to wait when an explanation was given but sat through the discussion

Mr Alexander said the coloured community had moved out of the age when they would go to kraals to collect manure to polish floors in their homes

"We are past the age

when we will collect wood for ceilings," he added

He felt the councillor in charge of housing, Mrs Elsabe Kemp, had insulted the coloured community by saying what she had said in the press about the houses. Mrs Kemp had said the City Council had tried to build a type of house for which she thought people earning less than R100 a month could afford to pay rentals

The chairman of the committee, Mr W J George, said the scheme had never been accepted by the committee

Mr J L Seegers said the CMC had suggested a type of house that the people could afford but had never thought they would be provided with homes without bare necessities like electricity, floors and ceilings

— DDR

Living conditions ¹²⁴ labelled shocking

EAST LONDON — More than half the coloured applicants for council housing earn less than R150 a month.

And, according to figures released yesterday by the city housing director, Mr Ken Martensen, 219 of the people on the waiting list for houses in coloured group areas earn less than R10 a month — more than 10 per cent of the total 2 101 people who have applied for council housing.

"The majority of these people are living in conditions best described as shocking," Mr Martensen said yesterday. "Some of them have nothing more than a sheet of plastic or cardboard as a roof."

More than 1 180 applicants on the February waiting list earn less than R150, with 911 of them earning less than R110.

EAST LONDON — The city housing department wants to set up a building advisory centre for council tenants who want to build on to their homes.

The Department of Community Development has given its backing, according to city housing director Mr Ken Martensen, and the hous-

Technically, these people are affected by the latest Department of Community Development ruling regarding the addition of "luxuries" to their homes, such as floor coverings, electricity and ceilings.

However, according to Mr Martensen there is still a possibility that these "luxuries" may be incorporated into some of the houses.

Only 34 applicants on the council waiting list earn more than R450 a month, with a further 113 earning more than R350.

Mr Martensen said people with the most urgent need for rehousing were residents in the 498 Duncan Village houses who were due to be relocated to allow the construction of houses for Indian families.

A visit to the area yesterday showed just why he says that Most of

the houses pointed out by housing officials are in a sad state of disrepair and the residents are nearly all in favour of moving out of what they call their "four-roomers".

"There's no door on the toilet, no floor, the place leaks," said an angry Mrs G van Zyl, who shares her house with her brother.

"Anywhere is better than here."

Her back garden also serves as home to a growing population of people who pay virtually anything for a roof over their heads — as do most of the back gardens in that part of Duncan Village.

Mr Tommy Jansen, for example, admitted to earning more than R100 a month from illegal boarders — and still wants to move out, even though he only pays R15

a month for his house. Despite the sorry state of most of the houses, however, there are still those who are reluctant to move — a group the housing officials call "the houseproud".

These people have developed their four-roomers on all sides, inside and out.

One example is Mrs Maria Botha, who proudly tells of the R44 she spent on a toilet bowl for her bathroom. She has also added a cardboard ceiling and several rooms to her house, including a sunny lounge. What they make do on what they have, however, as the "houseproud" are definitely a "chosen few", according to housing officials.

"These people can't go on like this. No door on the toilet and only a pit anything is better than this" — DDR.

Advice centre planned

When completed, the centre will be able to offer advice to tenants who want to develop the houses provided by the council.

"This could mean helping them draw up plans if they want to build another bedroom,

cause of dissatisfaction with the standard of sub-economic houses planned for Buffalo Flats.

Although the CMC has already approved plans for the proposed development of Buffalo Flats extensions 2 and 7, members are "deeply concerned" at the standard of the houses, according to city housing director Mr Ken Martensen.

"We are trying to arrange a meeting with the government officials involved," he said in an interview yesterday.

The strongest objections were to the lack of electricity in some of the houses, Mr Martensen said, and the fact that some of the houses would have bare walls and floors.

"But this is through no fault of ours," he added. "We have to work within the terms laid down by the Department of Com-

Mr Martensen said, and requests for finance could also be channelled through the advisory centre.

"The centre would be particularly important with the new housing schemes in Buffalo Flats, where there is a lot of scope for people to develop the homes we provide" — DDR.

Bid for meeting on housing plan

Reports by CHRIS VICK
Mr Martensen cited a recent communiqué from the department laying down the building standards for low-cost housing for the lowest income group, earning less than R150 a month.

According to the communiqué, the National Housing Commission has ruled that the following items "will in future not be allowed in projects for the very low income group": electricity, floor coverings, painting on inside walls, ceilings, fencing on the street front and wash lines.

Not all the houses will be without these features, as a minimum, construction — DDR.

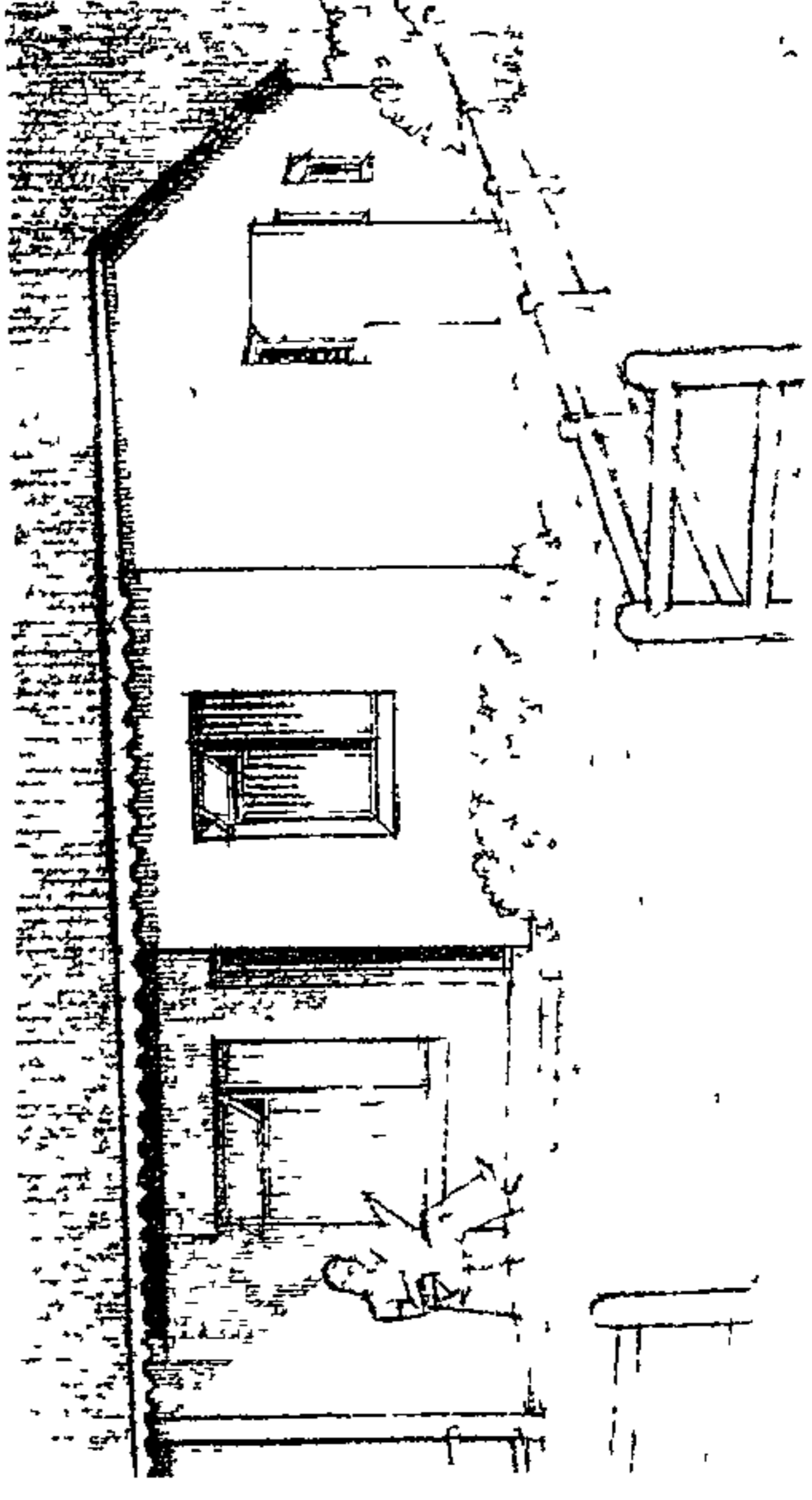
crete block walls, an asbestos roof, a concrete floor, doors on the bathroom and main bedroom and a bathroom with bath, toilet and wash-basin.

There will be no electricity.

A house in the top end of the range would have the same features as houses recently completed in Buffalo Flats extension 1, Mr Martensen said. These included a geyser, plastic tiles on the floor, doors all round and electric fittings.

"Our intention with these houses is to provide a basic shell which people can develop once they can afford to."

"Theerven are large and there is plenty of room to develop," he said — DDR.



A sketch view of one of the semi-detached houses intended for erection in the Buffalo Flats development extensions 2 to 7. The plan represents one of the typical houses planned for the scheme, and could cost between R8 000 and R13 000 to build.



The top end of the scale one of the better houses in the coloured part of Duncan Village belongs to Mrs Maria Botha, right, who has added several rooms on to the original "four-room" she bought several years ago. With her is Mrs Rachel Rieks.



This room serves as lounge and kitchen for Mrs G van Zyl, who lives in one of the 498 coloured houses in Duncan Village. Mrs van Zyl, left, lives in the house with her brother, Mr Boet Groenbergh, and several other people. Several families live in shacks in her back garden.

Funds are needed to restore Bo-Kaap

By JAN VAN DER POLL

THE BO-KAAP has become the victim of planning blight. Restoration plans, which took years to complete while the area deteriorated beyond repair, are still waiting for funds.

Many houses collapsed, others were demolished and long-established residents — faced with uncertainty — moved out, leaving behind them a disrupted social structure, while the Municipality drew restoration plans and then waited for the money from the Department of Community Development.

Last week it was learnt that, for at least another two years, no money can be expected from the depart-

ment

But the rot had set in long ago. In 1943, when the Municipality was far advanced with plans to demolish and redevelop the Bo-Kaap into a light industrial area, a conservation group was formed under the chairmanship of Mr E G Jansen, who later became Governor-General.

They raised enough money to restore 17 houses between Longmarket and Shortmarket, and Rose and Chiappini Streets.

In 1948 the Historic Monuments Commission, predecessor of the National Monuments Council (NMC), proposed that 60 more houses be restored. Nothing happened while the

City Council made continuous threats to rezone the Bo-Kaap as an industrial area.

Finally, in 1966, after personal involvement by the then Minister of Community Development, Mr P W Botha, it was decided to restore 53 houses. The cost was shared between the commission and the department.

In 1974 the NMC told the City Council that they intended to declare 65 more rapidly deteriorating houses for restoration. The City Council felt that this should wait until their plans for a restoration project were completed.

Faced by three severe Cape winters, little was left of those houses

when the plans were completed in 1977. Funds for the project had been promised but never allocated by the Department of Community Development.

Although there is much less to restore — many more houses collapsing in the meantime — building costs have soared since 1977.

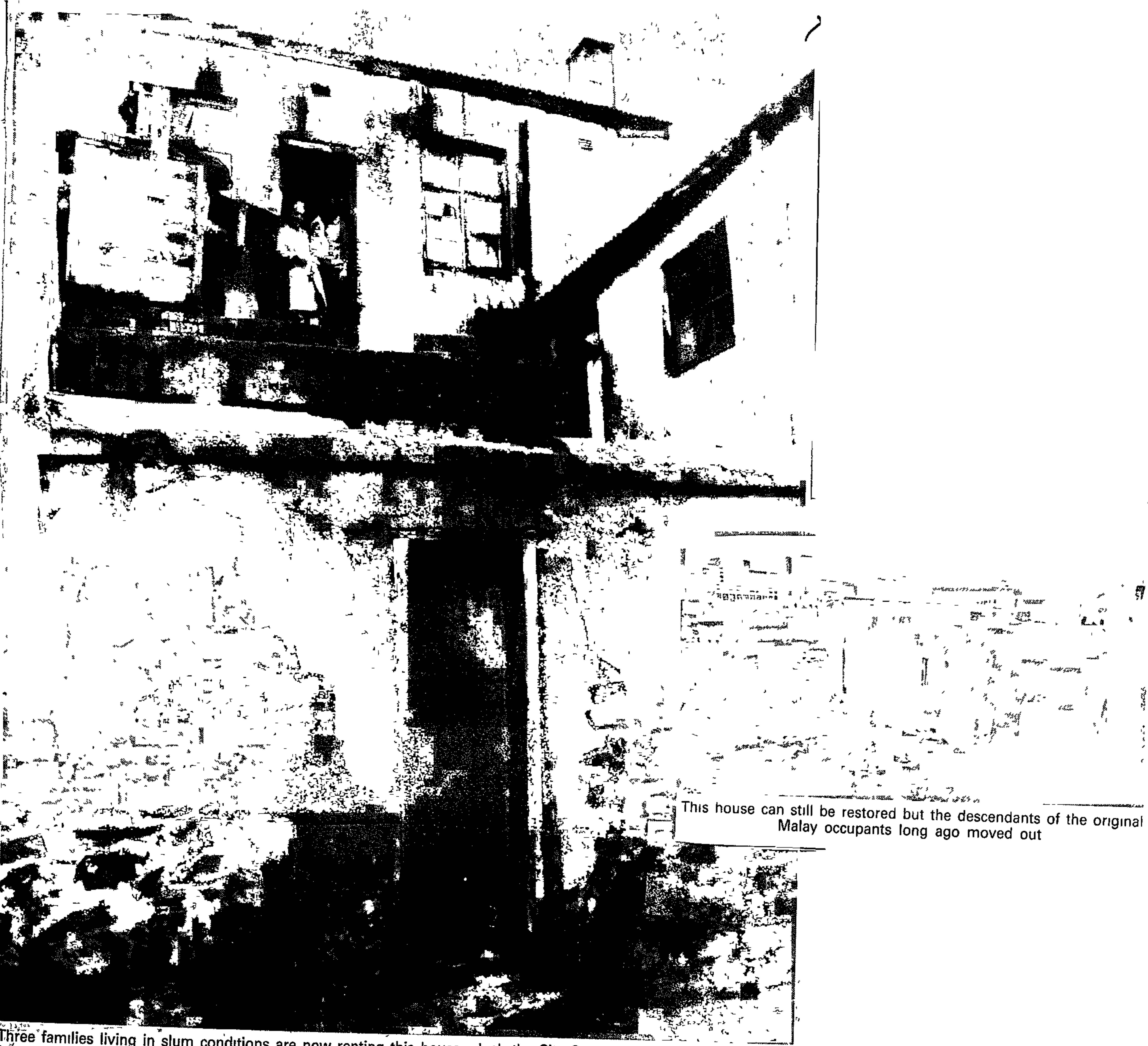
"There is no lack of goodwill," Mr Brian Basset, chief professional officer of the NMC, said this week.

"It is a lack of money that must be overcome — but soon, before more houses collapse in the wet winter. If the state will not provide the money before more damage is done, the people of Cape Town must create a

Bo-Kaap trust fund.

"But from a sociological point of view there is not much left to conserve. Due to uncertainty, most of the long-established residents moved out as the area deteriorated, leaving behind them a disrupted social structure. Houses that collapsed around them and bricked-up windows and doors of the remaining abandoned houses had an effect on the people.

"This is the great sadness of the issue. You can rebuild the area as it was but you cannot rebuild the communal way of life that was there before. Most of the descendants of the original Malay people who lived there moved out long ago.



This house can still be restored but the descendants of the original Malay occupants long ago moved out.

Three families living in slum conditions are now renting this house which the City Council bought from one of the long-established Bo-Kaap families. The house can still be restored if the authorities act before it deteriorates further.

ARGUS 16/8/82

1244
8/10

FOUR people, including two small children, were burnt to death at the weekend when a paraffin lamp exploded and sparked off a fire which swept through a wood-and-iron shack in Guguletu

Four die in blaze in Guguletu shack

The charred bodies of Mr Vuyani Gubede, 35, his wife Mantshane, 21, their daughter, Sindiswa, 2, and a 12-month-old boy, Tulane Rhini, were found in the gutted shack after the blaze in NY 70 was extinguished by the Cape Town fire brigade at about midnight on Saturday

Nine other people were killed in accidents in the Peninsula at the weekend

In Klapmuts, Mr Bouwe Daniel Jan van der Meulen, 22, of Stellenbosch, was killed early yesterday when his car overturned on the Old National Road between Klapmuts and Paarl. He was the only son of Professor and Mrs Jan van der Meulen

of Stellenbosch Professor van der Meulen is Dean of the faculty of Economics and Management Sciences at the University of the Western Cape and head of the university's department of business economics

In Melkbosstrand a teenage girl was killed and five people were injured early yesterday when two cars collided on Marine Drive. Both cars caught alight after the occupants were taken out of the wrecked vehicles

The dead girl was Shaion Beukman, 15, the daughter of Mr and Mrs R J Beukman of Penguin Place, Melkbosstrand. She was in Stan-

dard 8 at Milner-ton High School

Her brother Sean 17, a friend Debbie Swift, 15, of Bloubergstrand, Mr Colling Herring, 18 of Bloubergstrand, Mr B Ziglasch of Bloubergstrand and Mrs M Lesch of Tamboerskloof were injured in the crash. All are in a satisfactory condition after being treated at Groote Schuur Hospital

In Matieland Mr P Links, 57, of Bishop Lavis, was knocked down and killed by a car on the national road early yesterday

A motorcyclist and his pillion passenger were killed early on Saturday

when their machine collided at the corner of Belgravia and Hood roads, Athlone. They were Mr Matthew van der Rheede, 22 of Rust Street, Crawford, and Mr Darvi Damons, 21 of St John's Road, Lansdowne, a matric pupil at Livingstone High School

In Kenilworth Miss S Jonas of Guguletu was knocked down and killed by a car at the corner of Main Road and Claremont Avenue, early on Saturday

A boy, Z Allen, 3, of John Street, Sarepta, Kuils River, was knocked down and killed by a reversing bakkie near his home on Friday night

Algoa (124) tenants 'want to buy'

E. Post
16/8/82
Municipal Reporter

MANY of the tenants occupying 108 maisonettes in Algoa Park belonging to the National Housing Commission are interested in buying them when they come on the market later this year

This was said by the Department of Community Development's regional representative, Mr A C Verwey, in an interview

The two-bedroom maisonettes would be ready for sale in October

The selling price would be between R11'000 and R12'000 and the units would be sold under separate titles

Only those with incomes of R650 a month or less would be able to buy and the present tenants would have first refusal, he said

There was already a waiting list for the units

Mr Verwey said only the maisonettes would be sold — the other 804 flats would still be available for renting

The flats, built in 1974, were renovated in 1980

...the judge added there was no doubt that Mr Charnock's con

...that took two other last February and was granted a fresh trial — The death penalty was Sapa-Reuter

...but at least the old lady got back her bag in which she had R98

Municipal Reporter

THE PLANS to ease the burden of City Council tenants and homeowners by allowing them to make their own alterations and extensions using previously forbidden material and complying with only basic minimum standards have been approved by a joint meeting of the council's Town Planning and Housing Committees

The new deal on alterations and additions has been drawn up by the City Engineer Mr Jan Brand and is designed to enable tenants and owners desperate for more living space the chance to build extensions at the lowest possible cost

Tenants and owners whose present extensions and alterations do not comply with the basic minimum standards will

Home-building plans are approved

49945
16/8/82
124

be given two years to comply

The new plan includes allowing the use of new or good secondhand corrugated iron for extensions, provided the extensions are at the back of the house

The council's first advice bureau to help tenants wishing to build additions will be opened in Farneton as a pilot scheme

The bureau will advise on what outbuildings, additions or alterations are allowed and what material is acceptable, provide suitable plans, issue permits if required and advise tenants on the basic principles of building and quantities required for specific jobs

The council would also provide standard additions to homes which

owners would be able to pay for by an increase in their rent

The joint committee meeting has recommended that the council accept the proposals

Burnt in bus

Argus Africa News Service

MBANE — Twelve passengers in a bus were treated at a hospital for burns and cuts after the vehicle caught fire, apparently when crop-spraying material on the roof rack leaked into the engine and caught alight

SAPPHIRE POOLS



75-1130

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City rates to go up in 1983 12 pc likely

Municipal Reporter

ALTHOUGH the State has started to pay rates on its extensive properties in Cape Town, a rates increase for all ratepayers is a certainty next year, according to the City Treasurer, Mr J B Watkins-Baker.

It appears from his report that the increase is likely to be 12 percent — the same as this year's

In the report to the council's executive today, he said: "Although the city's budget for the extended 1982/83 financial year will only be finalised in about three months' time, early indications are that very little margin, if any, will exist between the upper expenditure limit the State Treasury will approve (a 13,5 percent increase on last year) and the total amounts that will be provided for essential municipal activities."

Mr Watkins-Baker added that the fact that the State would now make a contribution in lieu of rates had raised expectations that the council would be able to peg the rate levy at its existing level for several years.

"In the light of the current rate of cost inflation this is unlikely to be the case," he said.

Apart from the inadequacy of the council's sources of income to meet the demands placed on it, the State Treasury was now, exercising control over the level of spending of local authorities.

In the 1982/83 financial year local authorities may not spend more than 13,5 percent over their budgets for the previous year.

Mr Watkins-Baker's report was the result of a City Council decision to investigate a scheme suggested by a councillor, Mr

(Contd on Page 3, col 5)

ARGUS 17/8/82
Rates 124 265

(Continued from Page 1)

Eric Merrington, that a one percent rates levy each year — about R800 000 — be made to provide housing for the aged in Cape Town.

Commenting on this, Mr Watkins-Baker said social welfare was the responsibility of the State.

"Even in the year of the aged it would be invidious to single out housing for senior citizens for extraordinary financial assistance when a large number of other welfare organisations, including those dealing with child welfare, the blind, the deaf, the handicapped, the retarded and the poor were receiving grants-in-aid totalling some R150 000.

"LIMITED"

"The city's financial resources are severely limited and they are insufficient to provide those very services that the council itself exists to provide.

"Therefore, until such time as the council has satisfied the demands for basic civic services and amenities in all areas without resort to property taxation beyond the means of many of its citizens, there should be no question of it assuming financial burdens of any nature that are not its function or responsibility."

Mr Watkins-Baker reported that the council this year made grants-in-aid of R736 000 and that as a gesture in the Year of the Aged a further R50 000 should be allocated to organisations which dealt with homes for the aged.

YOUR rights as a tenant

CR/L TALKS 17/8/82

~~125~~

124

WHAT rights does a tenant have in the light of the accommodation problems of today? This issue is close to the heart of many senior citizens who have approached WATCHDOG with queries on changes in the rent control system and the introduction of sectional title legislation. We talked to the South African National Council for the Aged who gave us the following information

De-controlled and uncontrolled premises

The first thing to do is to establish whether the tenant is living in rent-controlled or de-controlled premises. Note that

- Buildings first occupied after May 31, 1966 have never been rent controlled
- Buildings first occupied between January 1, 1960 and May 31, 1966 were de-controlled on April 6, 1978
- Buildings first occupied between January 1, 1955 and January 1, 1960 were de-controlled on April 26, 1979
- Buildings first occupied between October 20, 1949 and December 31, 1954 were de-controlled on May 23, 1980

Rent-controlled premises

- Buildings first occupied prior to October 20, 1949 are still subject to rent control
- Flats in de-controlled premises, occupied by tenants at the date of de-control with incomes less than the limits to which Section 19(1)(a) of the Housing Act applies, are still subject to rent control
- The original limits were R300 per month for single persons, R540 per month for married persons. These limits have since been increased to R360 per month for single persons, R650 per month for families. The applicable income limits are those which ap-

plied to a tenant occupying a rent-controlled flat at the date of de-control. If the income of a tenant who qualified for protection under the old limits has since risen above the old limits, but is still under the new limits, then he or she still enjoys protection under the Rents Control Act.

The landlord is entitled to demand an affidavit from each tenant claiming continued protection, swearing to his or her income in each month since the premises were decontrolled. The landlord is entitled to ask for written proof in support of such affidavits.

The protection level is based on total monthly income over a period of 12 months. Any 13th cheque, bonus or ex gratia payment received during the year, as well as income received from any other source. All income must be taken into account and then averaged over a 12-month period to establish total monthly income.

Sectional title properties and rent-controlled tenants

Amendments to the Sectional Title Act now prevent the sale of sectional title units until a register has been opened. A register cannot be opened as long as one unit is occupied by a protected tenant in the building.

It also prevents the owner of a sectional title unit, purchased prior to the amendments, giving three months' notice to a protected tenant in order to take personal occupation himself.

Rent-controlled tenancies

Tenants of rent-controlled premises have security of tenure as long as they pay their rents by due date and comply with the terms and conditions of the lease. The Landlord cannot increase rentals without reference to the Rent Board. Only Rent Boards can authorize increased rentals.

● If the Landlord is a company and not an individual, notice cannot be given to vacate a flat so that a director or member of the company can take personal occupation.

● Should an individual owner reasonably require the use of premises for himself, parents or child, he or she can only do so if the fixed period of lease has expired on the property. Further, the owner must give the tenant three months' notice in writing. In such an event, the owner, parents or child must occupy the premises within one month of vacation by the tenant and continue to do so for an unbroken period of 12 months.

● In the event of the premises being required for a reconstruction or rebuilding scheme the tenants must be given at least six months notice to vacate.

● If the tenant was formerly employed by the landlord, but is no longer in such employ and the premises are required for the use of another employee, the landlord may give three months' notice to vacate.

● The sale of rent-controlled premises does not affect individual tenants as they still have the protection of the Rents Control Act.

Uncontrolled premises

● Provided the Agreements of Lease have not expired and the tenants are complying with its terms and conditions, they have security of tenure.

● After expiry of the fixed period, tenants continue on an indefinite period generally subject to either one, two or three months' notice which may be given by either party. There is no security of tenure.

Rent-controlled tenants of Share Block schemes

The protection given tenants of rent-controlled property as discussed above also apply to any scheme of selling individual flats or units by means of shares in a company governed by the Share Blocks Control Act.

P.T.O.



The hospitals and the 'hold-on' problem

HOW long do you wait for a reply when phoning a major Peninsula hospital?irate callers think the wait too long and have said so to WATCHDOG. We carried out a spot check on six main hospitals. The response time varied from less than 30 seconds to in one case just over four minutes. On average it was less than a minute and, we feel, reasonable.

Just to get the whole picture, we asked the Director of Hospitals, Dr R L M Kotze, to take another look at the problem and put forward a reader's suggestion of priority lines for emergencies.

On the question of priority numbers, Dr Kotze said that a hospital switchboard handled a different type of traffic to that of a board serving a commercial house.

"The client to whom a telephone call is directed in the hospital has primarily a roving commission whereas the executive in a commercial house operates from a more static base. Locating an itinerant doctor within a large hospital will therefore take a longer time and it is doubtful whether priority numbers will effectively cut down the search time."

An analysis of facilities showed that Groote Schuur had no emergency number allocated to general practitioners but had two numbers exclusively for fulltime medical staff who

needed to telephone the hospital from outside. The hospital had 22 telephonists manning its 86 incoming and 48 outgoing lines, carrying approximately 278 700 calls monthly.

Tygerberg Hospital had 10 emergency lines with five telephonists handling some 81 000 calls a month. The switchboard had a complement of 21 telephonists.

Victoria Hospital, Wynberg, had one emergency line which required constant monitoring to prevent misuse.

"Experience has shown that one should be wary of drawing conclusions from this type of statistical information. The Department of Posts and Telegraphs does not use such data in determining a formula for analysing systems, preferring the number of calls registered per hour when traffic heaviest.

I am inclined to believe that, at the present time, there is no readily available, guaranteed and economical panacea which could be readily applied to the aches and pains encountered in the telephone communications system from time to time," Dr Kotze said.

He added that the situation was regularly monitored and there was a constant effort to improve communications.

Company seeks erven in Bethelsdorp Ext 10

(124) S. Post 18/8/82

Municipal Reporter

A NON-PROFIT company, "Urban Villages", has applied for erven in Bethelsdorp Extension 10, a prestige housing estate.

The application will be considered by the Finance and Staff Committee of the Coloured Management Committee later today.

The Director of Housing, Mr Derrick Cleary, will become the general manager of "Urban Villages" when he retires at the end of this month.

In a letter to the Town Clerk, Mr P K Botha, the chairman of the company's board of directors, Mr P J Watson, explained that "Urban Villages" was registered as an association "not for gain" in terms of the Companies Act

"It operates as a private company and has the ability to operate with a minimum of red tape and inhibiting controls in order

to supplement the provision of housing in the Greater Algoa Bay Metropolitan Area," he said

Its object was to provide and promote housing, amenities, community services and facilities for all races

The directors received no fees and had been exempted from paying income tax

The "target groups" in the white, Indian and coloured communities were broadly those whose monthly salaries were between R700 and R1 500. The target group in the black community was those earning between R300 and R1 500 a month

The income range selected for whites, Indians and coloureds covered a "critical percentage" of the inhabitants of the city who exceeded the maximum limit of access to State-subsidised housing but were unable to save for a deposit to purchase a "modest" home or to afford current market bond repayments, Mr Watson said

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Bid to make central City 'residential'

Cape Times 18/8/82

124

Municipal Reporter

INCENTIVES such as "significant" rates concessions could encourage residential development in the Central Business District, the City Engineer, Mr Jan Brand, reported yesterday.

The proposals could form part of the City Council's bid to counter the dying of the City at night

Mr Brand said people did not live in the City because of the high rateable value of properties, the availability of accommodation and schools in the more attractive suburbs, the high crime rate and noise and pollution

The City Council might lose in the short term if rate reductions were giv-

en, but a greatly increased permanent population could lead to the private sector providing not only much-needed accommodation but other facilities. This in turn could improve the rateable value of the CBD to the financial benefit of the City

In his report to the Executive Committee yesterday, Mr Brand said present conditions such as steeply rising costs of transport and scarcity of accommodation were right for residential development in the central City

But financial and other incentives had to be coupled to a co-ordinated programme to achieve a more attractive environment

He had in mind the greening of streets and squares, a determined campaign to reduce the crime rate, the conservation of historic buildings and places, and a publicity programme to tell the public what was planned

Another aspect deserving examination was possible residential development of Roggebaai where development had come to a standstill. This would entail a more flexible implementation and revision of the Foreshore Scheme as well as improved ways of marketing land which is still unsold

Hotel's sprawl 'justified'

Municipal Reporter

THE Strand Street hotel project was a particularly unusual development and because of the restricted area for construction and the extension of the underground mall, the encroachment on surrounding streets was justified, the City Engineer, Mr Jan Brand, said yesterday

In his report-back to the Executive Committee, Mr Brand opposed a City Council resolution that any encroachment during future building operations should be forbidden as a matter of policy

The street closures resulting from the Southern Sun's hotel construction have been criticized by pedestrians, motorists and retailers over the past 18 months

The situation is expected to continue for another 18 months

Mr Brand said this encroachment on streets was not usually permitted, or indeed requested, because of the costs and complications involved

The hotel developers were paying the council more than R72 000 a year for the extra space

District Six

Mr Brand pointed to District Six as another area which had caused the council to lose considerable revenue from rates

He strongly recommended that all possible steps be taken to develop the area, even though the council had made its views clear on the racial and use-zoning aspects

"These views should continue to be expressed and changes urged in the racial and use zoning both before and after development

Cape Times 19/8/82
**Housing
scheme
shelved**

126
Municipal Reporter

THE plan for a R30-million housing scheme in Steenberg is no nearer approval by the City Council because of the bleak financial outlook

The government has made it clear that money will be allocated only for current projects at this stage. Yesterday the Housing Committee postponed for several months further discussion on the scheme.

The proposed project involves a community centre and 1450 homes for coloured people, with 10 different types of housing.

Provision is also made for private development with an allocation of 350 vacant plots.

Some of the houses — for both home ownership and rental — will be based on designs used in Mitchells Plain with others on new types such as “bedroom row” dwellings for the elderly.

The start of construction will depend on whether the Department of Community Development agrees to a request for an immediate R3-million allocation after giving overall loan authority.

11
9

Large ¹²⁴
8. Post
19/8/82
Coloured
demand

for plots

Post Reporter

THERE is a big demand for residential plots in the northern areas, a community leader, Mr Charlie Green, said this week

Mr Green, the chairman of the Port Elizabeth Coloured Management Committee, was commenting after attending a ceremony to mark the completion of 10 homes in Gelvandale Extension 7 this week

The homes, available for immediate occupation, were built by a private company and sold on an instalment basis

Mr Green, who praised the company, said residential plots are presently available in the northern areas. He referred to Chatty Extension 26 where the plots for sale must still be advertised

There are still a number of plots available in Chatty Extension 23. Some of the plots in the area have already been allocated to prospective home owners

The land in Chatty Extension 24 is still undeveloped at this stage. It is also earmarked for residential purposes

Mr Green said people are especially keen to own property in Extension 10. The raising of bonds, however, remains a serious problem.

Moving to flat in same building cost right to be protected tenant

19/8/82

124

E Post

By SAVVAS GEORGIADES

A PENSIONER who moved to a bigger flat in the same building lost his right to live as a protected tenant, the Rent Control Board heard yesterday

Mr Bill E Crews, of Belmont Terrace, Central, and his wife, Mrs Winnie Crews, were told by Fidelity Bank and Trust Company Ltd they had lost their rights as protected tenants because they had moved

Mr Edgar Crews, representing his brother, said Mr Crews had moved into a one-bedroomed flat in March, 1980

"Soon after moving into the small flat my brother notified the caretaker of the building, as well as Fidelity Bank, the agents, that he would like to have a two-bedroomed flat," Mr Crews said

His brother was only notified after the move that he had lost his rights as a

protected tenant

"I think this is grossly unfair. He should have been informed before he moved that this would happen," Mr Crews said

His brother was now subject to one month's notice

The chairman of the board, Mr C J Bezuidenhout, said a proclamation passed in May, 1980, said people at an income ceiling who occupied a rent-controlled dwelling on the date of the proclamation were entitled to protection

Under the proclamation, a pensioner who occupied a dwelling from that time could not be given a notice of vacation as long as that person fulfilled the stipulations of the contract.

Also, if the rent was increased they could protest to the Rent Board which could exercise the right to set a limit to the rent

"I would like to make a suggestion that Fidelity should morally keep Mr

Crews's status as if he is still protected

"But legally they are not bound to do so," Mr Bezuidenhout said

In an interview after the hearing, Mr Edgar Crews said his brother and sister-in-law felt very insecure because of the one month's notice stipulation

When they first moved into Belmont Terrace there was no accommodation shortage in Port Elizabeth, but now it was very difficult to find other dwellings

He had written to the Minister of Community Development asking for this aspect of the law to be changed

"I am going to write another letter to the Minister saying the onus should be put on the owner of the property to warn the tenants that any change of dwelling will cause them to forfeit their protection rights"

Domestic workers' rooms in new houses could be illegal

By WAYNE ASHER and ANDREW DONALDSON

IN some of Port Elizabeth's prestige new townhouses domestic workers are being housed in the garages, because the houses have no maid's quarters

These cramped quarters, apart from being potential fire-traps, are illegal in terms of the municipal building by-laws

Port Elizabeth's Chief Building Inspector, Mr B T McKenzie, said owners would be served with notices if it was found they were allowing domestic workers to live in these makeshift "rooms"

They would then be made to supply the municipality with plans of their so-called "servants quarters", and if these did not meet with the specified requirements, modifications would have to be made or the quarters would be closed down

He said there had to be a proper fire wall, at least 230mm thick, between garage and living area

One townhouse the Weekend Post visited had only thin panelling partitioning between the "servant's quarters" and the rest of the garage. The maid's "room" was about 30cm wider than a single bed and about 60cm longer

The quarters included the compulsory toilet which had been incorporated into the garage when the house was built

"Certain parameters are set down for habitable rooms. As far as servants'

quarters are concerned, the minimum floor area must be 7,432m²," said Mr McKenzie

"There must be adequate cross-ventilation — window area must be at least 10% of the total floor area — and the minimum ceiling height must be 2,594m"

Mr McKenzie said the term "townhouse" was anomalous

"Townhouses are built under sectional title. They are all situated on one erf and building regulations do

not necessarily insist on their having a servant's room — only a servant's toilet"

He said the townhouses were serviced by the body corporate and they were not designed to have live-in garden or domestic help

"The trend nowadays is to build houses without servants' quarters," said a Port Elizabeth estate agent, Mr Dave Summerton

He said this was due to high building costs, and in

many cases houses were built in such a way that outbuildings could be added if the need arose

"This is not the case in townhouses though. They're so small, there's no need to have a live-in maid to do all the housework," he said

"People should know this when they move into a townhouse"

He said that in blocks of flats, the servants were housed in a separate block of quarters altogether. Some town houses had these separate quarters, others not

Another estate agent said "When we set out to build 30 townhouses in Summerstrand we did a survey and 50% of the people interviewed wanted servant's rooms, 50% did not

"If you are selling to a family they will probably want a servant's room so that they have a baby sitter at night. Ultimately, we designed the houses so that servants' rooms could be added to those that didn't have them, and the servants' rooms we built were constructed in such a way that a dividing wall could be removed and the room could be used as a study

"I have heard of instances where people are housing their servants in the garages. Obviously it's illegal and I think they are being very silly

"A lot of these people think of the cost. It costs about R2 500 to build a servant's room these days"



The cramped area of garage space partitioned off to make a domestic worker's room at one of Port Elizabeth's new townhouses.

Big demand keeps flat rents high

from Argus 21/8/82 (124)
THERE was no indication that the level of rents for flats in Cape Town was likely to be reduced, Mr Joe Abel, managing director of Syfrets Permanent Trust, said this week.

"The demand still far exceeds supply and we have no properties that remain unoccupied.

"A lot of the rentals being asked in some areas may be out of reach for many flat-dwellers, but in spite of this and the difficult times, economically, the demand continues

"I do not envisage any lowering of rentals because there is still virtually no accommodation that is not taken up. At the same time, it is unlikely that rents will rise in the future at the rate they have been rising and will more probably level off."

"EXCESSIVE"

Mr Abel was commenting on the view that a ceiling had been reached for flat rentals in Sea Point, expressed last week by Mr John

van der Spuy, a director of Steer and Company.

Mr van der Spuy said there were more flats available in Sea Point than in other Cape Town suburbs because of excessive rentals being sought in that area.

"In the past few months it has become apparent that a ceiling has now been reached above which people will not go just for the sake of having a flat in Sea Point," he said.

"People now relate to rental being asked and not area, and those who cannot afford the high rentals being asked in certain areas are prepared to move into suburbs they would not previously have considered."

PRIME AREAS

The prime rental areas were Sea Point, Rondebosch/Newlands, Tamboerskloof and Oranjezicht, in that order. Prices asked for bachelor and two and three-room flats were high while there was a distinct shortage of upper wage bracket tenants.

The shortage of cheaper priced accom-

Continued on Back Page

HIGH RENTS ¹²⁴

(from Page 1)

CHT (124) 21/8/82
modation was being exacerbated by many flat blocks being sold under sectional title, Mr van der Spuy said

"Anyone who is a tenant in a flat which is being offered to them by way of sectional title should try by every means available to raise the cash and buy their apartment"

The developer would usually try to help the existing tenant to accomplish this and the price at which a tenant was offered his flat was usually below market value. In many cases bonds of up to 80 per cent were offered — a rare occurrence these days

"Another reason for high rentals is that unit

124
prices of sectional title flats have risen substantially and to obtain an eight percent return on a flat bought for, say, R45 000, the owner must ask a rental of R300 a month on top of which he would add his monthly levy. He has little chance of obtaining such a high rental," Mr van der Spuy said.

In Durban, The Argus Correspondent reports, there has been a sudden demand for bachelor flats as families seek cheaper homes

Increases in bond rates and rents, coupled with the high cost of living, have led more young couples and even families to live in bachelor flats instead of houses or larger flats.

3 die in
23/8/82
Duncan
Village
fire *(127)*

V. D. patch
EAST LONDON — Three people were burnt to death here on Saturday when a fire started in the Murray and Roberts compound in Petshwa Street, Duncan Village.

The fire, which completely destroyed one of the buildings in the compound, was reported shortly before 10 pm

A fire engine, service van and ambulance were called to the scene, and it took about one and a half hours to extinguish the blaze — DDR

Call to ^{AMGUS} 25/8/82 scrap rent system ⁽¹²⁴⁾

THE formula for determining State housing rents should be scrapped and replaced by a system in which tenants pay rents they can afford.

This is one of the recommendations of two researchers, Professor David Dewar and Miss Vanessa Watson, of the Urban Problems Research Unit at the University of Cape Town, who have completed a six-month study of rents and related problems

The researchers said the affordability of rents was a major problem.

Using their own figures as well as those supplied by the City Council and Divisional Council, they found that 71,7 percent of household heads were living below the Household Subsistence Level (HSL) of R231,82 a month when the present rents were calculated. The average household head's income was R189

CAN'T AFFORD

The researchers concluded that given the present level of wages, the majority of tenants could not afford today's average rents

They further concluded that the lowest income group (those earning under R150 a month) was paying the highest proportion of incomes in rent.

The primary reason for this was that the State subsidy was linked only to the repayment of capital cost and "not running" costs, which made up the bulk of the rent.

Of workers earning less than R150 a month, 50 percent earned less than half this amount, according to the report.

In this group between five and 40 percent paid up to half their salaries in rent

The investigation also found that in all areas there were substantial numbers paying more than the Government stipulated maximum of 25 percent of income on rents.

In eight sample areas, 42 percent were paying more than the limit laid down by the housing code and the figures reached 75 percent in areas of Atlantis

IMPACT

For the majority of tenants survival was possible only through constant contribution from other families

The impact of this enforced sharing on the family was highly negative. Any calamity, such as illness, death or imprisonment, would place the family in an immediate crisis.

At the very heart of the housing problem, the researchers claimed, was the fact that only four percent of South Africa's total budget was allocated to housing

Standards policy 'should be revoked'

ARGUS 25/8/82
174

LOCAL authorities should be responsible for maintaining dwellings under their control and the policy of "reducing housing standards" should be revoked immediately.

These are two proposals by Professor Dave Dewar and Miss Vanessa Watson, researchers at the University of Cape Town's Urban Problems Research Unit.

The report states that it makes no sense economically to allow assets to degenerate to a point where its life is no more than 20 or 30 years.

"It is quite apparent from analysis of affordability that the majority of tenants cannot afford the maintenance costs of dwellings which are already badly deteriorated," the report says.

"Since the capital assets of the dwelling rest with the State for the amortisation period of the loan, it would appear reasonable to argue that the State should maintain the homes.

MAKES SENSE

"It makes economic sense, therefore, for the State to provide its agents (local authorities) with sufficient finance to maintain the housing stock in reasonable condition for that period of time."

Rent stock, say the researchers, is a national asset which should last the country for 100 years or more.

In the same vein, the report argues, it would be unwise for the State to allow "reduced standards" in housing.

"It will be ill advised (both economically, in terms of life of the dwellings and socially in terms of the social objectives of the housing policy) to reduce standards, yet this is what is happening."

Council call: 'More housing money'

Municipal Reports

WIDE-RANGING recommendations, including the repeal of the Group Areas Act, a more flexible State attitude towards township development, incentives for private enterprise to become more involved in economic housing development and the reaffirmation of its total opposition to the establishment of the Technikon in District Six, were passed by the Cape Town City Council today.

The recommendations are contained in several reports of the City Engineer, Mr Jan Brand, which will be submitted to the Government's Commission of Inquiry into Township Establishment and Related Matters.

The council has recommended that the State, in its assessment of national and local priorities, place the highest emphasis on the provision of adequate land for housing and that it makes enough funds available to local authorities to build houses.

It also suggests that private enterprise should be given tax rebates and subsidies to encourage its involvement in economic housing.

It recommends that the existing shortage of land problems be solved by the repeal of the Group Areas Act, a more flexible approach towards space standards and the involvement of the private sector.

On land use, the council has recommended that the Prime Minister should be urged to adopt a more flexible policy in allocating land for coloured residential areas. At least 6 000 hectares in greater Cape Town should be provided to house 300 000 coloured people and all the land between Mitchell's Plain and Macassar should be earmarked for coloured housing.

These residential areas should be phased to the industrial development of Cape Town so that workers could be housed near industries as they grew.

The development of the Technikon virtually in the city centre would impose a significant additional traffic load on transportation arteries and services serving the city.

"The development provides for some 2 600 on-site parking spaces; those potential residents displaced as a result of this would have to commute to the city centre which would be in direct conflict with the Government's transportation objectives," said Mr Brand.

Coogan plea for new housing standards to combat disease in city

124

Areas 26/9/82



Dr Reg Coogan

SOUTH AFRICA would not catch up with its housing backlog, which stood at between 22 000 and 23 000 units, Cape Town's Medical Officer of Health, Dr Reg Coogan, said yesterday.

Addressing the 46th annual meeting of the Cape Provincial Tuberculosis Council, Dr Coogan appealed for unconventional housing standards coupled with site-and-service developments to ease the crisis.

Overcrowding, he said, was responsible for the spread of infectious diseases such as tuberculosis, infectious hepatitis and measles.

"There are a number of essentials for the provision of housing," he added.

"There must be security of tenure or people will not care for their homes or ever improve them. Services such as sewerage and water must be provided.

"With these simple services, it is amazing what people will produce in the way of housing and schemes like this can go a long way towards easing overcrowding and disease."

Besides good housing, a healthy city needed fresh, pure water, an adequate sewage disposal system and a good food supply.

"There has been much discussion lately about

recycling sewage and feeding it into the water system after purification.

"Water engineers have assured me that this can be done with perfect safety, but I would suggest that with the proliferation of industrial waste products — chemicals and plastics in unlimited different forms, many of them carcinogenic — this kind of purification is not really possible."

While it might be possible to eliminate all bacteriological contamination of water, it was not always possible to get rid of virological contamination.

For these reasons he would not like to see recycled water fed into Cape Town's water system unless it were for agricultural or industrial use.

Another potential health hazard on which

the Cape Town City Council was keeping a wary eye was the Koeberg nuclear power station.

Health authorities in the City Council and the Divisional Council had established monitors to detect excessive radiation.

Escom and the Atomic Energy Board had been helpful with advice and training.

28/8/82 (24)
Ciskei
houses
for fire
victims
D. A. [unclear]

EAST LONDON — Duncan Village residents whose homes were burnt down during a fire on Thursday night are to be rehoused in Mdantsane, in Ciskei.

A member of the Duncan Village Community Council, Mrs Florence Mangala, said the residents "with lodging rights" would be moved to Ciskei on Monday by the East Cape Administration Board.

At least 20 families were left homeless by the blaze, which started when a pressure stove exploded.

Mrs Mangala said approximately 20 shacks were destroyed in the Ndende Street area and the inhabitants were being housed in the Duncan Village Community Centre over the weekend.

Most of them spent Thursday night with friends — DDR.

Aftermath of the fire in Duncan Village on Thursday night which left about 20 families homeless



THOUSANDS SAUWDS WOULD PAY

BOND FEES

Report Argus 28/8/82 R24
Agents claim

THOUSANDS of potential property buyers would gladly pay raising fees on bonds if this would enable them to get houses, estate agents in the Cape Town area said this week.

Reacting to a report in Property Argus, that anyone paying a raising fee for a housing bond stood to lose it if his mortgage application was refused by a building society, agents said: "The possibility of a deal going sour in such an instance is practically nil."

"No estate agent will make the investment until he is told by the building society to do so - that is, when the bond is approved and the deal is secure."

"There are thousands of buyers who would gladly pay raising fees to enable them to get houses."

This was because building societies would accept investment on a



PAUL NOEL LAWRENCE

house only from relatives of the buyer and few buyers were fortunate enough to have relatives who were willing or in any position to help them in this way.

"Their only alternative is to look to outside investors who, understandably, want to be compensated for the loss of interest on that investment - up to R8 500 on a R63 000 investment - and they want their raising fee in cash."

PAID OVER
A Goodwood reader of Property Argus said, in the report last week, that he had paid R2 200 to a reputable firm of estate agents "before I could obtain a R15 000 bond".

He had been told later that raising fees were illegal and he asked if he could retrieve some of the money.

Other readers claimed to have paid raising fees of eight percent and more on the amount being borrowed.

An expert who made a study of bond raising fees and matching finance, Mr Kevin Dillon, writing in Businessman's Law this month, said: "The courts will not assist a party to an illegal transaction."

The big problem, he said, was that the applicants who paid raising fees might find they had done so in vain since the "earmarking" of funds invested to enable a buyer to obtain a mortgage was apparently arbitrary, and an application for a mortgage might be turned

down by a building society's loan committee even when approval in principle had already been given.

Commenting on the report, an estate agent said: "Would the Goodwood reader be prepared to give up his house if he got his raising fee back? It is because of the raising fee that he got his house."

On a R50 000 house, for example, R63 000 had to be invested, requiring a raising fee of approximately R5 000 which was to compensate the investor for loss of interest he could otherwise obtain on his investment.

INVESTMENT
"Last week one leading building society changed its investment period from two years to three years - which means that an investor's loss of in-

terest would increase from eight percent to 13.5 per cent.

"Building society principles are not willing or able, in the market today, to provide money for buyers to obtain homes."

"A building society will accept an investment on a house to enable a person to buy it only from a relative of the buyer or from his employer."

"Few people are fortunate enough to have relatives who are willing or in a position to provide the required finance and, in fact, to give a buyer such sums of money without any return - on a R63 000 investment for a house they would lose R8 500 in interest over three years. Blood is seldom that thick."

"Building societies also insist that an investment must be in 'new money' - not from funds already invested with the society."



Mr. Mark Boleat (second left), deputy director-general of the British Building Societies Association, was among the delegates to the seventh school of the International Union of Building Societies held in Cape Town this week. He is with (from left) Mr Duncan Melville, an SA Perm bonds manager; Mr Kingsley Loney, Cape Regional Manager, NBS; Mr Kenneth Frantz, director of Financial Industries of SRI International, California; Mr Peter Richardson, the association's president.

New Act will hit private deals

Property Editor
THE do-it-yourself house owner who tries to sell his property privately is likely to be beaten by the complexity of new regulations laid down by the long-delayed Alienation of Land Act which comes into force on October 19.

This is the view of attorneys who have studied the Act.

All existing forms of deed of sale will become obsolete and the private seller as well as estate agencies which have not prepared for the change could have lots of trouble conforming.

The Act calls them contracts of law and lays

down many conditions that must be complied with.

Comments on the draft are invited by September 30.

One section lays down attorneys' fees - for example, R200 on the purchase price of a property between R60 000 and R70 000 - and limits the interest that can be charged on outstanding balances.

Maximum interest rates are 13.75 percent on amounts of up to R20 000, 14 percent from R20 001 to R25 000, 14.25 percent from R25 001 to R30 000, 14.75 percent from R30 001 to R40 000 and R15.25 percent on larger amounts.

"We are very much against this restriction," says Mr Errol O'Brien, chairman of the SA Property Owners Association's Transvaal townships committee.

"It seems to be part of the Government's financial policy which has the effect of driving capital away from the white residential housing market and has also kept building society money far below market rates."

An advocate who has lectured on the implications of the new Act - it replaces the Sale of Land on Installments Act - said it would add a huge amount of extra work on estate agents, attorneys and conveyancers and put up the costs of buying property.

"The average estate agent and the man in the street haven't got a chance and only the bigger firms will manage to cope with the considerable expenses."

Most major estate-agencies have been ready for the change for many months with forms ready to put into operation.

Time ripe for bank bonds

By Tom Hood,
Property Editor
THE time is ripe for South African banks to start offering home mortgages who could give large bonds to borrowers depending on their ability to pay.

So says one of Britain's top home loans men, Mr Mark Boleat, deputy director-general of the Building Societies Association.

"If they can get a loan, people will be prepared to pay 21 percent interest. That is how the banks got into the act in Britain," he said in an interview.

Turn to Page 2

8 pc hike in fees faces agents

PRINCIPALS of estate agents face a 48 percent hike in fees charged by the Estate Agents Board next year.

Employees, however, will not pay any increase.

Total levy on the country's 6 000 directors, partners and sole traders will rise to R200 on January 1 from the present R135, made up of R100 (formerly R35) to the board, and an unchanged R100 to the fidelity fund.

The industry's 8 700 employees will continue to pay R110 a year.

This is the first rise since 1977, says the board's chairman, Mr Boet van Straten.

There has been a big increase in the number of employees who have become principals and this involves more administrative work in the reissuing of certificates, and also the control of auditors' reports, he says.

"The board has, also, experienced a sharp rise in the cost of its educational programme aimed at agents and the public."

Reacting to a report in Property Argus, that anyone paying a raising fee for a housing bond stood to lose it if his mortgage application was refused by a building society, agents said: "The possibility of a deal going sour in such an instance is practically nil."

"No estate agent will make the investment until he is told by the building society to do so - that is, when the bond is approved and the deal is secure."

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house only from relatives of the buyer and few buyers were fortunate enough to have relatives who were willing or in any position to help them in this way.

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The big problem, he said, was that the applicants who paid raising fees might find they had done so in vain since the "earmarking" of funds invested to enable a buyer to obtain a mortgage was apparently arbitrary, and an application for a mortgage might be turned

Servants' rooms are minute 'fire-traps'

(124) 29/8/82
S. ~~Text~~ Express Correspondent

IN some of Port Elizabeth's prestige townhouses domestic servants are being accommodated in garages — because the houses have no servant's quarters

The cramped quarters, apart from being potential fire-traps are illegal in terms of the city's building by-laws

Port Elizabeth's chief building inspector, Mr B T McKenzie, said that if owners were found to be housing servants in makeshift rooms they would be ordered to supply the mu-

nicipality with plans of the so-called servant's quarters
"If these did not meet the specified requirements modifications would have to be made — or the 'quarters' would be closed"

He said there had to be a proper fire wall, at least 230mm thick, between a garage and a living area

One townhouse visited had only a thin panelling partition dividing the 'servant's quarters' from the rest of the garage. The servant's room was about 30cm wider than a single bed and about 60cm longer

(767) (84) (124) (107) (109)
S. African Express 29/8/82

No room in black areas, so officials turn blind eye to illegal homes on E Cape farms

By CLIFF FOSTER

A CORNERSTONE of the Group Areas Act has collapsed in the Eastern Cape under the weight of the housing crisis

Hundreds of black families, who cannot be accommodated in black areas, are now living illegally — but immune from arrest — in white areas

Most have makeshift homes on farms ringing Port Elizabeth and pay rent to the farmers. Officials accept that they do not work on the farms but are refusing, on humanitarian grounds, to move them

Some have established more permanent structures

and in at least one case — beneath the Witteklip mountain, near Thornhill — have become a recognised community

Throughout the area, the Dias Divisional Council, in co-operation with the Department of Community Development, has numbered many of the homes and recorded the names of the owners in a register

Asked if the council might take further steps to regularise the situation — like overseeing an adequate water supply — the council's engineer, Mr John Kemp said "We would like to regularise the situation — but it's politics with a big P. We can

do this only if it becomes policy

"In the majority of these cases, the people are living on privately owned land and it can only be with the consent of the landowner. But it's difficult to regularise a situation of this sort — supposing the landowner changes"

On the council's attitude towards the Group Areas Act, he said "Our powers are restricted. We have control over the buildings but not over the people in them. So we are reluctant to exercise our powers

"It would be stupid of us to demolish these structures without any guarantee that

the people in them would be looked after

"We know that, if we did, they would just go round the corner and erect the same building the next day"

Opinions vary on the degree of acceptance by white communities nearby

In the Greenbushes-St Albans area, a farmer said that stock theft was rife and he had lost sheep and pigs

A woman in the same area said the blacks were troublesome and police had to drive into their "settlement" with two vans at a time for safety

But a reporter went in alone without trouble and, at a nearby cash store, was told by the owner "I have been

here 11 years and have not had so much as a window pane broken

"They are no trouble to the whites and are generally well-behaved"

At Sunnyside, more than 20 houses have been numbered by the Divisional Council. Most of the owners work in Port Elizabeth and the understanding is that a house is broken down only if the owner leaves

The community is settled to the extent that the children have a school and the families live there with official consent

But although Sunnyside lies in pleasant, almost idyllic rural surroundings, life there is not without its hardships and the families are there only because no accommodation is available in the blacks townships of Port Elizabeth

"Some of the people have got their names down on the housing list with the municipality," said Mr Damons, "but they never seem to get anywhere"

There is no piped water at Sunnyside and a constant problem is fuel

Rush for housing loans — bank

ARGUS
30/8/82
98
124

WESTERN CAPE
branches of Barclays Bank have been "inundated" with applications for housing loans since offices opened today, according to the regional marketing manager for Barclays, Mr Chris Shutte

"Response has exceeded our wildest hopes," Mr Shutte said, "and already it is apparent that the rate of applications in the Western Cape is greater than in any other area of the country"

Mr Shutte said the first bank housing loan in South Africa was granted at 9:40 am to an application made through the Sea Point branch of the bank

JOHANNESBURG

The Argus correspondent in Johannesburg reports that the bank there also received many housing loan inquiries

Mr Tony Hayward, divisional general manager of Barclays, said the bank was had a flood of telephone queries

He said loans were attractive because the bank had funds whereas

the building societies did not and the administrative fee charged by the bank was only R150

However, building society officials in Cape Town described the Barclays plan to make R500-million available for house mortgages as "a drop in the ocean"

LENDING

Even in today's extremely tight money conditions the societies were lending more than R200-million a month, an official said. A year ago, when the societies were first experiencing difficulties, they were lending more than R400-million a month

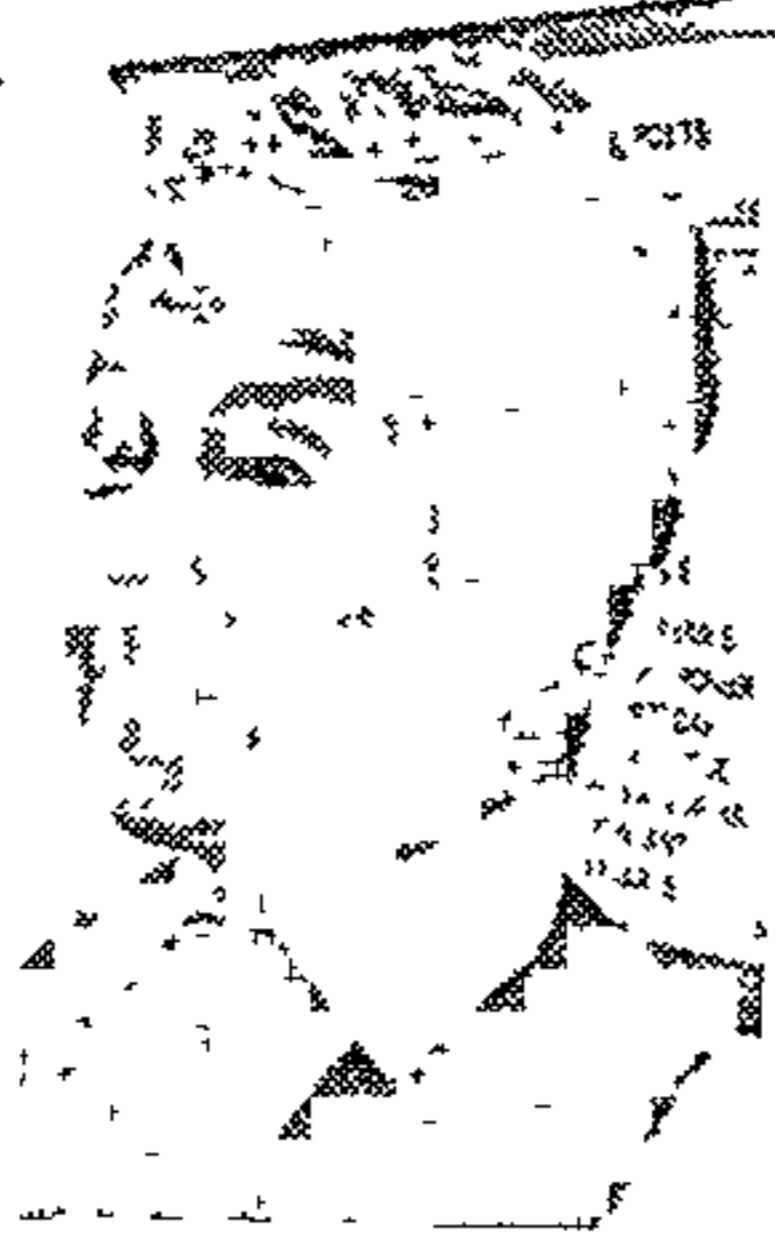
Building society officials saw little reason for concern over the Barclays move

A number doubted whether many people would be able to afford Barclays' proposed rates of interest, which ranged from 17 percent to 19 percent

gunpoint

"me and I burst into tears"

She said she had no idea if security would be stepped up at the agency as a result of the robbery "There is a problem, however, because the alarm bell has gone off accidentally in the past and so the people in the next door shop probably did not think it was an emergency," she said



Mrs Sonya Rudolph

PFF asks Wiley for environment study on township

ARGUS 31/8/82 (124)

Political aff
MR Ken Andrew, PFF MP for Gardes, today urged the Deputy Minister of Environmental Affairs, Mr John Wiley, to give an undertaking that he would have an independent environmental impact study made of the proposed township development on a Noordhoek property in which Mr Wiley has an interest

Mr Andrew made the suggestion in response to an explanation from Mr Wiley, issued through his attorneys, on why he had taken so long to disclose publicly his interest in the Drummond Chaplin estate

In a letter yesterday the attorneys gave Mr Wiley's replies to a series of questions put to him by Mr Andrew at a public

meeting in Fish Hoek earlier this month

The main points of Mr Andrew's questions and Mr Wiley's replies are

Question Why had Mr Wiley taken so long to disclose publicly his interest in the property?

Reply Because he was making representations to Government departments against the granting of a mining permit, Mr Wiley felt it was necessary to disclose his personal interest in the whole property to the Prime Minister

He did this in an interview on May 9 1981, and followed it with a confirmatory letter on May 25 1981 At the same time he also disclosed it to Minister Chris Heunis, then to the Administrator, and subsequently to the other ministers concerned in the kaolin matter

The fact of these disclosures of 15 months ago was referred to in a statement by Mr Wiley to certain newspapers on July 28 1982, prior to his appointment as Deputy Minister of Environmental Affairs and Fisheries

"WISHES"

The letter from the attorneys added "Since Mr Wiley was acting fully in accordance with the publicly expressed wishes of his constituents and the Noordhoek ratepayers in opposing the mine and his personal interests in no way conflicted with theirs Mr Wiley was clearly under no obligation publicly to disclose a purely private venture

Question Did he (Mr Wiley) inform Minister Heunis of his potential financial interest in the property when he accompanied him on a visit to the Noordhoek Valley this year?

Reply Mr Heunis and the other ministers who inspected the proposed kaolin site in February 1982 had as mentioned above been informed of Mr Wiley's position before their site visit

Question Would he (Mr Wiley) have disclosed his

interest if he had not become a Deputy Minister?

Reply If Mr Wiley had not been made a Deputy Minister, he would most certainly not have disclosed his personal interests which were his private concern and in no way conflicted with his public duties

The attorneys' letter said Mr Wiley, on assuming office as Deputy Minister, had advised both the Director-General of the Department of the Environment as well as the Minister that they, and not he, should deal with any matters affecting Noordhoek, from the discussion of which he had "entirely recused himself"

The letter said that certain other remarks made by Mr Andrew had been "placed before counsel for his consideration"

is 'invalid'

had to submit their names by midday on a certain day They learnt about it only after the expiry of the deadline

The students were not given a hearing by the authorities before being expelled

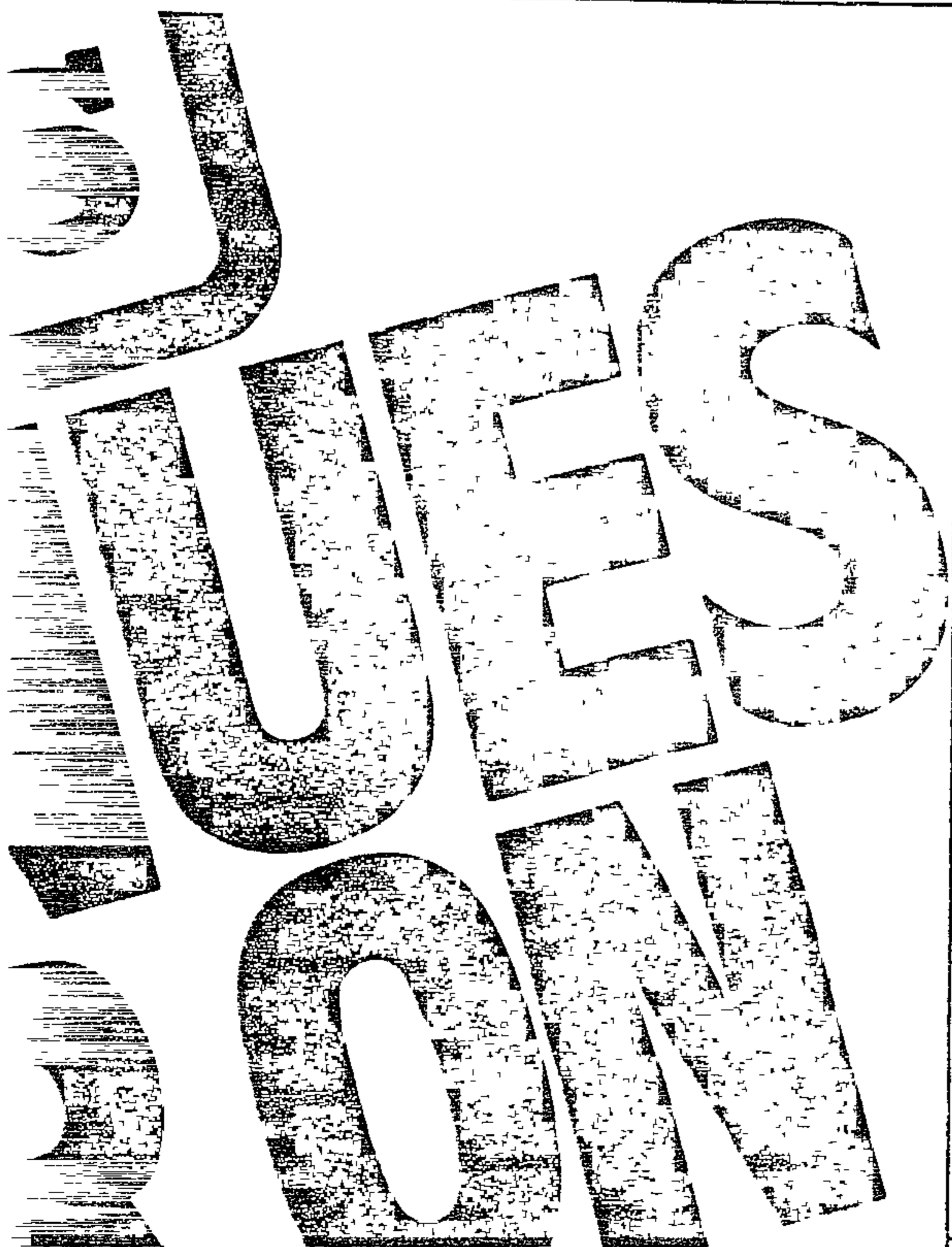
Their contracts had been breached by the university and they should be reinstated immediately The author-

ities should pay costs of the litigation

Mr Frank Kroon, SC, appearing for Fort Hare University, said the authorities had acted within their rights

If the court had difficulty in reaching a decision, the matter could be deferred for trial for evidence to be led

Mr Kroon was to continue argument today



2 400 more in queue for food

APPLICATIONS received by the Peninsula School Feeding Association for the feeding of an extra 2 400 children is a reflection of increasing poverty throughout the Peninsula the organising secretary of the association Mr V F H Freeman said today

At schools where we are now feeding say 70 out of 150 children we are finding that 80 need to be fed," he said

This is result of the downturn in the economy and the cost of foodstuffs which is going up daily

Families are finding it harder and harder to feed their children and they are coming to school without getting anything to eat where they got something before

This definitely reflected increasing poverty throughout the Peninsula Mr Freeman said

Self-help housing scheme

124 C. Times Municipal Reporter 1/9/82

A PILOT site-and-service housing scheme is to be undertaken by the Divisional Council after being assured of immediate funds by the Department of Community Development.

Addressing councillors yesterday, the council secretary, Mr W Vivier, said he had been told by the department that the government was involved in "a new approach" to housing finance.

The department had asked the council to try a self-help project of between 30 and 50 houses. Money had already been allocated.

Mr Vivier said the scheme involved the council's purchase of land in an as yet undecided area, provision of services, and further aid to people building their homes.

400 PE dockworkers fired after 'refusing to work normally'

By SANDRA SMITH

A TOTAL of 400 Port Elizabeth dockworkers were dismissed yesterday, according to a spokesman for the South African Transport Services (SATS), and today 20 stevedores staged a three-hour work stoppage

The spokesman said the 400 workers, out of a workforce of about 1 100 dockers, were fired after refusing to "work normally"

A spokesman for the General Workers Union, however, said workers were under the impression that all GWU members who were involved in the go-slow — about 900 workers — had been dismissed

GWU members started a go-slow on Monday in a bid to force SATS to hold talks with the union on working conditions

For more than 10 months the GWU has attempted to meet SATS representatives who have said they cannot deal with any worker representative body outside of Railway Staff Associations

Yesterday, several workers on the morning and afternoon shifts were dismissed and, watched by members of the Reaction Squad in camouflage uniform, put in buses and police vehicles and taken to the black residential areas under police escort

A SATS spokesman said the workers were given an ultimatum to work normally

or be fired

He said those who lived at the hostel in New Brighton had been taken there and others had been dropped at central points

He said they would be paid all money owed to them tomorrow at pay points outside the harbour and those who were migrant workers would be returned by train or bus to Ciskei or Transkei

"I want to emphasise that there is no question of the workers being arrested when they collect their money" he said

A spokesman for SA Stevedores Ltd said today the total workforce of 32 had downed tools in a demand that the company intervene in the dispute

After talks between officials and members of the stevedores committee the workers resumed work at about 9am. The stevedore committee then held talks with SA Stevedores representatives

The executive director of the Midland Chamber of Industries, Mr Brian Matthew, said it was impossible to make any sensible comment on the situation as there was such a discrepancy in the information being provided by the two parties

The secretary of the Port Elizabeth Chamber of Commerce, Mr A J Gilson, expressed grave concern about the situation and said the chamber was in contact with SATS

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S. Post
2/9/82

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 blank

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Paper No

(to be copied from the heading on the Examination Paper)

NOTE CAREFULLY

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Any dishonesty will render the candidate liable to disqualification and to possible exclusion from the University

Dockers in PE sacked, then bused out of city

By STEVEN FRIEDMAN

HUNDREDS of dock workers employed by SA Transport Services at docks in Port Elizabeth were yesterday fired, bused out of the harbour by Railways Police in camouflage uniforms and deposited in black townships outside the city after refusing to abandon a go-slow, eye-witnesses reported yesterday.

The eye-witnesses said all 900 workers had been bused out, but a SATS spokesman claimed that only 200 had been fired.

The workers, the vast majority of who are members of the unregistered General Workers' Union, had been on a go-slow since Monday in protest against SATS's 11-months-long refusal to talk to the union.

Yesterday GWU general secretary Mr David Lewis described the sackings and removal of the workers as "sheer barbarism".

He said they came only days before a high-ranking delegation from the United States union federation, the AFL-CIO, was due to arrive in South Africa and urged the delegation to refuse to meet Government representatives.

Union sources in PE said yesterday stevedores in the harbour employed by private companies were meeting their employers to discuss the situation.

The dockers had embarked on a go-slow in reaction to the port manager's failure to respond to a letter signed by 600 workers asking for a meeting.

A SATS spokesman said yesterday about 80 morning shift workers in the pre-cooling sheds had been asked to abandon the go-slow but had refused. They had then been fired for "repudiating an instruction", he said.

Another group of about 120 on the afternoon shift had also been fired and both groups had been transported to their hostels to collect their belongings. "They have been told to leave the hostels immediately," he added.

The attention of labour observers in the Eastern Cape is now likely to move to the stevedores who may take action in support of the dockers.

● Botha's warning
— See Page 3

Bo-Kaap fears fate of District 6

AK6uc 6/9/82

124

OFFICIAL neglect has resulted in Bo-Kaap — one of Cape Town's most colourful and historical areas — becoming a slum, according to residents, who fear they may soon share the fate of the people of District Six.

The 6 000 inhabitants of the quaint but crumbling dwellings on the flank of Signal Hill above Wale Street say that for years District Six was allowed to deteriorate. When it became a slum, the people were moved "to the country".

The Schotsche Kloof Civic Association, at 10 years one of the oldest civic organisations in a coloured area in Cape Town, has made representations to the city council to improve the houses and flats, most of which are owned by the council, to provide amenities in the area and to allow occupants to buy their houses.

The vice-chairman of the association, Mr Naseegh Jaffer, said the council had not provided residents with basic amenities.

"We saw the same thing happen in District Six and Harfield Road. In both areas the city council was reluctant to provide amenities," said Mr Jaffer.

In a memorandum to the city council the civic association says Bo-Kaap has been promised "all kinds of facilities" since the 1940s.

Residents pay the highest rents in any council housing scheme and have the fewest facilities, according to the association.

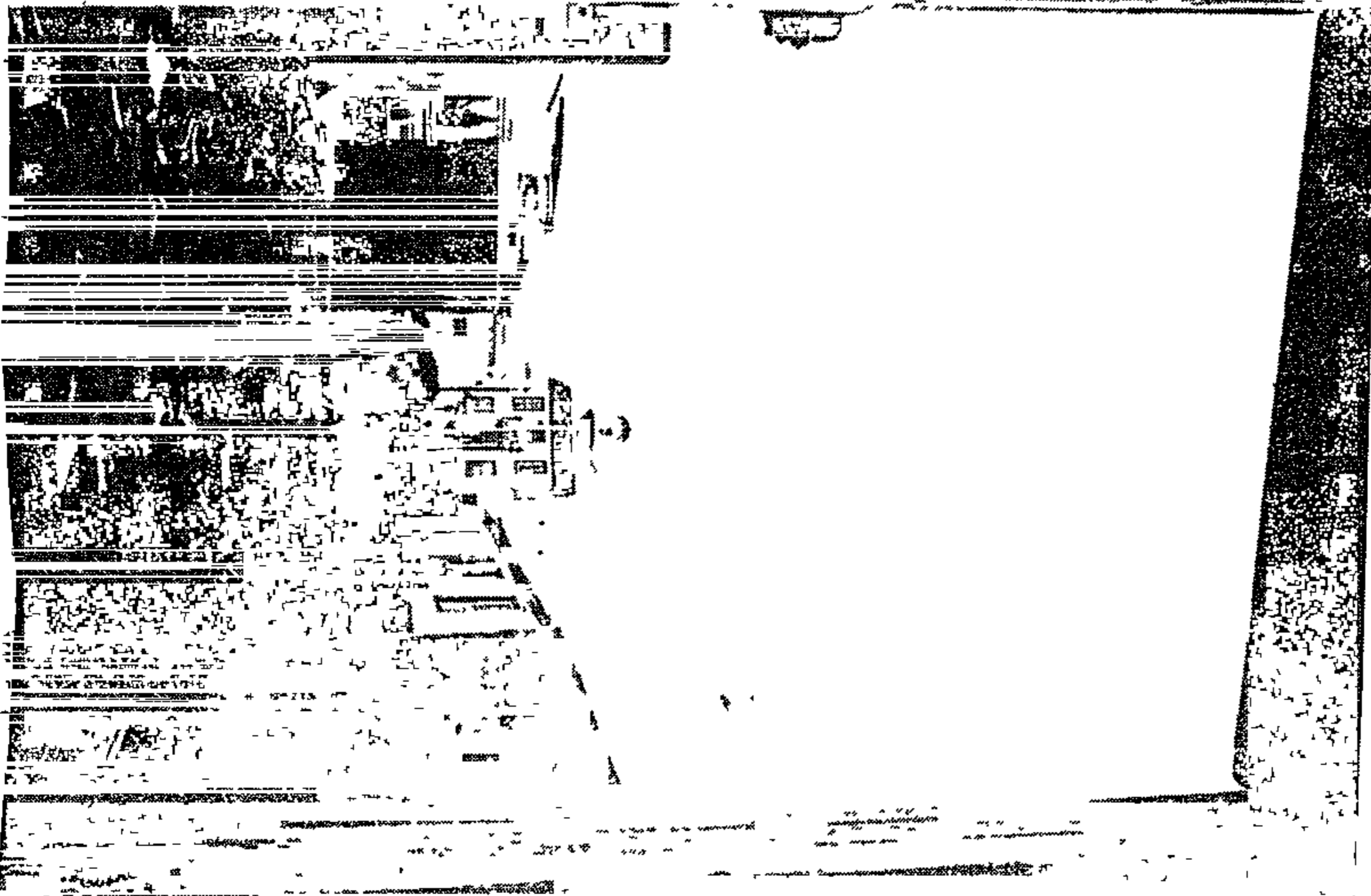
Bo-Kaap consists of Schotsche Kloof, the Malay restoration area, Stadzicht and Schoone Kloof.

Schotsche Kloof is the official name given to the flats built on the side of Signal Hill on an old Dutch East India Company farm of the same name. Built about 40 years ago, the flats were originally intended to be 400 units. Although foundations for all the flats were laid, only 198 were built.

"NIAGARA FALLS"

Mr Armen Abrahams, who has lived in the flats for 40 years, said the council provided guttering in his block only five years ago.

5/9/82



- 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

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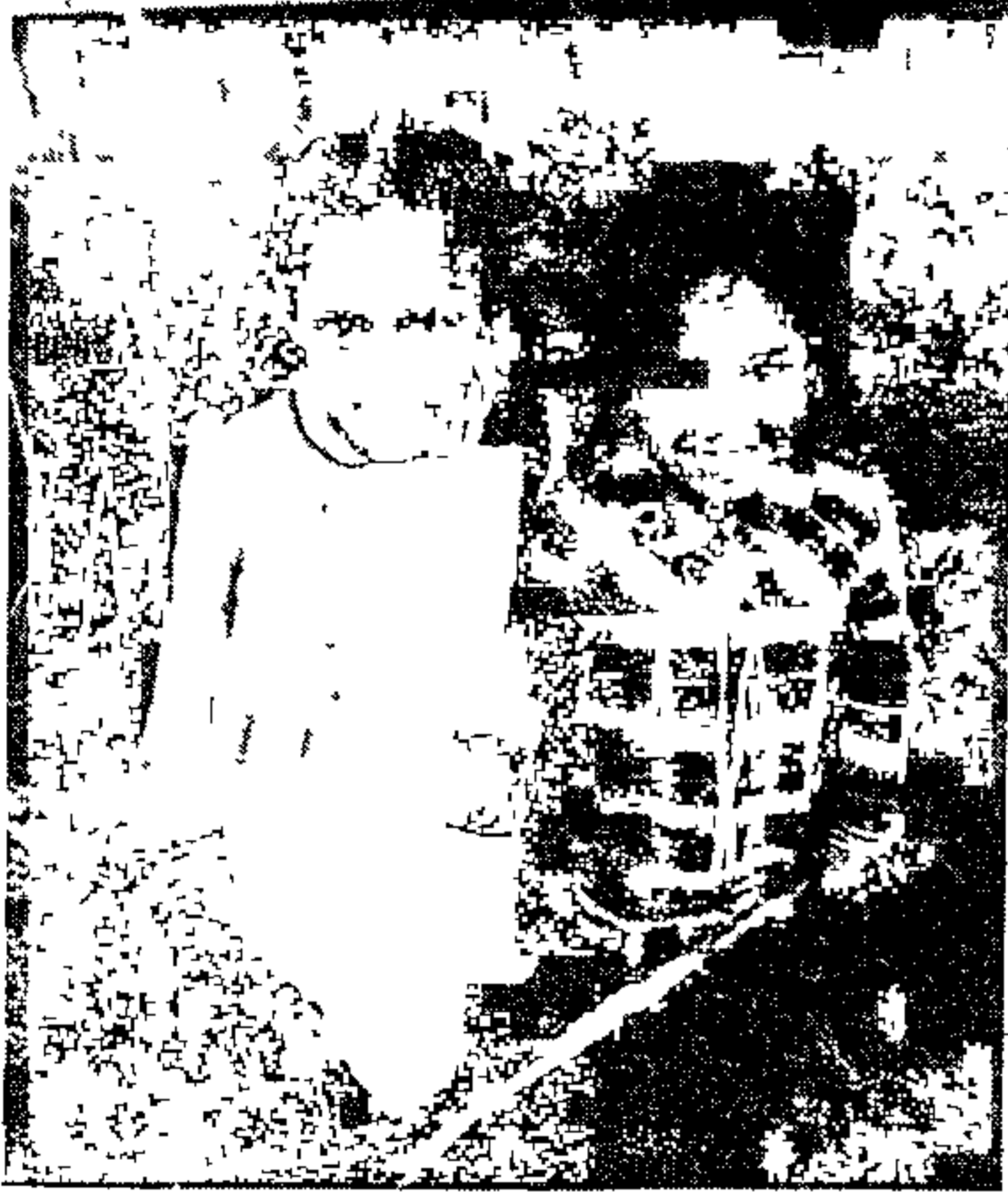
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6/9/82

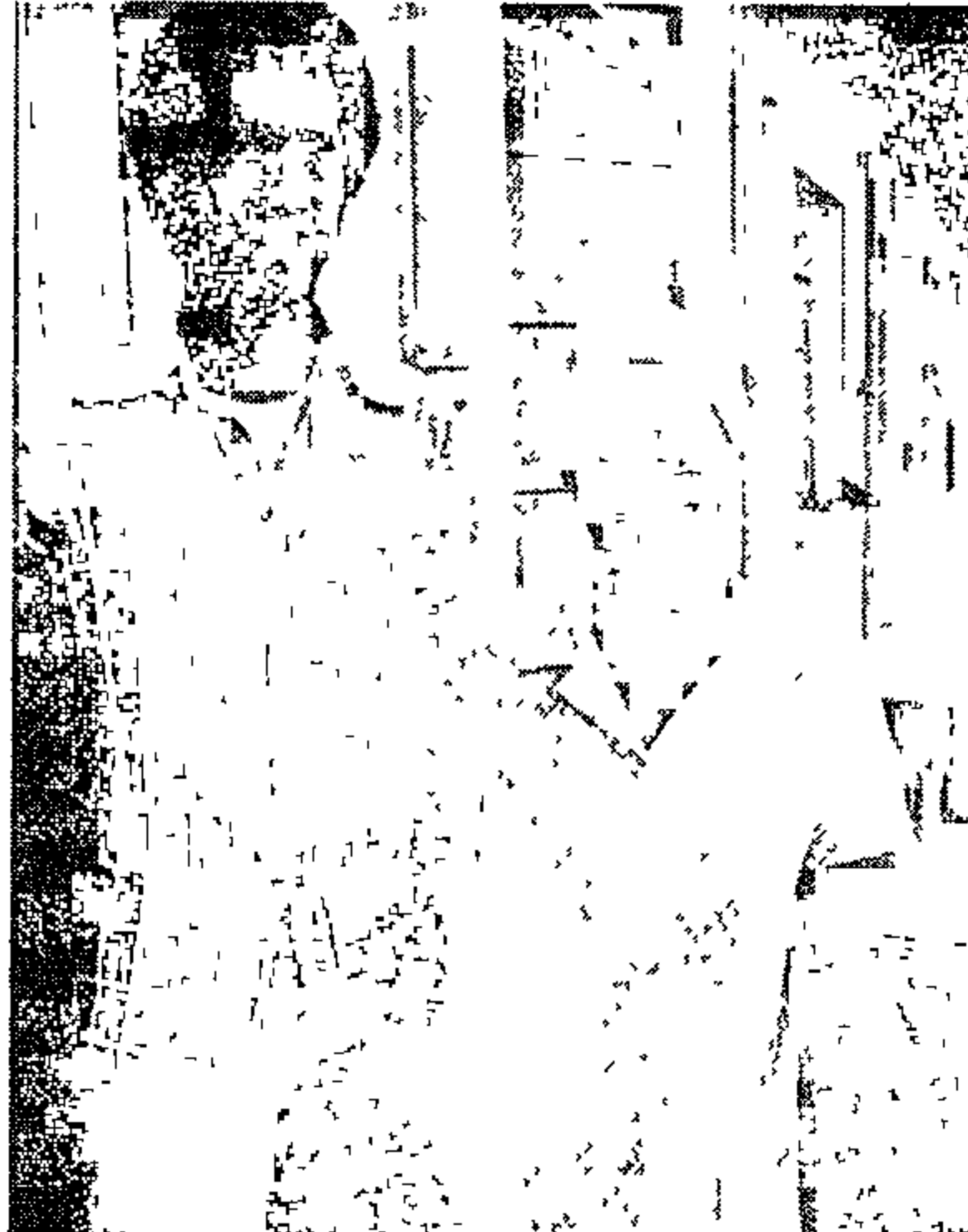
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A view of an empty Bo-Kaap plot full of rubble. The council has not rebuilt houses knocked down more than 40 years ago in terms of the Slums Act. Residents describe it as an eyesore.



Girls play in the shrubbery near the Schotsche Kloof flats



ABOVE Mrs A Abrahams stands outside the Schotsche Kloof flat she shares with her son Arminen and his family. With her is Mr Naseegh Jaffer, chairman of the Civic Association.



LEFT Mr Gamsa Hendriks stands outside the crumbling bedroom wall of his neighbour, Mrs S Marcus.



Children from the Schotsche Kloof flats play soccer on the gravel. Residents have asked the council for grass playing fields.

ara falls to get to your nome, ne said.
"Even now, when it rains, all the mud rushes down from the mountain and piles up outside the entrance to the flats

"This area was developed 40 years ago, but show me one decent sidewalk. We have to walk in the street and when it rains we get splashed

"If this place were developed and people were to own their own flats, then they would take more pride"

MUIZENBERG PAVILION

Residents say they are tired of hearing the city council has no money

"There is money for other areas and for projects like the Muizenberg pavilion," said Mr Abrahams

"The city council says it is difficult to build amenities here because of the steeply sloping ground. But all the white schools in Tamboerskloof, built on a hill, have beautiful playgrounds," he added

The Malay restoration area is the oldest residential section of Bo-Kaap. The first houses were constructed between 1750 and 1850. Almost the entire area was declared a slum in 1934

Most of the property, then owned by Muslims, was bought by the city council. The council has since restored 68 houses

But people complain it took 20 years to restore the first 15 dwellings and only after 1970 were the 53 others restored. The city council is now the chief landlord in the area

DEPOSIT PLAN

Most residents in the flats and the Malay restoration area want to buy the properties

The civic association has asked the city council to sell the council-owned dwellings to the occupants and accept the amounts paid in rent over the years as a deposit

In 1977 the council approved plans to sell the houses and flats to the occupants, but residents are both puzzled and worried about the long delay

Mr Saait Soeker, a builder who rents a house in the restoration area, is hoping the city council will sell him the house he occupies

He pays R129 a month for a three-bedroomed house where he has lived with his family since 1972

"Many people here are in the building trade. We would be able to maintain our own homes at a high standard," he said

Pointing to a crack in the wall, he says he is not happy paying the rent he does for a house "in this condition"

EMPTY PLOT

There are still some houses in the old Malay area which have not been restored. Children play on an empty plot covered with rubble and broken glass. Houses on the plot were demolished in the 1930s under the Slums Act

The houses that remain are crumbling away. Many have no guttering and when it rains water seeps through the walls

Mrs Shamiella Marcus lives in a council house around the corner from the restored area. She and her family have to be careful not to lean against the walls because the bricks crumble when they do

In winter her kitchen is almost permanently flooded

She, her husband and five children share the same bedroom. Her husband has tuberculosis and the children "cough a lot"

Her neighbour, Mr Gamsa Hendriks, also lives in fear of crumbling walls

Meanwhile residents are concerned that the lack of facilities may mean that they are soon to be moved out under the Group Areas Act

"COUNCIL SYMPATHETIC"

Mrs N Adams, who has lived in one block of the Schotsche Kloof flats for 40 years, said it was years since the flats were last painted

The Deputy City Administrator, Mr G R Hofmeyr, said the city council usually did not provide facilities for small communities, but it had shown itself to be sympathetic to the Bo-Kaap residents by approving plans in 1980 for tennis and netball courts, a community hall and a children's playground

"However, the funds have not been made available from the Department of Community Development. The council even offered to provide bridging finance, but the Government was unable to agree to this," said Mr Hofmeyr

The chairman of the housing committee, Mrs Eulahe Stott, said many people in Cape Town would "give their eye teeth" to be so close to the city

Although the council had recorded the plight of the Bo-Kaap community, it had no money, she said

The council relied on money from the National Housing Commission for maintaining and building houses but so far it had not been forthcoming, said Mrs Stott

Govt warned on housing

By JANE ARBOUS
Municipal Reporter

THE City Engineer, Mr Jan Brand, yesterday warned the government of the social and political consequences of its "inability" to fund housing development.

In his 151-page annual report for 1981 released yesterday, Mr Brand said the year had been a difficult one for housing, marred by shortages of National Housing Funds and labour.

Although the City Council had requested R118-million from the government, the actual allocation was only R39-million. This had followed a shortfall in the previous financial year and the council had had to provide bridging finance of R20-million.

"The government's apparent inability to fund housing development in accordance with a stable financial programme will, apart from its obvious economic, social and political consequences, also harm the City's ability to fulfil its housing

obligations."

His department, which provides services for nearly one million people in Cape Town, experienced an 18 percent drop in capital expenditure.

This meant there had been "a very substantial decrease" in the department's volume of work.

This was mainly due to less money spent on housing which he described as "a most disturbing feature". Other factors were the completion of the City's share of the Rivier-sonderend water augmentation scheme and the completion of the Cape Flats wastewater treatment works.

The total capital and operating expenditure of the department was R204-million, compared with R209-million in 1980.

Despite the decline in economic conditions, the number of building plan submissions was only slightly down on 1980's record number. However last year there was a far greater proportion of plans for large commercial, industrial and residential development.

124 C-Times 8/9/82

124. C. Times 9/1/12

Farm families face eviction

From COLLEEN HEDDERWICK

FISH HOEK — Twelve families living on the farm Hillside above Sun Valley in the South Peninsula had till yesterday to move out of their homes to make way for a further 12 families who had been given notice to vacate their homes on a neighbouring farm, Chemory

This game of human checkers is the result of a series of land deals between Epol (Pty) Limited and private land-owners

The owner of Hillside, Mr Jack Ryan, had to house his own employees who were at present living on Chemory and who had been given notice by the new owners, Epol, to leave by the end of the month, his agent, Mr Jim Taylor, said yesterday.

If the Hillside people

had not vacated their homes by today, a charge of trespassing would be laid with the police, who would then issue a warning and eventually a summons to the people

Mr Taylor said he had already suggested to the Divisional Council, through a local welfare association, that the seaside holiday resort of Soetwater, on the coast beyond Ocean View, be opened as a temporary housing area for the homeless people of the Peninsula

"It has all the services already laid on. The water, the sewerage, the space is all there and it is already classified a coloured area. But the Divisional Council refused to consider the idea because, they said, the people of Kommetjie might complain"

RENTS FM 10/9/82

Over the top

~~124~~ ~~125~~
Community protests over rent increases have occurred in all major SA cities in recent years. The major charge levelled by poorer tenants is that they simply cannot afford the housing provided

A survey just released by UCT's Urban Problems Research Unit (UPRU) points to reasons for the increasing politicisation of the rents issue. According to researchers Professor Dave Dewar and Vanessa Watson "It appears that people in the lowest income group (under R70 per month) are paying up to half their income in rent, and up to 40% of household heads in eight sample areas fell into this category"

The implication is that "a person in this

category may be spending eight times less than the absolute minimum on basic necessities for survival, if the household subsistence level (HSL) is taken as a guideline"

According to Dewar and Watson, "present rents are far beyond the means of the large majority of tenants. Furthermore, those particularly disadvantaged are in the lowest income group and those in the newer, more distant and therefore more expensive housing areas."

For example, the average income of Cape Town's coloured population is extremely low. A 1980 city council analysis of tenants' incomes in its letting units indicates that 56% of household heads earn under R150/month, 85% below R250/month and 95% below R350.

According to Dewar and Watson, if the income of household heads alone is considered, approximately 71,7% of households in the eight sample areas fell below the HSL.

The HSL for September 1981 allowed an amount of R24,56 for rent. Given an average head of household income of R183 per month, this 13% of monthly income is in line with National Housing Code (NHC) stipulations that not more than 25% of household income be spent on rent.

However, they maintain that in Atlantis, for example, "payments for all income groups reach over 25% and are as high as 42,7% in the case of household heads earn-

ing between R151 and R250 in certain areas

"On average 42% of tenants in our sample areas are paying above the limit laid down by the NHC and reach 75% and 55% in sample sections of Atlantis."

It has also been estimated that some 50% of Atlantis residents commute daily to Cape Town at a cost of R22 a month. These people are being penalised by the group areas housing policy

Affordability appears to be the central issue, and is testified to by official statistics on evictions. During 1980, for example, 100 993 eviction notices were served on a total of 16 419 divisional council letting units, indicating that, on average, each tenant fell behind with rent six times during the year.

Strong call to shelve plans for Sandy Bay

176613 10/9/82

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Environment Reporter

THE powerful Co-ordinating Council for Nature Conservation in the Cape has backed a call by Dr Douglas Hey to hold up Sandy Bay development plans until boundaries for the Table Mountain natural area are fixed by the Minister of the Environment, Mr Sarel Hayward.



Professor Anthony Hall

The chairman of the CCNCC, Professor Anthony Hall, asked the Divisional Council not to take any decision on development until they had clarity on the boundary

Earlier, Dr Hey called for a halt to all development which might impinge on the boundaries of the natural area until Mr Hayward had made his decision.

MAJOR SCHEME

Last month, The Argus disclosed that a major development scheme for Sandy Bay had been discussed behind closed doors in the Divisional Council. The matter had been placed on green paper taking it out of the scrutiny of the public. The project includes an hotel and 50 townhouses

Following the Divisional Council elections, the matter was taken off green paper and discussed publicly

The latest threat to Sandy Bay, considered by environmentalists as a high-priority conservation area because of its unique nature, has caused another outcry.

mittee for the Table Mountain natural area, said recently. "I have always said that Sandy Bay is a unique natural area and should be preserved for posterity. I believe that all other available options for housing and development should be utilised before one looks at Sandy Bay"

NUDISM 'STIGMA'

According to informed sources, several highly placed politicians are in favour of developing Sandy Bay because of the stigma of nudism and alleged malpractices by some visitors to South Africa's most famous skinny-dipping beach

Professor Hall said that at a recent meeting of the CCNCC, the council had unanimously voted against any development of the area

"It is very important that the authorities do not get mixed up between nudism and nature conservation.

"We must taken cognisance of all the experts who have recommended that Sandy bay should be preserved"

Dr Hey, who is chairman of the interim com-

Housing policy change 'disastrous'

Municipal Reporter
THE Government has virtually washed its hands of providing mass housing and will in future help only the very poor, the elderly and the disabled

The new housing policy outlined in recent speeches by the Minister of

Community Development, Mr Pen Kotze, and the Deputy Minister, Mr Pierre Cronje, was described as "disastrous" today by the chairman of the Cape Town City Council's Housing Committee, Mrs Eulalie Stott

It shifts responsibility for housing to individuals, their employers and "financial institutions"

It could mean the end of planned rental projects in Cape Town. In terms of the new policy the chances of the thousands on the waiting list in Cape Town of obtaining homes are minimal

Commenting on the policy on homes for the

ARGUS 10/9/82
coloured people in a recent speech in Benoni, Mr Kotze said "The department has in the past accepted greater responsibility with regard to the provision of housing for those who had to be resettled (in terms of the Group Areas Act)

"This task has now been almost completed and in future fewer houses will be built for

Asians and coloured than in the past"

As far as existing projects were concerned, he explained that all applications already submitted and for which funds had not yet been allocated would have to be re-considered and "adjusted" in view of the new policy

"In order to utilise the available funds to the best advantage, we shall in future have to place greater emphasis on the availability of serviced building plots

"Our first priority will be to ensure that land and infrastructure are made available to all persons who can build

with their own financial resources or those of their employers or financial institutions"

Atlantis houses 'health threat'

SENIOR officials of the Cape Divisional Council — including the senior health inspector, Mr J Mostert — made an on the spot investigation of several homes in Atlantis last week, which residents say are causing a health hazard.

The visit by the officials followed a call by the areas' management committee to the residents concerned to withhold payment of their housing instalments until the homes had been repaired

A total of 66 homes had been listed by the committee for the attention of the officials, who were accompanied on the inspection tour by the project director for Atlantis, Mr Piet Burger, a representative for the areas chamber of commerce, Mr C. Alexander and Mr R Williams, a social worker from the major employer in the area

DAMP

The homes are in a newer part of the area, which is particularly damp. The high water table is very evident in Cawdor Street, where water bubbles to the surface on the pavement and flows down the road

A common problem being experienced by the

residents due to the dampness and seemingly inadequate ventilation is mould on the ceilings and walls. In some cases the ceilings could clearly be seen to be rotting away.

AILMENTS

The delegation was told by residents that the damp conditions were the likely cause of chest ailments.

In one case a couple and their child slept on mattresses in the living room at night to avoid the "unhealthy conditions" in their bedroom

Residents were particularly perturbed that they had to endure the conditions while paying up to R144 a month for the homes

While welcoming the move by the Divisional Council, residents are known to be concerned that the cost of repairing their dwellings would be added to the purchase prices.

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Mobile home park: DC waives ¹²⁴ SABS code

EAST LONDON — The Kaffrarian Divisional Council has decided not to impose the SABS code of practice on a proposed mobile home park planned near Gonubie

The decision was made at a council meeting after the secretary, Mr E L Daubermann, pointed out some of the objections the council had received to the SABS code

“One specification concerns the distance the homes have to be

from each other It was pointed out that this distance is greater than for houses in town,” he said

Another requirement was for telephone and television connections — something Mr Daubermann felt was unnecessary

The mobile home park — planned for development at the Quinera Lagoon Holiday Resort — will still have to be run under a certain degree of council control, however

According to a resolution passed at the council meeting the developer, Mr A J Cowan, will have to “enter into the standard agreement with the council in regard to his present holiday resort”

He will also be advised that a clause in the current caravan park regulations — which restricts permanent occupancy at a park to 10 sites or 10 per cent of the total — cannot be altered until amended by the Administrator of

the Cape

● One councillor, Mr Robbie De Lange, took issue with Mr Cowan over his views — expressed in a letter to the council — on East London holidaymakers

He described as “unjustifiable” Mr Cowan’s statement that East London had “the poorest holidaymaking clientele of all resorts in the country”

“This is destructive criticism,” he said —
DDR

Degree/Diploma/Certificate for which you are registered (e.g. B.A., B.Sc)

B. Comm.

Subject

Economics II

(to be copied from the heading on the Examination Paper)

Paper No.

I

(to be copied from the heading on the Examination Paper)

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Hayward warns Bay developers

ARGUS 14/9/82 (17/11/82)

ENVIRONMENT Minister Sarel Hayward has warned the developers of a proposed Mediterranean-style village at Sandy Bay not to "put a gun to his head" having it zoned for development, and then expect the State to pay more than its present worth in the event of expropriation

He gave the developers, Costa Aereosa (Pty) Ltd, a clear indication that they could run into Government opposition to the scheme

Mr Hayward yesterday called for a delay on a final decision on the development until the South Peninsula mountain reserve areas have been determined

He called on the Cape Divisional Council and the Provincial Administration — who are under pressure from the developers to reach a decision soon — to take note of this aspect

Mr Hayward warned the developers not to try to push up the value of the land artificially by

PREMATURE
He said if the developers put a gun to his head over the issue, they could "burn their fingers".

It would be premature to take a decision on the development of Sandy Bay before the South Peninsula reserve area had been defined. He was expecting a final report on this matter to reach him in about two weeks.

Mr Hayward's remarks have been welcomed by Professor Anthony Hall, chairman of the Co-ordinating Council for Nature Conservation in the Western Cape, who will speak at a meeting of the Sandy Bay Conservation Trust at the St George's Cathedral Hall at 8 pm on Thursday

124 P. Dispatch
15/9/84

Official for talks on Buffalo Flats

EAST LONDON — The deputy director-general of the Department of Community Development, Mr P D McEnery, will visit the city later this month to discuss the standard of housing envisaged in the new Buffalo Flats housing scheme

He will hold discussions with the local Coloured Management Committee and representatives from the Duncan Village and Parkridge tenants' associations

Mr McEnery's visit follows criticism of the "crude" houses planned for Buffalo Flats, the largest housing project

undertaken by the city council

Members of the CMC have expressed concern at a directive from the Department of Community Development stating that fixtures such as floor coverings, ceilings and an electricity inlet were not to be built into houses in the R20 million scheme

Thirty-one firms have drawn tender documents for the scheme, according to a city engineer's report tabled at last night's monthly meeting of the CMC

Forty-three contracting firms attended a site inspection late last month

According to the report the director of local government has given draft township approval for Buffalo Flats extensions 3 to 7 Approval from the Department of Transport is expected within the next few days

Other matters to be discussed with Mr McEnery during his visit on September 28 are the shortage of accommodation for newly-weds and delays in the sale of houses in Parkside

According to members at last night's meeting, the issue of Parkside sales has been "dragging on" for more than six years — DDR

ARGUS 15/9/82

Call to protect Sandy Bay

Environment Reporter
THE SA Institute of
Town and Regional Plan-
ners has called for the
protection of Sandy Bay
as a unique and undeve-
loped natural area

In a statement yester-
day the institute said
that with the expected in-
crease in population
more and more need
would arise for areas
where people could
relax

These areas would

vary between efficiently
developed artificial
parks and open spaces
and unspoilt natural
areas

"The natural beauty of
the Peninsula offers all
its inhabitants a full
spectrum of these re-
creational opportunities"

HOTEL

Referring to the pro-
posed development of
Sandy Bay including a
hotel complex, squash

courts and other facili-
ties, the institute said it
did not want to stand in
the way of necessary de-
velopment, but found it
difficult to accept that
the proposed develop-
ment was on grounds of
necessity

The owners of the land
had certain rights, but
the town planning
scheme of the Divisional
Council so curtailed
these rights that it should
be possible to purchase
the land at a reasonable
price

"It is generally accept-
ed that Sandy Bay is a
unique natural area, and
this property should thus
be kept in its present
state as a component of
the metropolitan open
spaces system"

●See page 15

124 C. Times 15/9/82

Concern over squatter move

Own Correspondent

FISH HOEK — A member of the Divisional Council, Mr Hilary Langley, has spoken out against the moving of squatters from other areas into the Fish Hoek area

Speaking as a Fish Hoek Town Councillor at the council meeting on Monday night, Mr Langley said he was "concerned at the movement of squatters from Red Hill and Raapkraal into this area"

"The area already has a squatter problem. There is no need to introduce more squatters"

A fellow-councillor, Mr Alleyne Yeld, chairman of the Yeld Commission on Housing, "supported strongly" Mr Langley's views, "as unskilled labourers who lose their jobs easily under normal circumstances would cer-

tainly lose their jobs if they moved here"

"One thing worries me," he said "The Divisional Council has stated in public that their priority of housing in Ocean View is for families already living there. But it is humanitarian to first give something to those who have nothing

"These people living in the bush should be attended to first. Also the Sunnydale people must have accommodation before those from over the mountain"

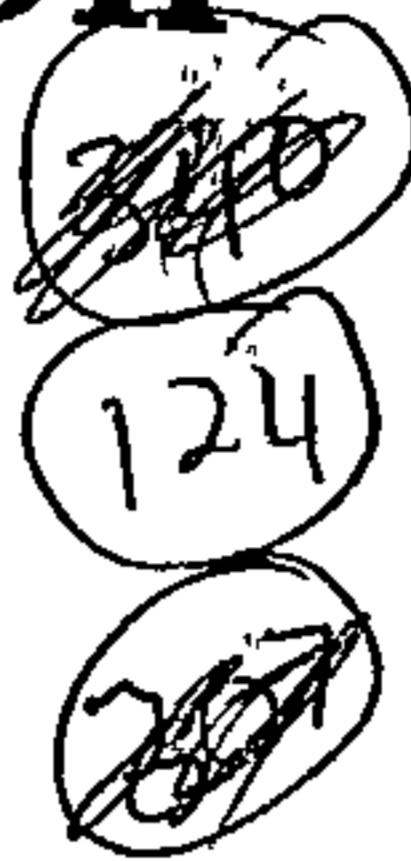
The Fish Hoek Town Council agreed to write to the Divisional Council

The Deputy Minister of Internal Affairs, Mr P J Badenhorst, has agreed to meet the Fish Hoek Town Council "when next in Cape Town" on the question of housing squatter families

Demolition of shacks ordered

15/9/82

E. Post



By JIMMY MATYU

RESIDENTS of some areas of New Brighton — Boastville, Red and White locations — have been told by the Port Elizabeth Community Council to demolish backyard structures by tomorrow or face prosecution

An 11-man steering committee of the Port Elizabeth Black Civic Organisation is to hold a meeting in the Roman Catholic Hall, Pendla Street, New Brighton, at 6 30pm today to discuss the issue

The Executive Officer of the Port Elizabeth Community Council, Mr Ivan Peter, said today it was quite likely the notices had been issued

"There has been a blitz lately on shacks in the Red and White Location after it was noticed that their erection was getting out of hand," he said

A spokesman for the committee, Mr Mkhuseh Jack, said people whose homes were too small to

accommodate all their family members were upset

"There is an acute shortage of housing and that is why we have squatting areas like Soweto and Gugulethu in Veeplaas.

"We need more homes and while this problem has not been overcome, it is really unfair for the authorities to bulldoze or order the demolition of structures which help to keep the family unit tight

"Residents treat this as another form of harassment and persecution," he said

Mr Jack said he hoped the authorities would have the foresight to realise that if these structures were demolished another squatter area would mushroom in some open space.

The steering committee will also hold a rally at the new Daku Hall in Kwazakele on September 26 at 2pm to elect office-bearers and to re-organise Pebco's programme of action

P. Disputer
Closed
(124)
talks on
15/9/22
rehousing

EAST LONDON — The rehousing of an Indian man living in a coloured group area was discussed behind closed doors at last night's Coloured Management Committee meeting here

The committee decided to discuss the rehousing of Mr Arthur Trimaly in committee despite protest from one committee member, Mr J Seegers

"Does it help to discuss things in committee? They get to the press in any event," he complained

Other members felt it was important to discuss the "personal" matter in committee, however, and to keep details of their decision secret

A discussion on "shop site 23829" was also held in committee — DDR —

Major blow to those waiting for homes

AR GAS 17/9/82

124



THE Cape Town City Council's laudable policies of putting a roof over the head of its citizens of all races at a price they can afford and reducing the huge housing backlog facing the city has become so much pie-in-the-sky following the sudden and devastating change in Government housing policy announced in the past few weeks

The Department of Community Development which makes State funds available through the Na-

also be made available for loans to people to buy building materials

In this reversal of policy, the State is now apparently giving its blessing to site-and-service housing schemes — a somewhat mixed blessing

Although site-and-service has its good points, at best, according to Mrs Eulalie Stott, chairman of the City Council's Housing Committee, it should be seen strictly as an emergency measure

the only acceptable standard of economic housing

This offered the only hope, she added, for the development of housing estates which would not be "different" from all other residential areas

The Government is to wash its hands of housing for the masses because, according to Mr Coetzee, virtually all the coloured and Asian people affected by Group Area removals have been rehoused and, he adds, the Government has actually never

**By PETER GOOSEN
Municipal Reporter**

tional Housing Commission for the provision of homes has decided that in future it will supply funds only for the housing of "the very poor (earning less than R150 a month), the elderly and the infirm"

The immediate effect of this is to deny the chance of any acceptable kind of home to nearly all the 19 000 families on the Council waiting list for accommodation — some have been waiting for a house for 12 years

Instead of supplying funds for houses in future, the State intends to make serviced sites available for people to build their own homes —

To help them in this task, limited funds will

on a purely temporary basis

But the effect of the State's new policy is to allow the building of what will amount to permanent site-and-service housing schemes which could lead to the creation of more Crossroads-type developments

As Mrs Stott says, the new policy will mean that the best the thousands of coloured families in Cape Town not yet housed will have to look forward to is to spend the rest of their lives in sub-standard housing

Mrs Stott added that the present standard of housing, like the homes being built at present in Mitchell's Plain, should be

accepted responsibility for housing which he places firmly at the door of the individual, his employer and the country's financial institutions

For Cape Town, the effect of the Government's proposals will be a halt to the development of Mitchell's Plain. When the present contracts for the building of 5 000 houses are completed, this giant experiment in low cost high quality housing could come to a premature end

As has been said by the chairman of the Cape Areas Housing Action Committee (Cahac) Mr Wilfred Rhodes, the Government's new housing policy could lead to the creation of thousands of squatters

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candidates or with a gillator

3 No part of an answer

4 All answer books must be submitted to the invigilator or to an invigilator at the examination

Any dishonesty will render the candidate liable to disqualification and to possible University

V Flats: Govt 'not involved'

By MARK VAN
DER VELDEN

RUMOURS of high-level government involvement in the controversial R45-million luxury flats development proposed for the mountainside above Gordon's Bay were yesterday dismissed outright by the resort town's new mayor, Mr Danie Miller

He told a combined delegation from the Save Gordon's Bay Society and the Ratepayer's Association yesterday morning that he had been assured the rumours were untrue by the MEC for local government, Mr H Kriel

Rumours that top government officials had already given their backing to the development, and that any opposition would be useless, have circulated among the local population ever since the project became known some months ago

Interview

Mr Miller, a Strand attorney, confirmed this yesterday, saying he had recently had a personal interview with Mr Kriel and asked him whether the rumours were true

"Mr Kriel assured me immediately that there was no substance to these rumours and I passed this

message on to the delegation that presented their case to the town council at a meeting this morning," he said

A spokesman for the Save Gordon's Bay Society (SGBS) said yesterday that the meeting had been "very constructive" and that Mr Miller's assurance was "heartening"

"News like this is very encouraging to those of us who are opposing the development," he said

Mr Miller added that Province would only consider the application for the rezoning of the proposed 11ha site after the closing date for objections (September 24) and after it had received the council's recommendations on the matter

Consortium

An international consortium is seeking the go-ahead for the development, named Marlin's Cove. It would consist of 400 luxury units in a complex of six clusters along the mountainside above the picturesque little town

The organizations opposing the application for rezoning of the proposed site maintain they are doing so on environmental grounds

Cape Times 17/9/82
Mitchell, Trust
Bank 'still partners'

Industrial Reporter

PROPERTY developer Mr Bill Mitchell and the Trust Bank are still partners in the company proposing to develop Sandy Bay

Denying speculation that Trust Bank had gained Mr Mitchell's share of the development company following their recent Supreme Court dispute over the Wavecrest development, a spokesman for the bank said yesterday that Mr Mitchell was still very much a part of the scheme

Trust Bank's claim for nearly R4-million, plus interest brought last April against 10 defendants, including Mr Mitchell, was settled out of court. Reports that the bank had won "damages running to millions" have elicited no comment

The bank said the Sandy Bay project was effectively owned by a holding company called Seaside Estates (Pty) Ltd, which in turn was owned 50-50 by Trust Bank and Mr Mitchell. The land was owned by a fully-owned subsidiary of Seaside Estates, Costa Areosa

Cape Times 17/9/82
Bid to halt
Sandy Bay
development

Staff Reporter

DEVELOPMENT at Sandy Bay could lead to its great beauty being "loved to death by brick and concrete", Professor Anthony Hall, chairman of the Coordinating Council of Nature Conservation in the Cape, said last night

Professor Hall was the guest speaker of the Sandy Bay Conservation Trust at a meeting in St George's Cathedral Hall on the future of Sandy Bay, attended by about 50 people

'Pressure'

The meeting agreed unanimously to promote public interest in the preservation of Sandy Bay. It was also agreed to approach government at local and parliamentary level and to put pressure on them and on the developers

It was agreed to challenge the developers to public debate on television, to place an advertisement in a local paper containing a letter of protest by Professor Hall to be signed by objectors and posted to the Divisional Council, and have bumper stickers printed and distributed nationally

Professor Hall said the two options of "townscape and wildness" had no

middle road. The townscape would be visible from the top of the valley to the water's edge and round to the Peninsula tip. The "wildness" was also a total concept, as one side "must be as wild as the other"

He said the initial development might only include 50 houses but would soon mushroom to many more

'Great beauty'

"Would it be unreasonable to stop at 50? It might be very, very difficult for our public representatives to stop it from growing to 450, and then to 2 000 houses, and so on till the great beauty of Sandy Bay has been loved to death by brick and concrete"

The metropolitan population of the Peninsula grew by a third between the national census of 1970 and 1980, said Professor Hall, and South Africa's population was growing by 60 000 each month

"This makes all the wild areas we have more and more precious. Sandy Bay is the Peninsula's last wild beach linked to a mountain backdrop, and people have shown with an astonishing strength that they like it that way"

CAPL 71645 18/9/82

5 homes in Guguletu scheme handed over

Municipal Reporter (124) (340)

THE first five houses in the new Malunga Park development in Guguletu were handed over to their buyers yesterday

Seventy people are already involved in the scheme and the next construction phase of 15 houses starts on Monday

The houses, built by the Uluntu Utility Corporation and sold for between R18 000 and R24 000, are small but neat, with three bedrooms, separate dining room and lounge, a kitchen and a bathroom

They are part of a six-hectare development where people can build their own home or have them built by the company to their own design

The general manager of Uluntu, Mr Ivan van der Merwe, said a buyer had a 60-year lease on the house and could sell it for any price at any stage

The development was the first to be funded by the private sector in Cape Town

The R3,2 million capital had been lent on a long-term basis by companies such as Anglo American, Barlow Rand and De Beers.

Sandy Bay ^{CAPC} ^{Tinks} plans: ^{18/9/82} New ¹²⁴ warning

Chief Reporter

PLANS for a proposed property development at Sandy Bay showed a scheme which could eventually lead to "between 1 000 and 2 000 two-car families" being squeezed into the area, a Cape Town architect said yesterday

The architect, who has examined the plans, said they showed provision for eventual large-scale development on the mountainside above the bay which would not only be "very expensive" but also undesirable for a number of reasons

Mr W P Batley, the architect acting for a committee opposing an application to the Cape Divisional Council by Costa Areosa (Pty) Ltd, said the plans had left him, because of their "vagueness", wondering whether any really serious study had been made by the developers of the implications of their proposals

The Trust Bank and Mr Bill Mitchell are in partnership in the scheme

60-metre strip

What Mr Batley found, among other things, was that the proposed scheme intruded "to a serious extent" on the 60-metre strip above the high-water mark, in which it had been stipulated no development would be permitted, and that the area earmarked for recreational facilities was minimal

Mr Batley said Costa Areosa's plans now before the Divisional Council must be considered for approval anew.

"And what the new plans amount to is 'residential' use of an area zoned for 'amenity', and construction of an edge-to-edge chicken-battery, phased development of 450 sectional title dwelling units, three areas of low-rise buildings, two of medium-low housing, one area of multi-storey flats and a commercial zone

Conforming use

"The only conforming use — a hotel, 23 chalets, a restaurant, public ablutions and conveniences, and a car park — are all sited in the 60-metre-wide strip above the high-water mark, which is supposed to be kept clear in order to ensure some effective public open space

"It is this feature of Costa Areosa's proposals which is of most public concern — that they simply ignore any restrictions, as it suits them"

● He added: "The undesirability of this scheme, which would destroy one of the Peninsula's few remaining beauty spots and unspoiled wilderness areas within reasonably close proximity to the densely populated area from Green Point to Bakoven, is only too obvious"

1175

to contact them down to humanscorp to sentence

Fire hazard marginally reduced

124

Weekend Post Reporter E. Post 18/9/80

WALMER Township's wood and iron shacks, tinder-boxes in which three people have been incinerated recently, are marginally safer this weekend thanks to a donation by a fire security company. But only marginally.

One offer of help has followed the appeal in Weekend Post last week by Mr John Molyneaux, member of Walmer Centre of Concern, to equip the township with fire extinguishers.

It's now safely sited at the St Vincent de Paul Society's haven for seven helpless invalids who would have little chance of escaping if their shack caught fire.

Mr Molyneaux pointed out this week "With homes built of timber framing lined with cardboard, and with wooden boxes for storing food and clothing — all concentrated in an area three metres by five — fire spreads so quickly that if it cannot be dealt with in the first 10 minutes there's no hope."

He has appealed again for help to buy 10 extinguishers.

"I am absolutely sure there are 10 people in Port Elizabeth who care enough to donate one fire extinguisher each — priced at less than R50. A leading fire security company is prepared to let us have them at a 45% discount and to give the people a demonstration in the township."

Mr Molyneaux can be reached this weekend at 512225.



Walmer Township's first fire fighter. Mrs ESTHER MBUSI, warden of a haven for old people, holds up the fire extinguisher donated by a fire security company. Ten more are needed for distribution among the shacks.

After 21 years' wait, all Mr Peters asks is a

DIE BEFORE DIE

DIE

124 Times 28/9/82

MR MOOTHOO PETERS, 68, of Rylands Estate, who has been on the Cape Town City Council waiting list for a house for 21 years, has one wish — a home of his own before he dies

Court to rule on Muslim marriage

THE APPEAL Court in Bloemfontein will soon hand down a judgment, which could have far-reaching consequences for marriages conducted under Hindu and Muslim rites in South Africa.

Mr Ibrahim Bawa, vice-president of the Islamic Council of South Africa, said they were keenly interested in the outcome of the action brought by Miss Sureya Begum Ismail, of Ladismuir, Victoria, against Mr Abdul Hamid Ismail.

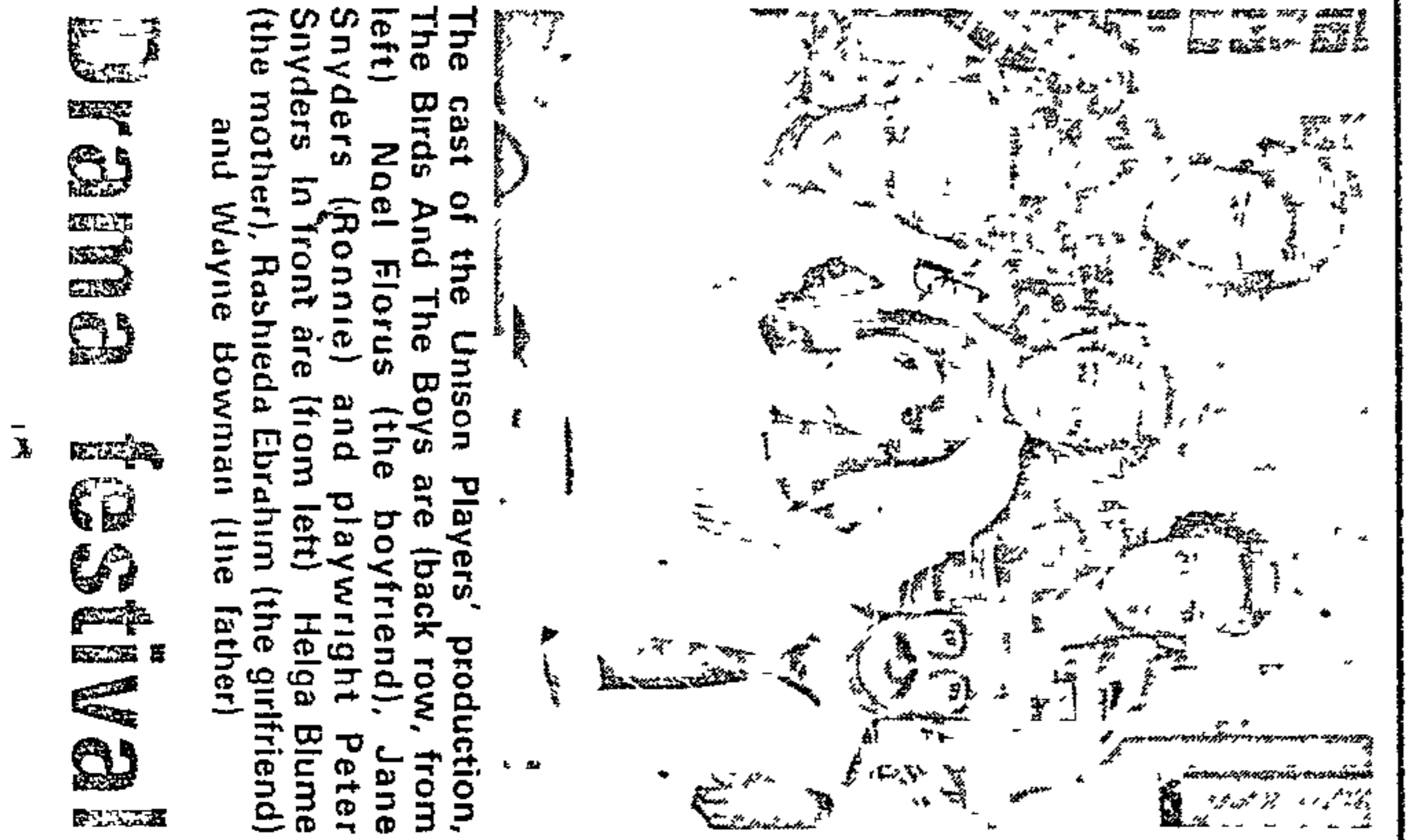
Miss Ismail is claiming R18 000 for maintenance, deferred dowry and the value of two sets of gold jewellery, awarded her by a Moulana (Muslim priest).

He is one of 1 500 families living in the faint hope of a roof over their heads while the City Council is waiting for the Government to make funds available to build homes for the people.

However, the situation is getting so desperate, says Mr Hassan Osman, member of the South African Indian Council and of the Rylands Estate Management Committee, that he is considering "alternative action".

By NORMAN WEST

"The people come to me in desperation. They tell me, quite rightly, they voted me into the public bodies on which I serve, and they demand action."



The cast of the Unison Players' production, The Birds And The Boys are (back row, from left) Noel Florus (the boyfriend), Jane Snyders (Ronnie) and playwright Peter Snyders. In front are (from left) Helga Blume (the mother), Rasheda Ebrahim (the girlfriend) and Wayne Bowman (the father).

Outrage of girl

THEY ARE outraged they are undoubtedly long while.

They call themselves they rate a listen Success is something that you don't in the cut-throat's case of Imagination, the guy to achieve their success.

Their album, Body Talk, has (50 000 sales) in South Africa so indication their follow-on. In It contains the hit single Just A well, if not better. This disc here

Taken into

The group comprises lead singer Ashley Ingram and drummer. Record producer/television producer

Drum festival

and Hindu and Muslim rites in South Africa
 Mr Ibrahim Bawa, vice president of the Islamic Council of South Africa, said they were keenly interested in the outcome of the action brought by Miss Sureiya-Begum Ismail, of Laudium, Pretoria, against Mr Abdool Hamid Ismail
 Miss Ismail is claiming R18 000 for maintenance deferred dowry and the value of two sets of gold jewellery, awarded her by a Moulana (muslim priest)
 The couple married under Muslim law in 1976
 Mr Ismail ended the marriage in April 1980 by repeating the words "I divorce you" three times under the Talaq system of divorce
 In the Transvaal Supreme Court in July, last year Mr Justice T H van Reenen ruled in favour of Mr Ismail against Miss Ismail's claims
 In argument presented to the Appeal Court by Mr R K Zeiss SC, with Mr H J Fabricius for Miss Ismail it was emphasised she did not seek recognition of her marriage as a valid civil one

Customs

Her action was based on the existence of certain customs and on contract
 Miss Ismail claimed the customs had been in existence for a long time, and were observed by the Muslim community of South Africa
 In the first instance, it was claimed that the ecclesiastical judgment by the Moulana was binding on the parties and capable of enforcement
 Alternatively, Miss Ismail claimed maintenance (the deferred dowry and re-delivery of certain marital presents that were handed by Mr Ismail to her and returned to him for safe-keeping)
 Mr E L Goldstein for Mr Ismail argued that South African law had from the earliest times insisted on strict compliance with the formalities necessary for valid marriages
 There was a long history of refusal to recognise religious or customary marriages
 Although a ceremony in keeping with Muslim rites did not constitute an offence in terms of Section 11(3) of the Marriage Act, it was clear such a ceremony did not result in a valid marriage
 It was argued that the customs relied on by Miss Ismail could not be enforced by South African courts because they clashed with the plain meaning of statutory provisions
 Judgement was reserved

Committee, that he is considering "alternative action"
 "The people come to me in desperation
 People want action
 "They tell me, quite rightly, they voted me into the public bodies on which I serve, and they demand action
 "They have a right to action, and I have now decided that unless I get a more positive response from the City Council soon — I don't care where they get the money from — I shall have to shock them out of their lethargy
 He said he could do this by renting caravans, parking them on the Parade and in the precincts of the Civic Centre and house the people in them
 He cited several cases of hardship where people could prove they had been waiting in vain for

they were allocated to people displaced in terms of the Group Areas Act he claimed
 The people, who were living in overcrowded conditions in Rylands Estate and had been on the waiting list for more than 20 years, had to stand by and watch strangers to Rylands Estate uprooted from city suburbs and District Six to make way for whites, were given preference
 Mr Peters' registration card, No 55 626, was issued by the housing branch of the Town Clerk's Department of the City Council on November 30, 1961
 In the meantime, Mr Peters said he could never give his children a proper roof over their heads and four years ago his wife died without ever having savoured the pride of having a kitchen of her own, which he had promised her
 Then there is Mrs Fatima Munshi whose application card, No 66 327 is dated July 4 1974

Nowhere to go now
 She has now been issued with a summons from the owner of her Mavis Road cottage because he wants to get married and occupy the premises himself
 She has several children and with the matter hanging over her head has to adhere to 50 sq m Mr Evans said in an earlier statement the Council had requested funds for housing in Rylands Estate every year from the Department of Community Development
 The Department normally provides funds from the National Housing Fund but so far has been unable to

The cast of the Unison The Birds And The Boys (left) Noel Florus (the Snyders (Ronnie) and Snyders in front are (from the mother), Rashieda Eb and Wayne Bow

Drama f starts S

THE Kellerprinz Drama Festival, sponsored to the tune of R10 000, kicks off with the Peter Snyders' production of The Birds And The Boys in the Bonteheuwel Civic Centre next Sunday at 8 00 pm
 The Snyders group is the well known Unison Players
 The drama festival will stretch over a period of six months with nine amateur drama groups competing for a first prize of R1000 and a second of R250

WIDE

LOVE AND BULLETS

Starring Charles Bronson Jill Ireland and Rod Steiger
 THE FILM tells of a Phoenix cop (Charles Bronson) who is sent to Europe to nab a witness (Jill Ireland) to testify against the boss (Rod Steiger) of a syndicate dealing in drugs
 The witness is the girlfriend of the syndicate boss and because the syndicate believes she could destroy them he is ordered to have her killed
 The excitement mounts as he tries to nab the cop and witness in Switzerland
 These two stars married in ordinary life both excel with outstanding performances The climax is enthralling This movie is well worth viewing

THE MAIN EVENT

Starring Barbra Streisand
 THIS IS an excellent comedy about a perfume manufacturer (Barbra Streisand),

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Strikes increase rent arrears

124 Post Reporter E. Page
UNEMPLOYMENT, aggravated by industrial unrest, is affecting the payment of rents in coloured areas, says Port Elizabeth's Director of Housing, Mr M Molyneux

In an interview Mr Molyneux said some families had experienced difficulty in paying their rent in August

His department would take the "normal action" against defaulters, he said, adding that nobody had been evicted because of

arrears directly caused by the recent strikes

He said figures were favourable in June and July, but the real effect of the strikes on breadwinners could be seen in August when there were more rent defaulters

"We in the Housing Department are monitoring the position closely," he said

The Chief Director of the East Cape Administration Board, Mr Louis Koch, today said the strikes had had no noticeable effect on rent arrears in the black townships

Heidi pleads for Sandy Bay — with a kiss

Staff Reporter

A LITTLE girl who has very special feelings for Sandy Bay used all the means at her disposal to save the area from the bulldozers — a kiss for a bank manager and a carefully-written letter

Both were delivered on Saturday to the surprised sub-manager of a Cape Town Trust Bank branch by flower-garlanded Heidi Dehning, 12

She arrived at the Trust Bank's Heerengracht Centre in a vintage car with other flower-garlanded children who held banners calling on Sanlam, the Trust Bank and Mr Bill Mitchell, a Cape Town businessman, to "lay off" Sandy Bay

The bank, in partnership with Mr Mitchell under the name Costa Areosa, plans to develop

chalets, a hotel and houses on the mountainside at Sandy Bay

The public delivery of Heidi's letter to the bank was part of a campaign by the Sandy Bay Conservation Trust to gain support from the public for an attempt to save the area from development

Heidi, who takes regular walks along Sandy Bay with her parents and the family dogs, asked the joint chairmen of the Trust Bank Board of directors in her letter not to "build hotels and roads and houses at my Sandy Bay" Otherwise nothing beautiful would be left she said

The Trust Bank sub-manager who was treated to Heidi's letter and her kiss, Mr Herman Bosch, was taken by surprise

Her letter, addressed to Mr D Swanepoel and Dr C J van Wyk, said Heidi's father had told her about some "people wanting to build lots of houses and a hotel and lots of roads at my Sandy Bay where we take the dogs for a walk on Saturday afternoon"

"Its so pretty there, with the flowers and the waves and the birds and the mountain and no houses and noise and no motor cars," she wrote

124

CAPE TIMES 20/9/82

ROM 21/9/82
Coloured
living area
is extended

Mail Correspondent

CAPE TOWN — An addition to the existing residential area for the coloured group at Gansbaai was proclaimed last week under the Group Areas Act. The addition, as shown on a map accompanying an announcement by the Department of Community Development, is a narrow strip between the existing coloured area on the southern side of the harbour and the old road leading to Danger Point.

The map shows a 500m "buffer strip" between the enlarged coloured area and Gansbaai's white group area, which adjoins the harbour.

Any inquiries about the latest proclamation should be directed to the Regional Representative, Department of Community Development, Private Bag X9027, Cape Town 8000.

Man seeks return of home

ARGUS
22/9/82
124
3168

Supreme Court Reporter

A Guguletu man, who was evicted from his home after being estranged from his wife, applied to the Cape Town Supreme Court yesterday to have the house returned to him

Mr Christopher Khaile brought the application against the Western Cape Administration Board

Mr Khaile is asking that he be restored full possession, use and control of his house at NY 71, No 41, Guguletu, that a notice of cancellation issued by the board be declared unlawful in terms of Schedule 1 of Government Notice R1072 of May 1979 and that the board be restrained from allocating the house to any other person

In an affidavit, Mr Khaile, 34, said he had lived all his life in Cape Town. In March 1980 he was allocated a four-roomed house for himself, his wife and child. About a year and a half later they began having marital problems.

FURNITURE

In July this year, he claimed, eight Administration Board wardens "kicked down the front door of my house, removed all the furniture, clothing, cutlery and personal possessions". Since then he had been living in the yard with four other people in a shack, without any possessions.

Talks of reconciliation with his wife had been going on all the time and, although there had been difficulties, these could have been sorted out.

In opposing papers, Mr Ernest Peter Batt, senior superintendent (housing) for the Administration Board, said that after hearing reports of the Khailes' marital problems he carried out an inspection at their home. From this it appeared they were estranged.

In terms of the Government notice "the superintendent may cancel a residential permit if the permit holder divorces his wife or is estranged from her".

Mr Acting Justice Berman is on the Bench. Mr J M Silke instructed by Omar Vassen Sonn and Abercrombie is appearing for Mr Khaile. Mr J T Schoombie instructed by Bornman and Hayward is appearing for the Administration Board.

Middle class housing move

124 E. Post 23/9/82

By SHELAGH BLACKMAN, Municipal Reporter

THE Port Elizabeth City Council may soon develop an area for the building of houses for whites in the R650 to R1 000 income group, a council spokesman said today.

The chairman of the council's Community Services Committee, Mr Ben Olivier, said Fairview was the most suitable area for such a development.

He pointed out in an interview that during the past 20 years nothing had been done in the city to provide housing for whites in the middle income group.

After the war the Mount Road Township was built Kabega Park was established in the 1950s and Greenshields Park in the 1960s.

But since then there had been nothing done for that class of housing, he said.

"We have done a great deal to provide housing for coloureds and Indians but we must not neglect white housing. We must think of all income groups and all races," he said.

Although nothing concrete had emerged as yet he was "thinking it out", collecting necessary information and trying to find a suitable tract of land for the development.

Fairview, to the west of the William Moffett Freeway, was the only area big enough for a large housing scheme.

Mr Olivier estimated that about 8½ hectares would be needed.

The biggest problem was that new sewerage services would have to be established for the area, and this would cost about R3,5 million. He was negotiating with the City Engineer's Department to see whether the provision of services to the area could be put on the capital programme.

The idea would be for the municipality to provide the infrastructure and then open the area to individuals and companies to build the houses.

This was in line with policy directives given by the Minister of Community Development, Mr Pen Kotze, earlier this year.

The Minister said preference should be given to creating housing infrastructures. State funds would be available only for building houses for people earning less than R250 a month.

Persons falling within the middle income group would have to depend on financial institutions and companies to finance their housing needs as Government funds would not be available for this purpose in the foreseeable future, Mr Kotze said.

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- 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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Any dishonesty will render the candidate liable to disqualification and to possible exclusion from the University

Dias camp may move to Hankey

WRS
124
E. Post
28/9/38

Municipal Reporter

THE residents of the Dias Divisional Council workers' camp at Fitches Corner will be moved to the Hankey township as soon as possible if the council agrees with a recommendation from its Health and Amenities Committee

The proposal will be discussed by the council at its meeting tomorrow.

Alternative housing for the workers was investigated by a sub-committee comprising two councillors, Mr D Saks and Mr P M Moolman, the deputy secretary, Mr J C Kotze, the chief engineer, Mr J Kemp, and the medical officer of health, Mr J H Meyer.

They met three representatives of the East Cape Administration Board (Ecab) and were told that sites in Hankey would be available within 18 months.

The sub-committee pointed out its advantages

- It was in a rural area so it would not be necessary to use the leasehold system and funds would not be needed to purchase the sites.
- The workers, used to a rural atmosphere, would feel at home in such a settlement.
- The wages of the council's workers would be in proportion to the wages of the other residents of the township and the council would not have to compete with a higher wage structure.

The committee has recommended that an application should be submitted immediately to Ecab for 50 sites at Hankey.

It has also recommended that Mr Kemp, together with the council's Treasurer, Mr F J Baker, and Ecab prepare plans for submission to the council together with estimated building costs and possible rental charges.

Identify future 'hinterland' of Motherwell — councillor

(124) E. Post 30/9/92
Municipal Reporter

IT was essential that the future "hinterland" of Motherwell be identified, a Dias Divisional councillor, Mr Daniel Saks, said during a special Dias Council meeting yesterday

Attending the meeting were members of farmers' associations and MPCs in the Dias area.

The question of Motherwell was raised by a delegate of the Algoa Farmers' Union who said bulldozers were already clearing the Motherwell area to begin the building of the black township.

It was inevitable that the town would expand and this expansion should be directed away from the Coega valley which had a "high development potential" possessing some of the country's richest soil

He urged the council to have talks with

the East Cape Administration Board on this question.

Mr Saks agreed that expansion was certain. About 17 000 units would be built which would only cater for the black housing backlog. He said something should be done now about identifying the town's "hinterland".

A union member, Mr Edgar Crews, said it was unfortunate that farming, commerce and industry representatives did not belong to the Greater Algoa Bay Planning Authority. The authority decided things behind closed doors and as a result, uncertainty and doubt arose, he said.

● Mr Crews also urged that the council representatives on the Greater Algoa Bay Development Committee should press for the recognition of the Coega/Colchester area as a deconcentration area. This would entitle the area to economic incentives

o. b. to park 30/9/62

Electricity for Buffalo Flats extensions?

(24) (M)

EAST LONDON — The government has not ruled out the possibility of supplying electricity to the housing estates planned for Buffalo Flats extensions 2 to 7, according to the vice-chairman of the Coloured Management Committee, Mr A V Green.

Mr Green issued a statement this week after a meeting between the CMC and a director of the Department of Community Development, Mr E McEnery.

"The various problems relating to the envisaged development of the area were amicably resolved," Mr Green said. "Mr McEnery advised us that additional revenue could be obtained from sources other than his department."

Mr Green said several people had complained at the meeting about a Community Development directive declaring

that the houses in Buffalo Flats should not have painted walls, floor coverings, or electricity.

However, these objections were "resolved" after discussions with Mr McEnery.

Mr Green said Mr McEnery assured them the government would not delay the sale of houses in Parkside, and was considering selling houses in Parkridge and C C Lloyd township.

At the end of the meeting, Mr Green said, the CMC's chairman Mr F N Barlow, had asked the government to keep the channels of discussion open "since misconceptions invariably cause unwarranted discord within committees."

After the meeting, Mr Barlow also said a report-back meeting would be held in Parkside soon to discuss specific problems in Buffalo Flats extension 1. — DDR

TB rate rising in City — MoH

CME tented

30/9/82

~~277~~ 91

124

By JANE ARBOUS
THE City Medical Officer of Health, Dr R J Coogan, said yesterday no progress had been made in controlling Cape Town's biggest health problem — infectious pulmonary tuberculosis.

In a hard-hitting annual health report, Dr Coogan blamed inadequate housing, overcrowding and malnutrition for the increase in the incidence of TB

The differences between race groups remained striking, he said, with the lowest incidence

among whites and Asians. The general mortality rate from TB remained low but it was still a major cause of death for blacks

In their case, the pool of infection was continually being renewed by the migrant labour force entering Cape Town from the homelands. Unless the system were abolished it was difficult to envisage an improvement, he said.

New cases

Last year notifications of all forms of TB rose to 3 119 new cases. In 1975 the figure was 2 742.

Dr Coogan said the defaulter rate remained as high as 30 percent or

more in spite of intensive follow-up programmes by all health staff in the field, because the normal curative treatment took up to two years.

The only significant medical advance in recent years had been the introduction of short-term therapy involving a new drug, Rifampicin. But the drug was expensive and the State Health Department restricted its use.

Dr Coogan believed this new therapy was the only way to control TB.

Linking the disease to the housing crisis, he said the shortage of houses and economic stringency caused overcrowding in existing houses and the occupation of unauthorized and unsanitary shacks on the Cape Flats.

The City Council had ample powers to prohibit these structures but was not prepared at this stage to eject occupants from the only shelter available to them.

Urgent priority should be given to site-and-service schemes in spite of the argument that organized shanty towns become permanent ones.

Meningitis

The shortage of houses in coloured and black areas was the big remaining factor which spread not only TB but meningitis and influenza.

Faced with a huge waiting list for accommodation the only way to ever make up the backlog was to consider alternative housing standards.

● More on Dr Coogan's report page 15

RDM 11/12/73

'Bush people's' shacks demolished

CAPE TOWN — Heavily armed police and Administration Board officials yesterday surrounded the Nyanga "bush people" on the Cape Flats near Cape Town and demolished five of their shacks

The shacks had been erected to alleviate the overcrowding in the three dome-shaped plastic shelters where the people have been living for more than six months while they wait for a decision on their future

Officials said the plastic shelters were crawling with lice and many of the children were sick. About 250 men, women and children were

living in cramped conditions there

About 20 police vehicles were stationed at the entrance to Nyanga throughout the operation yesterday morning

The shacks were dismantled by workers and loaded on lorries. Police photographers recorded the scene and also took pictures of reporters present

The "bush people" stood around and watched the operation in dismay. They had had a meeting Wednesday with the Minister of Co-operation and Development M

Time Bezuidenhout and were expected to see him

Instead he sent the police to break down our shelter, said a member of the bush committee

M Bezuidenhout said yesterday he had to do the job of Wednesday because the shacks were in a state of other things

The shacks were to be removed within the next few days and the people would be rehoused

M Bezuidenhout said he would be back in Cape Town tomorrow to see the

The "bush committee" said however tents would not be suitable because they wanted to go out and work and their belongings would not be safe in tents

The bush people complained bitterly of the treatment they have received while trying to gain the right to stay in the area and work in the town

We are going nowhere unless the government give us our rights. This must be made clear to the Government. We do not come from overseas. If they can allow people from Rhodesia to stay here they must give us our rights, a committee member said — Sapa

Room 1/10/82
**Flats for
black UCT
students**

Mail Correspondent

CAPE TOWN — The first block of flats for black university students will be officially opened in Guguletu next week.

The block is for black students from outside Cape Town who study at the University of Cape Town.

The building of the flats, which can accommodate 42 students was made possible through a R 500 000 donation by an oil company.

More than 30 students have moved into the recently completed flats.

The Group Areas Act prohibits black students from living at existing university residences.

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Strangled wife over soccer

BELGRADE — A retired policeman who strangled his wife when she tried to stop him watching a World Cup soccer match on television had been jailed for eight years, Yugoslav newspapers reported yesterday.

Marinko Janevski was found guilty of killing his wife on June 16.

He said "I always get excited when I watch soccer" — Sapa-Reuters

City housing 'serious'

Cape Times 1/10/82
Municipal Reporter **124**

THERE are 19 200 families on the City Council's housing waiting list with only enough money at this stage to build 4 876 new homes.

"There is no surety that there will be more after that," the chairman of the Housing Committee, Mrs Eulalie Stott said yesterday.

Although a number of housing schemes had been approved she said there was no money to build them and the situation was serious.

She said 4 385 new names were placed on the waiting list between January and July.

This brought the total number of names on the list to 19 200 — about the same as this time last year.

● Leading article, page 14

Tomorrow's Cape Times includes our monthly travel feature by David Douglas



Steel i

Own Correspondent

PRETORIA — The price of steel to be raised today will surge the entire economy, creating new pressures and a wide variety of problems.

The price rise, it is said, would be lower than the inflation rate — 10 percent today. Today's increase follows a 10 percent adjustment earlier this year.

The main impact will be on the cost of building.

1 1/2 tons involved in R13r

Own Correspondent

JOHANNESBURG — Whoever stole the R13-million platinum and gold from a Wadeville refinery had to move at least 1 1/2 tons of the precious metals from the plant.

Security and mining experts yesterday said at least one of the persons involved in the biggest precious metals heist in history would have needed an intimate knowledge of the security operation at the Mathey Rustenburg Refiners.

They also stated that the thieves would not be able to recycle their heist inside South Africa and that it had probably already left the country. The only other country in the world where

platinum is refined on a big scale is Russia.

The controlling company, Johannesburg Consolidated Investments, yesterday issued a statement in which it said police would lay a charge in connection with the theft as soon as 'certain investigations' had been completed.

The Police Directorate of Public Relations and the refinery said in a joint statement that police had been notified as soon as the theft became evident.

The police had taken immediate action and investigations were continuing.

The security section of Goldfields Limited which is responsible for security at the refinery, has been busy with an intensive internal investigation into

the disappearance of the precious metals.

A security expert with an international security organization that has had several dealings with refineries in South Africa, said yesterday the heist could not have been pulled off without internal help.

"A 'Mr Big' outside probably masterminded the theft with the help of some one in the know," he said.

Another expert who may also not be identified due to their involvement with refineries said he also believed an "insider" was involved.

"Platinum is usually transported suspended in 44-gallon drums in a granular form or else in bags of a similar size

He said the heist was a "blatant" move by Johannesburg Consolidated Investments. He said the heist was a "blatant" move by Johannesburg Consolidated Investments.

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6 33 Sports by Mart...

7 09 The Big V...

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contact group

From RICHARD WALKER

NEW YORK — France's responsibility of the global address "It is the responsibility of the leaders not to feed the growing appetite for easy promises and grand assurances. The plain truth is this: We face the prospect of all too few decisions or dramatic breakthroughs but rather a protracted struggle."

Blow to SA

● Koos Coetzee reports from Windhoek that the South African Government's efforts to establish a more representative government in SWA/Namibia received another blow yesterday when the Appeal Court in Bloemfontein ruled the election of the Damaran ethnic authority — under the leadership of Mr Justus Garoeb — invalid.

Mr Garoeb is one of five anti-DTA ethnic leaders the government appointed last week.

But with the French uncertain about the next step...

Development in the West-ern Cape, Mr Timo Bezuidenhout, visited Nyanza on Wednesday and declared the structure illegal yesterday called on Mr Botha to abandon his plans to cede South African territory to Swaziland in return for Swaziland's acceptance of South African blacks as its citizens.

He said of the judgment I am delighted. I think it emphasizes the gross recklessness and unseemly haste with which the SA Government prepared the way for its clandestine deal with a foreign government.

In a statement released in Johannesburg the leader of the New Republic Party Mr Vause Raw said the Appellate Division of the Supreme Court had once again demonstrated the independence of the South African judiciary in the Inxwama case.

Dr Laurence Boule of the University of Natal law faculty said the question of whether the com-

Development in the West-ern Cape

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Site ready for first stage in building of Motherwell

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E. Post
2/10/82

Weekend Post Reporter
BUSH has been cleared on a site close to Markman Township, Port Elizabeth, ready for the first stage in the building of the huge new black township of Motherwell

Mr Louis Koch, Director of the East Cape Administration Board, said this week "We are now in the process of preparing a loan application for financing to start with the development"

Meetings had been held recently with various local bodies to allay any misgivings about the township

"We have had meetings with ratepayers at Redhouse, Swartkops and Bluewater Bay when the whole development was explained in detail to them," said Mr Koch

"Last week we had a meeting with the Coega

Farmers' Association who were anxious to see it didn't create any nuisance to the farming community I think we have managed to satisfy them on that point

"As far as that is concerned I am satisfied that our relationship with the ratepayers is good"

Other discussions had taken place with local and government authorities

The first part of the township to be developed would be the one farthest from the Swartkops river. High-class dwellings would occupy the area close to the escarpment

Mr Koch said further discussions had taken place over the Bramhope-Markman cross-city arterial which would link the new and old black areas on either side of the river

The siting of a fourth bridge over the river was still to be determined

CAPE TOWN 2/10/87 (124)

Housing plea to industry

Chief Reporter

THE chairman of Mobil Oil Southern Africa, Mr Paddy Wilson, made a renewed call yesterday on other industrialists and businessmen in the private sector to "join those already involved in trying to overcome the severe shortage of housing for black people in South Africa".

He was reacting to comments on the housing shortage made in the annual report of the Cape Town Medical Officer of Health, Dr R J Coogan, and he was also referring to the fact that Mobil Oil recently became the first private company to finance a housing scheme for people other than its own employees.

At the opening in June of a R1,2-million home-ownership project at Kewtown, on the Cape Flats, Mr Wilson said it was sound business and social sense for the private sector to contribute towards the development of the community by providing housing.

He pointed out that the Kewtown project, comprising 37 duplex and 13

single-storey houses, had been born of a 10-year association between his company and the community self-help organization known as Babs (Build a Better Society).

The 50 three-bedroom housing units are initially being rented at R66 a month, and in 1995 each tenant will have the opportunity to buy a unit at R8 000, plus an estimated R1 000 for the ratable value of the land.

To qualify for the Mobil-sponsored houses, prospective owners had to show that they were members of Babs, that they were active in the local community, that they were on the City Council's waiting-list for housing and that their income was between R275 and R500 a month.

● Dr Coogan, in his annual report, refers to "gross overcrowding" being a major factor in the spread of infectious diseases, and he also comments that private enterprise is making little or no provision for housing the lower-income groups.

Earning parents Spend year without shelter

By CLIFF FOSTER

THE housing shortage in Port Elizabeth's coloured townships has split a family apart.

The six children, including a nine-month-old baby, are having to live in a Place of Shelter and Detention at Korsten, and this week the parents — both working people with regular jobs — were found sleeping in an outside toilet not far away.

The family has spent a whole year on the move searching for a home and throughout the winter had frequently slept in the open — in a schoolyard, on the beach, in the bush, and even in a fowl run.

Their plight was reported to Weekend Post by Mr Harry Essen of Highfield Road, Korsten, who found the parents — Mr and Mrs Fred Prinsloo — sleeping in a toilet, in which he was storing two car doors, this week.

They knew his premises because he had given them shelter seven months ago when he found Mrs Prinsloo standing in the street in tears, in the rain, the two-month-old baby in her arms.

Mr Prinsloo earns R240 a month as a lorry driver. His wife, Sheila, earns R140 a month at a grocery concern. But apart from blankets, the couple don't possess as much as a spoon in household belongings. "We can't because we have nowhere to put anything," Mr Prinsloo said.

Frequently people have offered to adopt some of the children — all bright youngsters with engaging smiles — but, Mrs Prinsloo said, "We are determined to keep them all together."

The Prinsloos, hardworking, well-spoken and neat although they have lived rough

for a year, used to have a new two-bedroomed flat in Bloemendal but gave it up when they moved to Cape Town in the hope of bettering themselves.

"I went after a better job but it didn't work out as I had hoped," said Mr Prinsloo.

"Since we came back a year ago we have been living all over the place — sometimes with other people, but often in the open. We doubled up with other families but when the baby was six weeks old we were put out because the people couldn't keep us any longer.

"We slept in a broken-down bungalow on King Neptune Beach the next weekend.

"After that we slept in the bush, in a toolshed in Katanga, in a schoolyard, even in a fowl run where the rats were running about. Then this week we slept in the toilet. "We had filled in the papers to apply for a council flat and I was under the impression they had been sent in, but with all the running around they were lost.

"Two months ago we applied again but we are still waiting. There are so many people on the list."

Mr Prinsloo has been in work since the family returned from Cape Town.

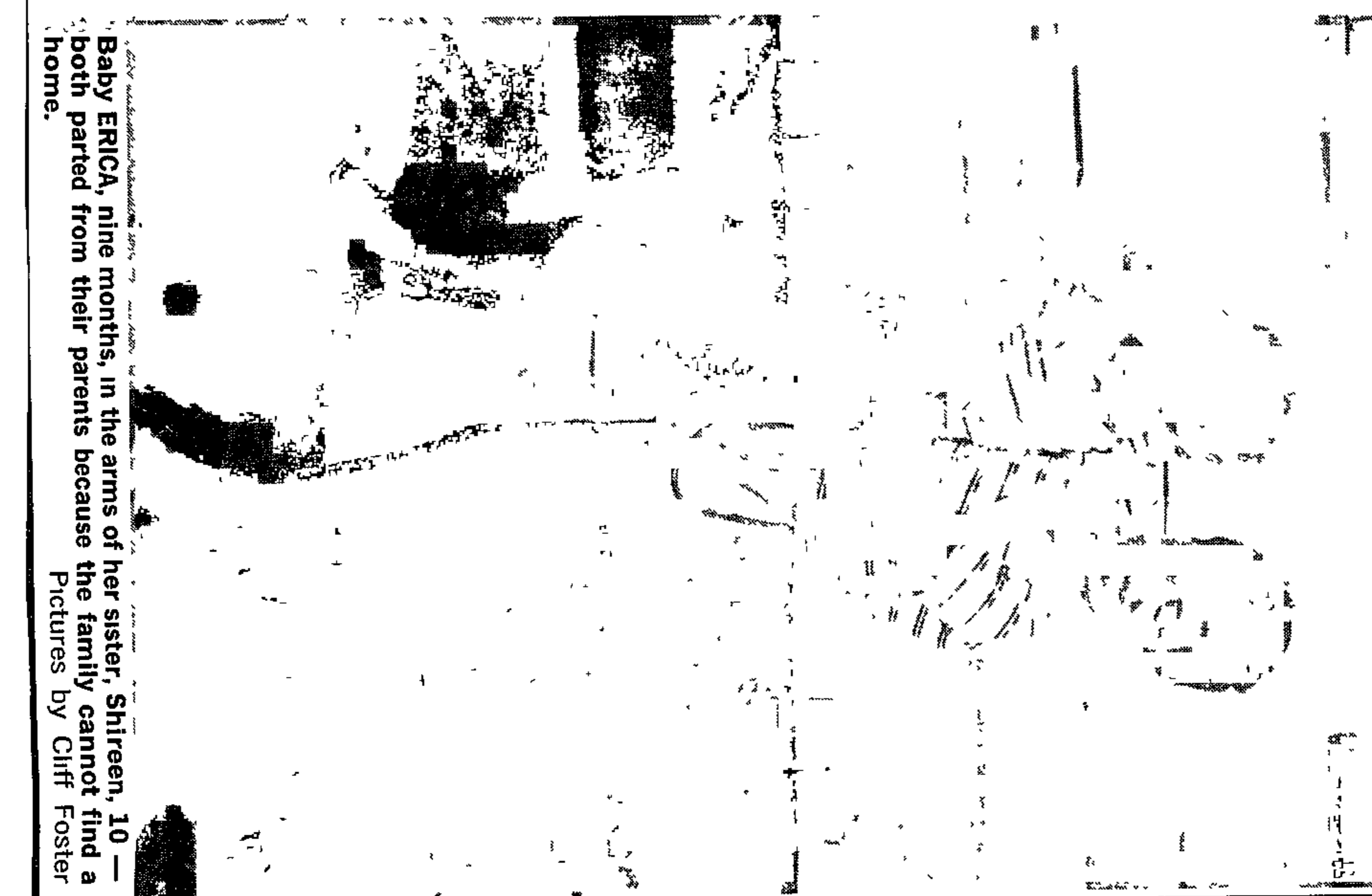
This weekend Mr Essen was trying to help them, but said he was not going to be able to accommodate them at his home because his wife was unwell.

"It's terrible to see them like this," he said.

"These are respectable people, who care for their children. It's not as if they were no-good people who refused to work. If they were it would be different, but they are not."



MR and MRS FRED PRINSLOO in the doorway of the toilet where they had to sleep this week.



Baby ERICA, nine months, in the arms of her sister, Shireen, 10 — both parted from their parents because the family cannot find a home. Pictures by Cliff Foster

By KEITH ROSS
EAST LONDON — The removal of blacks from East London's Duncan Village is strongly condemned in a report on a recent investigation of the issue

The investigation was carried out by the Institute of Race Relations

The report gives the history of the removals and then lists reasons why they should be stopped

The reasons are

● "Once moved to Ciskei, the workers will be able to take employment only in areas to which they can commute daily from their new homes

● "Transkeians living in Duncan Village will probably be unable to find accommodation in Mdantsane They will probably

Report hits at removals from Duncan Village

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S. Post 2/10/64

have to return to Transkei and this would be detrimental to that country

● "The people of Duncan Village will probably be relocated in the far-lying parts of Mdantsane — nearly 40 kilometres from the city Their commuting costs will be much higher Who will subsidise it?

● "Wives may find it is not an economic proposition to work as a domestic

This would mean a drop in the families' standard of living

● "Travelling time for workers will increase, leading to increased worker fatigue and lower productivity

● "Mdantsane must also provide houses for people coming from the Western Cape, Transkei and the rural areas of Ciskei Can the economics of the situation be maintained?

● "It will cost the South African taxpayer less to rehabilitate Duncan Village than it will to build new houses in Mdantsane Duncan Village already has 13 schools and various community facilities, including a swimming pool

● "It will help the industrial development of East London to have workers housed fairly near their workplace

● "The residents of Duncan Village showed in a survey conducted by Rhodes University that 79% are in favour of staying there"

The Race Relations report says it hopes the Deputy Minister of Co-operation and Development, Dr George Morrison, will reconsider his decision not to visit East London

Call to business to supply housing

Mail Correspondent

CAPE TOWN — The chairman of Mobil Oil Southern Africa, Mr Paddy Wilson, made a renewed call yesterday to industrialists and businessmen to help overcome the severe shortage of housing for black people in South Africa

He was reacting to comments on the housing shortage made in the annual report of the Cape Town Medical Officer of Health, Dr R. J. Coogan

Dr Coogan referred to "gross overcrowding" being a major factor in the spread of infectious diseases. He also said private enterprise was making little or no provision for housing the lower-income groups

Mr Wilson pointed out that Mobil Oil recently became the first private company to finance a housing scheme for people other than its own employees

At the opening in June of a R1 200 000 home-ownership project at Kewtown, on the Cape Flats, Mr Wilson said it was sound business sense for business to contribute towards the community's housing

He said the Kewtown project, comprising 50 houses, had been born of a 10-year association between his company and the community self-help organization known as BABS (Build a Better Society)

The housing units are initially being rented at R66 a month, and in 1995 each tenant will be able to buy a unit for about R9 000

124 *W. A. S.*

YES for government, business homes plan for coloureds

SANLAM Insurance Company became a trail-blazer this week in a unique financing scheme with the Department of Community Development in which the insurance firm will provide R15-million to build homes for coloureds in the Western Cape.

It marks the first time in SA history that such a mutual pact between private enterprise and the Government has been arranged.

The Urban Foundation will act as a mediator between the two.

The move has opened a channel through which private companies can establish funds for lower and middle-

By ADA STUIJT

income housing, said Mr Jan Steyn of the Urban Foundation.

Under the scheme a R15-million Government-guaranteed loan will be noted at the Stock Exchange as a marketable commodity and will be paid in five monthly pay-

ments to the National Housing Commission's fund.

The stock was registered with a coupon rate of 10 percent by Senbank.

But the effective rate will be considerably higher and will be held for a period of 25 years.

The stock will be used to establish further funds for the Housing Commission, which could eventually reach R500-million, officials believed.

Mr Steyn termed the transaction a major breakthrough in the method of financing lower and middle-income homes.

"This new procedure provides the private sector with the chance to play a major role in the housing process."

"It gives private enterprise a chance to get involved in establishing priorities and provides a way in which the housing shortage can be alleviated," he said.

Unique

"The private sector can thus insure that it will be permanently involved in the process of providing housing."

Mr Steyn said this unique arrangement showed that the

private sector, the community and the government sectors were definitely willing to work together for the betterment of the South African community as a whole.

Dr Fred du Plessis, managing director of Sanlam, said his company is very concerned about the housing crisis in South Africa.

"We are delighted to be able to finance projects which will help alleviate this pressing problem, while at the same time earning an acceptable income for our policy holders," he said.

The Minister of Community Development, Mr S F Kotze, said he viewed Sanlam's trail-blazing role as an extremely important one.

"I am optimistic, that if the private sector and other Government departments follow our lead in such joint ventures, it would not only help reduce the housing shortage, but would make home ownership possible for the greatest segment of our population," the Minister said.

R15m

CAPE TIMES
4/10/82
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boost for coloured housing

Staff Reporter

SANLAM's new chairman, Dr Fred du Plessis, last night announced that Sanlam would provide R15-million for coloured housing in the Western Cape.

Dr Du Plessis said the Urban Foundation had provided the initiative and Sanlam had been the first company to react

He said that as Sanlam employed many coloured people in the Western Cape, it felt it would "start the ball rolling" by ensuring that the money would be used in the area

Dr Du Plessis said Sanlam would subscribe to a 25-year bond issued by the National Housing Commission

He said Sanlam would provide the funds for this period at an interest rate related to the market — "but in a way subsidized by the government, in the sense that Sanlam would have prescribed investment"

Dr Du Plessis expects other firms to follow suit once people become accustomed to the idea

Commenting on the announcement last night, the vice-chairman of the Cape Town Municipal Housing Committee, Mr Norman Osburn, said he was delighted by what he felt was a positive move which could encourage other firms

He said there were 20 000 families on the waiting list for homes in the Cape Town municipal area alone

Mr Tom Walters, also a member of the Housing

Committee, said last night he was delighted that the Afrikaans private sector had come to the rescue after the "appalling" policy — of not building homes for people earning less than R150 a month — had been announced by Mr Pen Kotze, Minister of Community Development.

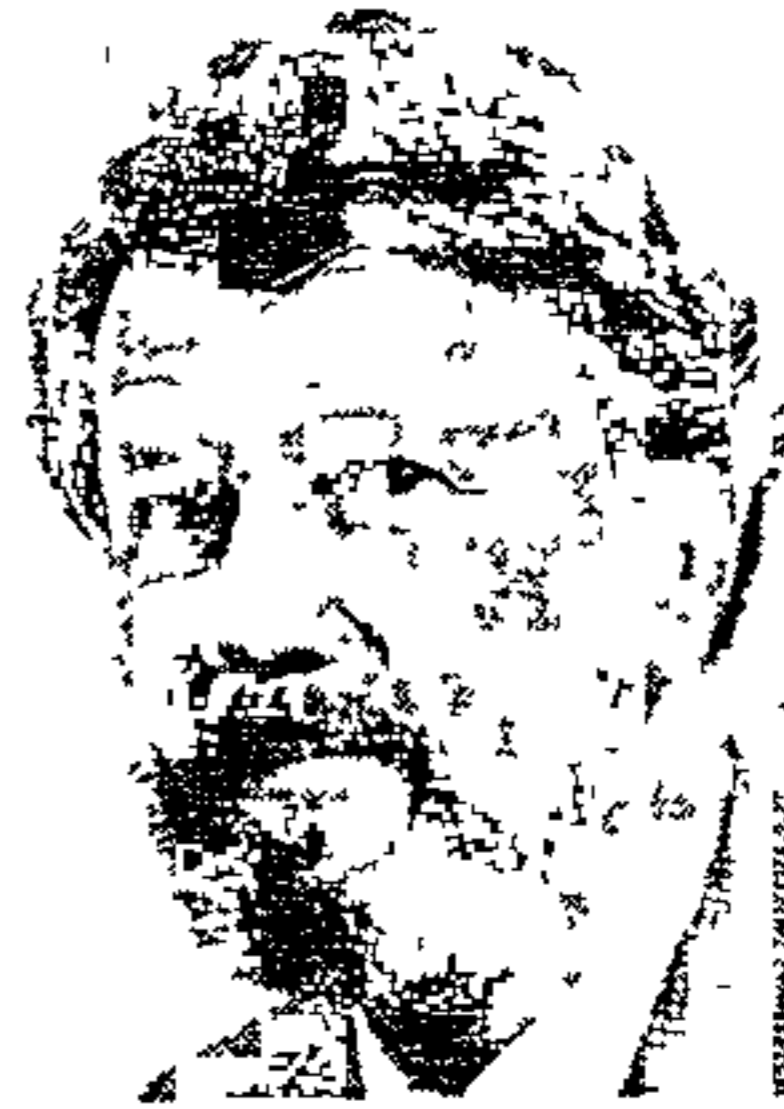
Mr Walters said the R15-million was still "only a drop in the ocean", although a welcome one, considering that R3 000-million was needed for housing countrywide

Mrs Eulalie Stott, chairman of the Cape Town Municipal Housing Committee, said last night that it was wonderful to hear that a large amount of money had been made available for housing

She said she was aware that there was a desperate shortage in housing in the Western Province, but hoped that the Cape Town municipal area, with its waiting list of almost 20 000 families, would get the lion's share

Mrs Stott said she felt the provision of housing should not depend on the kind-heartedness of private institutions

She said she believed that if the government was unable to find sufficient funds, it should introduce a special low-interest loan levy or a housing bonus bond or lottery



Mr Tom Walters

Black squatters in W Cape: Official dilemma

now completely beyond the financial capacity of the Government to catch up.

At the same time the government appears to have reached the point where it can no longer justify — in terms of its own reformist goals and commitment to Christian principles — the forced removal and relocation of people with the disruption of family life and untold human suffering that accompanies such action.

The spectacle of black families being driven out of their pathetic makeshift homes in the middle of a cold and wet Cape winter, and then being taken by bus to impoverished rural wastelands — only to return in the hope of something better — has probably caused South Africa more adverse international publicity than any other aspect of government policy.

The death throes of a vision that attempts to defy economic and demographic reality is being made that much more agonizing

Dr Piet Koornhof yet another "reprise"

RHÉ Verwoerdian vision of grand apartheid — which foresaw that blacks would eventually stream back to their rural homelands of origin — is dying a painful death in the Western Cape.

The legacy of that policy is a chronic black housing scarcity which has fallen so far behind the demands of black urbanisation that it is

became louder and more urgent.

A campaign of frequent raids by the police and administration board officials undermined the morale of the residents but did not break their resolve to stay put.

When, in April 1979, the final destruction of Crossroads seemed inevitable and the focus of the international media was concentrated on the sprawling shantytown, the new Minister of Co-operation and Development, Dr Piet Koornhof, negotiated a 'new deal' for Crossroads.

The much-celebrated deal involved the building of a New Crossroads and the relaxation of the pass laws for most of the 20 000 residents to allow them to remain permanently in the Cape.

A massive programme of administrative processing by the Western Cape Administration Board began and in February 1981 it was announced that about 20 000 Crossroads residents would be granted permanent residence in the Cape.

The decision met with stiff resistance from a group of Cape nationalist MPs who remain the main obstruction to the removal of the coloured labour preference policy in the Western Cape — a policy which has been denounced by coloured and black leaders, organized commerce and industry and a series of expert studies, some of which

by the retention of the antiquated and discredited policy of preserving the western Cape as a coloured preferential labour area.

Official refusal

The practical outcome of this official dilemma is that about 5 000 blacks are living in a limbo existence in the Peninsula which can be ended overnight by an official refusal to validate their passes for a further period while the government decides what to do with them.

The 5 000 blacks with temporary status are estimated, however, by the 'illegal' blacks who live at twilight existence in the Cape, although the vast majority of them are gainfully employed.

In addition there are about 145 000 blacks who have legal status in the western Cape through their section 10 rights.

The current situation in the western Cape has its roots in the appearance of Crossroads in 1975 — a squatter settlement on the Cape Flats which is the home of more than 25 000 blacks.

Crossroads, which by 1978 housed about 20 000 people, became the last refuge for thousands of 'illegal' blacks and often calls for its removal

of the official action, which involved the repeated demolition of makeshift plastic shelters, mass arrests, and official harassment resulted in a massive public relief effort to feed and clothe the desolate squatters.

The plight of the squatters, which attracted widespread publicity and drew considerable public sympathy for their cause, became a major issue between government and opposition in Parliament during the two short sessions in 1981.

In August, 1981 Dr Koornhof announced yet another 'reprise' whereby those of the Bush People who had jobs would be granted legal status, while others were made the offer of jobs in other parts of the country.

However, official harassment of the Bush People continued and forced deportations of women and children being terrified in busses to the homelands were resisted by the people who made their way back to the Cape as soon as they were able.

On March 1 this year 57 of these Bush People began a fast in St

will begin to bear fruit.

The Government has not yet managed to put into practice its commitment to the permanence of blacks in the urban areas, and its influx policies still fall far short of the Riekert proposals, accepted in a government white paper in 1978, which were based on the principle that employment and housing should become the chief criteria for regulating the presence of blacks in the cities.

But clearly the government's chronic neglect of black urban housing creates a Catch 22 situation which now makes the recognition and regulation of informal housing essential if further confrontation, human suffering and economic disaster is to be prevented.

The government appears to be drawing closer to conceding the dilemma, and feelers were put out in the nationalist Press recently for the co-operation of the government's opponents in solving the problem.

However, it is reliably understood that offers from the private sector of assistance in the provision of housing has not been favourably received by a government clinging to outmoded policies and unable to confront ideological resistance in its own ranks.

While the Urban Foundation and the official opposition would be willing to help the government in solving the problem neither of them is prepared to become parties to implementing apartheid and the forced mass relocation of people.

One thing is certain: The problems in the western Cape will continue until the government finds a lasting solution to the challenge of urbanization.

And this will mean the scrapping of influx con-

temporary permits, although official assurances have been given that their employment would not be affected.

The squatters have also been assured that they will not be arrested "at this stage" and that those who were barred from staying in the Western Cape would be settled elsewhere with their families and given jobs.

However, "sterner" action would be taken against employers giving jobs to "illegals".

But nothing has been solved and the cloud of uncertainty accompanied by the threat of intimidation remains.

It is a situation that has led PFP spokesman on black affairs in the western Cape, Mr Ken Anderson, to accuse the Government of waging "a war of attrition" on these displaced and desperate people.

Far short

"The question we must ask ourselves is: What is it that makes life in a squatter camp — or even on a desolate piece of sand in mid-winter — so attractive to our back

dilemma

31, 1978

These temporary permits expired at the end of June this year and were renewed until September 20 — last Monday — at the instruction of Dr Koornhof.

They have now been told by the Chief Commissioner for Co-operation and Development in the Western Cape, Mr Timon Bezuidenhout, that they must re-apply for residence and their cases would be considered "on merit".

However, the government has refused to re-issue them with temporary permits, although official assurances have been given that their employment would not be affected.

The squatters have also been assured that they will not be arrested "at this stage" and that those who were barred from staying in the Western Cape would be settled elsewhere with their families and given jobs.

However, "sterner" action would be taken against "illegal" blacks entering the Cape and "firm action" would be taken against employers giving jobs to "illegals".

But nothing has been solved and the cloud of uncertainty accompanied by the threat of intimidation remains.

It is a situation that has led PFP spokesman on black affairs in the western Cape, Mr Ken Anderson, to accuse the Government of waging "a war of attrition" on these displaced and desperate people.

will begin to bear fruit.

The Government has not yet managed to put into practice its commitment to the permanence of blacks in the urban areas, and its influx policies still fall far short of the Riekert proposals, accepted in a government white paper in 1978, which were based on the principle that employment and housing should become the chief criteria for regulating the presence of blacks in the cities.

But clearly the government's chronic neglect of black urban housing creates a Catch 22 situation which now makes the recognition and regulation of informal housing essential if further confrontation, human suffering and economic disaster is to be prevented.

The government appears to be drawing closer to conceding the dilemma, and feelers were put out in the nationalist Press recently for the co-operation of the government's opponents in solving the problem.

However, it is reliably understood that offers from the private sector of assistance in the provision of housing has not been favourably received by a government clinging to outmoded policies and unable to confront ideological resistance in its own ranks.

While the Urban Foundation and the official opposition would be willing to help the government in solving the problem neither of them is prepared to become parties to implementing apartheid and the forced mass relocation of people.

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And this will mean the scrapping of influx con-



1978 housed about 20 000 people, became the last refuge for thousands of "illegal" blacks and official calls for its removal

obstruction to the removal of the coloured labour preference policy in the Western Cape — a policy which has been denounced by coloured and black leaders, organized commerce and industry and a series of expert studies, some of which have been subsidized by the government

Plastic shelters

Although the Department of Labour, which has assumed the labour function of the discredited administration boards, turns a blind eye to the coloured labour preference policy, and there is strong resistance to it even in nationalist ranks, the government does not seem politically capable of breaking the resistance of a small but vociferous group of Cape nationalist MPs

Following the ad hoc "legalization" of blacks in the Crossroads camp a

women and children being ferried in busses to the homelands were resisted by the people who made their way back to the Cape as soon as they were able

On March 1 this year 57 of these Bush People began a fast in St George's Cathedral demanding that their position be legalized and again focussing international attention on their plight

The fast, which lasted more than a month, resulted in a meeting with Dr Koornhof, following which 900 Bush People were granted temporary permits

The other 4 000-odd people who now share temporary status with the Bush People are "disputed" Crossroads residents who were not included in the original deal, but who claim to have been resident in Crossroads on December

displaced and desperate people

Far short

"The question we must ask ourselves is what it that makes life in a squatter camp — or even on a desolate piece of sand in mid-winter — preferable to going back to the Ciskei or Transkei

"The answer is that there are acute food scarcities and little work in homeland areas, and people are not prepared to go there to watch their people starve" Mr Anderson said

It is now clear that the long-awaited "new deal" for blacks — and reform of the hated pass laws — is still a long way off

In the meantime the government is likely to continue with its crisis management of urban black influx, while hoping that massive financial inputs into its economic decentralization policies

he forced mass relocation of people

One thing is certain The problems in the western Cape will continue until the government finds a lasting solution to the challenge of urbanization

And this will mean the scrapping of influx control, the provision of housing as part of a coordinated urbanization programme and the granting of meaningful political rights to blacks

R15m boost for coloured housing

CT. 4/10/82

124

Staff Reporter

SANLAM's new chairman, Dr Fred du Plessis, last night announced that Sanlam would provide R15-million for coloured housing in the Western Cape.

Dr Du Plessis said the Urban Foundation had provided the initiative and Sanlam had been the first company to react.

He said that as Sanlam employed many coloured people in the Western Cape it felt it would "start the ball rolling" by ensuring that the money would be used in the area.

Dr Du Plessis said Sanlam would subscribe to a 25-year bond issued by the National Housing Commission.

He said Sanlam would provide the funds for this period at an interest rate related to the market — but in a way subsidized by the government in the sense that Sanlam would have prescribed investment.

Dr Du Plessis expects other firms to follow suit once people become accustomed to the idea.

Commenting on the announcement last night, the vice-chairman of the Cape Town Municipal Housing Committee Mr Norman Osburn said he was delighted by what he felt was a positive move which could encourage other firms.

He said there were 20 000 families on the waiting list for homes in the Cape Town municipal area alone.

Mr Tom Walters also a member of the Housing

Committee said last night he was delighted that the Afrikaans private sector had come to the rescue after the 'appalling' policy — of not building homes for people earning less than R150 a month — had been announced by Mr Pen Kotze Minister of Community Development.

Mr Walters said the R15-million was still "only a drop in the ocean", although a welcome one considering that R3 000-million was needed for housing countrywide.

Mrs Eulalie Stott chairman of the Cape Town Municipal Housing Committee said last night that it was wonderful to hear that a large amount of money had been made available for housing.

She said she was aware that there was a desperate shortage in housing in the Western Province but hoped that the Cape Town municipal area, with its waiting list of almost 20 000 families would get the lion's share.

Mrs Stott said she felt the provision of housing should not depend on the kind-heartedness of private institutions.

She said she believed that if the government was unable to find sufficient funds it should introduce a special low interest loan levy or a housing bonus bond or other

Boy killed in fall on mountain

By GILLIAN McAINSH
A TEENAGE boy was killed on Table Mountain on Saturday when he fell nearly 100 metres down a dangerous ravine after a day's picnic with two friends.

The boy, Lionel Meyers, 15, started climbing on Saturday morning with two friends, Bernie Brown, 11, and Melvin van Niekerk, 14, all of Seventh Street Elsie's River and had a picnic lunch at the top.

They tried to climb down Fountain Ravine at 3:30pm. At the top of the ravine is a sign warning of danger.

"It's not as dangerous as the sign says," Lionel told his friends but about 90 metres down the boys found themselves in difficulties.

At first the two younger boys were not afraid because Lionel had climbed Table Mountain three times before and felt he knew the mountain well.

It was the first time the other two had climbed Table Mountain.

"He went to get help for us," said Bernie yesterday still shocked.

While climbing Lionel

appeared to have a trouble.

"We couldn't see he he was below us could hear him, although we couldn't make what he was saying," Melvin

The two younger managed to extricate themselves —

amazing feat" said the rescuers — fetched help from the cable-car station above.

Within two hours, members of the Cape Town section of Mountain Club were in the ravine.

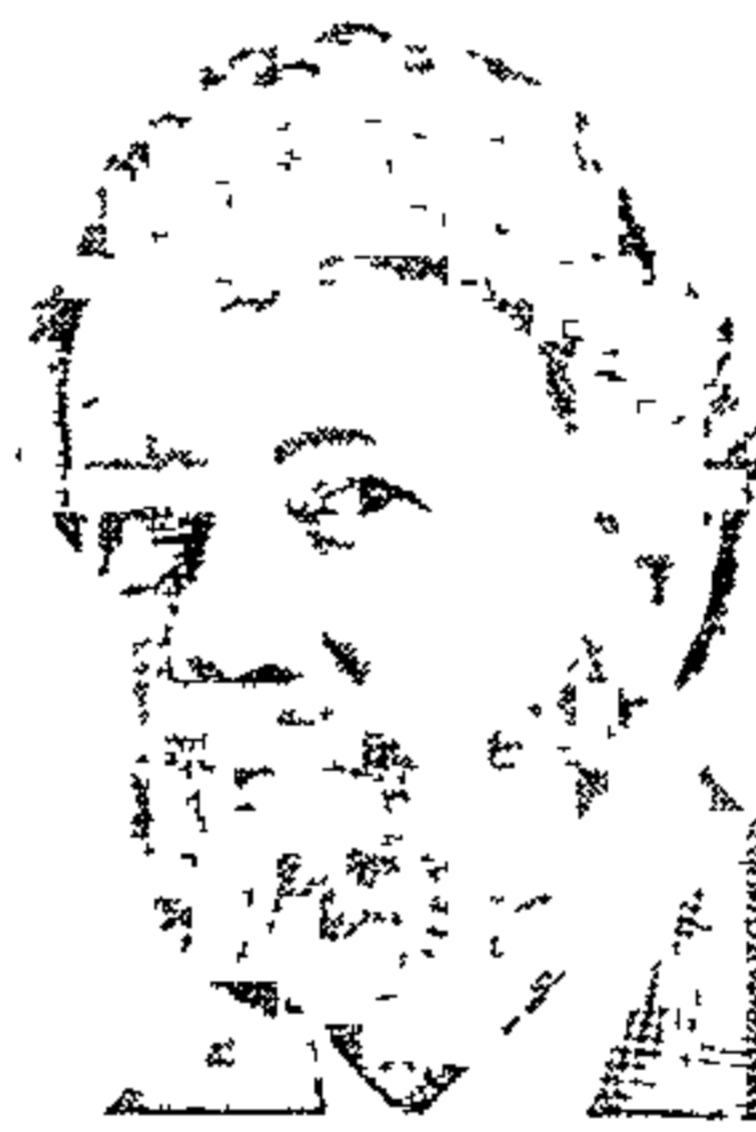
However, the searchers were forced to abandon their efforts until yesterday morning, when Mountain Club members resumed the search.

They found Lionel's body just before 10:30pm, nearly 100 metres below where the two younger boys had last seen him.

The rescuer party needed 150 metres of rope to climb down the steep face to where he lay.

As they did not want to risk any more lives, they decided to leave the boy on the mountain until day.

● Picture, page 5



Mr Tom Walters

Get Closer to Flavour

Cape Times 5/10/82 124

'Artificial' prices: Removals blamed

Municipal Reporter

THE Group Areas Act had artificially inflated the price of property in the coloured parts of Walmer Estate, Woodstock and Salt River, destroying the normal free market mechanism, members of a local civic association said yesterday.

Representatives of the Salt River/Walmer Estate/Woodstock Civic Association were giving evidence at the sample valuations court at the Provincial Administration which is hearing objections to the new municipal valuations.

The hearings are expected to continue for some time because the court has to inspect about 440 sample sites in the Peninsula.

The sample valuations were calculated on market value prices for properties selected at random in suburbs. These valuations are used as a basis and a guide for the overall municipal valuation of properties and thus for rates.

Mr A van der Horst, a civil engineer and member of the association, said the property on which the sample valuation was based in the coloured area of Walmer Estate was not representative.

With 'good view'

It was one of the few properties which had a good view and had three storeys, most other homes were semi-detached.

Mr Van der Horst argued that the increased valuation of this property, by R460, should be reduced to what it was before, or even lower.

Factors affecting the area over the past years had been the building of the Boulevard East freeway through the suburb and the removal of 60 000 people from District Six.

This had placed tremendous pressure on the adjacent land, pushing up prices artificially, he said.

Mr LJ Krige, the attorney representing the association, pointed out

that for instance, the sample valuations for the white areas of Vredehoek, Rondebosch, and Mowbray had shown a decrease of up to 20 percent. Given this, he asked why there should be increases in the adjacent coloured areas.

Mr Van der Horst said the community, a long-established one, had few amenities. The bus service was poor because there were no more people in District Six — the main feeder route.

The Department of Community Development was the landlord of about 25 percent of the houses, and had let them fall into a state of disrepair.

The community knew that the department had a town-planning programme for the area. Of the three main arterial routes, one was earmarked for road-widening, with demolition of homes.

Uncertainty

This created uncertainty and as a result, residents did not look after their properties.

Mr S Kannemeyer, who lives below the freeway, said residents had to contend with pests, stray animals, dumped refuse, parking problems, and the "perennial problem" of the Group Areas Act, executed by the Department of Community Development.

CAPE TOWN 5/10/82

Guguletu

flats 'not

official

residence

- Staff Reporter

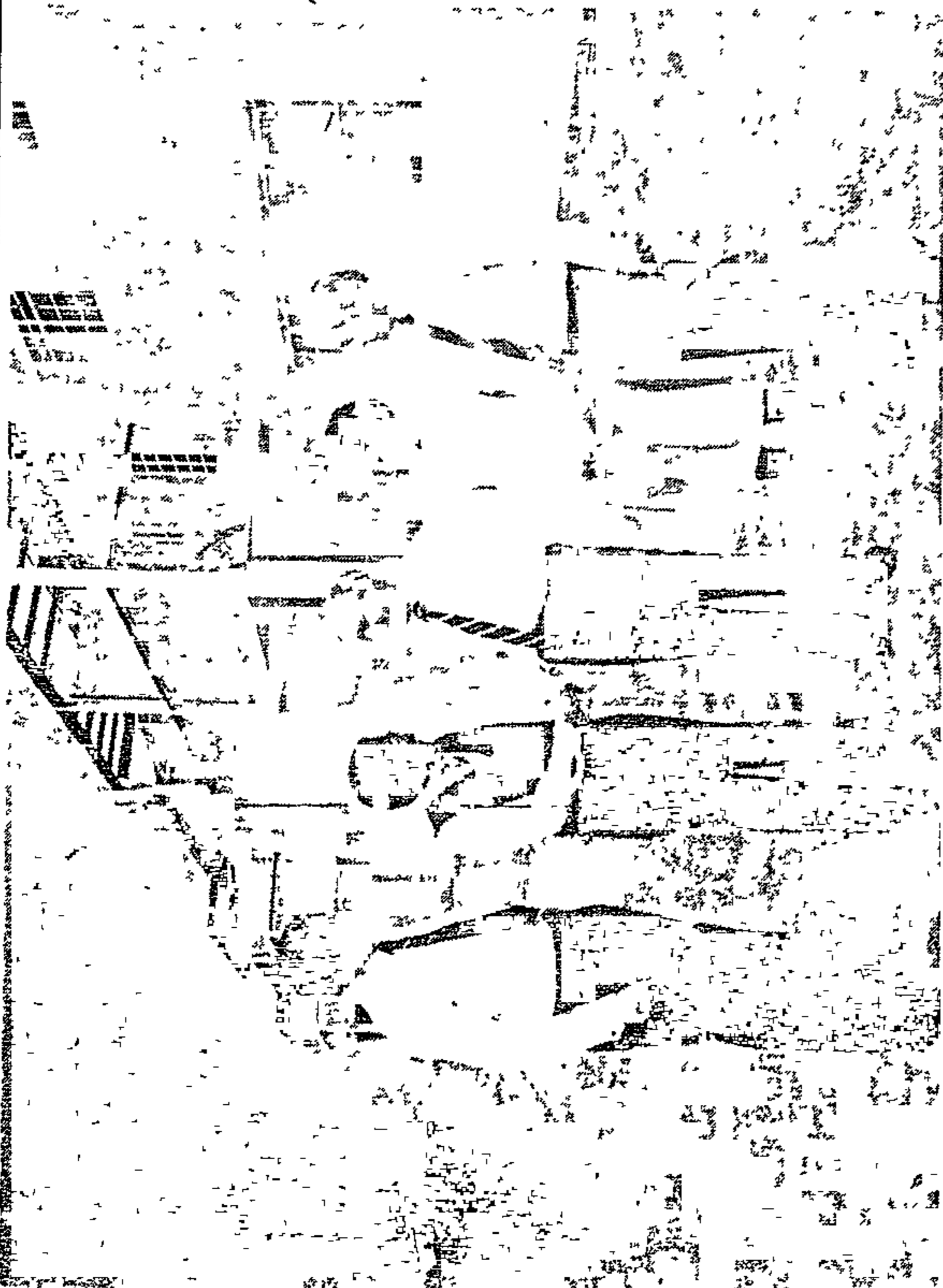
A BLOCK of flats in Guguletu, for black students will not be regarded as an official University of Cape Town student residence according to the principal and vice-chancellor of the university, Dr Stuart Saunders

Dr Saunders said this was because the flats were off-campus and because the university did not believe in institutionalizing segregation

The block, built by the Uluntu Utility Company, with a R300 000 grant to the UCT Foundation by a local oil company, was officially handed over to Dr Saunders yesterday

Dr Saunders said he looked forward to the day when there would be no restrictions on students regarding accommodation, but until then the new block would serve as a stop-gap measure. He found the building "impressive"

The university is leasing the building — which can house 42 students — for five years, with the option of another five years. At present 38 students are staying there



PRESENT at the official handing over to UCT of the Malunga Park flats built to house black UCT students were from left, Mr A J van Ryneveld, a director of the UCT Foundation, Mr Windsor Skweyga chairman of the Uluntu Utility Company, Dr Stuart Saunders Vice-Chancellor and Principal of UCT, Mrs Tengwe Hoyana, head student at the flats and Mr Ken McKee, a director of Shell, who funded the project.

Black UCT flats 'cannot be an official residence'

ARGUS 5/10/82
124
184

FLATS in Guguletu for black students could not be an official student residence because the University of Cape Town did not believe in institutional segregation, Dr Stuart Saunders, principal and vice-chancellor said yesterday.

Dr Saunders, who was officially handed the Malunga Park flats by Mr Windsor Skweyga, chairman of the Uluntu Utility Company, said "We don't approve of restricted accommodation and we look forward to the day when there is no restriction on accommodation for students."

He described the flats as outstanding accommodation, equal to that overseas.

He thanked the Shell Oil Company who supplied the funds, the Urban Foundation and other

ers concerned with their building

He said self-catering units such as Malunga Park seemed to be popular with students and he believed future student accommodation on or off campus would be built on similar lines

The need for black student accommodation had greatly increased in the past few years and 168 black students were now registered at UCT

In three years there had been a dramatic 303 percent growth in black students at the University

The first students took occupation of the flats, which provide accommodation for 42, in July

The complex contains seven self-contained apartments, each with a lounge, kitchen, bathroom and toilet

Residents, who do their own catering, laundry and housework, will pay R885 a year for single accommodation and R780 each for shared accommodation, compared with on-campus students who pay up to R1625 a year for full board and other services

A bus outside the flats takes students to drop-off points for UCT buses and telephones are expected in the building within a week

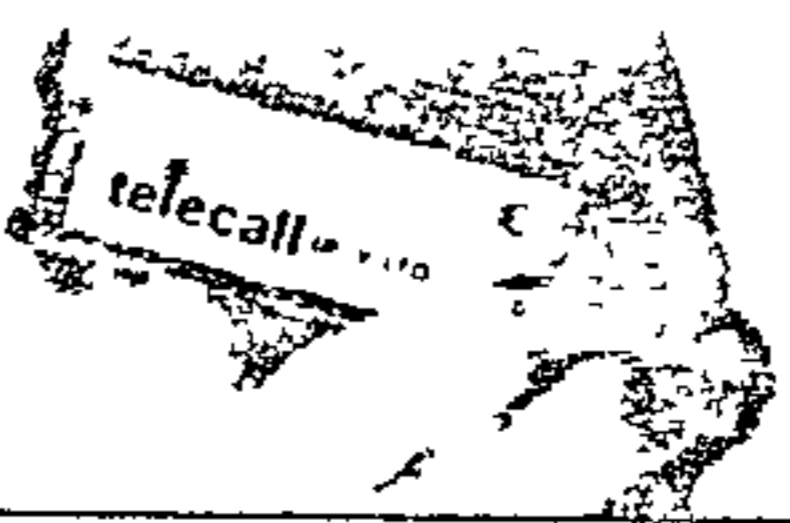
Shell gave R300 000 to the UCT Foundation who loaned the money to the Uluntu Utility Company. Uluntu built the flats which will be leased to UCT for five years with an option of renewal for a further five

Should the flats no longer be needed by the University they can be converted into 12 family units

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[Handwritten notes and scribbles in the right margin, including a large 'C' and various illegible markings.]

Evictions: WCAB accused

Staff Reporter

THE neighbours of two Guguletu families evicted from their homes this week have accused the Western Cape Administration Board of "creating squatters" by "forcing people into the bush"

About 53 residents have signed a petition in support of Mrs Miriam January and her family of 12, and another 22 have signed one backing Mr J Feni and the 17 people who have been evicted with him

In the petitions, the residents have offered to stand security for all rent payments of the evicted tenants

But Mr J Gunter, WCAB's director of housing, said the evictions could not be reversed. The houses had already been allocated to new residents

Rent arrears

Mrs January, a pensioner, said that on September 23 she had tried to pay her rent arrears of R6, but had been told she was a day late

She had returned home and found her family's furniture and clothes on the pavement outside the house where she had lived since 1963

The family had moved their things back into the

house, but a week later Mrs January and six of her children were arrested and charged with trespassing

They had each paid R15 admission of guilt

Her daughter Miss Mary-Anne January, and a three-year-old granddaughter are both being treated for tuberculosis

Angry residents said yesterday that the whole street would stand by Mrs January who had been their neighbour since 1963, because "at any time this can happen to us as well"

Trespassing charge

Mr Feni, who has been unemployed since last year, is facing a charge of trespassing for being in the house after being evicted. He is head of a household of 18 — mostly children — who will now have to find accommodation in the bush

Mr Gunter said there were "more than 2000 people" waiting for accommodation and he could not keep on people who consistently did not pay their rent on time

"I don't know what the fuss is about. It is a only very small minority who don't pay and the whole thing becomes a joke unless we do something about it," he said

~~124~~
124
~~348~~

4-7-82

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Handwritten notes and signatures at the bottom of the page, including the name "Gunter" and various illegible scribbles.

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ANT 49-5978

A-G to rule on weed sale case

A CASE involving the allegedly illegal sale of the weed *lantana camara* by Malmesbury Nursery was postponed to November 15 yesterday awaiting the Attorney-General's decision on whether to continue prosecution.

Mr J N Retief, who owns the Malmesbury Nursery, pleaded not guilty at a previous hearing to illegally selling the weed.

He claims the plant he sells is a hybrid which does not have the same spreading abilities as the original species.

According to Dr Antony Hall, chairman of the Co-ordinating Council for Nature Conservation in the Cape, the *lantana camara* is one of the world's most widespread weeds.

He said: "Most of the plants are of hybrid origin and pose a pretty serious multimillion rand problem in wild and pasture land particularly in Natal and the Eastern Transvaal although at the moment it appears that forms in the South Western Cape are less dangerous."

Flowers of the plant, which grows in many Cape gardens, are purple on the outside and yellow or white in the middle. Individual flowers bunch together to form a tight aggregate about the size of a rand coin.

Evicted families treated unfairly

ARGUS 6/10/82
124 8/86

Staff Reporter

TWO Guguletu families who were evicted from their homes on September 23 have complained about "unfair and unjustified" treatment by the Western Cape Administration Board.

Both families were evicted for "failing to pay rent".

They said they would not give up fighting for their houses. Some members from both families have been arrested for trespassing after refusing to leave the houses. They paid R10 admission of guilt fines.

ARREARS

Mrs Florence Feni, breadwinner of a family of 13, said she was deeply distressed by the incident. She did not understand why the board treated her "so unfairly" because she had had money to pay her R74 rent arrears.

"After we had received the notice on September 15 with a deadline of September 22, we went to pay. But, surprisingly, only one month's payment was taken."

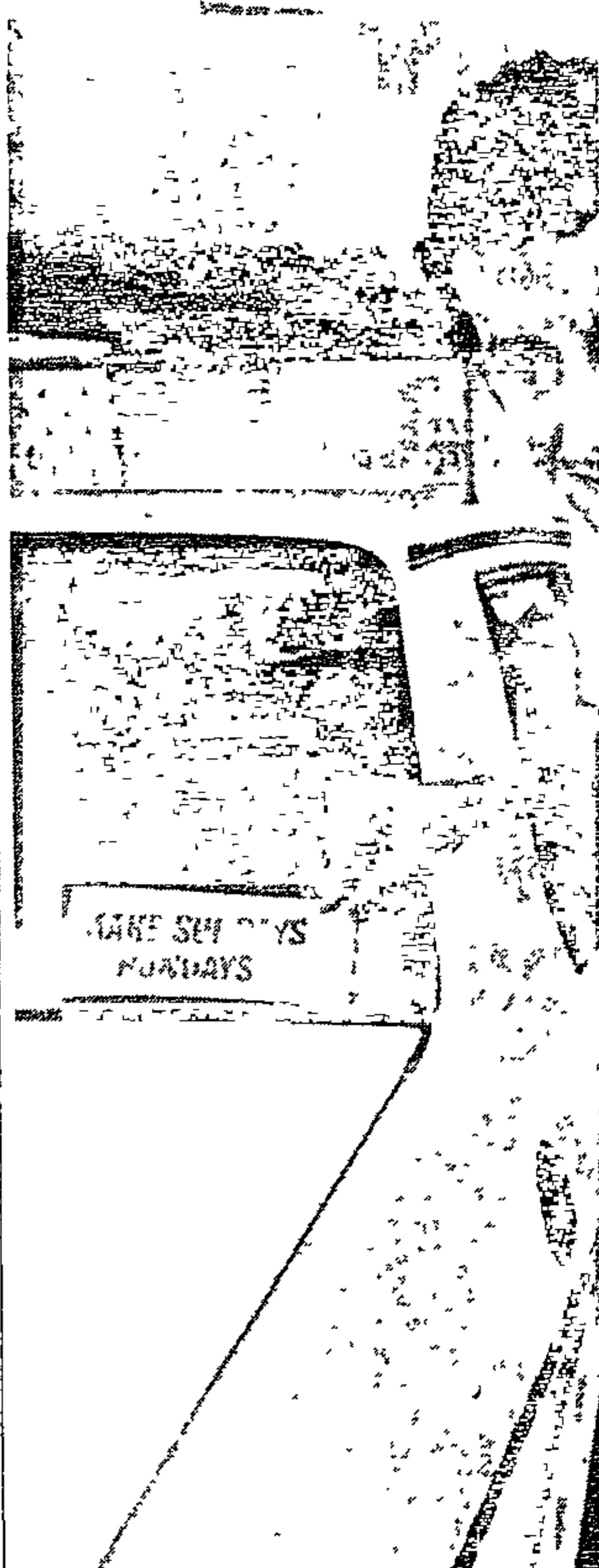
"Later the same day, my husband went again to pay for the other two months, but they refused to take all the money," Mrs Feni said.

About 50 neighbours have signed a petition, sent to the board today, protesting against the eviction.

PENSIONER

The family of Mrs Miriam January — a 68-year-old pensioner who supports a family of nine — was evicted for owing R6.

"This upsets me very much because the Administration Board has refused to take our money. Instead they said I must go to an old age home and my children



WHILE the controversy surrounding Sunday running continues, 3 000 car stickers reading "Sundays are Running Days" are being distributed in the Peninsula. The stickers, which were conceived by members of the Western Province Road Runners' Association, echo the sentiments of the majority runners in the province, who have favoured Sunday running. One planned for this year was "It's no secret to win on Sunday the shorter sprinters preferred. The Province's clubs and

Gang rape: U stars found

Argus Correspondent
LONDON — The two Southampton soccer stars held in Swedish police cells are free following the dramatic collapse of the "victim's" gang-rape claim.
Steve Moran, 21, buried his head in his hands and wept when a woman judge decided the girl with the players, Lene Bergmar, part of the hearing special request, player were by Judge He for nearly three closed court. Miss Bergmar she fancied I

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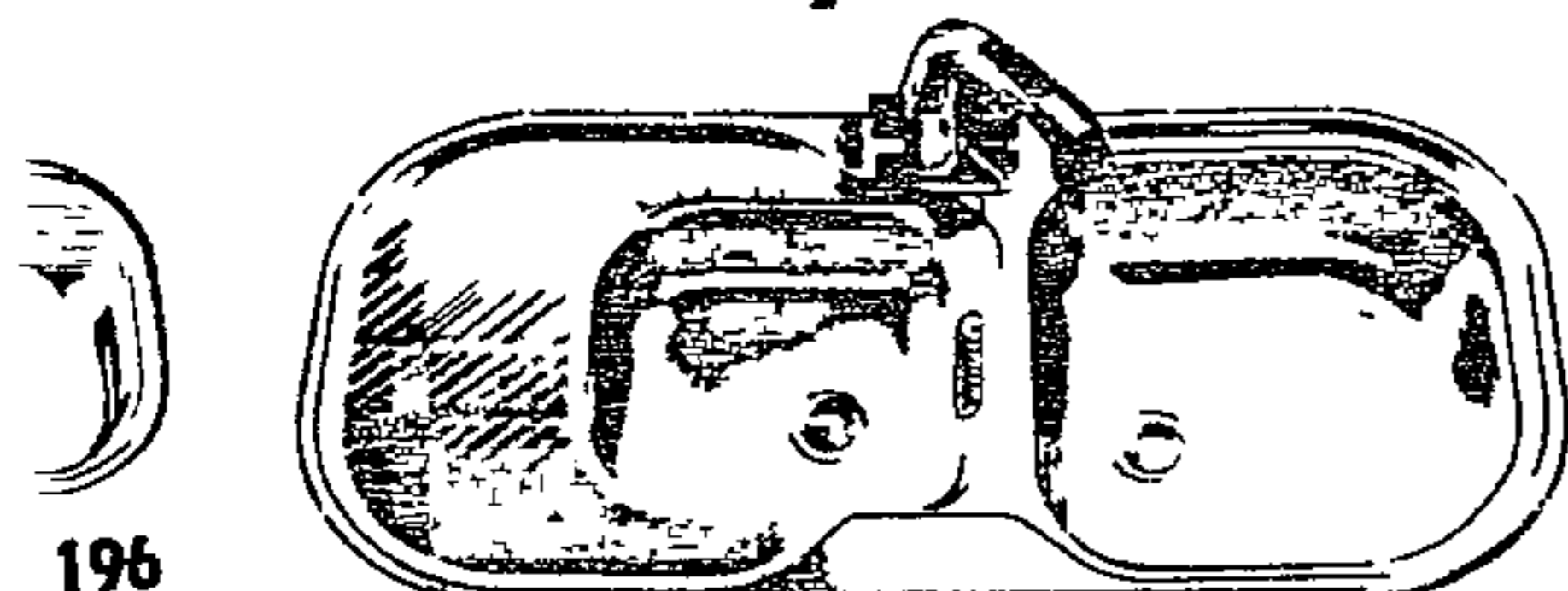


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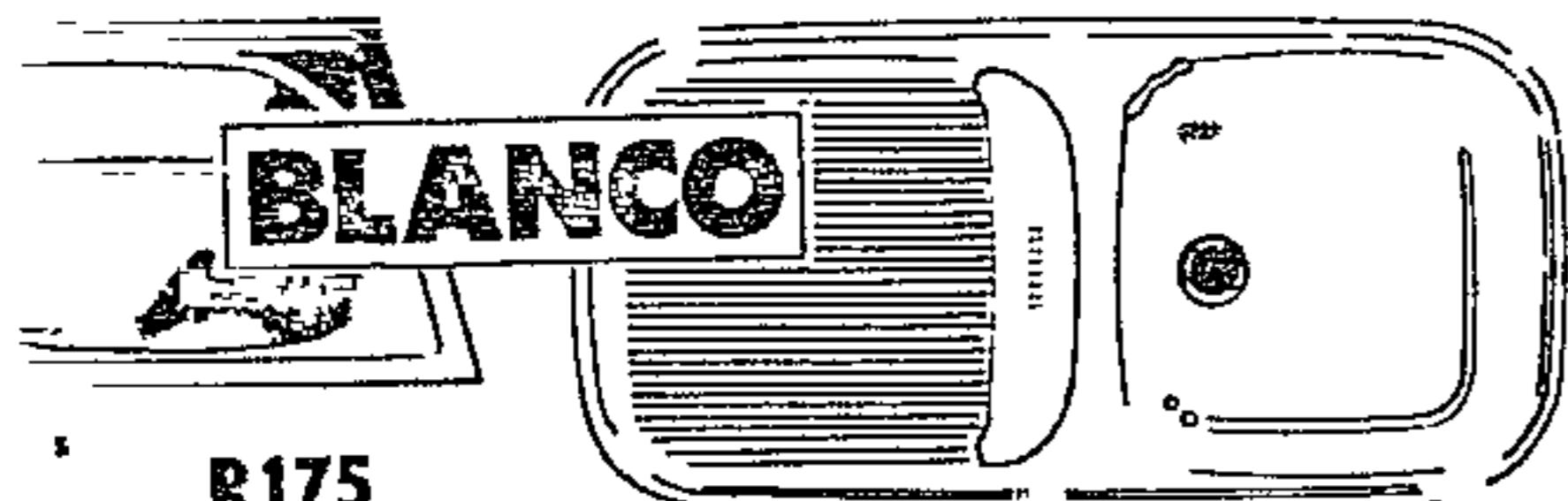
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Cape Times 6/10/82
**Top floors
of shacks
to be
destroyed**

Staff Reporter

THE Western Cape Administration Board intends to demolish the top floors of 15 double-storey shacks which have sprung up in Crossroads.

The shacks are structures of wood and corrugated iron. Residents say they were forced to build upwards. They were not allowed to develop sideways because of lack of space.

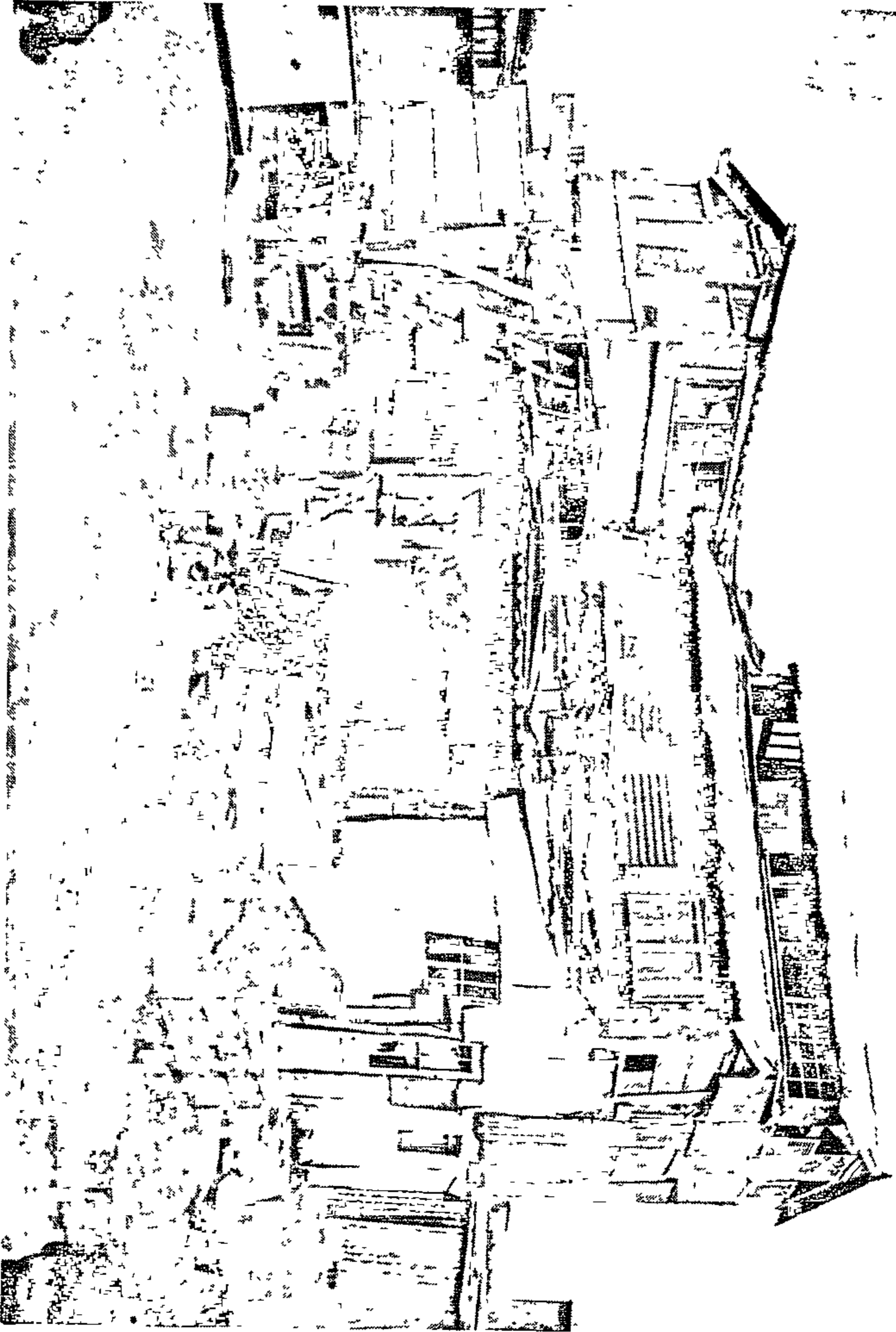
They say the extra floor has the advantage of being dry and is used mainly for storing clothes and furniture, particularly in winter when the ground-floor is often underwater.

They complain of poor drainage at the camp. One narrow furrow — filled with stagnant water — has been dug in the sand between the rows of houses.

The residents were sent notices on September 24 warning them to dismantle their top storeys by September 29. After appealing to the WCAB, they were granted an extension until next Wednesday.

After a meeting with officials of the board yesterday, they were told they would not be granted another extension.

Mr J Gunting, the WCAB director of housing, referred all inquiries to the chief director of the WCAB, Mr A Louw, who was not available for comment yesterday.



One of the double-storey shacks at Crossroads threatened with demolition. The house, built of wood and corrugated iron, has a porch on the upper floor.

Council's rent rise reprieve

Cape Times 6/10/82

124

~~205~~

By JANE ARBOUS
Municipal Reporter

THERE will be no rent increases for the City Council's 40 000 tenants for the first six months of next year, the Housing Committee resolved yesterday

The decision, which still has to be ratified by the full council, will be widely welcomed by housing-estate tenants and their families

The committee's decision to absorb the loss of income was taken during yesterday's three-hour discussions on the draft estimates of income and expenditure for the first half of next year

Councillors agreed that the rent increases should be implemented only at the start of the new 1983/84 financial year, which is now July to June

The committee recom-

mended that the loss, estimated at more than R300 000, should be borne by the Rates Fund until the middle of the year

Income surveys are expected to be carried out in March before new increases are fixed

This year's rent increases met with widespread community protest

A campaign against them led to a Day of Action in February, with banner-waving protestors gathering outside rent offices throughout the Peninsula

A month later, a delegation of tenants, with representatives of the local authorities, met the Minister of Community Development, Mr Pen Kotze, to discuss a new rent formula. He was also presented with a petition and a memorandum listing grievances

1244
3400

★ The Cape Times, Friday,

8/10/82

Appeal made for WCAB tenants

Staff Reporter

THE chairman of the Guguletu Residents Association Mr Goodwell Botha, has appealed to the Western Cape Administration Board (WCAB) to lower the rent for old-age pensioners and not to evict them for rent arrears.

Mr Botha said yesterday that old-age pensioners who were evicted had nowhere to go, as their only income, their pension, was "too little".

He cited 70-year-old Mrs Miriam January and her family of 12 as an example.

Mrs January's rent was in arrears by R6 and when she went to pay it on September 23, she was told she was a day too late.

She had returned home to find her belongings in the street and her home allocated to a new family.

"It shouldn't be so easy to throw these people out of their houses," Mr Botha said.

"Instead of evicting people, the board must do something about it, like lowering the rent for old-

age pensioners.

"Their pension is just not enough.

"Mrs January has had to move in with her son but he doesn't have enough room for her."

● A group of Guguletu residents said teargas was fired at them yesterday as they tried to prevent (WCAB) officials from arresting the January family for trespassing in the house they have been evicted from.

However Captain T Vermeulen, a police liaison officer for the Western Cape, denied that the police had fired teargas in Guguletu yesterday and said he knew nothing about the incident.

The January family — nine children and three adults — said they were later released after one of them, Miss Rona January started experiencing labour pains at the board offices.

It was the second time they had been arrested for trespassing since the family were evicted from the house, where they had been staying since 1963, on September 23.

Cape Times 9/10/82

Teargas allegation in eviction

Staff Reporter

MEMBERS of a Guguletu family of 12 were forcibly evicted from their home yesterday and had their possessions confiscated by police and officials of the Western Cape Administration Board (WCAB)

Neighbours who are supporting the January family in their fight against the eviction, said teargas had been fired at them for the second successive day after they had gathered in the street outside the house

Fainted

The residents said police had removed the January family from the house in the morning and their furniture and possessions had been impounded by the WCAB. Teargas had been used to disperse onlookers and some children had fainted.

A Cape Times reporter who visited the scene yesterday found three police vans, two WCAB vans and about 80 residents outside the house. Members of the January family were standing in a nearby garden after being evicted from the house, and the new tenant was moving his furniture in.

Mrs Miriam January, an

old age pensioner, was informed last month of her impending eviction from the house she has lived in since 1963. The family, including nine children and Mrs January's two adult daughters, have refused to move.

They claim they were only R6 in arrears when they were evicted and went to pay the overdue amount a day late.

Residents from 57 houses have signed a petition asking the WCAB to allow the January family to stay in the house.

Mr A Louw, chief director of the WCAB, said the house had been allocated to another tenant because the January family had been late in paying their arrears.

'Sick and tired'

He said more than 2 000 people who were ready to pay their rent on time were waiting for houses in the Western Cape.

The residents said they would all be meeting to discuss the events. They said they were "sick and tired of being treated like dogs".

● Police spokesmen approached for comment yesterday on the alleged use of teargas said no reports to this effect had been made to them.

First white firm builds lease homes

124 E. Post
9/10/82

THE first two houses on 99-year leasehold sites registered in the name of a white-owned company, are now being built in Zwide Extension 2 — thanks to the efforts of a Port Elizabeth businessman

Mr A P Dashwood, managing director of Afcan Muffler Co (Pty) Ltd, in North End, felt for a long time that black staff members who had proved their loyalty deserved better than to have to live in leaky shacks at the end of muddy paths in a no-man's-land

"How can an employer expect a good day's work from people who have to live like that year after year, with no hope of a reprieve from after-work squalor?" he asked

His resolve on deeds, not words, began more than 18 months ago after much national publicity during the previous two years for the 99-year-lease scheme. This followed the passing of the amendment to the Blacks (Urban Areas) Consolidation Act No 25 of 1945 providing for the drawing up of regulations to control the 99-year lease plan

Mr Dashwood made his move to assist what he considered were his two most deserving employees, both men who had been with him since 1976

The delays, however, were to be long and drawn out — not because of lack of enthusiasm on the part of those concerned, but because the amended Act simply made provision for the drawing up of regulations controlling conditions for the right of leasehold

Even after the regulations were drawn up, many snags in their practical and early implementation became apparent, primarily in that they applied only to townships on a general plan, not simply layout-plan requirements

Individual sites in general-plan townships are registered in the offices of the Surveyor-General. A first step was, therefore, to



By Owen
Parker
Property Editor

conduct general surveys to upgrade layout-plan townships to general-plan requirements

Understandably, Mr Dashwood's frustration grew during this unavoidable delay, but now his project is being transformed into reality

The black building contractor he engaged to undertake construction of the two houses has moved on site and work on the foundations is already complete

The sites, in Zwide 2, were allocated by the East Cape Administration Board (Ecab), after the applications of his two employees — Mr Johnson Ncoko, a pipe-bender, and Mr Moris Secani, a press operator, had been approved

Unlike so many sub-economic houses built for blacks in this country, these two four-roomed houses conform to the better of the standard official plans but have "luxury" appointments

They have ceilings, internal doors, proper concrete floors (not just earth), inside toilets, and hot and cold water in bathroom and kitchen. All this, and electricity too, for only R9 000

One unnamed official is reported to have commented when shown the plans and specifications: "I

wouldn't mind a house like that for a holiday home somewhere on the coast"

In other words, a house with all the essentials for comfortable living can be built even as a two-off venture by private enterprise for just R9 000 — so 10 of them could be built for what is being demanded for "posh" houses in the better white suburbs of Port Elizabeth

Mr D V Creighton, manager of the main Port Elizabeth branch of the SA Permanent Building Society, confirmed that this was the first time bonds in the name of a white company had been registered over a 99-year leasehold property in the Eastern Cape — and probably in the entire country

This was now allowed under recent changes in the regulations

A spokesman for the Community Services Development Department of Ecab said it was official Government policy to encourage employers to assist in providing housing for black employees

Since the implementation of the amendments to the Act the position of 99-year leasehold applications had been clarified and delays were now minimal

Where these did occur, they were the result of legitimate technicalities, such as disputed property boundaries or delays in completing site surveys, the spokesman said

There was no question of any unnecessary obstruction through bureaucratic "red tape"

Employers like Mr Dashwood who felt a social responsibility towards their staff were encouraged, not discouraged, to assist them, he said

The main advantage of 99-year leasehold was that financial institutions now accepted it as a satisfactory basis for the granting of bonds

However the fact that

not all employers were actively involved in assisting key black staff financially to obtain adequate housing did not banish all hope of proper housing for them

Blacks wanting to build their own homes on open serviced sites could apply to lease a site on a monthly basis

Once a permit was granted, security of tenure was virtually permanent so long as the rent was paid regularly

Sites were allocated free of charge and funds for the building of houses to one of a number of approved official plans could be obtained through Ecab, he said

At present there was a shortage of open, serviced sites in the main townships

The greatest shortage was in what were officially known as "A"-plan townships which were fully serviced and surveyed in detail as in white-area developments

It was in "B"-plan areas where individual sites required a survey verification certificate before building could begin that delays could occur

These could be caused through boundary encroachments from neighbouring properties

Plan "C" referred to built-up townships where only scattered open sites remained. Again it was necessary for a detailed survey to be carried out

The main delays and hassles related to finalising the physical situation for sites requiring verification certificates

All employers had to do, he said, was to contact any township manager in the Port Elizabeth area. There were rent offices in New Brighton, Zwide and Kwa-zakele

If they preferred, they could go direct for advice to Mr S Marx, whose speciality was 99-year leasehold, or to the deputy director of the department, Mr N J Nel

Residents' anger at council

CAPE TIMES 11/10/82

1244

Staff Reporter
RESIDENTS of Bokmakierie, Bridgetown, Silvertown and Kewtown (BBSK) yesterday agreed unanimously to confront the Cape Town City Council and force it to carry out proper maintenance of their homes

The 400-strong audience greeted the resolution — which came from the BBSK Residents' Association — with cheers, whistles and applause at a mass meeting at the Athlone Civic Centre

'Won't pay'

The chairman of the Association, Mr Charles Manevelt, and several residents told the audience that people in these areas were no longer prepared to pay for the maintenance of their homes

Mr Manevelt said the council was eroding living standards by neglecting to maintain the houses, most of which were 30 to 40 years old

"It is an assault on our living standards," he said
Mr Manevelt said the deteriorating conditions of the homes contributed to diseases prevalent in

the area
A resident of Silvertown, Mr John Young, said he could quote many cases of houses burning down and walls collapsing in his area because of the bad state of the houses

"The council always gives us the excuse that it has no money to carry out maintenance. We can't accept that"

In another resolution, it was decided to reject the Mobil housing project in Kewtown on the grounds that it increased overcrowding in the area

The association also called for the reopening of the Bokmakierie rent office, saying it was inconvenient for residents to travel to Kewtown to pay their rent

Housing conditions in black locations were also discussed and the association undertook to work with its counterparts from these areas to improve living conditions

The association also decided to reject the proposed Orderly Movement and Settlement of Black Persons Bill, saying it was an attempt to divide workers

Mobile home has a 'resting place'



An attractive mobile home in a private caravan park just off the road to Schoenmakerskop.

E. Post 11/10/82 (124)

Caravan parks not for 'permanents'

By SHELAGH BLACKMAN
Municipal Reporter

MOBILE homes, one answer to the current housing shortage in many parts of the country, are not allowed in municipal and divisional council caravan parks in Port Elizabeth

In Natal 20% of the caravan parks are reserved for permanent dwellers

At the Brookes Hill and Humewood caravan parks in Port Elizabeth sites can only be booked for three months of a 12-month period, according to the Deputy Director of Parks, Mr Manie Reyneke

"Permanents" are not allowed at the Willows either

In a private caravan park in Walmer six Plettenberg mobile homes are allowed

The manager of the park, Mrs Cynthia van Aardt, said she had a waiting list of 25 people anxious to buy mobile homes and move into the park permanently. But applications to allow further permanent dwellers had been turned down by the municipality

Apart from initial charges to install the homes (plumbing and electrical charges) the owner of a Plettenberg home paid R90 a month for a site in the park, she said

A spokesman for a manufacturer of Plettenberg homes said they cost R12 972

What was needed in Port Elizabeth was an entrepreneur to start up a private township for mobile homes

He said mobile homes required "quite an infrastructure"

Both Mr Reyneke and the secretary of the Dias Divisional Council, Mr N W Anderson, said that allowing "permanents" in the parks deprived holidaymakers of accommodation

The chairman of the City Council's Community Services Committee, Mr Ben Olivier, said mobile homes offered a "temporary solution" to the housing shortage

However, they were not cheap and offered no solution to those in the lower income group

The city's Executive Planner, Mr John Mercer, said there had been an application several years ago to establish a mobile home park along the road to Schoenmakerskop. Residents in the area had complained and the application was not granted

Evictions: boycott of all WCAB liquor stores

ARGUS
12/10/82
124

Staff Reporter

MORE than 500 people last night resolved to boycott all Western Cape Administration Board liquor outlets and "Cape Town community-linked businesses" in protest against "unlawful and unnecessary" evictions in the townships

A protest meeting in Guguletu against the evictions condemned them as "unjustified, oppressive, harsh measures"

The meeting also decided to circulate a petition protesting against evictions which "make basic family life impossible"

HOUSING

The meeting blamed the Government for the "gross" shortage of housing for blacks in the Western Cape

"The main cause (for evictions) is the housing shortage, not that people do not pay their monthly

rentals. People are evicted from their rightful places although they have the money to pay," one speaker said

Speakers from the floor said it was necessary to fight the "unnecessary ill-treatment" of people by the Community Council and the Administration Board

"HARDSHIP"

"In the light of this hardship caused by the dummy Community Council body and the Administration Board, we must unite to protect our well-being as human beings," one speaker said

The meeting was organised by Western Cape civic association, an umbrella body representing more than 20 community organisations

It was decided that a meeting with tenants who moved into houses from which families had been evicted would be held

120 arrested in dawn pass raids on Nyanga, Guguletu

ARGUS 12/10/82 ~~124~~ 124

MORE than 120 people were arrested in pre-dawn pass raids in Nyanga East and Guguletu today

Yesterday about 100 people appeared in Langa Commissioner's

Court following a raid in Nyanga

According to an witness, 30 vans were involved in the raids on the Nyanga single-quarters at 5am today

Earlier, Administration Board officials raid

ed the single-quarters in Section 2 of Guguletu

OVERFLOWING

The pass-law court at Langa was overflowing with relatives of those arrested

About 60 people were

found guilty of pass-law offences before 10am

Fines totalling about R1 500 were imposed

About 20 women were fined for being in the single-quarters without permission

PE housing plight 'desperate'

Post Reporter

THE housing shortage in the coloured and Indian areas in Port Elizabeth is desperate, according to an estate agent, Mr Arthur Arnot

He said more than 100 people had responded to an advertisement in the Weekend Post for a house in the Indian residential area of Malabar

"The second phone call I had was from a gentleman who bought the house, unseen," he said

The accommodation shortage was considered serious "and trying to get plots on which to build is virtually impossible"

Malabar, Gelvan Park and Park Side were the worst affected, Mr Arnot said

"There is an overabundance of land in the white areas, and accommodation among whites is not really at a premium

"Kama Park, Seaview, Beachview, Colchester and Bridgemead Extension are

just a few of the unpopulated white areas where there are dozens of plots for sale. There is more land available than there are whites to occupy it," Mr Arnot said

At least five Indian doctors prepared to pay R80 000 cash for houses were on his waiting list

"We do not have one single plot of land in the coloured and Indian areas, while what land there is moves very slowly in the white areas"

E. Post 13/10/82
He said a Benoni man had suggested that a white area where whites were not buying land be turned into an Indian area

"I spoke to a city councillor about Kama Park, which has only about six houses, and was told the Government would not declare any area where whites are living an Indian area"

Any possible development in the coloured and Indian areas would have to be out towards Uitenhage,

Mr Arnot said

124
"The Department of Community Development has been releasing land very slowly in these areas, except for their own development of economic and sub-economic housing

"The people I am dealing with do not want to build expensive houses in the same area as economic houses

"But there is just no land available for them and they are forced to live in second-rate, rented apartments"

Many fined after swoop on hostels

AKGUS 13/10/82
124

FINES totalling R4 450 were paid at the Langa Commissioner's Court yesterday after the arrest of 187 people in pre-dawn pass raids at the single quarters of Nyanga and Guguletu

Thirty-three people who could not pay fines were jailed

Court staff started early and worked through the lunch hour to deal with the cases. The court was packed throughout the day with friends and relatives of the accused.

Commissioners frequently called for order from the crowd who gathered outside the court.

EJECTED

A man was forcibly ejected from the court during proceedings.

The cases were dealt with at a rate of one a minute.

The charges against five men and 14 women were withdrawn on the recommendation of the Aid Centre.

Most of the accused pleaded guilty to the charges and declined to address the court in mitigation of sentence.

REPRESENTATION

None of the accused had legal representation.

Some said they had come to the Cape for medical attention. In the case of minors, relatives were called before the court and told to see that the people left the area as soon as possible.

Charges against the rest of the accused ranged from being in the area for more than 72 hours without the necessary permission, failure to produce reference books on demand and being in a hostel without permission.

A woman who told the court she had come to Cape Town for medical treatment was asked if there were not doctors in the Transkei. She replied that there were, but they could not help her.

BIG TOWN

After fining her R30 or 30 days, the magistrate, Mr W Fourie said, "The court feels you should be able to get treatment in Umtata. As far as the court is aware, Umtata is a big town in a neighbouring country."

The case of a man who claimed he had not been given an opportunity to fetch his reference book when he was arrested was postponed to October 18. Mr Fourie said the man would be held at Pollsmoor Prison until then.

100 in
Cape Town 13/11/82
court
~~after~~ (124)
raids

Staff Reporter

THE Western Cape Administration Board (WCAB) was "tightening up influx control tremendously", the director of the Black Sash Athlone Advice Office, Mrs Noel Robb, said yesterday after WCAB officials had conducted dawn pass raids in Nyanga and Guguletu.

More than 100 people appeared in the Langa Commissioner's Court yesterday after the raids on single men's quarters in the townships which started at 5am. Most were convicted of pass law offences.

Mrs Robb said the board seemed to be concentrating on combing the "bachelor" quarters, and did not appear to be touching the residents in the Nyanga and Crossroads squatter camps.

"The single quarters are about the only place where visiting men and women can stay because the houses are so overcrowded and there are no hotels or alternative accommodation available."

She said the courts which were yesterday overflowing with relatives of the arrested people had not been so active for a long time.

CAPE TOWN 13/10/82

Evictions: ~~121~~ 124 ~~200~~

Boycott planned

Staff Reporter

THE Western Cape Civic Association has launched a boycott of businesses of community councillors and beerhalls run by the Western Cape Administration Board (WCAB) in protest against recent evictions in Guguletu.

The boycott call was made at a mass meeting of Guguletu residents on Monday night at which the evictions of two families — the Januarys and the Fenis — and the acute housing shortage in the Western Cape were discussed.

Mrs Miriam January, an old-age pensioner, and her family of 12 were forcibly evicted last week after refusing to move from the house they had lived in since 1963. They claimed they were R6 in arrears and had gone to pay the amount a day late.

Family of 18

Mr J Feni, who has refused to move despite facing charges for trespassing, is unemployed and his wife is the only breadwinner in a family of 18.

Speakers at the meeting alleged there was wide-

spread corruption in the allocation of houses and that certain people were paying large amounts to get houses even though they were not on the waiting list. Three people told the meeting that their houses had been "sold" to other people.

According to the WCAB, there are more than 2 000 people on the waiting list for houses in the Peninsula, some of whom have been waiting for up to 10 years.

The names and businesses of the community councillors, who include taxi drivers, a shopkeeper, an undertaker and a butcher, were mentioned at the meeting and it was resolved to boycott their businesses until they resigned from the "dummy" community council. It was felt that the community councils were spearheading the evictions.

It was also resolved that the WCAB's beerhalls be boycotted and that the civic halls be put at the disposal of the Western Cape Civic Association, which is an umbrella body representing more than 20 township community organizations.

124

D. Dispute 14/10/82

DAILY DISPATCH

R1m housing project for lower income aged

EAST LONDON — About R1 million is to be spent here on housing for white elderly people in terms of the R30 million the government has voted to housing for white lower income groups over the next two years

The MP for East London City, Mr Petro de Pontes, yesterday said he had received notification from the Department of Community Development that 44 flats would be built for elder-

ly people in the city

The flats he said would be erected soon and would be made available for rent and purchase on reasonable terms

The department would collaborate with the City Council in establishing and administering the project

No further details on the project could be obtained yesterday

Mr De Pontes said he was pleased about the

development and added that it followed numerous representations made by local bodies to the government on behalf of the city's elderly

Funds for the local project form part of R30 million the government has decided to spend on erecting 1 100 housing units for whites in lower income groups throughout the country over the next two years. Some 20 regions in the country will benefit from the aid — DDR

Kalk Bay building plan approved

ABUS 14/10/82 (124) 28

Municipal Reporter
A R3 8-million plan to build 29 luxury apartments on three vacant plots on the mountain slope above Kalk Bay has been accepted by the City Council's town planning committee

The scheme, to be developed by three Cape Town businessmen including city councillor

Mr Tom Walters, will rise in steps using the natural slope of the ground. The buildings will be allowed to cover 50 percent of the site

Each apartment will have two parking bays and the complex will include a visitors' parking area

The City Engineer, Mr Jan Brand who approves

of the plan, said the stepped design concept gave the impression of closely inter-related single dwellings

The overall result is that the whole project blends in naturally and harmoniously with the existing single dwelling development on the slopes of the Kalk Bay mountainside," he said

Increase in rent defaulters

(124)

THERE was an increase in the number of coloured rent defaulters during September.

The reason, according to Port Elizabeth's Director of Housing, Mr M Molyneaux, is unemployment.

He was unable to say whether the recent local industrial unrest and strikes were responsible for the position.

Mr Molyneaux said it was obvious, however, that "further unemployment" among coloureds in the city was to blame

Post Reporter E Post 15/10/82 "It is my opinion that unemployment is a causative factor in the increasing number of coloured rent defaulters I am not prepared to say if the strikes were responsible for the unemployment," he said.

According to Mr Molyneaux, the position was worst in September, compared with the previous month when householders had difficulty in paying their rent

Actual figures would be released to the Port Elizabeth City Council's Community Services Committee on November 2 before being published, he said

D. D. W. P. C. C.
15/10/82
124

Haga water supply queried

EAST LONDON — The Kaffraria Divisional Council is to investigate the water supply to Haga Haga residents, recently hit by inadequate supplies

At the monthly meeting of the council yesterday, Mr Dudley Lloyd pointed out that several residents living in the higher areas of the village were cut off from the water supply two weekends ago

"There must be something drastically wrong. There may be a blockage.

"This causes a lot of inconvenience for many people who have weekend shacks there," said Mr Lloyd.

He warned that, with the festive season fast approaching, the current water supply to the village might fail and asked the council to consider building a second reservoir to supply houses in the higher areas.

The council resolved to investigate the matter

— DDR

Cape Times 15/10/82 ~~30/10/82~~ (124)

Evicted at 62 and he can't afford to move

Staff Reporter

A 62-YEAR-OLD pensioner who is being evicted from his rented room in Eversdal has had to turn down a R25 a-month two-bedroomed house in Nababeep because he cannot afford the cost — between R800 and R1 500 — of transporting his belongings there.

Mr Raymond Thomas who battles to make ends meet on his monthly pension of R39,90, applied for one of 30 houses made available to struggling pensioners by the O'Okiep Copper Company earlier this year, as its contribution to the Year of the Aged.

'Still vacant site'

"I would have moved into the house offered to me, but cartage companies charge a minimum of R800 for the 597km from here to Nababeep," said Mr Thomas, a war veteran who was compelled to move out of his City flat in 1977 "when a government garage was planned on the still vacant site."

Mr Thomas said he knew of another pensioner who was unable to accept a house in Nababeep because he could not afford to transport his furniture there "I wonder how many other pensioners are in the same boat."

Mr Thomas has been asked to move out of his Eversdal room because the owners need it for an ailing relative.

"I have applied for accommodation in old age homes and for a City Council flat, but bachelors under 65 are not eli-

gible, although 60-year-old married females can apply for the flats."

This was confirmed by a Cape Town City Council spokesman who said flats were also available to 60 year-old spinsters provided they received a pension or a disability grant.

Mrs H S S Schreuder, housing manager of O'Okiep Copper Company said that only five of the 30 houses allocated to pensioners were still unoccupied.

"We have just given the houses away to have people living there. We are working on borrowed money and it is far-fetched to ask us to pay their removal costs as well."

Mrs Schreuder said most of the pensioners who had moved in to the houses were Namaqualanders.

"They know the harsh climate — hot semi-desert conditions. It is not Cape Town and not everyone realizes this. The pensioners must be healthy and self-sufficient as we do not have the facilities to care for them."

● Age In Action, a photographic competition, with big prizes to be won, is being run jointly by the Cape Times and the Community Chest of the Western Cape to mark the Year of the Aged. Black and white photographs (20 x 25cm) or colour slides, depicting AGE IN ACTION, should be sent to the Community Chest, P O Box 3836 Cape Town 8 000 or delivered by hand to City Centre, 2nd Floor, 71 Loop Street, Cape Town.

Building records set in PE last year

E-Post 19/10/82
Municipal Reporter

VALUES of buildings completed and those under construction in Port Elizabeth last year were record totals

This information is contained in the City Engineer's annual report

In a section on building inspection, the senior engineer, Mr F W Hunt, said the values of buildings completed — R50 092 745 — and buildings under construction — R84 944 830 — were records. They respectively represented an increase of 84% and 23% over the values of the previous year.

But he pointed out the value of building plans approved (R58 909 757) was 27% less than in 1980, which "would appear to indicate a reduction in building activity" on sites during the early part of 1982.

A total of 629 new private dwellings, at an average value of R26 301, were completed last year. In 1980, 361 dwellings were built with an average value of R26 212.

The generally increased activity placed a heavy load on the Building Inspectorate but the average time taken to approve a building plan was only about 2½ weeks, which was considerably shorter than in other cities in the Republic, Mr Hunt said.

Man pretended to be an attorney — fined

Staff Reporter
A MITCHELLS Plain man who pretended he was an attorney and was fined R200 for 100 days in the Regional Court yesterday.

Isak Cassiem, 26, of Ceres Close, Fort Beaufort, was found guilty of unlawfully practicing or pretending to practice as an attorney.

The state alleged that a Mitchell's Plain during March this year Cassiem told Mrs Miriam Abraham he was an attorney.

an attorney advised he was a solicitor. A letter Cassiem wrote to Mr E. A. Steyn, a well-known lawyer, in which he had filed an affidavit with the Supreme Court regarding a defamatory character of Mrs Abraham's daughter was handed to the court.

The letter was addressed to Cassiem and Company, attorneys, corner Van der Merwe and administrators of estates.

Mr J. J. K. K. was the magistrate. Mr F. Jordaan appeared for the state. Cassiem was not represented.

R1.8m township project

Staff Reporter

During the next two years the municipality will intend to develop more than 200 acres of land in both private and public areas.

Mr Barnard said that in 1967 it was realized that over plots were increasing and used as dumping grounds and that squatters made their homes there. At that stage there were an estimated 28 000 residents in Kaysmead and the area began to show signs of turning into a slum. The population has since decreased by 6 000.

Currently there are 908 economic houses, 100 sub-economic houses and 216 sub-economic flats in the area.

Stricken ship in port today

Staff Reporter

The flourerine Great freighter the Chios Merchant — currently on tow by the South African salvage tug the Wolraad Woltemade — is expected to reach Walvis Bay at noon today.

The 17 000-ton Chios Merchant reported that she was taking water last week and her 27 man crew abandoned her on October 10 after watching the water rise in her holds for five days.

Her crew was transferred by a boat to a passing British tanker the Burmah Endeavour which took the men to Cape Town.

Political comment by A H Heard, G E Swan, R A Norval, J V Scott and M F Acot. Cartoon by A M Grogan. Headline and subediting by A J Motz and W Ouderga. All of 7 Burg Street, Cape Town.

WHAT a pleasure to be such a well-assured and experienced speaker as the town spoke to... (text continues)

see adults and children alike living together on the same program.

I have mentioned before in this column the Miss candidate for... (text continues)

The English and... (text continues)

How thoughtful of the SAFC to provide such penetrating and telling review themselves of the first episode of the comedy series Yarrow No. 1.

Mean as a joke the view came developing close to what was... (text continues)

JUDY VEITCH

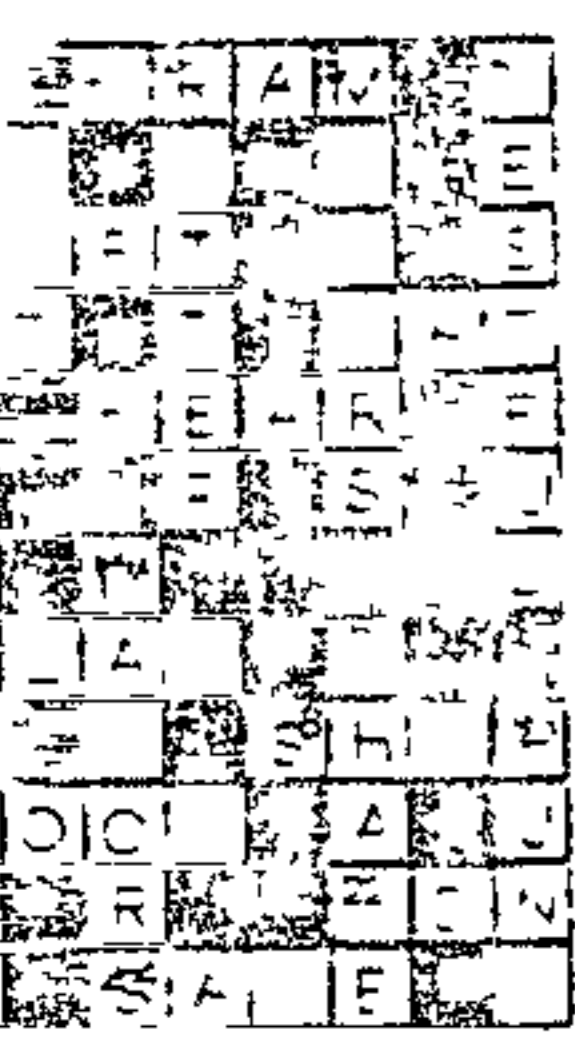
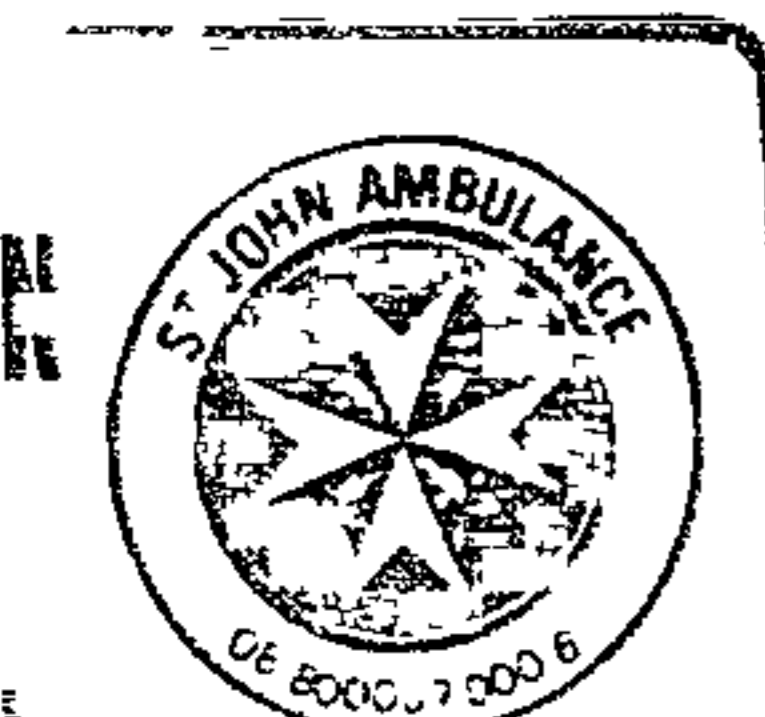
THE ANN... (text continues)

The highlight of Ezangomsobuluka was the success story of a M. Mbatia who told in his own words how a... (text continues)

I felt we should have heard more about the energetic pipe smoking... (text continues)

Quite a few exciting soccer games played over the weekend could have been shown instead of the boring Arcadia Fluoride... (text continues)

JOE GUWA



correct clue for crossword No. 470. read HIT/PIT.
DOWN
come a time when a make profit HIT/PIT.
logise for convenience used

MATHEMATICS
MASTER MATHS
QUICK PLUG THE GAPS IN YOUR KNOWLEDGE CHOOSE YOUR OWN SECTION TRAIN IN EXAM TECHNIQUE HURRY USE THE TIME LEFT TO BEST ADVANTAGE
CLAREMONT 64 1695 SEA POINT 49 4419 BELLVILLE 97 9553

This week's specials
Coquilles St Jacques Maitre Paul R3 50
Line fish in the basque style R7 50
Salmon Sauce Bordelaise R8 90
Cherries jubilee R2 30
T.S. "LANSEATIC"
Ships Restaurant
49 5978
69 REGENT ROAD SEA POINT

SONIC SILENCERS
59 1561
94 1175
71 7063
55 9992/3
43 3792, 22 2400
Goodwood
Bellville
Wynberg
Salt River
Cape Town
SNAPPY SERVICE!
VISA
CREDIT CARDS WELCOME

CAPE TIMES 20/10/82

Kensington

ratepayers 'shocked'

Municipal Reporter

SAMPLE valuations carried out in Kensington represented a 150 percent increase in the municipal price of land, while similar valuations in Bishopscourt cut a third off current prices, the valuations court heard yesterday

Opposing the latest sample valuations on behalf of 517 objectors members of the Kensington/Factreton Ratepayers' and Tenants' Association gave evidence that the community was shocked by the samples

These valuations — to be used as a guide for setting new rates for the entire area — were "far-removed" from real values

Four properties with current prices of between R2,50 and R2,83 a square metre had been revalued to between R6 and R6,50 a square metre

Decreased in Bishopscourt

In contrast, the value of a sample property in Bishopscourt, although larger, had been decreased from R5,50 to R4,19 a square metre, while another had been reduced from R4,39 to R3 a square metre

Mr S Desai, the attorney appearing for the association, told the court that the implementation of the Group Areas Act had artificially raised property prices because of the demand for land by people moved out of areas declared white

The secretary of the association, Mr Trevor Manuel, said the suburb housed about 42 000 people who had insufficient amenities. By comparison, the adjacent white area of Maitland had four times the amount of developed public open space

'Very disadvantaged position'

Mr Manuel said one of the sample sites was in a "very disadvantaged position", with the Wingfield military base on one side and an industrial area on another

The second site was close to the railway and six-lane freeway to Paarl, the third was in a road with heavy pedestrian traffic to and from the industrial area, and the fourth in the flight path of the Ysterplaat air base

None of the valuation increases was warranted, he said, asking the court to either reduce or retain current valuations

● In a statement issued after the hearing the association said its message had been underscored by one of the valuers who had requested a decrease in the sample valuation

The court agreed to inspect the area today

WANTS on pass SWOOPS

174
CMT Times
20/10/82

Staff Reporter

THE persistent raiding of township barracks would lead, in due course, to more recruits "for those who have taken up arms against this government", Mr Ken Andrew, the official Opposition spokesman on black affairs in the Western Cape, warned yesterday.

Mr Andrew was commenting on the arrest of more than 100 people following a pre-dawn swoop on the single men's quarters in Langa Zone 16 by members of the South African Police and inspectors of the Western Cape Administration (WCAB).

A convoy of more than 20 vans and trucks encircled the barracks as police and inspectors went from door to door waking the men, women and children inside, inspecting their documentation and making arrests.

It was the latest in a spate of raids on the single men's quarters in recent weeks, which has led to at least 1 200 arrests.

'Destruction of family life'

Mr Andrew said the results of these raids — of which there have been a series in recent weeks — would be the further destruction of family life, more crime in the city and increased starvation and death among children in the rural areas.

He said the "intensive campaign of harassment being waged by the authorities against the blacks of the Western Cape fills me with anger and despair.

"We are witnessing the destruction of the possibility for a peaceful future by a government which professes to stand for reform.

"I have spoken to Mrs Helen Suzman, who will contact Dr Piet Koornhof about this recent campaign of harassment.

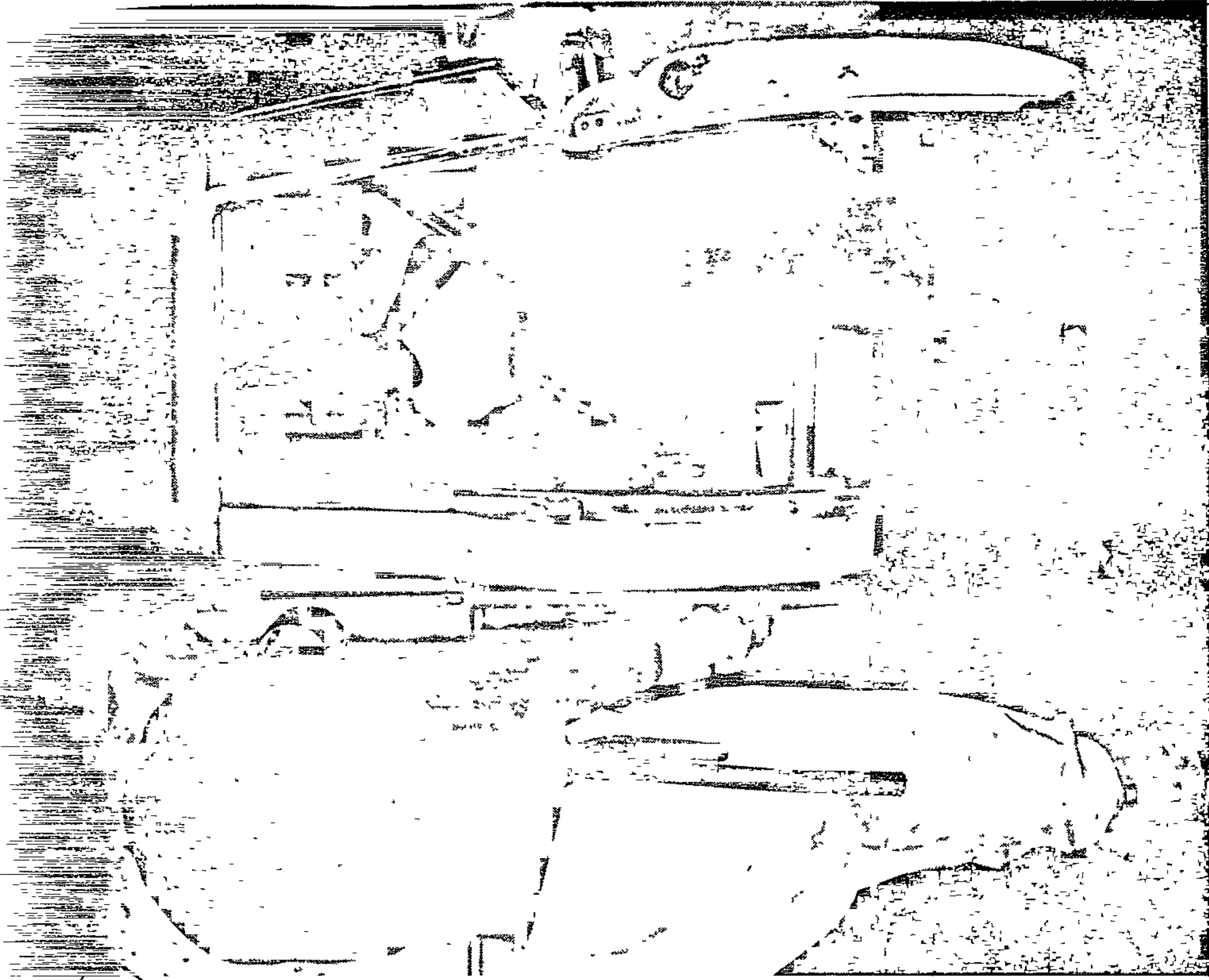
"I am appalled that there are whites who still do not see through the hypocrisy of this government which claims to want to bring about reform but declares war on the blacks of the area."

'Raids will continue'

Mr G Lawrence, chief labour officer of the WCAB, said the raids would continue until those who had "no right" to be in the hostels had been cleared out.

He said the Zone 16 single-men's quarters were to be transformed into family quarters and "those people we arrested have been getting in the way."

In a statement yesterday, Mrs Val West, regional organizer of the Black Sash, asked "Has the Administration Board gone completely mad? Yesterday they raided the Crossroads market, last night they raided the Langa zones. What horrors have they thought of for tomorrow?"



A sleeping couple in the cab of a truck wake up to find themselves in the middle of a pass raid at Langa Zone 16 yesterday morning

D. O. ISRAEL 27/10/82

Fort Beaufort water: (124) Morrison sees council

FORT BEAUFORT — The agreement between the governments of South Africa and Ciskei on the Fort Beaufort water supply was one of nine matters raised by the Fort Beaufort Town Council when it met Dr G de V. Morrison, the deputy minister of co-operation and MP for Cradock

The water agreement became necessary after the incorporation into Ciskei of the Kat River Dam at Seymour, the source of the town's water supply.

The council, after seeking legal advice, decided that a clause whereby both parties could terminate the agreement, was unsatisfactory as the time stipulated before the cessation of water rights was not long enough for the Department of Water Affairs to find an alternative source of water.

The council also asked

Dr Morrison to expedite the development and upgrading of the black township here and to proceed with the plan drawn up for the township over the past nine months by the East Cape Administration Board.

It was felt that the provision of more sites there would provide alternative housing for the Hillside squatters, who, although living there illegally, had, in most cases, built homes superior to the normal squatter dwellings

The development of the local coloured township was also put before Dr Morrison. Although a lot of progress has been made, homes of all types are desperately needed, as the council has more than a hundred applications for houses, mostly from coloureds in Ciskei who wish to move here

In addition to the enormous housing costs,

the council stressed the lack of job opportunities here.

Industrial development here is urgently required and the council is drawing up a detailed memorandum which will include all items of interest to would-be industrialists to this area. This memorandum is to be referred to the government's decentralisation board and to its regional committee formed recently under the new incentive scheme

Other matters discussed included the purchase of undeveloped state land in the town by the municipality to create erven for new townships, and the future of the Tower Hospital buildings when the new complex over the Kat River has been completed

Dr Morrison, gave the council a sympathetic hearing and promised to do all he could for the town — DDC

Call for pro-building councillors to resign

CAF AUG 22/10/82 (174) 243

Environment Reporter

THE Save Gordon's Bay Society has called for the resignation of two councillors who voted in favour of building homes on the slopes of the Hottentots Holland mountain range

The Deputy Mayor, Mrs Dulce Olivier, and another councillor, Mr Norman Hvidsten, voted in favour of rezoning to allow a scheme known as Marlin's Cove for flats over Gordon's Bay

The Town Clerk, Mr Charles Steyn, said their votes had been recorded as in favour of rezoning with the proviso that the proposed development be referred back to the developers for modification

A spokesman for the Save Gordon's Bay Society said that a referendum had given a clear indication to councillors that the people of Gordon's Bay rejected the development outright

Four councillors had rejected any form of the proposed flat complex outright

OUTVOTED

Recently Mrs Olivier who has consistently supported some form of high density development on the slopes overlooking the harbour, was outvoted in an attempt to retain the mayorship, which she had held for several years

Mr Des Riley said the Save Gordon's Bay Society was writing to the council asking for the

resignations of the two councillors

"As far as we are concerned they have lost the confidence of the rate-payers" he said

RECOMMENDATION

The final decision on the question of rezoning is in the hands of the Administrator, Mr Gene Louw, but the strong recommendation from the Gordon's Bay council together with the 2343 objections to the scheme, including objections from many influential people such as the former Postmaster General, Mr Louis Reeve, should carry enough weight for the conservationists to win the day

ry enough weight for the conservationists to win the day

"We feel it would be a total waste of funds for the Administrator to order a further detailed environmental impact study. He already has the benefit of the opinions of a wide range of experts including planners, architects and environmentalists

"It is clear that the experts and the general public don't like the scheme," said Mr Riley

The developers were not available for comment

SA planning a toll system for rural roads

PRETORIA — Draft legislation for a road toll system was being prepared for consideration during the next Parliamentary session, the Minister of Transport Affairs, Mr Hendrik Schoeman, said today

The projects being considered involved only toll financing of rural roads, he said in a statement

"The establishment of urban toll roads in South Africa is, at this stage, not considered feasible and is still the subject of further investigation

"The draft legislation is primarily directed at the toll financing of certain declared rural national road projects

"It will, however, also provide for the establishment of toll facilities in conjunction with provincial administrations and

local authorities for roads which fall under their jurisdiction

"In such cases, it is the intention that the National Transport Commission will operate these projects on an agency basis," the statement said — Sapa

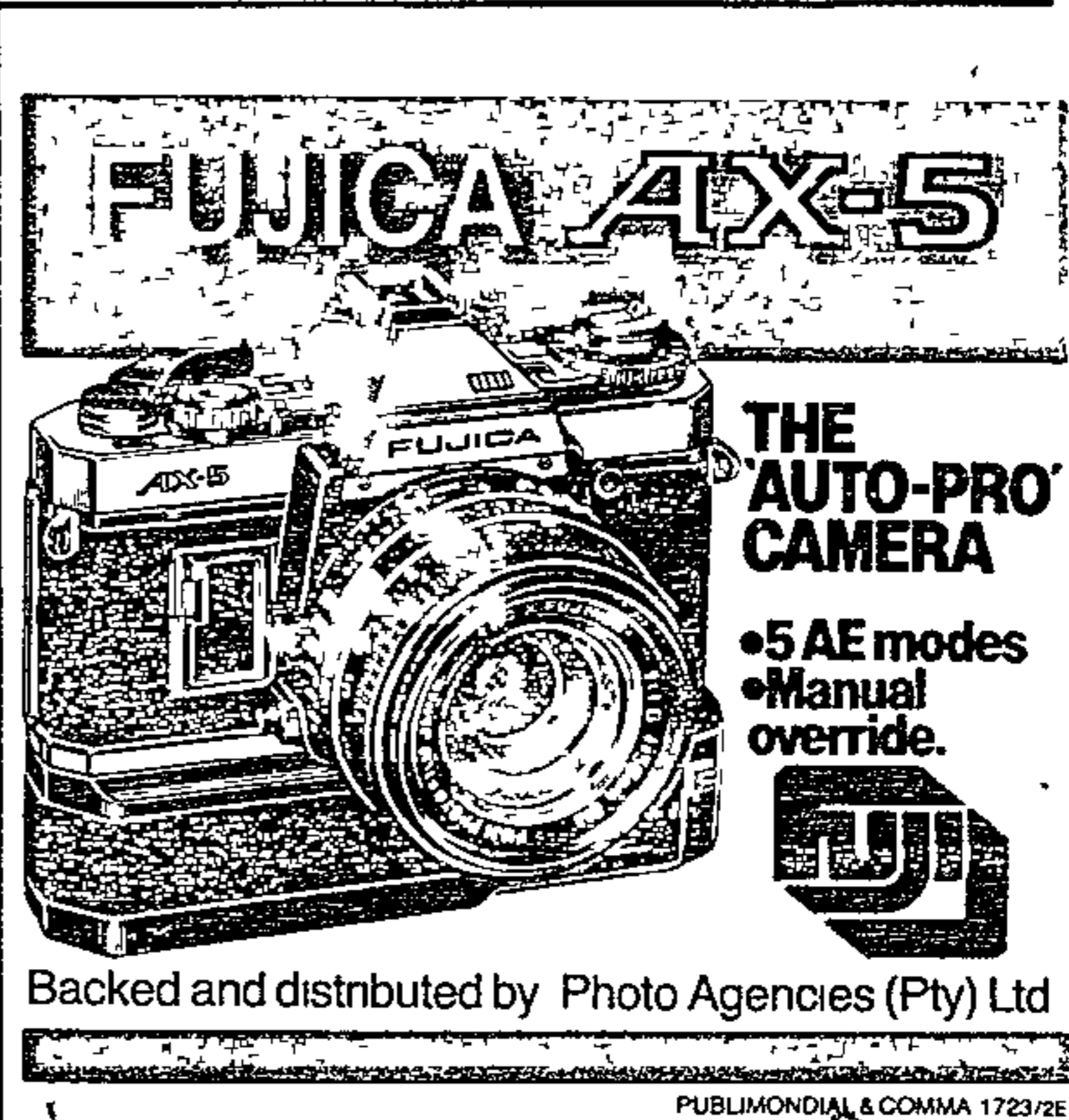
Dispute on disaster probe

BELGRADE — A new commission investigating the 1976 mid-air collision of a British Trident and a Yugoslav DC-9 at 10 000 metres has decided that both Zagreb air control and the two crews involved were to blame for the air disaster in which 162 passengers and 14 crew were killed

British aviation officials contending the sole responsibility rests with the air controllers, but according to a communique, both the British and the Yugoslav crews failed either to make visual observation or follow closely radio communication in the area — Sapa-AP

Way out

PASADENA — The California Institute of Technology has sighted Halley's Comet 1,6-billion km from earth — hundreds of millions of kilometres further than before. The comet will be visible to the naked eye in 1986 for the first time since 1910 — Sapa-AP



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Evicted families struggling to adjust

CF 23/10/82 (124)

By COLLEEN HEDDERWICK

THE families evicted from their little cottages on Hillside Farm near Sun Valley on Thursday, were yesterday still trying to adjust to their enforced new way of life

Morale was still high but gone was the sense of "picnic" of the previous day when the children helped to erect the tent in the strong south-easter

Mrs Elizabeth Overmeyer,

35, still in the throes of post-natal depression, was in tears over her fragile four-week-old baby getting dirty in the dust blowing around their tent

An appeal was made by a sympathetic bystander for a carry-cot for the baby to sleep in on the ground

"These people don't want to be charity cases," said Mrs Sue Sturman of the Fish Hoek/Noordhoek/Kommetjie Welfare Association, who has been assisting them since their eviction

"The men are all employed and were personally willing to move to better accommodation but there is simply none available"

She said the Divisional Council and particularly the councillor for the ward, Mr Hilary Langley, had made a great effort towards housing the people in the southern Peninsula

"In the last three weeks they have housed 23 families in Ocean View but there is still a housing crisis and do-

nations of tents or ideally caravans, would be truly welcomed by my association," Mrs Sturman said

Of the original 12 families on Hillside farm who have been evicted to make way for the new landowner's labourers, four have already been housed in Ocean View, four have sought shelter with relatives and two are living in a borrowed tent on a nearby property

The other three families are being allowed to remain

on the farm until this weekend when accommodation should be available in Ocean View — the nearest coloured township

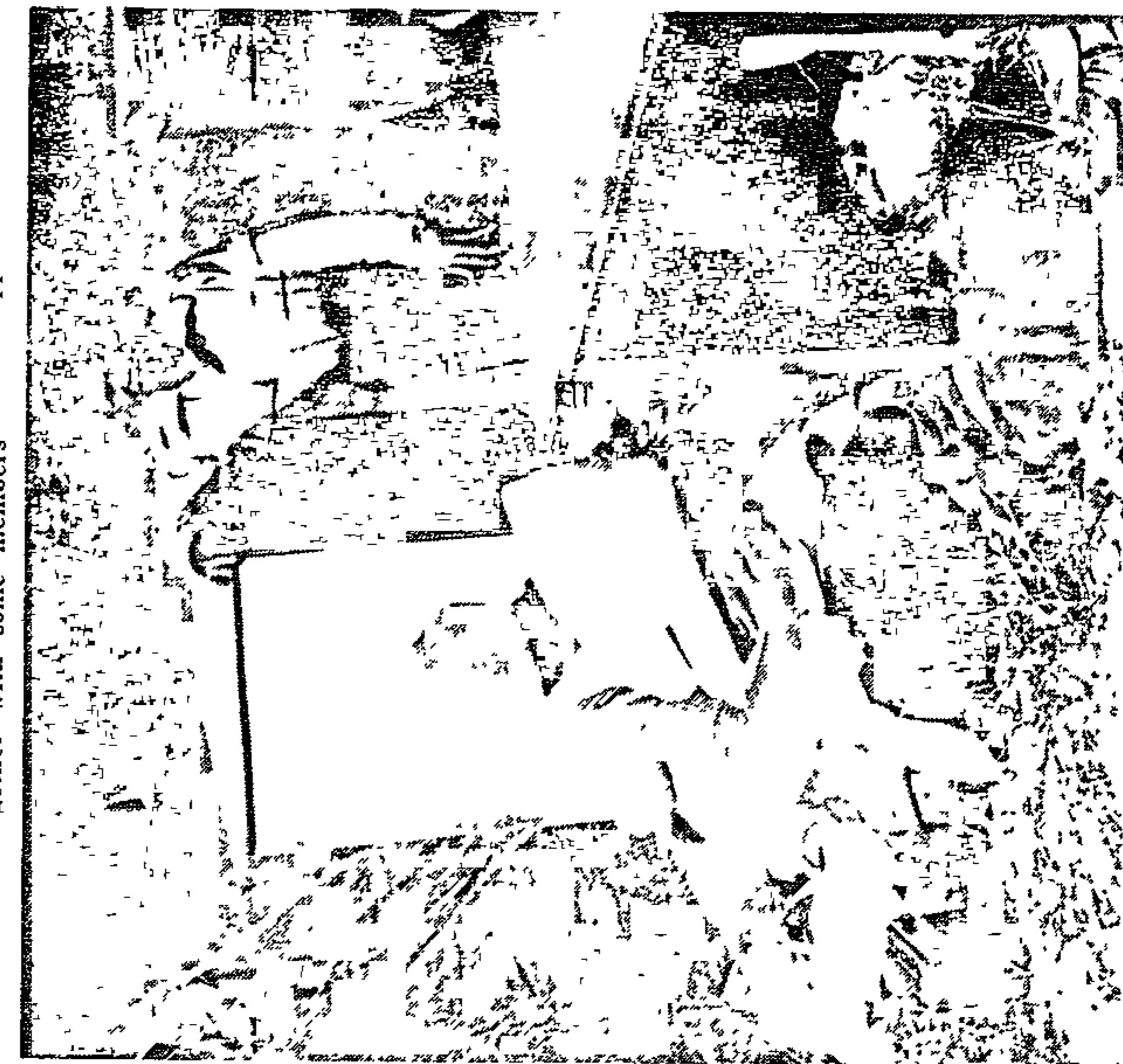
The management committee of Ocean View is not keen on admitting what it considers "outsiders" as many residents of the township are already living in overcrowded and cramped conditions because of the housing backlog

Some families have three or four generations living together with some members

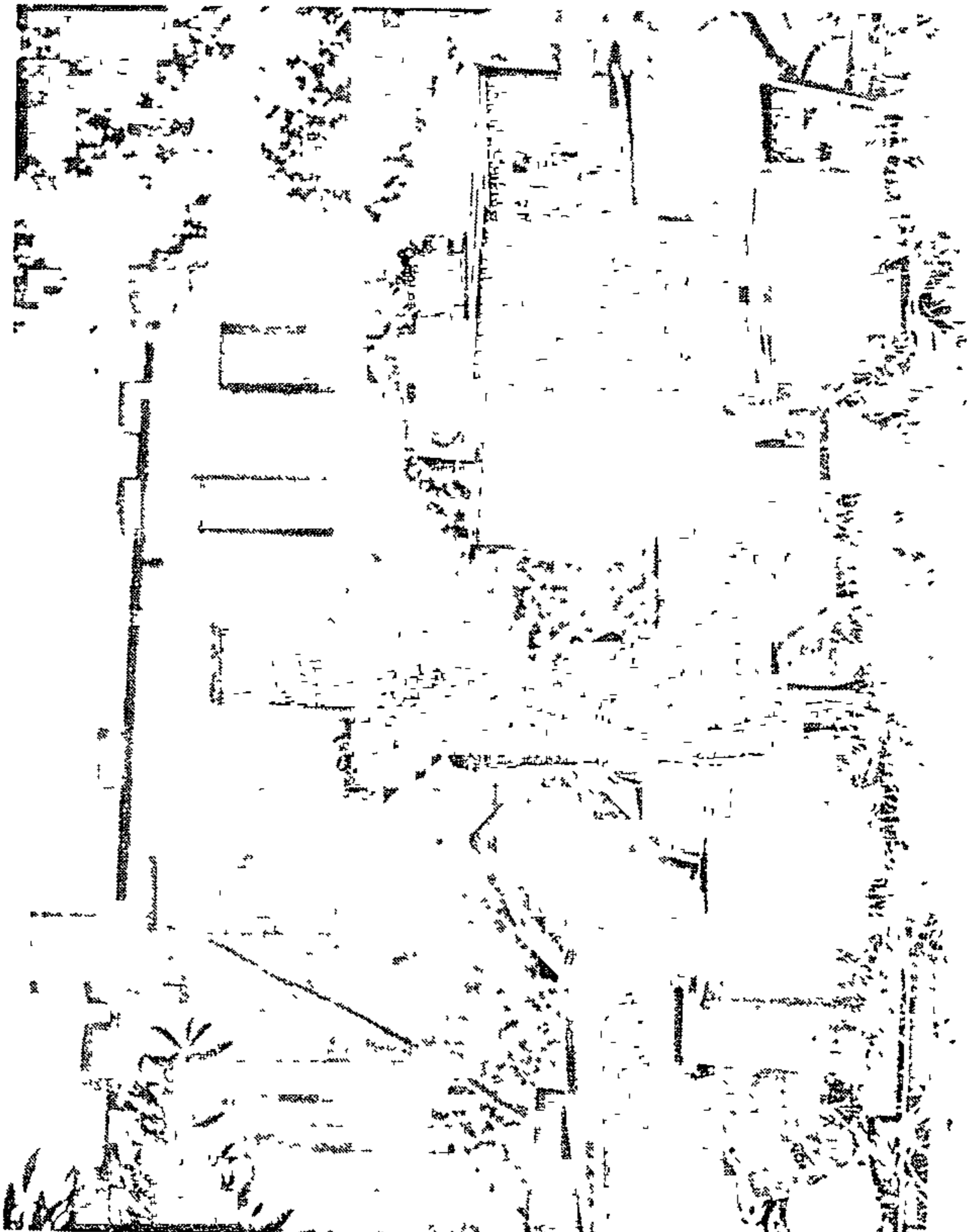
having to sleep in armchairs or under tables because of lack of space

Trespass charges were laid against the 12 families on Hillside Farm when they sat tight last month on the expiry of the eviction notices because they had no alternative legal accommodation

The case was due to be heard on November 19 But during the enforced removals on Thursday, the manager of the farm said the case might be dropped



Surrounded by their worldly possessions are Mrs Betty Overmeyer, left, cradling her four-week-old baby, and a young friend



Mrs Martha Booyesen, divorced and supporting three children, including a handicapped child, heads one of the two families who are having to live under canvas

Pictures by STEWART COLMAN

'Lucky dip' homes row

E. Herald 23/10/82

124

VELDDRIF residents recently kicked out of their homes in white areas are cheated off because the local management committee allocated newly-built homes to them by drawing names from a hat.

But the Town Clerk has laughed off the claims, saying that he knows nothing about dissatisfaction among residents

One of the people involved in the dispute said families had done every-

By
Nazeem Howa

thing required of them and yet some were still sitting without houses

"Some time ago we were moved out of our old homes to make way for the building of a holiday camp in Velldrif. We were moved to the Noordhoek-Laarplek area where we were given homes by the Council," said the man, who did not wish to be named

"These homes were so badly constructed that it was sheer hell living in them. The roof leaked and water even seeped through the walls. The council then promised to build us decent homes.

HAT

"Fifty homes were built and all the residents were asked to apply for these new houses. Two weeks ago we heard that 80 people had applied for the 50 homes. The management committee then decided it best if they took it upon themselves to draw names from a hat and allocate house to the people in this way," our source told us.

Velldrif's Town Clerk, Mr Leon Steyn, said that all "coloured" people

who were living in white parts of Velldrif would be rehoused

"Recently we built 130 houses — 80 sub-economic and 50 economic — to rehouse these people

"We decided to pull names from a hat to decide on who gets what house and not for any other reason," he said

Commenting on complaints about living con-

ditions in the older council homes, he said that in any new home there are faults. He said it was the duty of the builders to repair these faults within a limited period after the building had been completed

"I have been living in Velldrif for 10 years and during that period I have never heard about any dissatisfaction among the people," Mr Steyn said

Mr Eric Goldschmidt, the chairman of the management committee, was not available for comment

Housing boost 24 on the cards for *Wknd Port Elizabeth 23/10/82* lower-paid whites

Weekend Post Reporter

HOMES for about 1 000 lower income white families with no means of buying their own may be built by the Port Elizabeth municipality — the first homes built for whites by the city in almost 10 years

Mr Mick Molyneux, the city's Director of Housing, said this week "At the moment we are working on a report about our white housing situation

"We would say that about 1 000 family units are required and at the moment we are busy drawing up our requirements for inclusion in the council's three years capital development programme

"We are only allowed to concern ourselves with families whose incomes fall below R650 a month — that is the National Housing Commission's limit"

He could not say where he would recommend the homes should be built

Nor could he say what share Port Elizabeth was receiving of the R30 million being allocated for white housing by the Government

"We have no knowledge yet how the pie is going to be split

"The Minister mentioned that 15 local authorities would benefit, but so far we have heard no more"

Squatter ARGUS 25/10/82 housing project shelved

A CORNERSTONE of the historic 1979 Koor-
hof agreement with
Crossroads residents — a
new township for the set-
tlement of 20 000 squat-
ters — has been struck a
major blow. The Govern-
ment has decided to
shelve Phase 2 of the
2 500-home New Cross-
roads project.

This was said today by
the new regional repre-
sentative of the Depart-
ment of Community De-
velopment in the
Western Cape, Mr F
Gerber.

He said the second
phase of the project,
which provided for the
building of about 1 200
homes, had been shelved
because the Government
did not have the money
to continue with the
project.

The first phase of the
New Crossroads develop-
ment, about 1 500 homes
which has already housed
several thousand Cross-
roads residents, is near-
ing completion.

The second and last
phase of the project was
to have started soon.

Mr Gerber said the
idea of providing houses
for Crossroads residents
was not dead and the
Government was "look-
ing into the possibility of
the provision of alterna-
tive methods of housing
to continue the project."

The project would be
continued only if this al-
ternative could be found.

Mr Gerber was not
prepared to comment
further. It is believed the
project has been shelved
because the construction
of the attractive homes
have proved too costly
and the Government is
looking for cheaper
methods.

Few houses for sale in G'town

124

E. Post
25/1/1952

By CHARMAIN NAIDOO

GRAHAMSTOWN'S housing shortage has reached crisis proportions, the chairman of the Grahamstown, Port Alfred and Districts Area Committee of the Institute of Estate Agents, Mr John van Wijk, believes. "I have been involved with agencies in Grahamstown for 25 years, and have never experienced a situation where so few houses are for sale as at present," he said.

There were more people wanting to buy than sell. The reasons for the drastic shortage included:

- Very little building was being undertaken because salaries were low and home building was not economically viable
- Two large firms had rented many houses
- High mortgage rates put a brake on the market
- Returns on new buildings in Johannesburg or Port Elizabeth were much higher and there was also a shortage of land for flat development

Rhodes day-students have found it increasingly tough to get digs. A rent Board decision some years ago to reduce rents charged had persuaded many not to rent to students. "There is also a feeling that some students do not take enough care of properties they rent," Mr van Wijk said.

An improvement could only be expected with an economic upsurge. The situation was more serious for Africans with only 3 000 houses for about 42 000 people. There was an immediate need for 4 000 houses and the East Cape Administration Board's self-help housing scheme was moving to meet this. The coloured group of about 911 families had housing for only 443 families. The Deputy Town Clerk of Grahamstown, Mr C D Coetzee, said a plan for 166 houses for coloureds to be built over four years had been approved.

Mrs Wale



THE AI

Pilot housing plan for Grassy Park

ARK us 27/10/82

Divisional Council Reporter

THE Cape Divisional Council adopted the terms, intended to be "flexible", for the development of a pilot self-help housing scheme on a site in Grassy Park Township Extension No 15

Initially 54 sites are to be made available for the scheme — which was requested by the Government — with the possibility of including another 29 sites later

Water and sewerage will be provided "to full standards", with storm water drainage partly on an open-channel basis and roads with a kerb and channel on one side and a hardened, but not tarred surface

Electrical reticulation will be provided but home-owners will bear

the cost of being connected

The council will erect a materials store in the area stocking a range of building materials such as cement blocks, doors, door and window frames, glass roofing sheets and timber and paint These items will be sold to self-builders at cost price, plus 10 percent for administrative costs

Plots will range in size from 300 square metres to 450 square metres and the selling price is to be R2 900 a plot In a year's time, plots will be transferred to those who can pay the price immediately or receive assistance from employers or financial institutions Those who cannot afford to pay immediately will be required to make a minimum R300 deposit, transfer will be given and a bond registered for the balance

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.

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- Names must be printed on each separate sheet (e.g. graph paper) where sheets additional to examination book(s) are used.

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- No books, notes, pieces of paper or other material may be brought into the examination room unless candidates are so instructed
- Candidates are not to communicate with other candidates or with any person except the invigilator.
- No part of an answer book is to be torn out.
- 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

Cluster housing scheme 'is no slum'

NEWS 27/10/82
124

THE EXECUTIVE of the Table View Ratepayers' Association is up in arms about a "suspicious, secret deal" allegedly being made by the Milnerton Municipality over a redundant school site on Blouberg Road, which will allow the development of a high-density cluster housing scheme — "a potential slum"

The association has addressed a letter to the Administrator of the Cape, Mr Gene Louw, "because we understand the municipality is going to ignore our letters of objection and a 26-page petition signed by 476 residents of Table View, due to some 'technicality'."

The town clerk of Milnerton, Mr J S de Villiers, however, says all legal requirements have been complied with regarding the sale of the site, and the proposed development is "beautiful" and will be an asset to the suburb

According to a spokesman for the association's executive, the redundant site was not offered for sale on the open market, as required by the Municipal Ordinance

"ONE TENDER"

An offer of R210 000 was made for it by ADE Behuisingsmaatskappy and this fact was advertised in the Press in August, calling for objections

The association alleges that local developers were not "allowed" to tender for the site, while Mr de Villiers said only the one tender, that from ADE, was received

He dismissed as "rubbish" the contention that the proposed development would be a "ghetto" or a "slum". It was, in fact, an attractive face-brick cluster housing scheme of the type which local authorities were encouraged to allow because of the housing crisis

It was the council's duty to promote orderly development and a development of this sort, which was worth more than R4-m, was "not to be sneezed at"

ADMINISTRATOR

Mr de Villiers said all objections, and the petition, had been studied by the council and the proposal with the objections and the council's comments had been forwarded to the Administrator for a final decision

He accused the association's executive of objecting on the grounds of "vested interests". The council had found the grounds for the objections insubstantial

Among the reasons given by the association for objecting were

- The site was not put on the open market and local developers were not approached to tender,
- There had been much "secrecy" surrounding council discussions on the sale,
- The project was not in harmony with adjacent properties and the surrounding area,
- Building on the site would reduce access to the new Table View police station currently under construction

Mr de Villiers said as far as the municipality was concerned, the proposed development was desirable and "the ball is now in the court of the Provincial Administration"

Moves on blacks 'normal'

Argus
28/10/82
124 (EOT)
206

THE Western Cape Administration Board today denied it has embarked on an intensified campaign against illegal blacks in the Peninsula

The chairman of the board, Brigadier J H van der Westhuizen, said in a statement the "inspections" were merely a resumption of the "functional activities of the inspectorate" and claimed that recent Press reports had tarnished the image of the board

The activities of inspectors had been interrupted by a staff shortage and the involvement of the inspectorate in the collection of particulars of the dune squatters and the rehousing of New Crossroads residents, he said

COMPLAINTS

"A further aspect which should be noted is that the inspectorate receives complaints from the general public — black and white — from all over the Cape Peninsula which places an obligation on the inspectorate to respond by means of inspections"

Brigadier van der Westhuizen said the complaints also encompassed the black residential areas

The statement continues

"The single quarters known as the Zones, Langa, have systematically since 1980 been subject to conversion from single-quarter accommodation to family housing units. The single persons permitted to reside in these single quarters are consequently and in an orderly fashion being rehoused in modern accommodation in Section 3, Guguletu

RIGHTS

"It is in this process that complaints are received from the legitimate residents of the Zones that men, women and children unlawfully

"In these cases the board is obliged and compelled to take action against such parties"

occupy their quarters. This usually occurs during the daytime and it has furthermore been established that their personal possessions are removed from their living quarters

"To respect the rights of the lawful occupants and with due regard to the services for which they pay, it is necessary to conduct such inspections. On the other hand these inspections are necessary to facilitate the building contractor's progress of conversion of these dwellings to family units

"A further reason for the need of regular inspection is a case in Zone 16 where a hostel block with 16 registered rent-paying occupants were ousted by unauthorized occupants to the extent that only one remained. These persons thus enjoy the facilities and services paid for by others

"Legitimate residents of the black residential areas also regularly submit requests to the inspectorate to act against unauthorised facilities in the townships. The prime reason being that an unfair drain is being placed upon services for which the legitimate rent payers have to pay

SERVICE

"These requests from members of the public have to receive appropriate attention and it is incumbent upon the inspectorate to render a service to the residents of the townships

"Likewise complaints are also received from areas other than the black residential areas. These include instances of loitering and the improper accommodation of unauthorised persons in backyards etc to the annoyance of neighbouring properties and rate-payers

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range 'no' to of court case

ARGUS
28/10/82
257

imprisonment for kidnaping three men and unlawfully holding them in custody, was found not guilty of murdering the three men, who had been thrown over the Paradise Valley bridge outside Durban

Mr Brian Page (NRP Umhlanga) reacted angrily to Mr le Grange's criticism, saying that claims had been made by someone who was an officer in the police force and the issue should be taken seriously

"Here we have an action that brings the country to the brink of another Biko disaster and the Minister has the cheek to say I am acting irresponsibly" Mr Page said

"Doesn't he have a responsibility to investigate this issue?"

An investigation should be held into how three

men could be transported in the boot of a vehicle

"This is not the first time that this type of thing has happened. We know about the humane way in which Biko was transported around" he said

"There must be an assurance given to the public that this sort of thing is not happening on any scale and this can only be done by an inquiry"

Mr Page said the same applied to the 48-hour detention period. The issue should be investigated

He pointed out that the police themselves would not like to be accused of breaking the law and an inquiry would clear up the matter

Mr le Grange said that Mr Page and Mr Harry Pitman, the PFP Law and Order spokesman, should have spoken to the

local divisional commissioner of police to establish the true facts before making any statement

A police spokesman, Lieutenant-Colonel Leon Mellet, said it was illegal for a member of the force to detain someone for longer than 48 hours without putting him in court

There were strict checks and on occasions such as over an Easter weekend there were clear regulations on how a person could be held for longer than 48 hours by getting a new warrant of arrest

Colonel Mellet said that on conviction Potgieter had been automatically discharged from the police force

Mr Pitman was not available for comment

● See page 7.

City says new housing plan risks disaster

ARGUS 28/10/82
124 123 215

Municipal Reporter

THE Cape Town City Council today warned that the Government's new policy on housing would lead to disastrous results, and decided to send a delegation to the Minister of Community Development

During the debate, Mr Clive Keegan said there was a long-standing tradition of State involvement in providing housing for citizens, and it was "transparent nonsense" for Mr Kotze to justify his policy by saying this was not so

The Department of Community Development which makes State funds available through the National Housing Commission, has decided it will now supply funds only for housing "the very poor (earning less than R150 a month), the elderly and the infirm"

"Were the majority of the poorly housed or unhoused in this country white, this so-called new policy would never have been contemplated

"The denial of effective municipal political rights to people of colour has illustrated the general tendency for unenfranchised groups to suffer discriminatory treatment" he said

A 10-page memorandum was adopted by the council, which decided to send a copy to the Minister, Mr S P Kotze

CRIME

In his maiden speech, Mr Sam Gross said poor housing conditions were one of the main causes of crime and, by providing housing, the root cause of the problem could be eliminated

DESPAIR

The memorandum calls for a re-assessment of the housing policy and warns of a "major increase in slum conditions, despair and severe public reaction" if the policy is implemented

The memorandum also says a reduction in funds for public housing in Cape Town will "inevitably lead to major unemployment and a major financial downturn

There are more than 19 300 families on the council's waiting list for rented accommodation, and 9 000 families who would like to buy houses

"Besides this, it will of course lead to a great deal of hardship and frustration for those on the waiting list. Serious repercussions must be expected"

In June a survey showed that 30 percent of the applicants earned less than R150 a month, 27,6 percent earned between R150 and R200 a month and 18,5 percent between R200 and R250 a month

With regard to self-help schemes, the memorandum calls for a different approach for urban areas "where the community is more sophisticated and has a tradition of reliance on the public sector for the provision of various essential services and facilities"

The memorandum says the demand for houses is likely to increase at a rate of 600 a month and that the supply of new houses will soon decline, then dry up in about a year's time



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Crackdown on 'illegals'

Seen as war

Labour Reporter

MANY Capetonians would be surprised to be told there was a "war" on their doorstep

But in recent weeks community organizations, civil rights groups and liberal politicians have increasingly voiced the fear that a war is being waged against the black community of Cape Town

Their fears arise from hard facts. In less than a month, more than 1 900 people have been arrested in pass raids and fined more than R40 000 in the Langa courts; a large-scale housing scheme at Emfoleni near Knuts River has been frozen, the Crossroads vendors' market has been demolished, and phase two of the construction of New Crossroads has been stopped

In Crossroads and Nyanga, about 5 000 squatters are still living in limbo, with no sign that the government has decided their future

While the Western Cape Administration Board (WCAB) has denied there is a crackdown, the recent activity has closely followed the National Party's Cape Congress last month where delegates called for stricter influx control in the Western Cape.

Broader ramifications

A policy of tough influx control in the Western Cape has a longer history and broader ramifications than the raids of the past month

Here, more than anywhere else, the government has tried to hold the line against the influx of blacks fleeing the overcrowded poverty of the rural homelands

The "coloured labour preference policy" — which employers can only employ

workers did not want to do certain low-paid unskilled and semi-skilled jobs that black workers were prepared to do

Dr Van der Merwe's line of reasoning is similar to the views of the Cape Town Chamber of Commerce and, in fact, a powerful lobby of industrialists who believe the findings of the Riekerk Commission hold the answer to the vexed problem of influx control

They believe that restricting the movement of people on the basis of available jobs and accommodation rid's influx control of the element of racial discrimination. At the same time, labour still moves according to the needs of employers and the rural poor for whom there are no jobs remain in the homelands

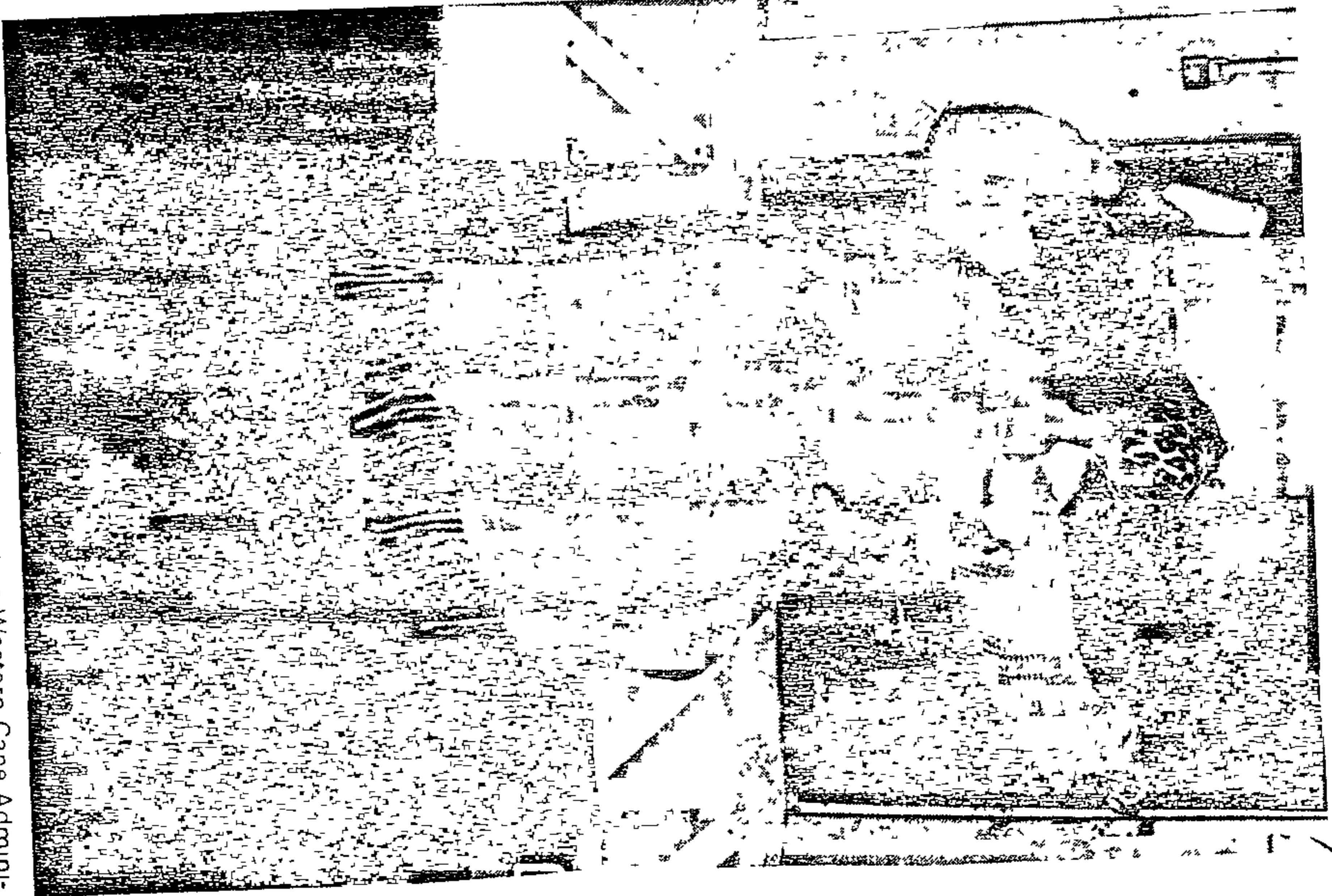
'Worst' bill since 1948

Instead of easing influx control, the government's response to Riekerk and the problem of black urbanization has been the controversial Orderly Movement and Settlement of Black Persons Bill. It has been widely opposed as "the worst apartheid legislation since 1948"

Though it contains an important feature of Riekerk — to create an elite group of urban "insiders" while locking out the rural poor — it also aims to make the policing of influx control far more efficient, through steeply increased fines, an effective curfew and wide ministerial discretion.

The bill has been temporarily shelved and is unlikely to become law before 1984, if at all, judging by the extent of opposition against it

Meanwhile, the government is attempting to decentralise industrial development away from the metropolitan areas



A mother with a baby on her back gets into a Western Cape Administration Board van during a pre-dawn raid at the Langa single-men's quarters last week

Athlone Advice Office, says people flock to 'informal sector' economies to escape rural poverty. This would be a move in the right direction

... followed the National Party's Cape Congress last month where delegates called for stricter influx control in the Western Cape

Broader ramifications

A policy of tough influx control in the Western Cape has a longer history and broader ramifications than the raids of the past month

Here, more than anywhere else, the government has tried to hold the line against the influx of blacks fleeing the overcrowded poverty of the rural homelands

The "coloured labour preference policy" — where employers can only employ blacks if there is no coloured labour available — was first devised by Dr W Elselen, the secretary of Native Affairs under Dr Hendrik Verwoerd, in the 1950s

An ideological line which bore his name was drawn down the map of South Africa, and the region to the west of the Karoo was declared an area in which white and coloured labour would be given preference

In a period more noteworthy for talk of reform than the Verwoerd era, this policy has been strengthened rather than relaxed. Local employers have to get certificates every time they want to employ black workers.

Difference of opinion

However, there is a strong difference of opinion within the government over the coloured labour preference policy. While local Nationalist MPs are its most ardent supporters, one of the government's top bureaucrats, Dr P J van der Merwe, the Director-General of Manpower, criticized it last week

Dr Van der Merwe said that apart from the policy being a "discriminatory measure", it wasn't even necessary. In 94 percent of the applications, employers got their certificates for black workers last month. This was because coloured

through it contains an important feature of "insiders" while locking out the rural poor — it also aims to make the policing of influx control far more effective through steeply increased fines, an effective curfew and wide ministerial discretion

The bill has been temporarily shelved and is unlikely to become law before 1984, if at all, judging by the extent of opposition against it

Meanwhile, the government is attempting to decentralise industrial development away from the metropolitan areas into the homelands or the areas adjoining them

Blessed with few advantages other than labour, these depressed areas are being boosted with massive sums of public money to lure industrialists from the main centres

42 percent are 'illegal'

Even if this policy of decentralization succeeds, it will probably be some time in the future, if ever, before it works where influx control has failed — that is in turning the tide of black urbanization away from the white cities

About 42 percent of Cape Town's black population are estimated to be here "illegally". Despite influx control, the people still come

In addition to constant harassment of these people and the steep fines and jail sentences they face, the State has attempted to thwart urbanization by providing very little housing for Cape Town's blacks in the past decade

There is severe overcrowding in the townships and, according to the WCAB, there are over 2 500 "legals" on the waiting list for houses. Some of them have been waiting for 10 years

Mr's Noel Robb, regional director of the

A mother with a baby on her back gets into a Western Cape Administration Board van during a pre-dawn raid at the Langa single-men's quarters last week.

Athlone Advice Office, says people flock to the cities to escape rural poverty. This is borne out by a study conducted by a University of Bophuthatwana teacher, Dr Jan Lange, in 1979

He found that, even if they spend nine months of the year in jail, blacks who leave Ciskei to work "illegally" in Cape Town are likely to triple their incomes while those from Transkei will more than double their incomes.

Academics, politicians and groups such as the Black Sash have urged the government to face reality and provide a strategy for urbanization, instead of squeezing people out of the cities by making life intolerable for them.

The traditional argument against this view is that the lifting of influx control restrictions would "open the floodgates", leading to a mass migration of people from the rural areas to huge urban slums

But a University of Cape Town researcher, Mr Charles Simpkins, has said, "As urban unemployment starts to rise, so the incentives for coming to the city will decrease."

And, according to the Leader of the Opposition, Dr F Van Zyl Slabbert, the provision of site-and-service facilities for controlled squatting and the removal of

obstacles to "informal sector" economies would be a move in the right direction

"Moving away from influx control will not be easy, but it will be better than the present system. To send people back to the rural areas is futile."

People must agree to it

Also pertinent was a point raised at the recent Tucca congress in Cape Town, by the general secretary of the S A Boilermakers Society, Mr Ike van der Watt, a man not noted for his militant views.

Mr Van der Watt said that while a certain degree of influx control was necessary, it would have to be agreed to by the people concerned and not imposed on them

The question of democracy — which has been largely sidestepped in the debate on influx control — has also been raised by local trade unions and community organizations who believe that no solution is possible without the active participation of the black community.

In the absence of such a solution, the routine pass raids in the early hours of the mornings, the arresting of mothers with babies and the extraction of thousands of rands in fines from the poorest section of the community is likely to continue.

R60m

Flats

home

plan

By JANE ARBOUS

A R60-MILLION plan by private enterprise to build 2 000 houses in Strandfontein for coloured families was announced in Cape Town yesterday.

Work on the project — to be called Strandfontein Village — will start early next year.

The managing director of the Strandfontein Development Company (SDC), Mr A C Demmers, who is also the managing director of Ilco Homes, said the greatest demand was for three-bedroomed homes costing about R18,000.

This price could be expected to escalate substantially depending on the completion date.

5 sections

The contract was signed yesterday by the City Council which is selling the land and providing the infrastructure, and the SDC which is undertaking the development.

The entire site is 112 hectares which will be sold in five sections. The first one has been sold and in terms of the contract, the SDC has an option to take up the other four sections.

The initial selling price a hectare is R5 000. For the first four sections each plot will cost a further R1 540, and the fifth section R2 365, towards the cost of services.

The planning, design and building standards will be based on those which have proved popular in Mitchells Plain. A notable feature is the "woonerf" concept where pedestrian movement is given priority over car traffic.

Plot sizes will range between 180 and 450 sq m.

Provision has also been made for six commercial sites, as well as sites for an old-age home, churches, nursery schools, creches, a community centre and one high and two primary schools. About 70 studio houses will be built from where owners will be able to conduct certain businesses.

The Town Clerk Dr Stan Evans, said the

Mr Wilson who has "a

CAPE TOWN 28/10/82

From page 1

aid the developing, building and financing of houses and flats should be done by private enterprise and not the state, municipalities or quasi-government institutions.

As long as a profit margin was available most developers and builders could tackle any class of housing.

Self help schemes, he said would eventually be proved to be a disaster. They were seen by many as another name for creating a slum.

scheme was an important step in the process of providing mass housing at a reasonable cost through collaboration between a local authority and a private company.

'Not state'

"It could well point the way for future similar partnerships between the public and private sectors and its progress will therefore be watched with great interest by those concerned with housing."

Mr Demmers of the SDC



*Rbm
29/10/82*

124

Private company to build 2 000 houses

Mail Correspondent
CAPE TOWN — Private enterprise will build 2 000 houses in Strandfontein for coloured families, according to a R60-million plan announced in Cape Town yesterday.

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Plot sizes will range between 180m² and 450m²

Provision has also been made for six commercial sites, as well as sites for an old age home, churches, nursery schools, creches, a community centre and one

high and two primary schools
 Dr Stan Evans, the town clerk, said the scheme was an important step towards providing inexpensive mass housing through collaboration between a local authority and a private company

Mr Demmers of the SDC said the developing, building and financing of houses and flats should be done by private enterprise and not the State, municipalities or quasi-government institutions

As long as a profit margin was available, most developers and builders could tackle any class of housing

Self-help schemes, he said, eventually would be proved a disaster Such schemes represented a capitulation by the community in efforts to provide adequate housing for all, and they were seen by many as another name for creating a slum

External

(3)

(to be copied from the heading on the Examination Paper)

Paper No *2*

(to be copied from the heading on the Examination Paper)

| | | |
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| Examiners' Initials | | |
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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
- 4 Do not write in the left hand margin

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



Soldier tells inquest of shots

Staff Reporter

A FORMER rifleman with the South African Corps, Mr Ronald Stephen Muller, who was arrested for failing to appear at a previous inquest hearing, told a City inquest magistrate yesterday that he had had no money at the time to travel to Cape Town.

Mr Muller, of Kimberley, said this in reply to a question by the magistrate, Mr R H Peckham.

Mr Muller yesterday testified at the inquest on Mrs Susan van der Ross, a 48-year-old Heideveld divorcee who died after she was shot in the early hours of June 28, 1980 while driving near the Milnerton oil refinery with Mr Hermanus Brown, 51.

Patrol

Mr Muller said he was patrolling with Sergeant S A Manuel at the time and they were due to be relieved by two colleagues. When the two others arrived, Sergeant Manuel, who was then a corporal, left the three men and said he wanted to patrol the area once more.

He rejoined them later and reported that he had seen a couple in a parked car and had ordered them to leave the area. The sergeant said the man and woman were under the influence of alcohol, Mr Muller testified.

After the patrol returned from another search of the area, a car approached the parking area.

Suspicious

"It appeared very suspicious because it was dimming and brightening its lights all the time. At one stage the indicator light was flickering but the car kept straight on. It was then that the corporal challenged the driver," Mr Muller said.

Sergeant Manuel stepped into the road but the driver ignored him and knocked him down. Sergeant Manuel then fired "about five shots" while he was kneeling on the ground, Mr Muller said.

He said the car continued moving for a while

161 held in Guguletu raid

Staff Reporter

INSPECTORS of the Western Cape Administration Board (WCAB) raided the Ilco Homes single men's hostel in Guguletu before dawn yesterday, arresting 161 people for pass offences.

Later, 170 people appeared in Langa Commissioner's Court on more than 200 charges of being in the Peninsula for longer than 72 hours and/or not possessing the required documentation. A total of R6 900 in fines was imposed.

Yesterday's raid brought the total arrested in pass raids in the Peninsula since September 27 to more than 2 000. More than R50 000 in fines has been imposed.

Workers of the construction firm who yesterday paid fines for friends and relatives said it was the second time the WCAB had raided the hostel this month.

Mr A Louw, the chief director of the WCAB, said "Our inspectors went to the Ilco Homes hostel because we received a complaint from the employer

that people were living there who were not supposed to be there."

A company spokesman said Ilco Homes would not have taken such action "The WCAB acted totally on their own accord in terms of government policy."

At court, 88 people paid R4 100 in fines, while 44 were jailed. A total of 51 cases were cautioned and discharged, 20 were withdrawn on the recommendation of the Aid Centre and five were remanded to November 3.

Mrs Noel Robb, the director of the Athlone Advice Office, said "All the time and money spent on arresting people should be used to create employment for those who so badly need it."

She said there were about 8 000 "illegal" domestic workers in Cape Town. If all their employers paid R2,50 a month to register them, the WCAB would receive R20 000 a month.

● Five arrested at Wellington, page 7

Mr Wind tour of Cape Town. Mr are members of a goodwill own's twin in the Republic of the City Council yesterday. The Joan Kantey, vice-chairman of the John Muir, chairman of the committee.

Rejection of one tour

... has been extended to women members of the SRC which suggests an attempt to increase the involvement of women in the SADF."

A "heart sore" Mrs Viljoen said on Wednesday a previous tour with Afrikaans students was a "great success". The women talked to soldiers about "all sorts of things, like the reasons for the war and things like that".

● The 'total rejection' by the National Union of South Africa Students (Nusas) of an invitation from the army to visit the South West African war zone reflected their "blind prejudice and hatred", Mr Vause Raw, leader of the New Republic Party, said in Durban yesterday.

PHARMACY Centre

TREAT ANY

TV
1, 2 & 3
tonight

- 5 27 Programme Schedule
- 5 30 From the Book. Scripture reading by Boet Stofberg
- 5 34 Bobby Cat Rainbow Gold All the colour vanishes out of the forest, all except the colour of the rainbow. Bobby finds that the gold has been stolen from the crock at the end of the rainbow and realizes it has to be Van Neek up to his old tricks again. Produced by Dennis Purchase
- 5 39 Something New David teaches Silly Sue the rules of the road and shows her a number of road signs after she has had a bicycle accident. Produced by Willem van der Laag
- 5 45 The Amazing Adventures of Morph Morph's Forgotten Dream Morph wants to use the micro-electronic word processing machine to write down his amazing dream, but there are a few complications
- 5 49 Focus On Wool Tonight we can see the whole process of how wool is spun, starting with the shearing and ending in the white yarn, which we can buy in the shops. Produced by Rod Alexander
- 7 00 News
- 6 14 Pop Shop Karl Kikkilus presents a programme on the latest pop-hits. Produced by Ken Kirsten/Ann Williams.
- 6 33 Sportview A sports programme presented by Martin Locke
- 7 07 The Big Valley Devil's Masquerade Big Jim has been encouraged to advertise for a wife, but when the big day arrives when she is due to arrive in Stockton Heath has the task of meeting the coach
- 8 00 Nuus
- 8 28 Weer
- 8 32 Nuusfokus An in-depth look at important events in

City warns on housing policy

Cape Times 29/10/82 124

By JANE ARBOUS
Municipal Reporter

THE government's recent changes in public housing policy would have grave repercussions for Cape Town, according to a memorandum drawn up by the council for submission to the Department of

Community Development. The council will also ask for an interview with the Minister, Mr Pen Kotze.

The reduction in funds for housing would lead to major unemployment, a major financial downturn, increased slum conditions because of over-

crowding, despair, and a severe public reaction, particularly in the lower-income community.

Full details of the new policy still have to be given by the government, but the council's response to the main elements of the policy — no new houses for people earning more than R150 a month — is that the policy will not resolve the housing crisis in the Western Cape.

The memorandum also notes with alarm that some already approved schemes considered essential are to be "re-considered".

The council believes that the changes should be re-assessed with the emphasis on a re-evaluation of priorities, a re-allocation of resources, and a effort to find material additional sources of funding for housing.

This could be followed by a campaign for the provision of new homes, coupled with a realistic subsidy policy to ensure the money is used for low-income families.

Self-help

Self-help schemes, according to the memorandum, were only a partial solution. The huge demand required massive housing programmes.

Of the 19 300 applicants on the current waiting list, a staggering 76 percent (14 600) had incomes of less than R250 a month.

The nature and magnitude of the task in Cape Town was sobering, the memorandum said.

Keegan sees peace threat in cutback

Municipal Reporter

THE government was ignoring at its peril the fact that housing was not only a technical problem, but a social one, Mr Clive Keegan said during yesterday's City Council housing debate

Mr Keegan said the housing cutbacks were made at the cost of peace and stability in South Africa

The Minister of Community Development, Mr Pen Kotze, was incorrect in asserting it had always been government policy to place the onus of home provision on the individual

Pointing to the provisions of the Slums Act and Housing Act, Mr Keegan said housing for all races in the lower-income group was the responsibility of local authorities and the State Mr Kotze, he added, was ignorant.

After World War Two, the Nationalist Government had tackled the urban housing problem with zeal and effectiveness The State should continue to bear this duty, as history showed that the consequences of neglect were socially destructive

In the past it had taken disease to jolt authority into action Referring to the Medical Officer of Health's warnings on the medical consequences of overcrowding and inadequate housing, Mr Keegan said outbreaks of bubonic plague and the influenza epidemic between 1902 and 1918 had led to swift action in housing

The government's cry of no money was false, as millions were spent on building a massive military machine and enforcement of bureaucracy

The real reason was a "disinclination" by economic and political power groups to direct money to the poor and needy.

Cape Times 29/10/82 (124) ~~211~~

Talks on housing vagrants planned

MEMBERS of the City Council and representatives of the Cape Town Welfare Co-ordinating Committee are planning to meet soon to discuss providing hostel accommodation for Cape Town's estimated 500 vagrants

Miss Linda Christiansen, the secretary of the committee and branch director of the National Institute for Crime Prevention and Rehabilitation of Offenders (Nicro), said she had been told by a council spokesman yesterday that she would be asked on Monday to arrange a meeting of council representatives

Although negotiations had started in March,

there had been a delay because council representatives had been on leave, said Miss Christiansen

"According to the spokesman, the representatives had only returned recently — I was told that I would be informed when we could meet," she said

The issue of hostel accommodation goes back to June this year when the City Engineer, Mr Jan Brand, suggested that hostels should be provided to ease the vagrancy problem in the City

The committee had been called in to meet the council and make recommendations for the establishment of hostels

Banned and unbanned will not rest — Russell 100 arrested in hostel raids

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ARGUS 1/1/82
124

IN HIS first public statement since his banning order expired yesterday, the Rev David Russell today condemned the pass raids in the Peninsula.

The five-year order was combined with house arrest. No new order has been issued on Mr Russell, Anglican priest and former member of the ministers' fraternal of Nyanga, Langa and Guguletu. Following a report in a Sunday newspaper he has accepted that he is no longer banned.

TRIBUTE

Mr Russell paid tribute to people whose banning orders were extended.

He said it was good to be able to salute publicly people who were still banned such as the former Ned Geref Kerk clergyman, Dr C F Beyers Naude, the secretary of the Catholic Bishops Conference, Mr Shingaliso Mkhalswa, and Dr Mampila Rampele.

Such people have the grace of an inner freedom which can't be restricted," he said.

PAIN

Mr Russell said that however much his banning order had restricted him, it had been impossible not to respond to the pain around him.

"The most vivid thing in my mind is a recent picture in the Press of a mother scrambling into a van after a pass raid. She has a baby on her back and is struggling to hold on to the baby's bottle.

"To that, I say God will bring down judgment on a society and the people responsible for such violence to humanity.



AFTER five years of being banned and under house arrest, the Rev David Russell is a free man today. Here he strolls in the garden with his wife, Dorothy.

Mass at Crossroads in the An...

MORE than 100 people were arrested early today in pass raids at migrant workers' hostels in Nyanga and Guguletu.

This brings the number arrested under influx control legislation in the Peninsula since September 27 to more than 2 000.

The chief director of the Western Cape Administration Board, Mr A A Louw, said about 117 people were arrested today after "inspections at several employer-owned men's hostels in Nyanga and one hostel in Guguletu."

Mr Louw said the figure was provisional and the exact number of arrests could not be confirmed.

"OUSTED FROM THEIR BEDS"

He said raids had been carried out because employees living in the hostels had "complained that they were being ousted from their beds."

People travelling on the N2 past the airport early today told The Argus they had seen about 10 "fully laden" Administration Board vans.

Those arrested were to be charged in the Langa courts today. A further 67 people arrested in Milner-ton on Friday were also to be charged today.

on 0:10 11/11
"To that, I say God will bring down judgment on a society and the people responsible for such violence to humanity

ORDER

"So long as such things are being done, you can be quite sure that the banned or the unbanned will not rest. We are actually under God's order to resist evil and establish justice in the land

"Let us remember that millions of South Africans are being hounded like her — restricted and banned in their own land"

He said the uncertainty which went with being banned had prevented him from making plans about his future

IMPOSSIBLE

"One of the things about a banning order is that is impossible to make any definite plans"

Mr Russell, his wife, Dorothy, and their child will have a holiday for two weeks before he decides on his future

He plans to be back in time for the Provincial Synod, which starts in Port Elizabeth on November 18

STUDY

During his banning, Mr Russell studied for a master's degree in religious studies. He plans to continue his studies, and will have discussions with the church about his future role when he returns from holiday.

Mr Russell was banned for five years under the Internal Security Act. The order was read to him by security police on October 19, 1977 as he finished taking 9 am

AFTER five years of being banned and under house arrest, the Rev David Russell is a free man today. Here he strolls in the garden with his wife, Dorothy

Mass at Crossroads squatter camp

He was restricted to the Wynberg magisterial district, not allowed to attend gatherings, and placed under house arrest from 6 pm to 6 am daily. He had to report to the police once a week

ing the Anglican Synod in Grahamstown

He was sentenced to 12 months by the Parow Regional Court in February 1980 after being convicted of 11 contraventions of the order. On appeal the sentence was reduced to 14 days

Mr Russell defied the order in 1979 by attend-

The Anglican Archbishop of Cape Town, the

banning of the Rev Beyers Naude

Most Rev Philip Russell, said today "It is a joy to know that he is no longer banned. He should not have been banned in the first place"

Archbishop Russell said the Anglican Church deplored the system of banning without charge or trial

"I deplore the renewed

92 arrested in pass raid

Staff Reporter

IN the latest of a series of pass raids in the Peninsula, inspectors of the Western Cape Administration Board (WCAB) swooped on the single quarters in Guguletu and Nyanga before dawn yesterday.

According to a spokesman for the WCAB, 92 people — 32 men and 60 women — were arrested.

But the spokesman denied that any "raids" had taken place. He said the WCAB officials had been involved in an "inspection"

Later 114 people appeared in the Langa Commissioner's Court and faced 186 charges of being in the Western Cape illegally, not having their passes on them and/or being in the hostels illegally.

A total of R3 000 in fines was imposed, R2 370 of which had been paid by late yesterday afternoon. Twenty-five people were imprisoned.

Thirty-one cases were withdrawn on the advice of the Aid Centre, 27 people were cautioned and discharged and five were remanded.

Almost 2 200 people have been arrested for pass offences in the Western Cape since September 27 and more than R50 000 in fines has been imposed.

CAPE TIMES 2/11/87

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**More Langa
arrests**

THE CLAMPDOWN on Cape Town "illegals" continued today when more than 100 people were arrested in Langa migrant workers quarters in a pre-dawn pass raid

This brings the number arrested in the Peninsula to more than 2 200 since September 27 and fines collected to more than R50 000

Mr A Louw, the chief director of the Western Cape Administration Board, was not available for comment

The arrested people will appear today in the Langa Commissioner's Court on charges under influx control regulations

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Residents fear effect of shack area nearby

27 Post 3/11/82

124
306

By JIMMY MATYU

PEOPLE living in Mbilini and Kulati Streets, an area which stretches from Kwazakele to Zwide, are upset about a shack township being built on an open space bordered by these streets

They fear the shacks will become permanent and lead to increased crime in the area

The vice-chairman of the Kwazakele Residents' Association, Mr Jackson Mdongwe, said the Kwazakele residents would meet on Sunday in the small Daku Hall at 3pm to discuss the issue

The association is a branch of the Port Elizabeth Black Civic Organisation (Pebco)

The chief executive officer of the Port Elizabeth Community Council, Mr Ivan Peter, confirmed that shacks were being built in the area but said the measure was temporary

Proper sanitation and water would be provided

Today the Evening Post counted 56 sites already marked out from Kruisman Road in Zwide

Community council labourers were levelling the area between Maqanda Street and the cemetery

Mr Mdongwe said he totally rejected the shack scheme, whether it was temporary or not

He added that Ecab should be told to build suitable houses

ROW Over clearing of trees, bush

Municipal Reporter

AN almighty row is brewing over the chopping down of hundreds of trees and bushes which obscured the view of a new townhouse complex on the slopes above Camps Bay Drive.

The land on which the trees grew belongs to the City Council and the Provincial Administration and no-one has accepted responsibility for the devastation.

Local residents have expressed outrage at the move.

The mountain slope resembles a bomb site which—together with the red roofs of the 27 double-storey townhouses—can be seen from the beachfront a great distance below.

The scheme's builders and marketing agents denied all knowledge of the clearing yesterday. However, several workers were recently seen

chopping away the vegetation and signs offering free firewood were placed in Camps Bay Drive.

When a senior official of the town planning department was told of the devastation he was horrified and launched an immediate investigation.

While no information could be obtained from the Provincial Administration, the council official said he

doubted whether the Administration had given permission for the levelling.

"The City Council certainly hasn't," he said.

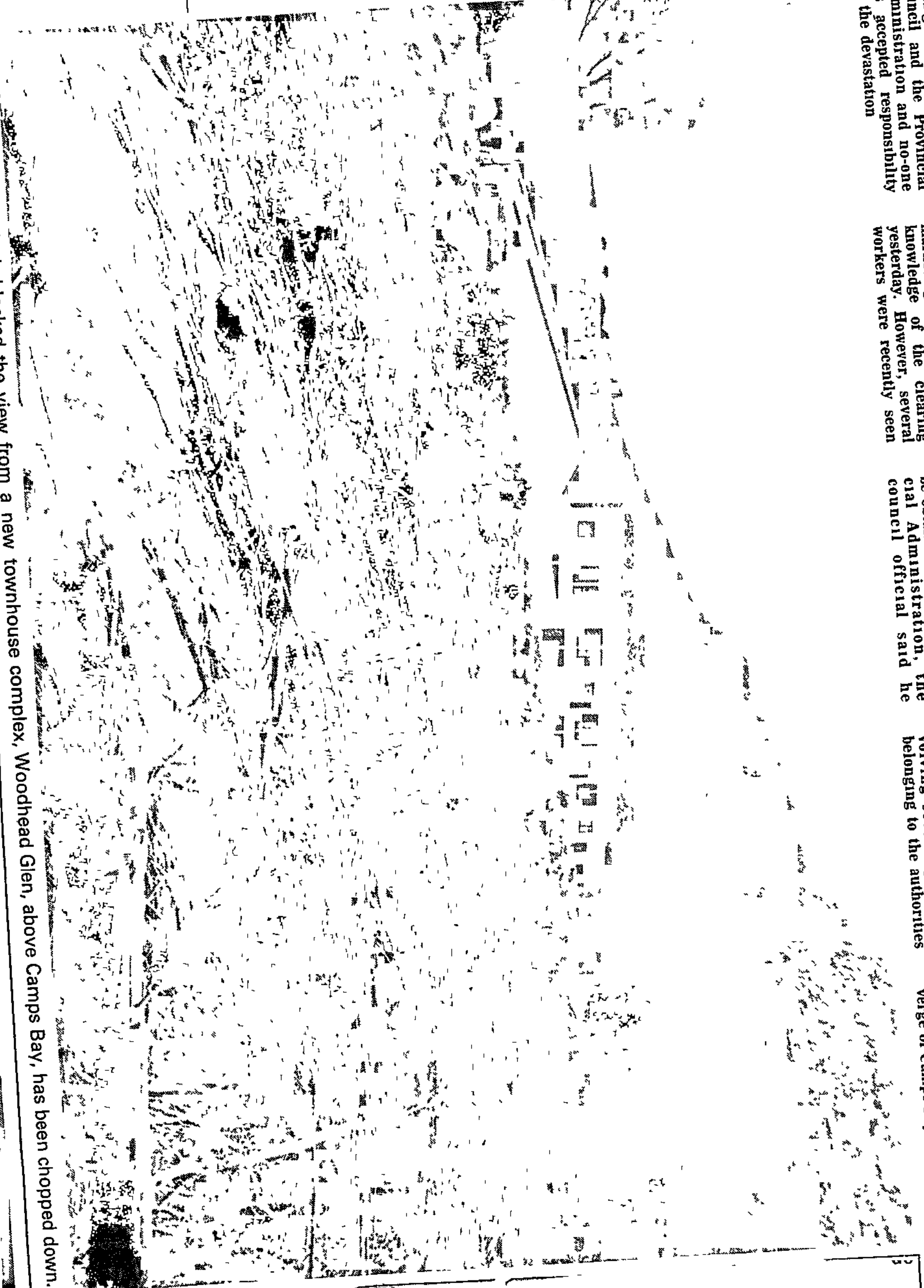
The townhouse site was once bordered by a big tract of heavily wooded land owned by the Provincial Administration but earmarked for the City Council in the proposed Rotunda land swap involving several properties belonging to the authorities.

A spokesman for the builders, Glaser of Epping, said the top part had been hired from the Provincial Administration for dumping which would be cleared once the complex had been completed. However, he did not know who had chopped down the trees on the rest of the land.

A smaller area denuded of vegetation in front of the complex going down to the verge of Camps Bay Drive be-

longs to the City Council.

A spokesman for the marketing agents, Petersen Real Estates, declined to comment. He could not give a telephone number for the Johannesburg-based developers, ABS Development Company, which is unlisted. According to a sign at the site, the development is linked to the property section of the Allied Building Society.



Virtually every tree which blocked the view from a new townhouse complex, Woodhead Glen, above Camps Bay, has been chopped down.

PE to put bold plans for housing to Govt

5 Post 3/11/82 (24)

Municipal Reporter

WHEN the Port Elizabeth City Council approached the Government for more funds later this year it would do so with firm proposals for housing schemes, the chairman of the Community Services Committee, Mr Ben Olivier, said in an interview today

He said that at its next meeting, when the draft three-year capital programme was discussed, the committee would consider a joint report by the City Engineer's Department and the Housing Department containing proposals for housing in the city

Armed with details of these projects the council would then approach the Government

"We're going to ask for big money for big schemes. We're optimists," Mr Olivier said

This week his committee considered a report on housing submitted by the Director of Housing, Mr Mick Molyneaux

Mr Molyneaux was writing in response to policy directives on housing announced by the Minister of Community Development, Mr Pen Kotze, earlier this year

Mr Molyneaux said it was essential that the poorer sections of the community should continue to be helped by State housing schemes

Mr Kotze said his department would only consider making funds available for housing projects for those earning less than R150 a month

Local authorities should use funds to provide serviced plots, he said

Mr Molyneaux pointed out that according to current approved Community

Development income ceilings, all breadwinners with an income of less than R650 a month could assume that the State would provide housing

"It is difficult to accept that the State's responsibility in the provision of houses should be confined to those earning under R150 a month

"There are those earning above this figure who cannot rely on their own resources to provide a house — one of the essentials of a good and contented family life," he said

Mr Olivier said he felt very strongly that funds should be provided for those earning between R800 and R1 000 a month

His committee was seriously considering asking the Department of Community Development to raise the present R650 a month ceiling to R1 000 a month

Widow given week to get out of home

Victim of 'mistake' may lose children

By SHELAGH BLACKMAN

A WIDOW with four-year-old twins, Mrs. Nowase Jane Sobhli, has been given a week to get out of her shack in Veeplaas.

She has also been informed that her children can no longer stay with her. She was born in Port Elizabeth but in 1954 married a man from Middel-drift. When she lost her reference book she was issued with one bearing the Middel-drift stamp.

She was qualified as a rural dweller and could work in Port Elizabeth only on a contract basis.

Mrs Sobhli has worked in Port Elizabeth for the past 15 years, the last seven of these for an employer in Greenshields Park who has organised the renewal of her contract each year.

Until four months ago Mrs Sobhli and her children lived with her brother-in-law in Kwazakele but she found the conditions overcrowded (her brother-in-law has five children) and her nephew built a shack for her in Veeplaas. She moved in bought furniture and fittings and found somebody to look after her twins.

A few days ago her employer received a letter from the East Cape Administration Board saying it was a condition of Mrs Sobhli's contract that she should remain in "approved accommodation" for the duration of the contract.

"It has now been brought to the attention of this office that she has failed to comply with the above-mentioned condition and that she erected and is occupying an illegal structure situated in the area known as 339-67c Veeplaas.

"Kindly ensure that this black returns to the address stated on her service contract," the letter said.

The address on the contract is that of her brother-in-law in Kwazakele.

An official at the East Cape Administration Board informed her employer this week that because Mrs Sobhli's contract was for a single worker in the city her children should not be with her. They would have to be sent back to Middel-drift.

The letter from the board told Mrs Sobhli's employer that if she failed to return to her "approved accommodation" within 30 days her contract would be cancelled and she would be repatriated to Middel-drift.

In an interview her employer, who asked not to be named, said Mrs Sobhli and her children would starve if they returned to Middel-drift.

Mrs Sobhli said she intended staying in her shack until it was demolished.

She was equally adamant that she would not send her children — one of whom is an asthma sufferer — back to Middel-drift.

In an effort to sort out the problem Mrs Sobhli's employer contacted the Port Elizabeth Advice Office run by the Black Sash.

A Black Sash worker said Mrs Sobhli was the victim of a long and recurring mistake. She had lived all her youth in Port Elizabeth but because she happened to have a reference book stamped Middel-drift she was not allowed to live in the city except on a contract basis.

She had a "moral" right to section 10 (1) (a) rights in terms of the Black Urban Areas Consolidation Act (1945), the worker said.

People who were born in a city and lived there continuously were entitled to this, she said.



Mrs. NOWASE JANE SOBHILI and her four-year-old twin sons, MTHUTHUZELI (left), and NANDILE, stand outside their home which is going to be demolished. Mrs Sobhli has been told that she should be staying alone in Port Elizabeth and has been told to send her children to Middel-drift, where she no longer knows anyone.

Their future looks bleak



Resort families ordered to quit

● From Page 1

crowded coloured town-
ps

There is no place for us to go to. We have been to the council. We can't take the children out of here to live in the bush," he said.

Mrs Schultz, a house-proud mother with a spick-and-span cottage, said her husband was working at Aloes but had no idea where to look for a home.

Mr Olivier said today "I have asked the council to help them but I haven't had a reply yet. Maybe the Management Committee would try to help them."

"I only had the lease on a month-to-month basis before which means I could not spend money there. Now I have the five-year lease I can capitalise because I have a firm lease."

"I don't think it will be let again on the same basis. It will be mainly for holiday resort purposes."

"I am only trying to be practical, I have been sympathetic for years."

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Above: A dejected Mrs K SCHULTZ and Mrs E ELIAS ponder the future after receiving notices to quit their homes. Mrs Schultz has no idea where to begin looking for a new home.
Below: Two children play among the box-like cottages at King Neptune holiday resort.



Tenants of flats unhappy over rent increases

Post Reporter

THE tenants of a Central block of flats, Estoril, have been given notice of a nearly 15% increase in some of their rents from December 1 — which gives them less than a calendar month in which to give notice to the agents.

One of the tenants, Mr Dave Atherton, said today tenants had received notice of the increases on November 1.

He said many of the residents felt they could not afford to pay the increases, but would not be able to give a month's notice and so would have to pay the new rents for December even if they did find alternative accommodation.

Tenants had also received a letter from the agents, Syfrets, informing them that a change from gas to electricity would be made shortly and that they would be expected to buy their own stoves.

"Not only does my rent go up to R285 for a one-bedroomed flat at Christmas time — an increase of R155 over two years — but on an unnamed date they are going to introduce electricity and I will have to buy a stove"

Tenants were up in arms about the fact that they had been given no explanation for the increases, which they also felt were unduly high for flats "that you couldn't swing a cat in".

"People feel they have no security now. They could do the same thing to us next year," Mr Atherton said

Syfrets Trust and Executors, the agents, referred the Evening Post to the representative of the flats' owners, Mr Trevor Barkway, of National Acceptances, who in turn referred the Evening Post to Philip Bowman Estates

However, Mr Bowman was not available for comment.

R18 385 in pass fines

ARGAS 9/11/82
Staff Reporter

ABOUT R18 385 was collected in fines over nine days at the Langa Commissioners Court after 999 cases were heard.

On average 111 cases were heard each day between October 26 and

November 5 this year. One thousand one hundred and twenty-five people were arrested during this period. Of these 575 were women and 550 men. One hundred and twenty-six cases were withdrawn.

About 2 500 cases were heard at the courts in the preceding month.

Most of the accused were arrested in pre-dawn pass raids at single quarters in the townships.

They appeared on charges under influx, control legislation or township regulations. Fines ranged from about R80 for being in the area without permission to R10 for not producing documents on demand and R20 for harbouring people illegally.

Meanwhile a case which arose out of the pass arrests last year was reviewed in the Supreme Court Cape Town yesterday.

Mrs Cynthia Magoswana was arrested in July last year although she had a pass book and permission to be in the prescribed area until October 31 last year.

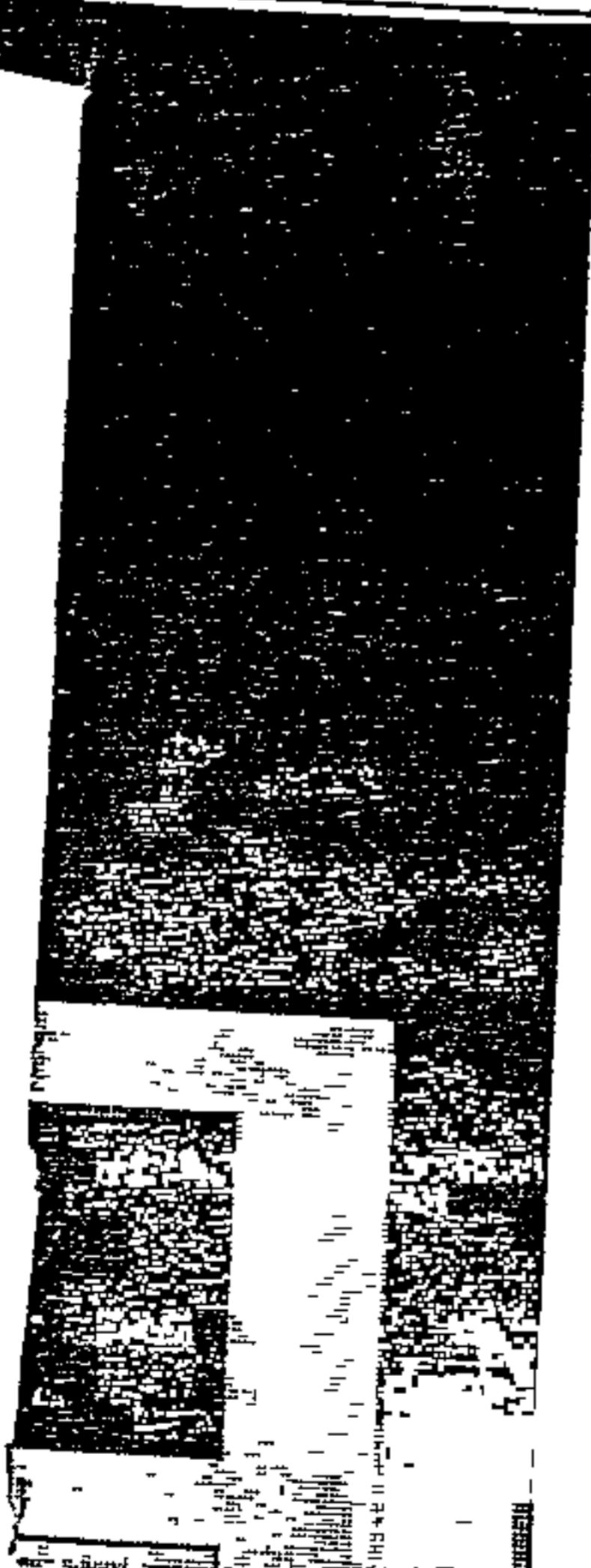
Mr Justice Vos with Mr Justice Lategan con-

curring set aside her convictions for being in the area without permission and failing to produce documents on demand and ordered that her fines be repaid.

Mrs Magoswana was charged in one of the special courts at the Maitland police station set up to cope with the mass pass arrests.

She was detained at Pollsmoor Prison because she did not have money to pay the fine. She was released after her family raised the money.

● Two women arrested recently in pass raids will speak at a public protest meeting against pass raids to be held at St Saviours Church Claremont at 8 pm today.



Ceteris Paribus
Price
Function
Inferior Good
Substitutes
Complements
Perfect Competition
'Rise' in Demand (or Supply)
'Increase in Quantity Demanded' (or Supplied)
Equilibrium
Maximum Price
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Ceteris Paribus
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ARGUS 9/11/82
1244 240

Storm over evicted families

Staff Reporter

THE Guguletu Residents Association has joined other Cape Town township organisations in condemning evictions and at a meeting last night described them as unfair

The meeting followed the recent eviction of two families. One is a nine-member family supported by a 68-year-old pensioner evicted for allegedly owing R6 rent. The other is a family of 13 evicted for allegedly owing R74 in rent arrears.

It was resolved at the meeting, chaired by Mr Goodwill Botha, to "thoroughly investigate the situation of housing" in the townships.

CRITERIA

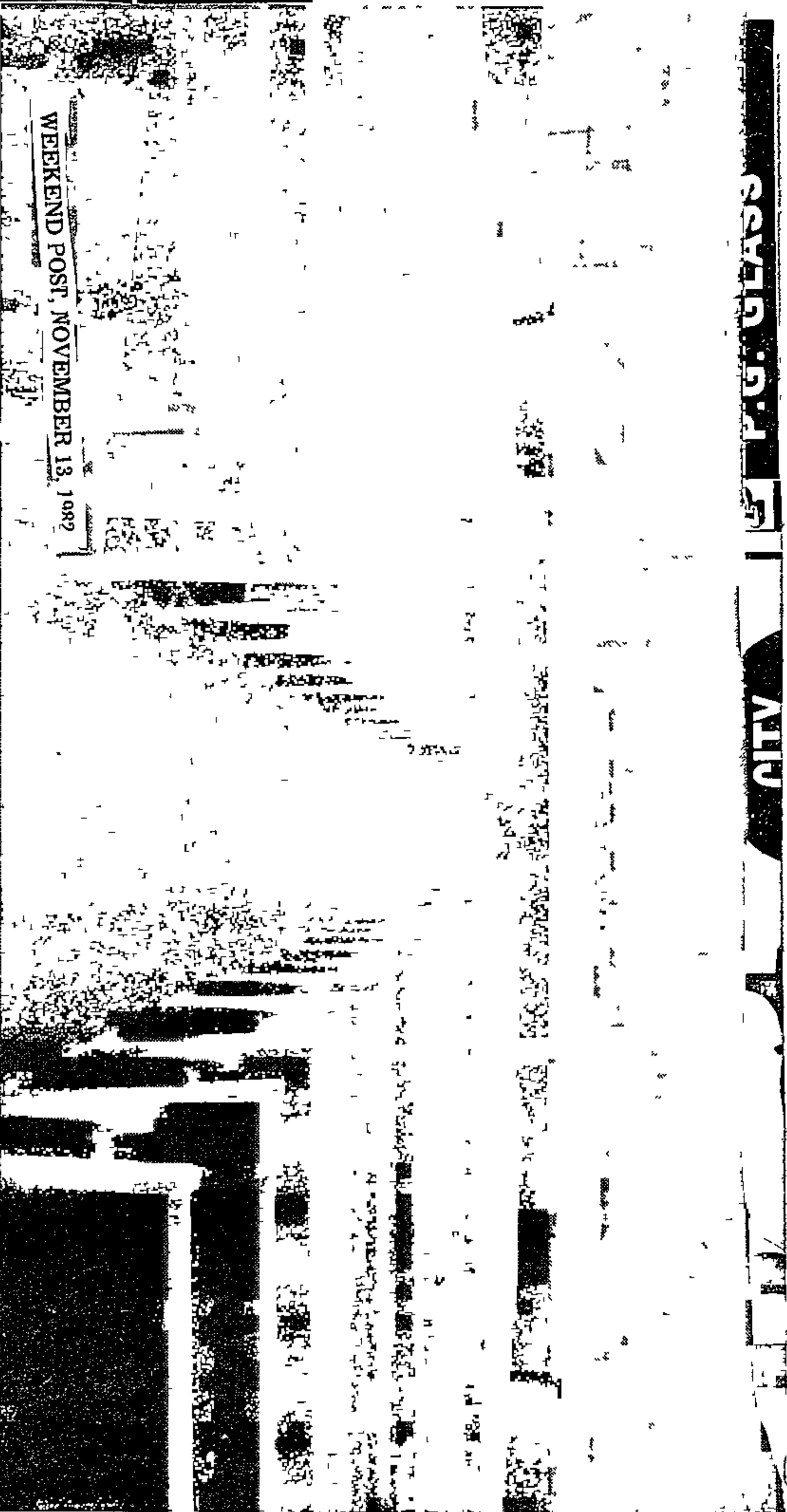
"We also want to investigate the criteria used to evict people," one speaker said.

It was decided to ask the Administration Board not charge pensioners rent.

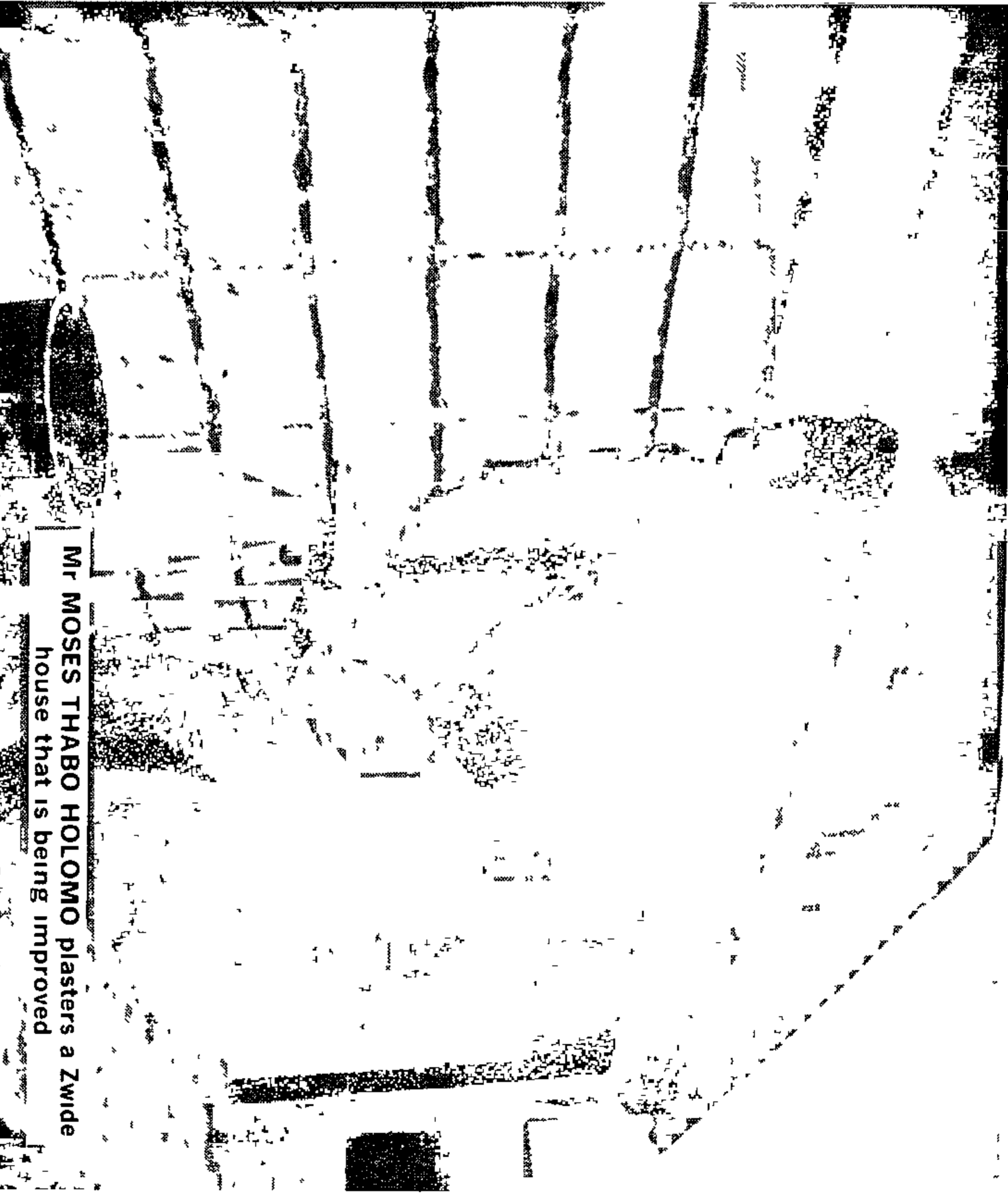
"And in the light of the rate of inflation, we also ask them to pay pensioners monthly. Their pension, which they receive every two months, is obviously not enough," Mr Botha said.

A meeting of all the townships' organisations will be held at 7 pm today at the Ikhwezi Community Centre to discuss more residents' grievances.

Supplied)



WEEKEND POST, NOVEMBER 13, 1982



MR MOSES THABO HOLOMO plasters a Zwijfdorp house that is being improved

Inside the vast new R875 000 Church of Christ in New Brighton — largest church in the Eastern Province — which seats more than 2 000 worshippers.

124

Township families embark on home-improving schemes

By CLIFF FOSTER

ON Avenue A in New Brighton, Port Elizabeth, workers were putting final touches this week to a cavernous edifice which seats more than 2 000 worshippers and is the biggest church in the Eastern Cape.

As a sign of the times no one could ask for a bolder example.

What the building symbolises is not just the enormous following of Bishop Limba's Church of Christ. It symbolises the resourcefulness of the people themselves.

Similar efforts to improve properties are being made by the individual family man in the townships — even in the most thankless circumstances, in some of the meanest streets and at considerable sacrifice financially.

Not far from the church, Mr Joseph Sibangani, a storekeeper at a city appliances outlet, has transformed his box-like home into a small villa by some imaginative extensions.

It is the outcome of a 10-year plan.

"I bought my materials from where I am working. I started collecting them in

1973. Then I employed a contractor to carry out the construction," he said.

Mr Sibangani did not have an exact figure for the cost of the materials, but the builder charged him R1 995 (Materials were far more costly).

"I do two jobs," he explained. "At weekends I work as a photographer at weddings, rugby matches and church events — some times in East London and Grahamstown — and my wife also works."

"There are a lot of people improving their homes in New Brighton.

"I put my good fortune down to the fact that I have been employed all the time and I have been working for the same man for many years."

The kind of ambitious approach Mr Sibangani applied to his home is mirrored in his photography. He uses a Hasselblad.

All over the black townships similar signs of upgrading stand out. This is not the general thing, so it makes the isolated pockets of development that much more conspicuous. Each piece of work is a tribute to

some meritorious personal endeavour.

The extent of the undertakings vary. Some families, who may not have cash to rebuild at all, cultivate gardens. Patches of neat lawn carpet the playpen size yards. Vegetables sprout beneath garden walls.

They grow, too, in school yards. Flowers bloom in unlikely places — outside the garden fences, in odd spots where soil scraped together is hardly sufficient to cover the seeds.

Sometimes the extensions are elaborate and fanciful, sometimes the paintwork garish, but the desired intention is unmistakable.

On a windswept corner of a Zwijfdorp street this week Mr Moses Thabo Holomo was busy applying cement rendering to the walls of Mr Monde Budaza's home. A qualified builder and carpenter, he had scraped out pointing to give his plaster a bond.

He was standing on a concrete stoep he had thrown himself some time ago and which he will be extending soon.

When Weekend Post stopped to photograph him

his first reaction was "This shirt is too dirty." He wanted to change before the picture was taken.

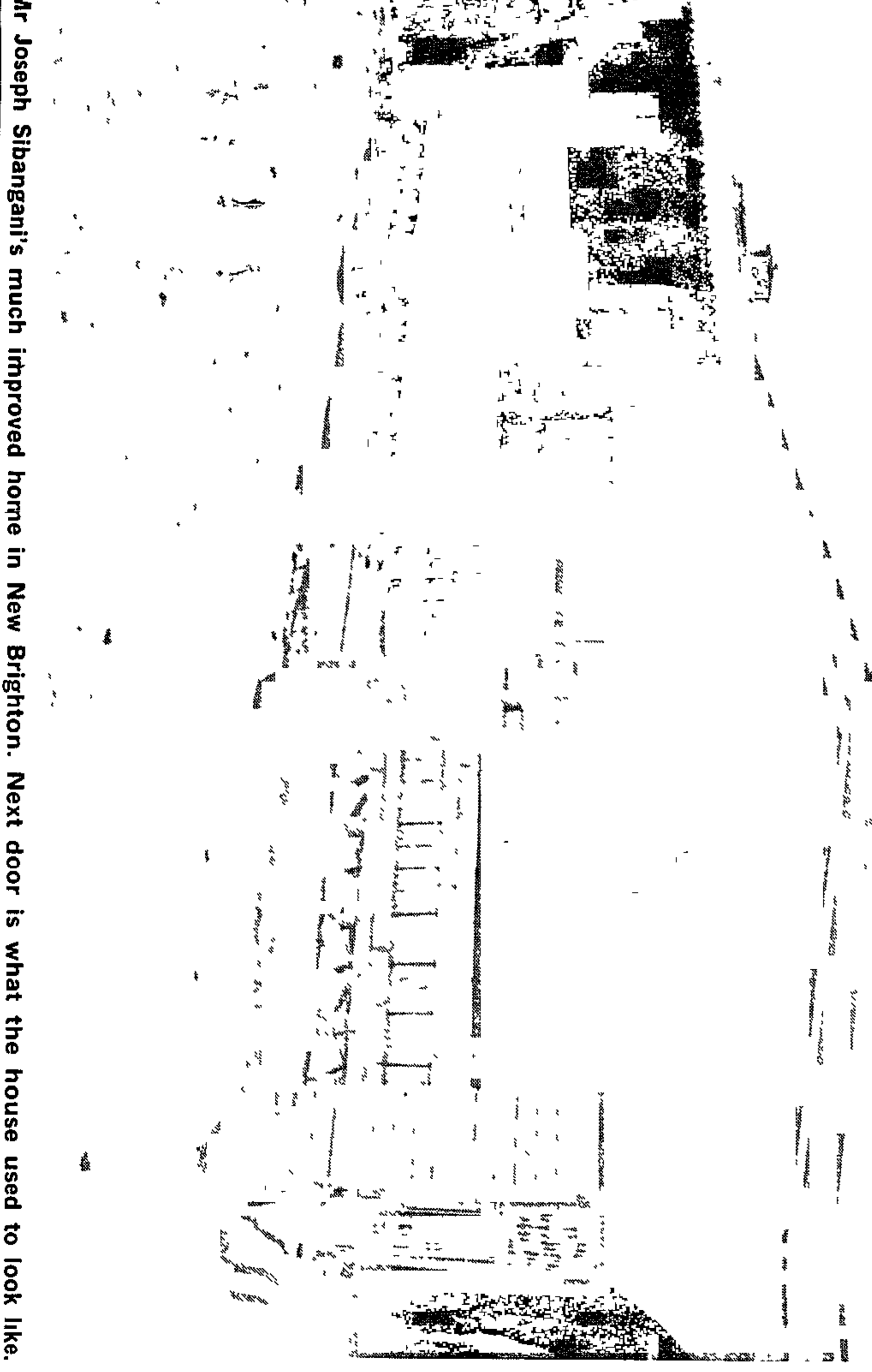
Self-improvement takes many forms. In the evenings, schoolchildren can be seen heading back for school, half a candle of "homework time" in their hands.

It is easier for them to study at school than in the cramped, ill-lit homes and shacks. When the candle burns out their homework time is done.

The East Cape Administration Board has also done its share to help. Among other things, rubbish collection has been improved, tall lamp standards have replaced the street lamps, their globes out of reach of shied stones. School fences have been mended.

In its bid to put a roof over everyone's head, Ecab has made more site and service plots available. At Veepiaas, sites held for a school and a play area have been turned over to shack dwellers.

The Post Office has a battle to keep up with the demand for new telephones. Fresh cables are currently being laid.



Mr Joseph Sibangani's much improved home in New Brighton. Next door is what the house used to look like.

Osman hits at housing shortage

124
14/11/82



MR Hassan Osman, a member of the South African Indian Council (SAIC), told the Council this week that records showed only 215 houses had been built in 25 years for Indians in Cape Town.

He read the Council a letter from the Town Clerk of Cape Town, Dr Stan Evans, in response to written questions from him about the lack of housing

Mr Osman conducted a survey of housing needs recently and uncovered documentary proof that some tenants had been on the City Council waiting list for 21 years

Mr Osman told me he had chosen the occasion to speak up on Thursday, because it was on the eve of a visit by three Cabinet Ministers, and he wanted "to make no bones about the feelings of the people I represent"

He represents Rylands constituency in the SAIC

Mr Osman's statement came on the eve of a meeting between the SAIC and the Minister of Constitutional Develop-

By **NORMAN WEST**

ment and Planning, Mr Chris Heunis, the Minister of Internal Affairs, Mr F W de Klerk, and the Minister of Community Development, Mr Pen Kotze

Mr Osman said I felt it my duty to read to the Council the letter, dated November 3, from the Cape Town Town Clerk

"In this letter it is plain that the Secretary for Community Development had made funds available to the City Council in 1980 to alleviate the Indian housing crisis

"Although tenders had been invited, they were never awarded because the Government had backed down on its word

Mr Hassan Osman

saying that the money had suddenly dried up

"This put us, the people who face harsh and bitter criticism from the community, in a most-invidious position

"We had the Government's word that the funds had been sanctioned, promised the people confidently the houses were in the offing, then had to go tail-between-legs to tell them the scheme was off

"How do you win the hearts and minds of people who are treated in such a humiliating way and their support for the new constitutional proposals?" asked Mr Osman

City is warned of

NEW STUMMS

Argus 15/11/82

Municipal Reporter

NOTES: is now one of the City Council's biggest financial headaches

Procter in agony after bad fall

By Correspondent

It has been reported that the doctor who treated the injured Procter should be re-vestigated concerning his investigation of the accident.

His wife, Maryna, said today he had had a very bad night, and the doctor had been called in the early hours to give him a check-up.

Procter, 36, is believed to have slipped on a flight of stairs leading to the garage of a Pretoria house last weekend. He was rushed out and se-

And the chairman of the Executive Council, Mr JAK Muir, today criticised the State's new housing policy and warned of a "new rash of shack dwellings" which would inevitably appear in the city.

He said in his interim budget speech it was "regrettably essential" that the delay in the Council's houses be stopped to improve living conditions of formidable proportions develop which can only be rectified by a massive investment of money.

Mr Muir described the R700 000 allocated to housing for essential maintenance as "completely inadequate".

Ratepayers

The city's ratepayers could not be expected to assume the major financial responsibility to im-



'Kiss of death' trial halted

Argus Bureau

LONDON — The "kiss of death" trial featuring a former South African beauty queen charged with hiring killers to shoot her husband was dramatically halted when a key witness failed to turn up.

Police were asked to investigate and went to the home of Mr Harry Catterick, formerly manager of Everton Football Club.

CONVICTION

The prosecution witness had been described in evidence as a friend of Mrs Muriel McCullough, 52, who is accused of the murder of her husband Bill, 48.

Mr Catterick sent in medical certificates to explain his absence, but Mr Douglas Draycott QC, prosecuting, said these did not appear to carry much conviction.

Russell Boraine rebuke

Argus 15/11/82

Minister

Staff Reporters

THERE was sharp reaction today from several quarters to last night's criticism of Dr Boyer's Naude by the Minister of Law and Order, Mr Louis le Grange.

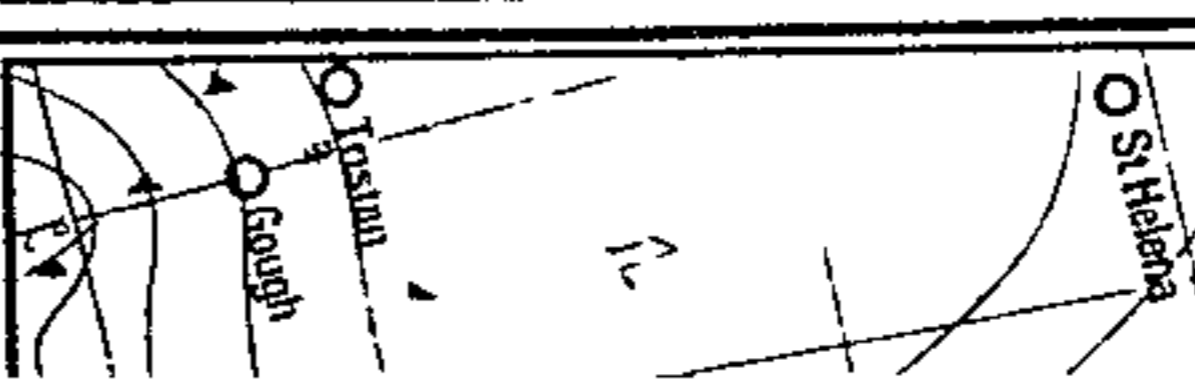
Speaking in Odendaarsrus, Mr le Grange attacked the former director of the Christian Institute for refusing to appear before a board to review his banning. He said it was the "Christian duty" of a citizen of a state to "respect bodies created by that state".

UN-CHRISTIAN

In Port Elizabeth today, the head of the Anglican Church of Southern Africa, the Most Rev Philip Russell, said the banning of Dr Naude was an unchristian act and Mr le Grange could not now accuse Dr Naude of acting outside his Christian beliefs.

"I disagree profoundly with the Minister's Detention without trial and banning without trial are denials of the fundamental right of people to know of what they are accused and who accuses them," said the Archbishop.

"I cannot believe that a 'Christian state' can



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Full moon
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First Quarter
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new slums

ARGUS 18/11/82
174-307

Municipal Reporter

HOUSING is now one of the City Council's biggest financial headaches.

Procter in agony after bad fall

Argus Correspondent

DURBAN — Doctors are deciding whether Natal cricket captain Mike Procter should be re-admitted to hospital to investigate continual "excruciating headaches"

His wife, Maryna, said today he had had "a very bad night", and the doctor had been called in the early hours to give him a painkiller

Procter, 36, is believed to have slipped on a flight of stairs leading to the garage of a Pretoria hotel at the weekend. He was knocked out and severely concussed

RETURN

He returned to Durban yesterday

Mrs Procter said "I'm really very worried"

"The doctor came to the house as soon as we got back from the airport and gave Mike something to relieve his terrible pain. He came again last night and gave him an injection to settle him, and that made Mike sleep for a while.

But it didn't last and I had to call the doctor again in the middle of the night because he was in such pain"

She expected a decision today on whether to repeat a brain scan and X-rays taken by a neurosurgeon in Pretoria

The tests they did on Mike in Pretoria found there was nothing wrong, so I'm hoping he's just tired from the long trip yesterday

Everything points to bad concussion because he can't remember a thing from Saturday afternoon to late Sunday she said

And the chairman of the Executive Council, Mr J A K Muir, today criticised the State's new housing policy and warned of a "new rash of shack dwellings" which would inevitably appear in the city.

He said in his interim budget speech it was "absolutely essential" that the decay in the council's houses be stopped before "slum conditions of formidable proportions develop which can only be rectified by a massive investment of money"

Mr Muir described the R700 000 allocated to housing for essential maintenance as totally inadequate.

Ratepayers

The city's ratepayers could not be expected to assume the major financial responsibility to improve the situation

Nearly one percent of the nine percent increase in rates announced today will be used for essential maintenance in the housing estates.

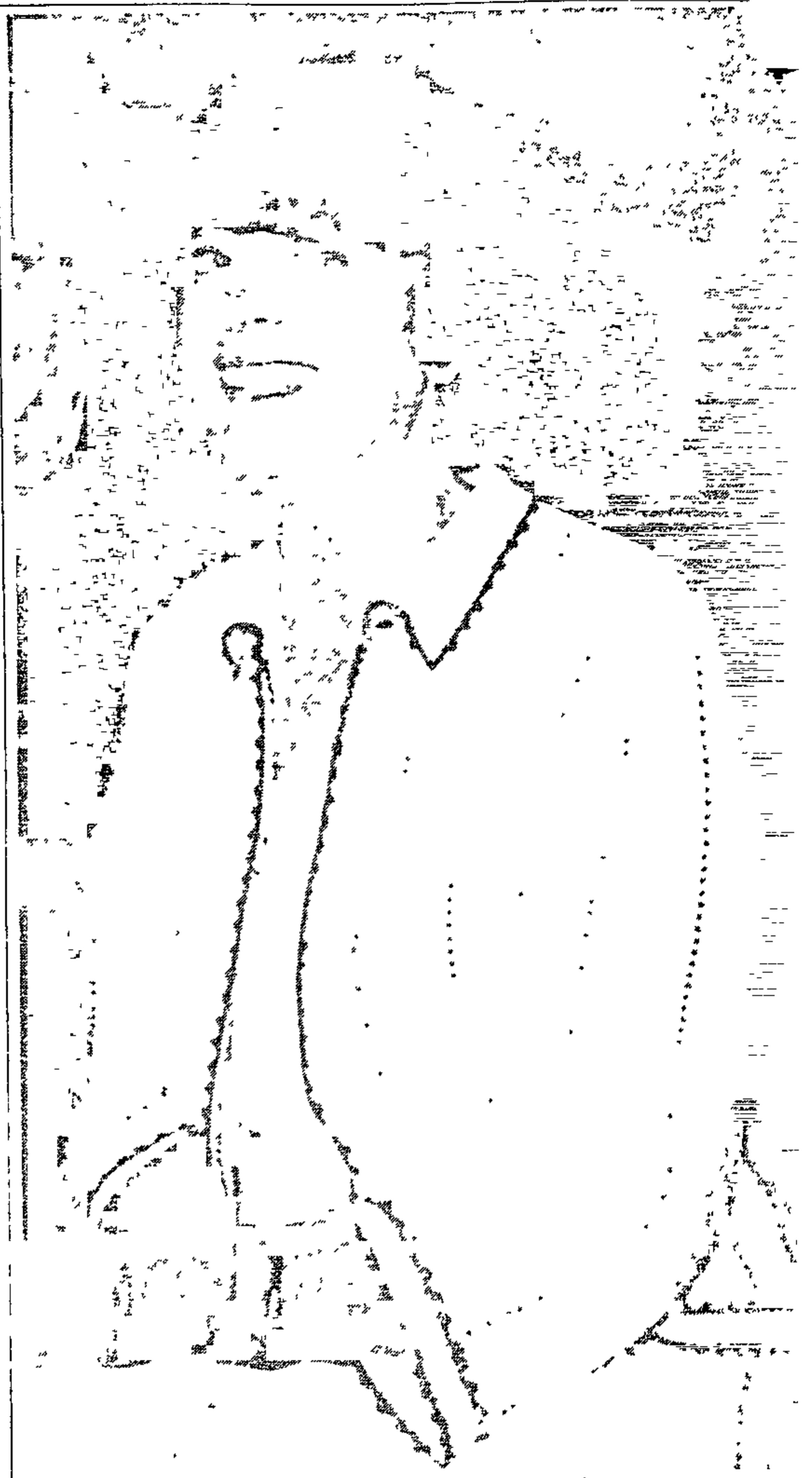
According to the new Government policy, housing funds will only be supplied to the very poor (those earning less than R150 a month, the elderly and the infirm.

Mr Muir said the new policy would shatter the hopes and aspirations of many of Cape Town's less fortunate citizens because over the past few years they had come to expect good quality houses from the State

Plain's plan

On the Mitchell's Plain housing scheme, Mr Muir said the new policy would stop further construction of houses there

It would leave the council with 1 500 serviced plots and an infrastructure of trunk services designed for a city of 45 000 dwellings of which only two-thirds would be completed



Mrs Muriel McCullough

City's rates to rise

ARGUS 18/11/82 (263)

(From Page 1)

to increase senior citizens rebates. Those who receive 30 percent will then receive 44 percent and those who receive 40 percent will then receive 52 percent

The rate in the rand for the next six months will be 1.88c which must be met in full by commerce and industry

The 20 percent rebate means that home-owners will pay 14c in the rand made up of a general rate of 90c and a health rate of 44c

brought under control vast sums would be required for reinstatement

The Executive Committee therefore decided to set aside R160 000 to provide aid for those sporting organisations which were unable to meet the cost of maintaining their facilities at reasonable standards

"To ignore the problem could cost the council a great deal more money in the long run," he said

Housing

an additional R200 000

11 percent increase which would come into effect in January

the revised tariff for water service will contribute R22,6-1 to the rates and

the water tariff has been increased to 1.88c per litre. The council was forced to buy water from the Government after the average rain last

In addition, public works had increased to higher electricity charges

The contribution to water service was expected to amount

CCI urges support of housing plan

ARGUS 19/11/82 (124)

EMPLOYERS willing to help coloured staff buy three-bedroomed houses in the R26 000 to R40 000 range are urged by the Cape Chamber of Industries to approach the non-profit-making Citizens' Housing League.

The league proposes to develop a township called Montevideo on a tract of land about 15 km from the city, within easy walking distance of public transport on Modderdam Road

"About 140 high quality, free-standing, three bedroomed dwellings are envisaged, ranging in size up to 110 sq m", the chamber's newsletter says

12 A MONTH

"It is planned to start installing municipal services in January and the first dwellings are expected to be available to purchasers in July or August at a completion rate of 12 a month

"Although there is an undoubted need for such accommodation, the speed with which the project proceeds will, to a certain extent, depend on the degree to which employers are willing to assist their staff in acquiring their own homes"

Serviced plots will also be available to buyers wishing to build their own homes

A promotions room has been equipped at the league's headquarters, where the layout and plans for houses can be inspected

Mexico unable to pay

MEXICO CITY — Mexican Finance Minister Mr Silva Herzog has given notice that his country, the world's largest international debtor, will probably not be able to repay any of its public sector debts next year

Mexico has already obtained a three-month delay in repaying its Government debts and two days ago asked its creditors for a further moratorium of 120 days until March 23 next year

In addition, it has signed a letter of intent with the International Monetary Fund for a \$3,84-billion loan to help it overcome what Mr Herzog referred to as the country's most difficult moment for 40 years.

Among Mexico's pledges to the IMF was a promise to reduce the Government's budget deficit, which Mr Herzog said would mean tax increases and public spending cuts — Sapa-Reuter.

Home loans 'freely available'

Property Editor

LOANS for buying property can now be granted immediately, says one of the country's largest building societies, the SA Permanent

An announcement is to be made in Johannesburg tonight, but a spokesman

in Cape Town said mortgages will now be "freely available"

"A lot more funds are coming in and there has been a dramatic change in the situation, especially with the banks cutting their prime lending rate" he said

"This should put an end to the ugly business of raising fees"

The need for back-to-back finance should also be over

For almost two years, building societies have had long waiting lists of home-buyers seeking

mortgages but the Perm. claimed today it no longer had a backlog

The biggest society, United, reported it still had more applications for mortgages than it could finance, but the position was improving

ARGUS 19/11/87

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By LOUIS BECKERLING
Business Editor

THE heat has gone out of rocketing house prices in Port Elizabeth

This is arguably the most significant conclusion to be drawn from the latest property survey conducted by the University of Port Elizabeth's Institute for Planning Research.

Of course that does not mean prices are not still climbing and significantly. Merely that inevitably the rate at which they're doing so has slowed in the last 12 months.

In the report titled *Local Property Values in Port Elizabeth - Trends and Developments June 1981 - June 1982* authors A. Elwee and M. Myrdal point out that overall median* (see footnote) house prices in Port Elizabeth increased from R39 000 in June last year, to R48 000 in June this year - and clearly no homeowner would quarrel with the substantial 23,1% appreciation in the value of his home.

Nonetheless the increase in the previous comparable 12-month period was a whopping 50%.

The report is the 12th in a series published annually, and this year the authors have introduced a handy ready reference to the historical information they have gathered, in the form of price indices.

Using median prices for the period January to June 1975 as a base (100) a table contained in the report clearly sets out the price record for the three areas surveyed (see Table 1).

Port Elizabeth is way ahead, with prices 121,5% up on those ruling seven years ago followed by Despatch, where a house today costs just less than double its 1975 price and then Uitenhage, some 50% up on 1975 prices.

A closer look at the record shows that prices see-sawed for the first three years of the review, and in the case of Port Elizabeth were actually marginally lower in 1978 than they were three years earlier. Which means prices then took off, more than doubling in only four years.

Another new feature of the report, liberally illustrated with four-colour graphs, bar-charts and tables, is a graph recording the cumulative distribution of prices in Port Elizabeth since 1979. At a glance it becomes plain that in the

second half of 1979 almost 90% of all houses sold in the area were priced at R40 000 and under.

In the following six-month period this slipped to 85% in the second half of 1980 it was down to 75% then 50% and finally, in the first-half of this year less than 30% of houses were sold at below R40 000.

Naturally on the other side of the coin the share of the heavyweights in the price stakes was on the increase. In the second half of 1979 barely one in a hundred sales took place at R70 000 and above. But by June this year one in every 10 sales in Port Elizabeth were struck at prices over R80 000.

Another feature of the report are the maps of Port Elizabeth and Uitenhage (the PE map is reproduced in miniature on this page, with a cross-reference to house prices ruling in the designated residential areas in the first half of this year and the second half of last year (see Table 2)).

From the map and Table 3 it becomes plain that the residential areas which have come under the greatest demand and consequently shown the largest price movements in the 12 months from June 1981 to June this year are:

Kabega +48%
Newton Park +43%
Humewood +43%
South End +40%
Parsons Vlei +33%

At the other end of the scale, showing negative growth over the same period, were:

Algoa Park -20%
Mount Pleasant -7%
Lower Walmer -6%
North End -6%
Fernglan -3%
Theescombe -3%

Taken over the six-month period to December, 1981, median prices were R45 000 overall, and rose to R48 000 in the first half of this year. Measured from June to June, say the authors, prices rose from R39 000 to R48 000 - or 23,1%.

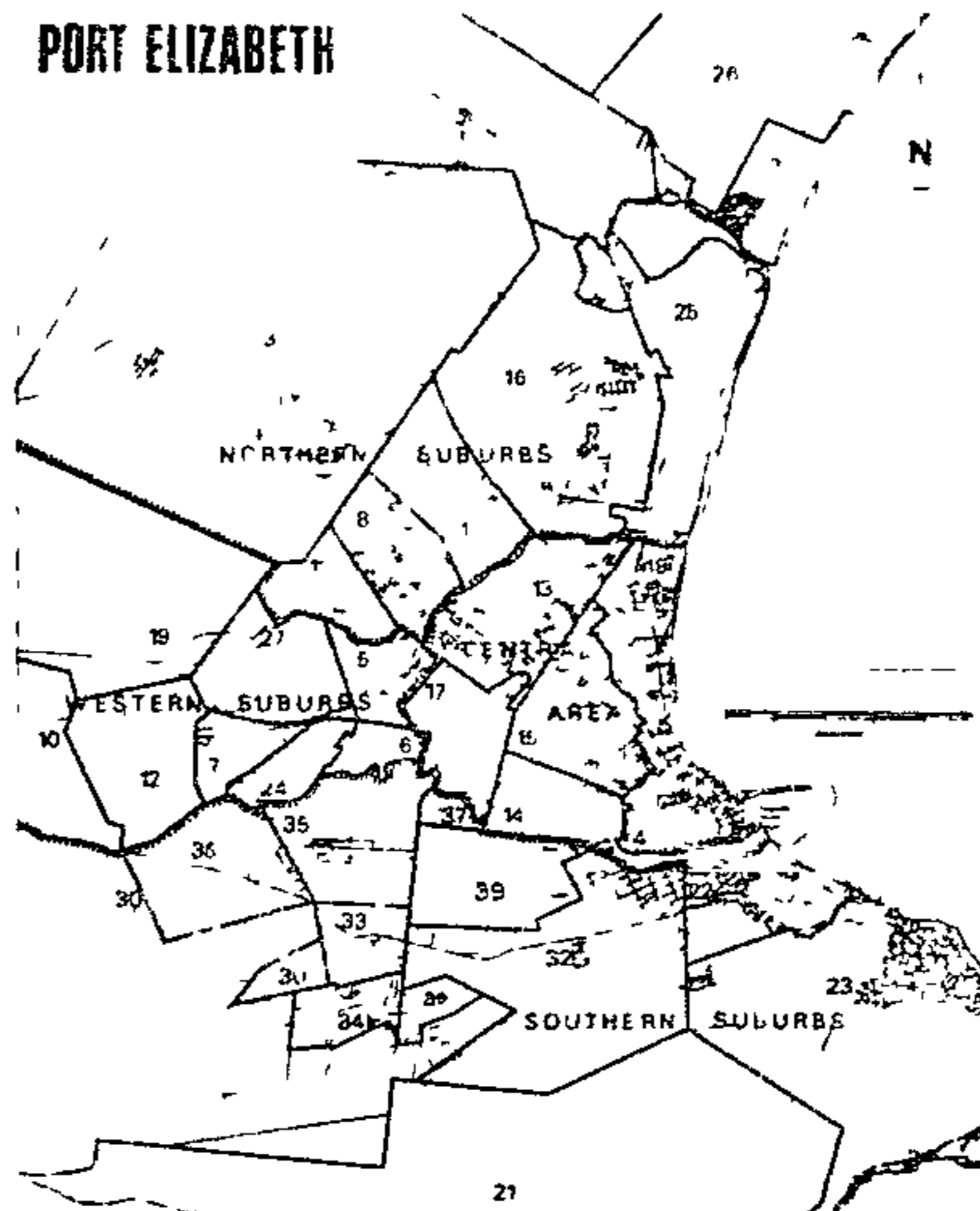
Similarly detailed analysis are tabulated for Uitenhage and Despatch, and the report also covers the sale of dwelling units under sectional title and the sale of plots.

Among the additional highlights of the reports are:

Volume of sales

While the number of transactions for the 12-

PORT ELIZABETH



The numbers on the map cross-refer to the numbers in brackets in the first columns of Tables 2 and 3

TABLE 1

MEDIAN HOUSE PRICES EXPRESSED AS INDICES

(Base January - June 1975 = 100)

| PERIOD | Port Elizabeth | | Uitenhage | | Despatch | | |
|--------|----------------|--------|-----------|--------|----------|--------|-------|
| | Median | Index | Median | Index | Median | Index | |
| 1975 | Jan - June | 21 675 | 100,0 | 15 425 | 100,0 | 13 000 | 100,0 |
| | July - Dec | 20 000 | 92,3 | 15 000 | 97,2 | 14 500 | 111,5 |
| 1976 | Jan - June | 22 800 | 105,2 | 16 575 | 107,5 | 15 500 | 119,2 |
| | July - Dec | 23 000 | 106,1 | 16 375 | 106,2 | 17 500 | 134,6 |
| 1977 | Jan - June | 22 300 | 102,9 | 16 000 | 103,7 | 14 250 | 109,6 |
| | July - Dec | 22 000 | 101,5 | 15 500 | 100,5 | 15 000 | 115,4 |
| 1978 | Jan - June | 21 500 | 99,2 | 16 500 | 106,9 | 14 200 | 109,2 |
| | July - Dec | 23 000 | 106,1 | 16 550 | 107,3 | 16 365 | 125,9 |
| 1979 | Jan - June | 23 500 | 108,4 | 16 500 | 106,9 | 16 050 | 123,5 |
| | July - Dec | 24 900 | 114,9 | 18 000 | 116,7 | 18 000 | 138,5 |
| 1980 | Jan - June | 26 000 | 112,0 | 21 250 | 137,8 | 18 000 | 138,5 |
| | July - Dec | 29 000 | 133,8 | 23 000 | 149,1 | 19 000 | 146,2 |
| 1981 | Jan - June | 39 000 | 179,9 | 22 325 | 144,7 | 22 250 | 171,2 |
| | July - Dec | 45 000 | 207,6 | 23 000 | 149,1 | 25 025 | 192,5 |
| 1982 | Jan - June | 48 000 | 221,5 | 23 750 | 153,9 | 25 850 | 198,9 |

month survey period (1508) was 'considerably lower than the previous year's total', notes the report, the volume recorded in the period January to June this year shows an increase over the comparable six-month period last year.

"Thus a less noticeable fall-off in terms of number of sales during the latter six months of the current survey is apparent."

Bond financing

"The overall decline in sales transactions must be ascribed largely to the non-availability of housing bonds during 1981-82 - a situation which was further aggravated by increasing price levels."

In a table detailing the average value of mort-

gages granted in the country as a whole from 1980 through to the present the report notes that for the purchase of existing dwellings mortgages rose 33% on average from around R23 300 to R31 000.

Interestingly in the same period, the average price of existing dwellings in Port Elizabeth rose 73%, from R28 611 to R49 587.

Average tops R50 000

The average house price in Port Elizabeth exceeded R50 000 for the first time.

* Footnote Median is a type of average which is often used when the mean is inappropriate. The median of a set of numbers is that number which has the same number of values less than it as there are greater than it.

HOUSE PRICES IN PE RISING MORE SLOWLY

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E-Post 19/11/82

Business and Shipping

TABLE 2

PORT ELIZABETH - MEDIAN PRICES OF DWELLINGS
JULY - DEC. 1981 AND JAN - JUN 1982

| SUBURBS | 1981 | | 1982 | |
|-----------------------|-----------------|-----------|----------------|----------|
| | July - December | | January - June | |
| Cotswold (5) | 4 000 | | 49 000 | |
| Foxglen (6) | 54 250 | | 58 000 | |
| Fransby (7) | 52 000 | | 64 000 | |
| Hunters Retreat (10) | 40 000 | | 43 500 | |
| Kabega (12) | 49 92 | | 51 900 | |
| Paradiseville (14) | 36 51 | | 40 000 | |
| Sunridge Park (24) | 45 500 | | 65 000 | |
| Westerling (27) | 40 000 | | 46 000 | |
| SUB-TOTAL P E WEST | 45 000 | (147 42) | 49 000 | (50 111) |
| Homewood (9) | 67 500 | | 89 750* | |
| Schoenmakerskop (21) | 50 000 | | - | |
| South End (22) | 37 500 | | 42 000 | |
| Summerstrand (7) | 89 000 | | 86 000 | |
| Theescombe (23) | 69 250 | | 78 000* | |
| Lower Wolmer (32) | 38 000 | | 45 000 | |
| Upper Wolmer (31) | 47 000 | | 48 000 | |
| Mount Pleasant (34) | 48 000 | | 34 000 | |
| Fairview (35) | 4 000* | | - | |
| Lorraine (36) | 4 300 | | 49 771 | |
| Mangold Park (37) | 50 500 | | 57 000* | |
| Upper Wolmer (39) | 6 500 | | 70 000 | |
| SUB-TOTAL P E SOUTH | 40 000 | (157 316) | 52 000 | (58 707) |
| Central (4) | - | | 30 500 | |
| Korsten (1) | - | | 15 000 | |
| Hill Park (14) | - | | 81 000 | |
| Mount Road (15) | 4 000 | | 51 000 | |
| Newton Park (17) | 40 500 | | 43 000 | |
| North End (18) | 14 998 | | 20 000 | |
| SUB-TOTAL P E CENTRAL | 9 000 | (39 893) | 30 500 | (42 814) |
| Algoa Park (1) | 19 000 | | 19 250 | |
| Amsterdamhoek (2) | 47 000 | | 58 000 | |
| Redhouse (20) | 68 500 | | 53 000* | |
| Swartkops (25) | - | | - | |
| Wells Estate (26) | 34 750* | | - | |
| SUB-TOTAL P E NORTH | 23 000 | (30 940) | 32 000 | (39 166) |
| GRAND TOTAL P E | 45 000 | (147 050) | 48 000 | (50 644) |

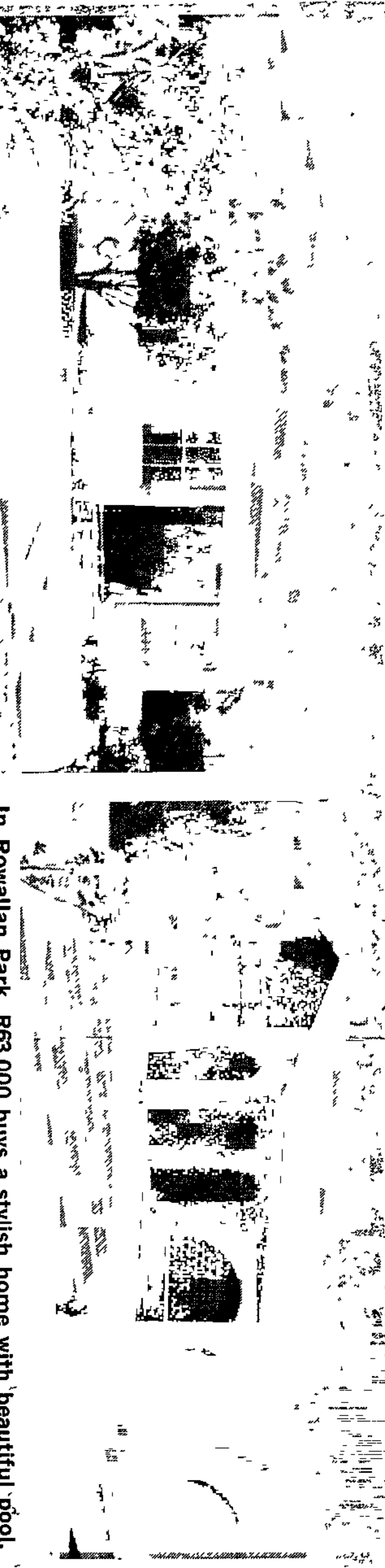
TABLE 3

PORT ELIZABETH - ACTUAL AND PERCENTAGE CHANGE IN
MEDIAN PRICES OF DWELLINGS, JULY 1981 - JUNE 1982

| SUBURBS | Increase | | Decrease | |
|-----------------------|----------|-------|----------|------|
| | R | % | R | % |
| Cotswold (5) | 7 000 | 4.3 | - | - |
| Foxglen (6) | - | - | 2 000 | 3.3 |
| Fransby (7) | 11 000 | 20.8 | - | - |
| Hunters Retreat (10) | 10 000 | 29.9 | - | - |
| Kabega (12) | 26 900 | 48.3 | - | - |
| Paradiseville (14) | 10 000 | 33.3 | - | - |
| Sunridge Park (24) | 14 750 | 20.5 | - | - |
| Westerling (27) | 8 000 | 21.1 | - | - |
| SUB-TOTAL P E WEST | 11 500 | 30.7 | - | - |
| Homewood (9) | 27 250 | 43.6* | - | - |
| Schoenmakerskop (21) | - | - | - | - |
| South End (22) | 12 025 | 40.1* | - | - |
| Summerstrand (7) | 29 500 | 26.3 | - | - |
| Theescombe (23) | - | - | 2 500* | 3.1 |
| Lower Wolmer (32) | - | - | 3 000* | 6.3 |
| Charlo (33) | 8 000 | 20.0 | - | - |
| Mount Pleasant (34) | - | - | 2 500 | 6.8 |
| Fairview (35) | - | - | - | - |
| Lorraine (36) | 7 52 | 17.8 | - | - |
| Mangold Park (37) | 10 000 | 21.3* | - | - |
| Upper Wolmer (39) | 12 000 | 20.7 | - | - |
| SUB-TOTAL P E SOUTH | 4 000 | 8.3 | - | - |
| Central (4) | 4 500 | 21.2 | - | - |
| Korsten (1) | 25 | 1.7 | - | - |
| Hill Park (14) | 19 500 | 31.7 | - | - |
| Mount Road (15) | 7 750 | 17.9 | - | - |
| Newton Park (17) | 13 000 | 43.3 | - | - |
| North End (18) | - | - | 1 250 | 5.9 |
| SUB-TOTAL P E CENTRAL | 9 750 | 32.8 | - | - |
| Algoa Park (1) | - | - | 3 250 | 20.3 |
| Amsterdamhoek (2) | 11 000 | 23.4 | - | - |
| Redhouse (20) | 10 500* | 24.7 | - | - |
| Swartkops (25) | - | - | - | - |
| Wells Estate (26) | - | - | - | - |
| SUB-TOTAL P E NORTH | 8 000 | 33.3 | - | - |
| GRAND TOTAL P E | 9 000 | 23.1 | - | - |

... to control ... in the future ... will not be ... of registered ... and will ... improve the training ... and ... these ... lowered the ... and should ... the supply of skilled workers ... to what extent it ... depends on the relative ... attained ... as opposed to institutional ... which lower the supply of skilled labour.

Influx control is a very important ~~institutional~~ factor which restricts the supply of skilled labour. Also ... other Acts have not been given any attention to institutionally - Black ... and ... as ... I feel that this will change as ... as ...



In Walmer, R52 000 buys a home close to town with three bedrooms, lounge, diningroom, garage.

In Rowallan Park, R63 000 buys a stylish home with beautiful pool, lounge with high pine ceiling, three bedrooms, main-en-suite, laundry and braai area. *124* 20/11/ea

By CLIFF FOSTER
CHEAPER houses may be just around the corner now that local authorities — including the Port Elizabeth Municipality — are considering amending their regulations to allow for several unconventional building methods

In Port Elizabeth, the city council's Community Services Committee was due to consider new methods this month but reports are being re-examined. The city falls within both the Coastal Areas and the Southern Areas Condensation Zone and special safeguards have to be considered within these areas when departures are made from conventional building systems

The reports may be submitted to the committee before the end of the year. Almost everyone connected with housing accepts that unless regulations are relaxed and unconventional methods tried, prospective buyers, such as newlyweds, stand little chance of having their own roof over their heads

The middle range price of houses in Port Elizabeth now stands at between R50 000 and R55 000, in a market where prices are still climbing steadily in spite of the problem of securing bonds

The South African Bureau of Standards, in its latest bulletin, says the building industry is at

Cheaper houses may result from review of building methods

present experiencing an explosion of ideas with manufacturers, architects and contractors trying to find solutions to South Africa's housing shortage in alternative and, at times, revolutionary methods of construction

"The seriousness of the housing situation is evident from the figures contained in the annual report of the National Manpower Commission. According to the report the current shortage amounts to an estimated 18 000 dwelling units for whites, 46 000 units for coloureds, 19 000 for Asians and 168 000 units for Africans in so-called white areas

The estimates do not include a figure of 258 000 units for Africans outside these areas

"Just to meet the future demand in white areas, an annual total of 90 000 dwelling units will have to be built over the next 10 years," the report says

"The figure for Whites is 38 000, that for coloureds 12 500, for Asians 4 100 and for blacks in white areas 36 000

"The commission stresses the fact that housing costs are increasing more rapidly than salary adjustments. One of the possible solutions is alternative building methods"

The bureau adds that various other bodies are advocating the introduction of unconventional building methods which would provide healthy competition for conventional building methods and help to contain the excessive escalation in building costs

Unconventional building methods are divided into three main categories according to the material used — heavy concrete panels, light concrete panels and sprayed concrete steel-reinforced walls

The new construction methods offer the prospective house-owner interest-

ing possibilities and advantages. The most obvious advantage is the saving in costs and erection time

In many cases, buildings erected by unconventional building methods have an attractive appearance and finish, but a word of warning should be added, the bureau says

The greatest danger is that some of the building methods produce structures of inferior quality and the cost saving is often paid for in lack of durability

A further requirement of the prospective homeowner is that his home should ensure pleasant living conditions as far as the natural elements are concerned. In the case of houses built of light panels, heat accumulated inside during the day is easily lost when temperatures drop at night

The fact that middle-range housing in Port Elizabeth now costs between R50 000 and R55 000 may

seem surprising, hearing in mind that a buyer would need to be earning more than R2 000 a month to qualify for an 80% bond — which can still be obtained if matching finance is provided

If a house is bought through a bank, a couple's combined income can be taken into account, but a busy estate agent said this week he had sold only five through bank loans

How the housing market has slayed on its feet through the last 18 months remains a bit of a mystery, but a city estate agent, Mr John Price, said this week he was actually looking for houses — especially on the beachfront

Employer-assisted purchases have helped, with the Railways and insurance houses being principal benefactors

Another incongruous factor is that smallholdings are in demand, according to Mr Price — a reversal of

at first
the rush to town when the price of petrol started to climb.

What do you get for R50 000 to R55 000, these days?

They are described as "upper middle class" and a random Weekend Post survey seemed to suggest very good value for money can now be obtained in the more outlying suburbs

Prices in Rowallan Park, for instance, have climbed to as high as R75 000 and one agent said this week he had five R60 000-R65 000 Rowallan Park houses on his books

Price samples
Rowallan Park Three beds, main-en-suite, lounge with high pine ceiling, pool, laundry braai area, R63 500

Rowallan Park Three beds, lounge, diningroom, 1½ bathrooms, R55 000

Glen Hurd Three beds, large lounge, diningroom, garage, two car ports, R58 000

Newton Park (Pickering St) three beds, lounge, large diningroom, garage, two car ports, R55 000

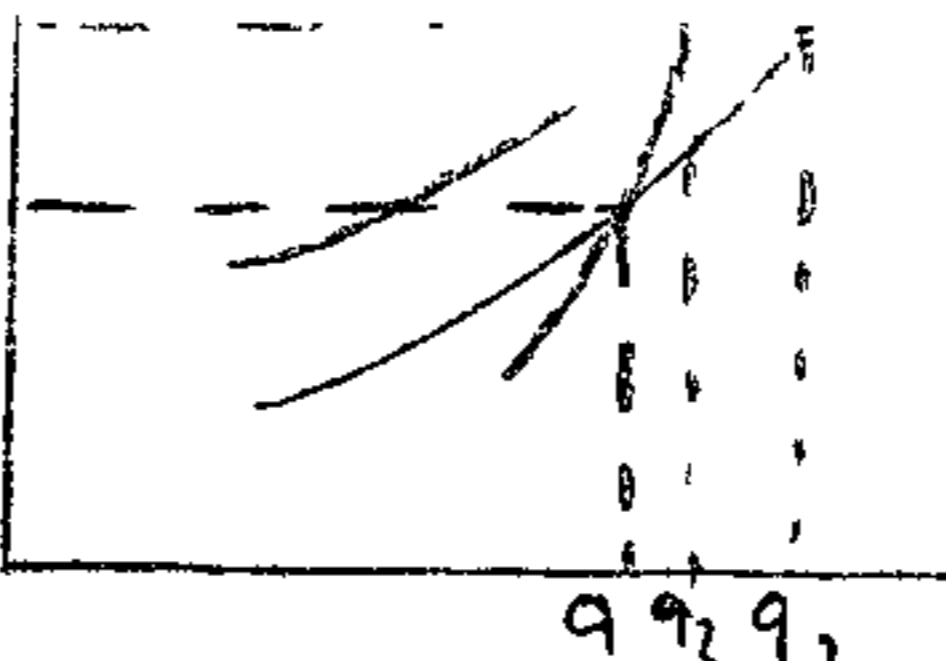
Belmore Park Three beds masonette, R47 000

Slenwood (Devon Road), four beds, lounge, diningroom, two baths, garage and servant's quarters, R55 500

Walmer, three beds, lounge, diningroom, garage, servant's quarters, R52 000

52

the buy in almost expansion



(124)

Beacon Bay takes the lead with new housing tender

EAST LONDON — The Beacon Bay municipality doesn't pretend to have the answers to the thorny problem of providing housing for young newly-weds and the elderly

But it does have an imaginative way to get those answers

In a bold move, Beacon Bay's town fathers are calling for an extraordinary tender for the development of an attractive, inexpensive, but not "cheap", housing scheme for the young and old

Instead of laying down the usual tender speci-

fications and calling on contractors to provide the best deal within the "specs", Beacon Bay's innovative new tender is more like a housing development competition

The tender calls for "ideas" on how to develop a piece of prime municipal-owned land in the heart of the popular residential sea-side town

"We will consider each idea on merit and award the development contract to the entrepreneur who comes up with what we think is the best idea," Beacon Bay's Town Clerk, Mr Peter Gerber, says

To get the most out of its home idea plan, the municipality is even prepared to consider tenders for a portion of the

development

"Entrepreneurs can offer ideas for a total scheme, or on just any aspect of housing they want

"The only 'specs' we have are that the development must be aesthetically pleasing and as cheap as possible — but not slummish

"We want the land de-

veloped specifically for newly-weds and senior citizens who want good housing but who have limited financial means with which to pay for it"

The land that the town council has put aside for the development is a large piece of ground in the centre of Beacon Bay — bound by Arbour Crescent, Kelvin Grove and Blackburn Road

"It's the only reasonably central land we own," Mr Gerber says

"Too often the tendency has been to clear bush on the outskirts of a town to develop inexpensive housing for the elderly or newly-weds

"We want to absorb these people into our community and the land is within walking distance of our main shopping and civic centre"

And that is Beacon Bay's way of opening its heart to the complexities of providing decent housing for those who really need it — DDR

D.D. patch 20/11/82



UNIVERSITY
EXAMINATIONS

Housing aid welcomed

124

All answer books must

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| Number of this book |

EAST LONDON — The chairman of the city's fledgeling Housing Utility Company, Mr Ken Bax, yesterday welcomed the announcement by Mr S F Kotze, Minister of Community Development, that housing utilities would qualify for state aid next year.

of local industries and I have some doubt they will be able to provide the finance we need — perhaps the situation is different in larger cities with greater industry.

"I think the Minister's announcement is excellent news and I welcome it warmly."

Mr Bax said the company was in the process of being registered.

"We are very keen to get cracking. We haven't got any finance yet, but as soon as the company is registered we will really go out and get our seeding money" — DDR.

Mr Bax said he doubted that the company would be able to raise all its capital from donations by local industry and that state aid would be of major assistance.

"I have seen a number

Surname

NA

First Name(s)

Date

Degree/Diploma/Certificate for which you are registered (e.g. B.A., B.Sc.)

Subject
(to be copied from the heading on the Examination Paper)

Paper No.
(to be copied from the heading on the Examination Paper)

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.

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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
- 4 Do not write in the left hand margin

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
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- 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

Further move on plans for suburbs

(124)
Post 22/1/82
Municipal Reporter

PLANS for the development of plots in Springfield and Fairview for whites in the lower income group will be taken a step further tomorrow when a director of the Department of Community Development visits Port Elizabeth

The director, Mr D du Toit, would meet the assistant City Engineer responsible for housing, Mr A le Grange, as well as some developers, the department's regional representative, Mr A Verwey, said in an interview today

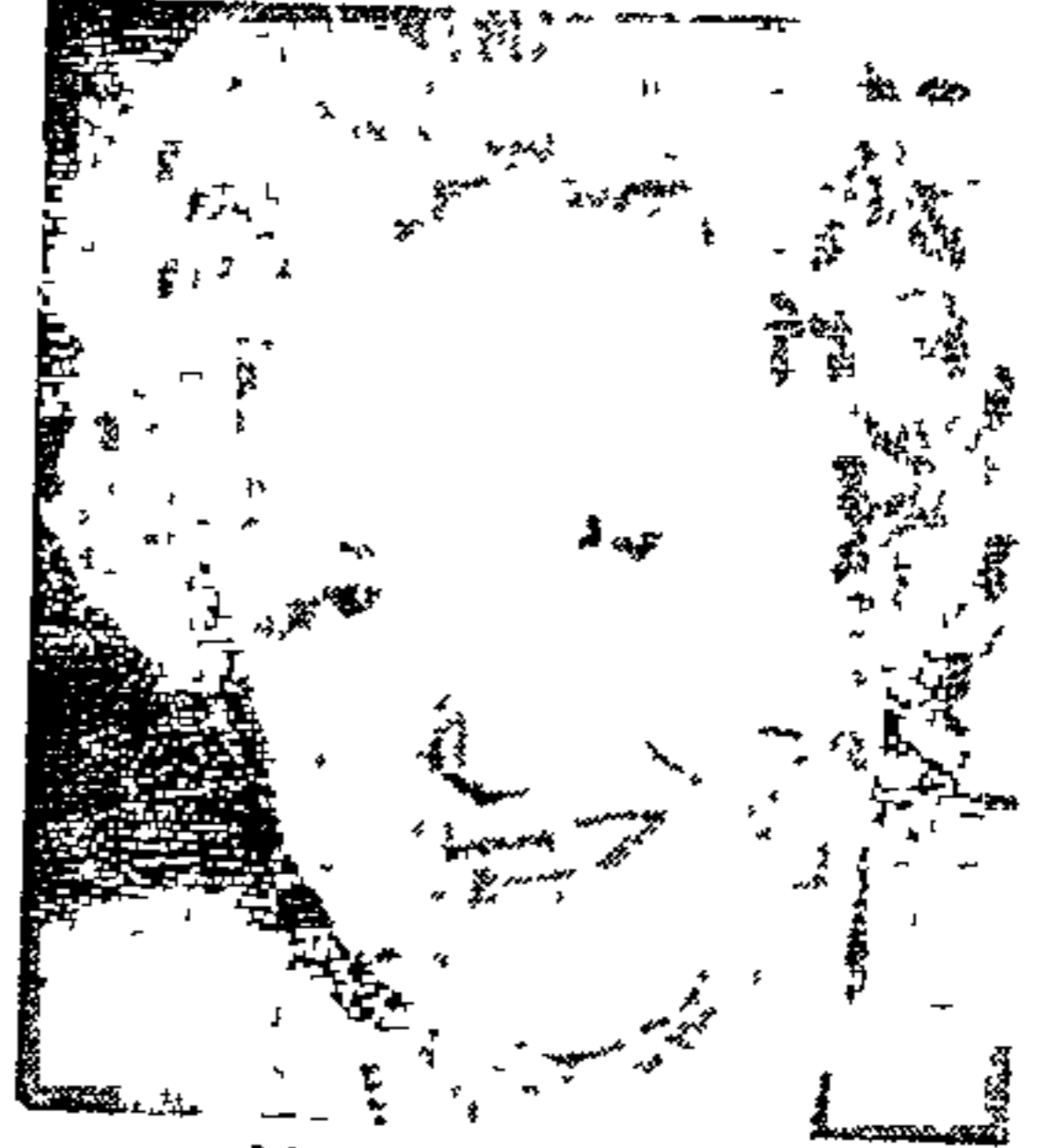
Last week the Minister of Community Development, Mr Pen Kotze, announced that 200 residential erven in Springfield and Fairview would be made available shortly to newly-married white couples. The necessary services would be provided as soon as possible

He also said the rest of Fairview would be similarly developed in conjunction with developers and his department

Experiment in housing urged



Mr Clive Keegan



Mrs Eulalie Stott

Municipal Reporter

AN experimental municipal self help housing scheme which would be administered by the Urban Foundation, has been recommended by City housing councillors and officials

The proposal follows a pilot self-help scheme by the Divisional Council. The Urban Foundation is starting a similar project in the Cape soon

The recommendation was in a report on a recent study tour by several councillors and officials of alternative forms of housing throughout the country

Self-help is seen as a solution to housing shortages. People are given a

serviced plot where they may build their own homes with technical assistance

The aim is to get the individual to accept some responsibility for housing himself

The chairman of the Housing Committee, Mrs Eulalie Stott and two other members, Mr Clive Keegan and Mr Eric Merrington, visited housing projects in and around Durban, Siyabuswa, near Groblersdal, Khutseng, near Carltonville, Sebokeng, near Vereeniging and Khatlehong, near Germiston

The projects incorporate a variety of alternative housing, from

traditional wattle-and daub structures to core housing

Some use conventional materials

One of the group's main conclusions is that no single type of housing would suit everyone

Another main point was that security of tenure, either freehold or long-lease, was essential if a self-help project was to succeed

While certain basic standards should be maintained, many regulations could be relaxed without serious harm to the house or the environment

The report recommended flexibility in control measures

Black housing: 'total plan' plea

124 Star 25/11/82

All reports by Shirley Woodgate

Only an overall Government plan embracing the whole of South Africa could solve the accommodation problem for urban black workers Mrs Pat van Rensburg told the Randburg Town Council meeting last night

Ad hoc planning by town councils could not achieve this on its own, said Mrs van Rensburg, chairman of the council's management committee

She rejected a West Rand Administration Board request that town councils should suggest sites in their industrial areas where hostels for black workers could be built

Mrs van Rensburg slammed the lack of Government policy on black urbanisation, based on utterances by the late Mr Blaar Coetzee who said that the flow of blacks to white South Africa would be reversed in 1978.

Dr Verwoerd, she said, had predicted that separate development would be so successful that the black population in white South Africa would be reduced to less than seven million

REALITY

Dr Connie Mulder had foreseen no black citizens in white South Africa when the Government's policy reached a successful conclusion



Mrs Pat van Rensburg ... Verwoerd's predictions are nonsense.

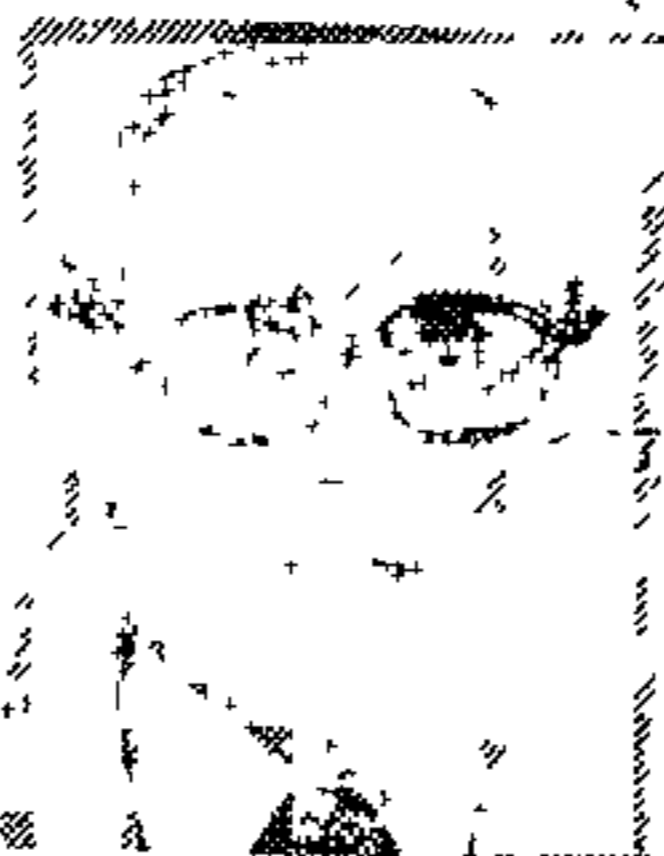
Mrs van Rensburg said the reality, as predicted by Dr P Smit, who had recently been appointed by the Government as its urbanisation specialist, was that urbanisation of blacks was increasing rapidly

The black population would increase from about 20 million in 1980 to about 35 million in 2000, Mrs van Rensburg said. Of these, 25 million would be living in the towns and cities of 'white South Africa'

These figures indicated the urgent need for an effective urbanisation policy to provide for the orderly movement of blacks from rural to urban areas

ACCUSED

Inherent in this scheme, she said was the need to provide adequate housing for the existing and future population, bearing in



Mr Olaus van Zyl ... Government aware of the problem.

mind that the present black housing shortage was 160 000 units.

Mr Olaus van Zyl accused Mrs van Rensburg of dragging politics into council affairs by discussing urbanisation and not housing as indicated by the item on the agenda

The Government, he said, was fully aware of the problem and a committee including all parties was investigating urbanisation

Denying Mr van Zyl's accusation, Mr Bill Swell said urbanisation and housing could not be separated

"We are trying to eliminate the morass caused by the creation of various administration boards which take authority away from town councils," he said.

If proper accommodation for blacks could not be provided, he warned, investors could find it difficult to extend their investments or to continue investing in Randburg

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

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Lessons from Nairobi on home ownership

The push for home ownership for urban blacks has of late received strong support particularly from the recent Viljoen Committee's report on Soweto. But is home ownership going to be easy to establish after the concept of renting has been so deeply ingrained?

During a visit to Nairobi I visited housing schemes serving a wide spectrum of income groups and talked to people involved in these projects. The projects themselves ranged from formal housing schemes to serviced sites and informal squatter settlements.

In many ways Nairobi can be instructive in terms of looking ahead to our own housing situation because many of the changes planned for Southern Africa were brought to bear on that city with independence over a decade ago.

Dandora, a three-year old housing scheme in Nairobi, provides a useful and in some ways a sobering insight into the processes that operate when home ownership is superimposed on a complex and deeply-rooted housing system characterised by acute housing shortage and a predominance of tenants.

It is a scheme where a serviced site is provided with a core consisting of a toilet and shower while some cores also include a kitchen. This scheme sought to offer the opportunity of home ownership to tenants of the large informal settlement of Mathare Valley which is similar to the Cape's Crossroads.

A separate agency outside of the ambit of Nairobi town council was set up to control the scheme so that it was removed from potential council influence, corruption and exploitation. Some 18 000 applicants vied for the 6 000 sites and selection was done on a random basis by computer. Loans were provided and were suf-

Dr Graeme Hardie looks at the problems involved in promoting black home ownership.

ficient to enable each household to build three rooms of the five-room house.

A strategy which became prevalent was for a number of households to form building groups. In terms of this strategy home owners would pool their individual loans and contract co-operatively for a builder. The builder would then build five rooms on each property moving from one site to the next.

As each member of the group had his house completed he would rent the two extra rooms paid for by the group and would continue to pay this rent until the bill was paid for all the extra rooms built by group members.

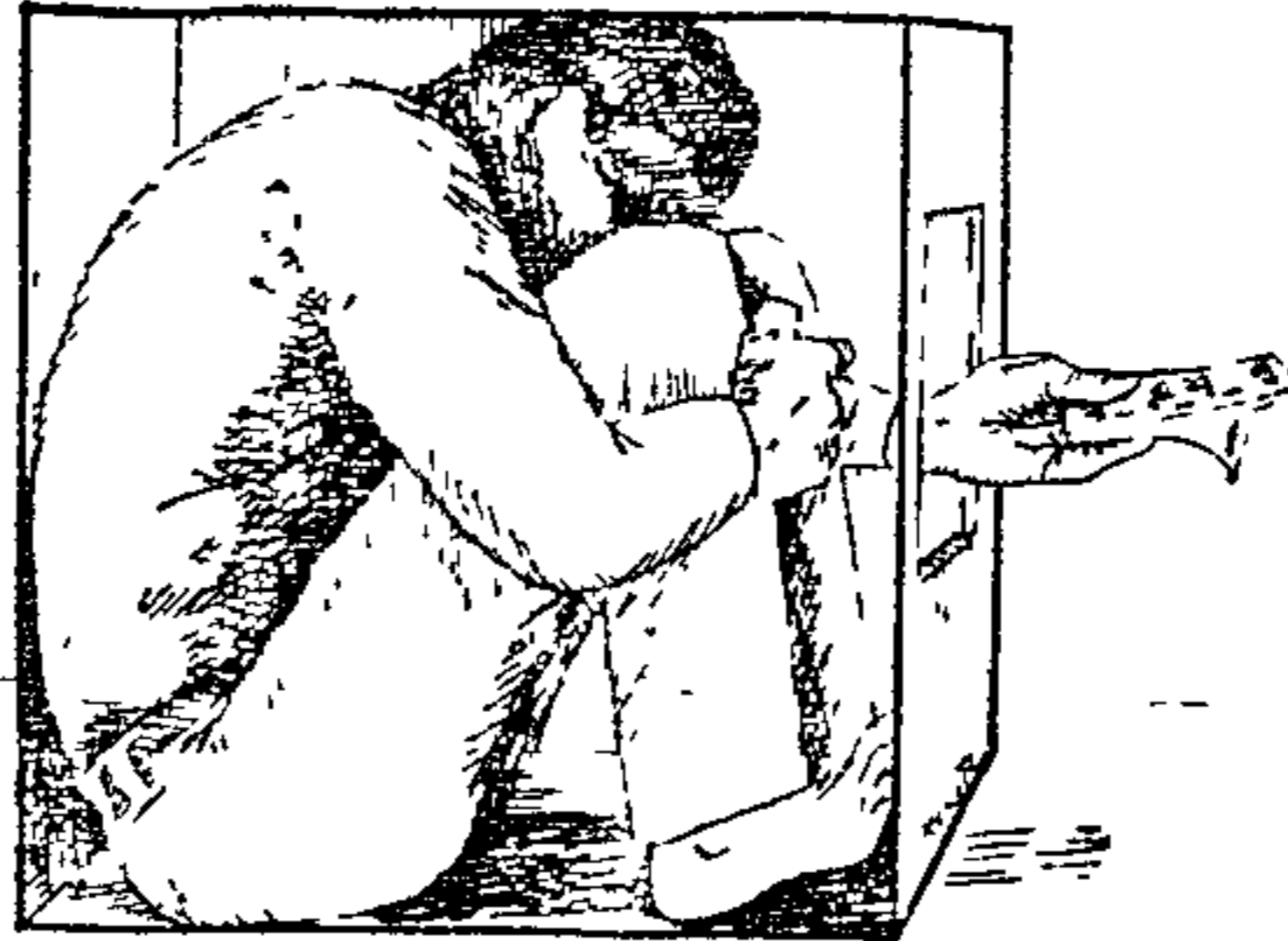
This has enabled members of groups to build a bigger house by co-operatively mobilising rental profits as quickly as possible.

A recent investigation has shown that only 43 percent of the home owners live in Dandora and that tenants dominate the scheme. It is not uncommon to find six families on one property of 150 sq metres with all rooms including the kitchen rented. The rental accrued could be about R300.

With this high percentage of absentee landlords, the area, rather than improving, is already on the downgrade, with garbage littering the streets.

More recently the Nairobi councillors called for the eviction of those who are not meeting their loan payments. It has been suggested that this move is being promoted by those who are keen to buy the defaulters' properties.

Housing has therefore become well established in Nairobi as a major means for investing capital. An individual who has control



The tremendous shortage of housing opens the rental market to much exploitation.

of land — even if initially in a low-income housing scheme — can earn handsomely from housing. Some have gained enough to retire to the rural areas as a result.

The growing recognition of the rental bonanza to be gained through ownership and rental was illustrated recently when a new housing scheme with 1 500 home sites was announced and 50 000 people applied, each depositing R10 with their application.

What has not been established in Nairobi is a resale housing market. People have realised that due to the critical accommodation shortage their house is a greater asset for rental than resale and although they moved out of the area it is better to hold on to the property.

Rents are linked to inflation and the shortage of accommodation, therefore the effect of an increase is immediate. As an investment, in contrast to placing money in a building society or in shares, the asset is physical and individually controllable. The house is viewed in much the same manner as were cattle in the past.

What of the tenant in Nairobi? Rented ac-

ply over the years. Some who have bought the Government house they were renting still refer to their mortgage payments as rent. Others who have urban rights and are renting have no incentive to purchase their home. This is because the rent is low, their children can still occupy their home upon their death, and with permission they can alter the house.

With this comes the added advantage that as tenants they can complain to the landlord when maintenance is required, an advantage which a home owner does not enjoy. Therefore in almost every sense of security, the tenant has many of the advantages of home ownership, with added benefits relating to the obligations of the landlord.

As new properties come on to the market it can be expected that there will be a rush to buy by home owners who may then use their rental returns on one property to buy another. An increase in absentee landlords is therefore possible.

Unscrupulous entrepreneurs may attempt to "help" the poor in the community to buy homes should they lack the resources, and then take over those homes when they default on monthly repayments.

Another result of the limited supply of house sites has been the development of different forms of "goodwill" for administration board officials and community councils. With this gain in mind local authorities will be loath to lose direct control of the housing supply and will thus discourage outside developers.

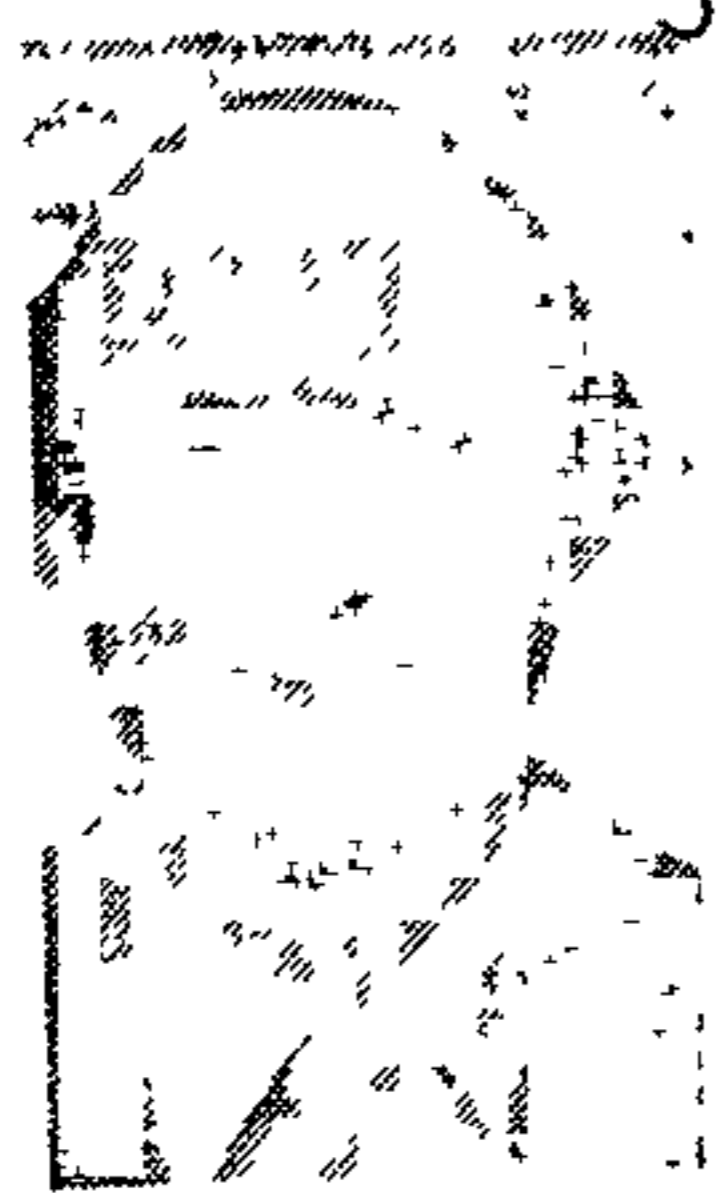
Perhaps my major concern with the current push for black home ownership is the plight of tenants in the new systems. Due to the tremendous housing shortage they are

commodation is the only shelter available to most of the burgeoning urban population and has become the established mode for the provision of housing. The tremendous shortage of housing opens the rental market to much exploitation.

It appears that tenants' rights are non-existent. One group of tenants in Mathare Valley recently went on a rent boycott in an attempt to demand better services from their landlords. The landlords' response was to burn down the houses. It is said that in Dandora if one defaults on rent, gangs are hired to put pressure on the unfortunate tenant.

What are the lessons to be learned from the Nairobi experience? Already in the major black urban centres in South Africa the rental market is well established. This has been the approach by Government on a heavily subsidised basis. Tenants themselves have then sublet whether legally or illegally portions of their homes or backyards.

Multiple households on each site are the order of the day in urban townships — a situation which has grown out of necessity due to the totally inadequate housing sup-



Dr Graeme Hardie . . .
tenants' right non-
existent in Nairobi.

wide open to exploitation. Obviously increasing the supply of housing would reduce rentals, but this cannot be achieved soon.

Rent control would not necessarily be a solution, for it would inhibit the private sector from investing in housing, which present moves attempt to encourage. Yet maintaining low rentals may well serve to discourage people from holding their original house when they move to more preferred accommodation. However this, and increasing the supply, would serve to establish a housing market.

Otherwise, as in Nairobi, home owners will never sell the original home, but will use it as a major source of income. Some form of control board would not only control rentals but would give tenants a way to express grievances should they be exploited.

Renting is firmly established in black townships throughout South Africa and to many it is probably seen as a permanent and financially advantageous form of occupation. There is evidence that many former tenants who have moved to improved 99-year leasehold sites and houses have not released their former rented house. It is now possible in some townships for an individual to own more than one home. These are bought cheaply from the boards concerned and then rented at handsome profits.

Obviously the proponents of home ownership see the gains of ownership in terms of the upgrading and improving of housing and communities. But this usually happens if there is owner occupation.

So in conceiving future plans to encourage home ownership the way in which to maintain and encourage owner-occupation needs to be thoroughly investigated and supported otherwise ownership itself may lead to deteriorating environments and slums.

Home is . . . shacking up

174
27/11/82

By CLIFF FOSTER

How does a person end up as a shack dweller in the atrocious conditions prevailing in Port Elizabeth's black townships today?

Most people imagine a shack dweller is a person who has crept into town under the net of influx control and built his shack illegally

Far from it

Many of the people trying to bring up families in these leaky packing cases have lived in this city all their lives

They are victims of a system that has failed to provide for one section of the city's ever-growing population in time

Last week, Weekend Post carried the story of a coloured woman who had been on the move for 30 years, sharing home after home with other families having been moved out of Port Elizabeth Central in the 1950s

This week we looked at her counterpart in the African townships — a mother of four who has finished up in a shack on the banks of the salt pans alongside the Swartkops River

(That's how far the shacks stretch now. They run in dense ranks for six kilometres right round one flank of the black townships from opposite the Swartkops power station to Veeplas adjoining the Uitenhage Road. That's the size of the problem Mr Louis Rive, Government adviser on housing, is talking about when he describes Port Elizabeth conditions as atrocious)

Mrs Wendy Gongxeka, 42, has spent her life working as a domestic help and as a factory hand and speaks English

with remarkable fluency. She is a capable, clear-headed, good-natured woman who looks as if she can cope in almost any situation

With her own hands she has just helped build her shack in Qeqe Street, but any day now plans to move it to another part of the black area on instructions from the East Cape Administration Board

Her unfortunate experience of living in a shack is the kind one often hears about

Until two months ago she was sharing a house with her mother, her brother, his wife and five children. Since leaving school she had lived with her mother, working every day and never finding the opportunity to set up home on her own

The home she shared with her brother became excessively crowded. In addition she sometimes found herself paying the lion's share of the rent — R33 a month

So, with her children growing up, she decided she must make a place for herself. It also came to her notice that rental on plots at a site and service area was only R15 a month. Although the difference in rentals was not large — R4.50 a week — it was all the encouragement she needed

Now Mrs Gongxeka is housed in a tiny timber and tin cube — officially recorded by the East Cape Administration Board as X105 — among other recently-erected shacks on the rock-strewn bed of the valley

As township environments go, it is not an unpleasant outlook. Below the shacks lie the placid waters of the salt pans and beyond them the escarpment of the Swartkops

river. Beyond that, the promised land — Motherwell — where Mrs Gongxeka would count herself exceedingly lucky to arrive some time hence

But there are no amenities — no sanitation or water in this particular area. Lighting is by oil lamp. To reach X105 a car needs to travel in first gear across the veld

Nor has the brief stay been without its turmoil. Mr Gongxeka and her neighbours had no sooner set up their shacks — having been allocated sites by Ecab — than officials arrived and ordered them out within 24 hours

Weekend Post was unable to establish this week whether the shack dwellers had moved onto the wrong sites. What is known is that the shacks were broken down — and as fast as they were broken down they were rebuilt

"They broke all of them down," said Mrs Gongxeka. "They broke them in the morning and we started building again in the afternoon. They broke them for three days and we kept doing that"

"After they broke them we started to get ourselves together and we asked five members to go to the office and ask for a place where we could build our shacks

"Then we were told we must stay where we are and after three weeks they are going to move us

Mrs Gongxeka has a cordial relationship with her neighbours, drawn together by a common predicament. She doesn't speak bitterly of officials who broke down her shack either

"That is in the past. They have given me another place to take the shack. Now I know I have a place to move to I am satisfied. That is all we want."

They broke them for 3 days, but we built them again

1000000 Blacks live

124 27/11/82
E. Foster
Shacks

New schemes lag behind in housing crisis

By CLIFF FOSTER

NEARLY 100 000 people are now living in shacks on the edge of Port Elizabeth's townships — about one in every three blacks in the city.

This is the size of the problem Mr Louis Rive, adviser to the Government on black living conditions, was talking about when he referred recently to the city's "atrocious" conditions

And the situation is worsening by the day. The shacks now stretch in a broad arc around the northern periphery of the established townships from close to the Swartkops Power Station in the east to Veeplaas far up the Uitenhage Road in the west — more than 12 000 of them in all

Many whites in the city don't even know they exist. The shacks are shielded from whites eyes by the settled black townships of Kwazakele and New Brighton in the west and by the river and salt pans of the Swartkops valley in the east.

Most of the shack dwellers are settled legally. In practice even illegal ones eventually get permission to stay — the alternative being to send them to the homelands.

The city's black population of close on 300 000 is increasing at the rate of between 5% and 6% a year — half of it from natural growth, half from influx.

This means that 2 000 extra families or 15 000 people (the total population of Port Alfred), have to find accommodation every year.

Two new black townships, Kwamaqaxaki and KwaDwesi, are to be built alongside the Uitenhage Road to house 5 000 families. But these will take three years to build — and by then the number of families will have increased by 3 000.

Motherwell is going to ease the whole situation and will ultimately house 120 000 people. Work on the township will start early next year, but the first of nine neighbourhoods will not be ready for occupation until 1984 and this will house only 14 000 — slightly less than the annual natural increase.

To find out how a Port Elizabeth settler ends up as a shack dweller, see Page 2

'We won't leave King Neptune!'

124 E-Post 27/4/82

By SIMON BLOCH

NOT one of the 18 coloured families ordered by Port Elizabeth city councillor Mr Ben Olivier to quit King Neptune holiday resort by next Tuesday has packed up and moved out

None can find anywhere to go

What the future holds for them on Tuesday no one could say this week

Mr Olivier refused to tell Weekend Post what he will do if his tenants sit tight

He has been leasing the resort for R50 a month from the city council and letting the cottages for R25 a month each, but recently he was granted a five-year lease on the property and said he intended to carry out renovations

"What I do is entirely my business," he said this week

"It has nothing to do with anybody else. Whatever actions I take are my own concern"

Asked when he planned to start renovations, Mr

Olivier said it was neither the newspaper's nor anybody else's business

The history of the resort goes back to 1964 when it was built by Mr Olivier for whites, but was neglected and became dilapidated

In 1975 he sold it to the Department of Community Development, but retained the leasehold for R50 a month. In 1978 the Port Elizabeth City Council took control of the resort, but this July the council decided to call for tenders for the unserviced resort, which is in a state of disrepair

Mr Olivier submitted the only tender and — despite objections by the Northern Areas Management Committee — was granted the lease for a five-year period

Under the new lease Mr Olivier pays the council R100 a month for the 49 cottages, with R400 a year payable as rates

Once the new leasehold was granted Mr Olivier served the eviction notices. The tenants were also informed they were

responsible for the costs of the eviction notices, amounting to R3,48 each

Some of the residents have been living there for more than 10 years

This week the residents at King Neptune appeared confused about what the future held in store for them

They told Weekend Post they had nowhere to go, and were not prepared to move out until they had found decent accommodation

Their neatly self-maintained homes were proof of their pride in their living standard, and they said they enjoyed staying together as a community

Mr Henry Bantom said he was prepared to wait until the end of the month to see what Mr Olivier had planned. He said he was not going to move out until then

Mr Daniel Heath said staying on was the best way

"My rent is up to date. I can't move my furniture so I don't know what I'll do. If Mr Olivier wants the fees for the cost of the

eviction notices, I'll pay it. He obviously wants them," he said

Another resident who has stayed at King Neptune for seven years was clearly upset with the eviction order

"We can't go to the bush or the police will catch us

We've put windows in the bungalows and some of us have even painted the walls, but we were never given a cent towards our improvement costs

"There is no electricity or water here, and we have to fetch water ourselves"

Another resident said "The truth was heavy. Our forefathers were not clever enough. They allowed their ground to be taken from them by the whites, and now we have nothing. We get pushed around everywhere we stay

"I don't see why we should have to leave here. We like staying together and there has never been any trouble. We don't want to go to the bush with our children"

Evening Post

Monday, November 29, 1982

(124)

Formidable challenges in black housing crisis

PORT ELIZABETH'S mushrooming shack population — 100 000 at last count and still growing — is an inevitable consequence of the dramatic modernisation South Africa has undergone in 50 years. The phenomenon is common to all Third World countries but in South Africa it is particularly apparent because of the poverty of the homelands and the attraction of a comparatively large industrial and commercial sector in urban areas

The critical question has never been whether there is a shack-dweller problem but rather how best to deal with it. Government policy in the recent past sought the answer in limited and enormously expensive conventional housing projects. The result today is that three million people are looking for homes

In this regard the East Cape Administration Board's pragmatism towards controlled self-help settlement is a welcome change from the rigidly ideological and conventional approach adopted in

the past by Government and quasi-Government agencies.

The spread of shacks may appear threatening and ugly to Western-orientated eyes but for many of the people living in them — previously horribly over-crowded in conventional units or living it rough, and illegally, in the bushes — they represent a quantum leap in improved living standards.

Formidable and exciting challenges face all parties in dealing with the Port Elizabeth shack phenomenon — the Government in providing the expertise, infrastructure, security of occupation and land, the private sector in expanding its social responsibility; the shack-dwellers in investing their "sweat-equity" and employing the potentially enormous entrepreneurial skills that have been locked up for so many wasted years by Government policy

Rather than condemn the growth of shack areas, white South Africans in general must learn to accept the country's Third World realities.

Many ways of helping to solve the housing problem

CAPE Times 29/11/82
124

From Mrs EULALIE STOTT (Newlands).

NOWADAYS many calls are made for the private sector to provide funds for housing. Most businesses are small and cannot afford to provide money for housing, let alone low interest rate housing loans for their employees. The large companies do sometimes make provision for housing for their relatively well-off staff but are able to do little to assist all their lower-paid staff.

However, it is wonderful when organizations like Old Mutual, Metal Box, SA Breweries and SA Permanent, etc, make money available to the City Council as an outright gift, or at very low interest rates, for the provision of low-cost housing for low-income families. But there are relatively few organizations which are in a position to make large sums of money available at give-away interest rates. Consequently, it must be recognized that the private sector can play only a *very* limited role in combatting the housing shortage for low-income families.

Tax concessions

Nevertheless, vast amounts of money are given away for "advertising" reasons to subsidize sporting events, etc. If the same tax concessions were available for "housing donations", larger amounts would and could be provided by the private sector, either for their own low-income employees or to the City for specific projects.

We are indebted to Mobil for providing funds for the provision of 50 houses, they are also going to provide a multi-purpose community centre. We are indebted to Besterecta for building

a creche/nursery school. So much needs to be done — are there not others who would consider such a project as a permanent, ongoing memorial or a most rewarding use for their funds? The community centre, etc, could be



Mrs Stott is chairman of the Cape Town City Council Housing Committee

named after the organization concerned, — surely as good a form of "advertising" as some others?

How about various foundations agreeing to provide nursery schools or accommodation for elderly people, in the same way that the Murray Trust has done? What nicer memorial to one's memory could there be than the provision of a place like the Brown and Annie Lawrence Home?

But it is not only the wealthy who could contribute to the solution of the problem for low-income families which arises from high building costs and high interest rates. While it is probably unreasonable to expect every employer constantly to pay all their staff more and more, it is possible and reasonable to hope that employers would pay those employees who are the main

breadwinners a salary increase to cover the extent of any rent increases — a sort of "rent allowance" for the head of the household only.

If the government is unable or unwilling to make available the vast capital sums needed for housing, why not start a housing bonus bond? Many people who do not subscribe to Defence bonds would be willing to buy housing bonds. Why not have a special income tax savings levy at a very low interest rate so that all taxpayers contribute for those in need of a dwelling? The extra one cent per rand for sales tax will produce about R425 million this year. What about some of that money? Such a sum is a great deal more than has ever been allocated for housing in any one year in the past. Why not run a weekly crossword competition or lottery for housing funds?

It has been estimated that R3 000 million will produce enough houses for the total known backlog. Let's make a determined attempt to get that amount.

In France

The government must realize that they do have a responsibility to provide the majority of the funds. In France (where the revolution took place 200 years ago), where every adult has a vote and the national minimum wage is R476 per month (3 000 francs), the government none the less in 1976 had to build 98 100 dwellings for renting and 168 200 for home ownership, and spent R1 628 million in that year on subsidies for either new dwellings, upgrading or rehabilitation of old dwellings, or as a subsidy to the household head so that not more than one

quarter of his salary went in rent.

By regularly providing enough money for the country's housing needs, many industries would be given a terrific boost. The building industry itself provides much needed work opportunities as it is a labour-intensive industry, about half the cost of building is paid out as wages.

Manufacturers producing housing products would be able to run to full productivity levels and more cost-effectively. Building industry workers would be more able to rely on regular work, year in year out, so would not leave the industry in lean times.

An appeal

With more houses available, there would be thousands of families with an incentive to work to furnish their dwellings, etc, and the resultant demand for more goods would provide more job opportunities. The steady provision of housing funds is what is needed in place of the present inefficient stop-start pattern of funding for housing.

We must work to ensure that substantial and annually increasing capital sums are made available for housing but, in the meantime, must appeal to all those of goodwill who can do so to assist with housing or community facilities in one way or another. At the very least, may one hope that employers of staff (who have been waiting for years for a house and who could obtain one at Mitchells Plain now *if only* they earned enough) would be prepared to give those employees who are head of the household an extra R30 or R40 per month as a housing allowance?

2000 held in raids on Cape squatters

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29/11/82

DR SLABBERT

al solution

CAPE TOWN — More than 2 000 blacks have been arrested in Cape Town's squalid black townships in the last month for breaking tough influx control laws which the Government is planning to strengthen.

Government officials carried out most of the raids at dawn on squatter camps on the bleak, windswept plains outside the city or in hostels reserved for men who work on contract in Cape Town.

Many of those arrested were wives and other relatives of the hostel dwellers — people from the tribal homelands who work in the cities for a fixed period and who are not allowed under influx control regulations to bring their families with them.

Most were fined R90 or sentenced to 90 days jail. The court hearing their cases in the black township of Nyanga sentenced an average three people a minute on some days.

"Men are sometimes fined for 'harbouring their wives' and one woman was threatened with being fined for 'harbouring her children,'" said Sue Williamson, chairman of Women for Peace, one of the organisations which has held rallies in the city to protest against the

with residential rights in the cities

Influx control is particularly thorough in the Western Cape, which the Government has declared a 'coloured labour preference area,' allowing blacks to take jobs there only if there are no coloured people available.

Despite government action, blacks still flock to Cape Town to seek work, driven there by the poverty of their homelands.

The Government is planning to tighten up the influx controls, or pass laws

In Cape Town alone there are 60 000 to 80 000 illegal blacks, while in Soweto planners have estimated as many as 200 000 "illegals" as well as a million "Section 10s"

ATTACKED

The measures proposed in the Orderly Movement and Settlement of Black Persons Bill, to be debated when Parliament next meets in January, have been bitterly attacked by its critics

"I'm not trying to be melodramatic when I say that just as the nazis had a final solution for the Jews, so the South African Government has a final solution in much the same sort of terms for the blacks," Bishop

and for accommodating an illegal person the fine will be R500," PFP spokesman Mrs Helen Surman told a public meeting recently

"As I see it, the main difference is that (black) people won't be stopped in the street during the day to produce their passes," she said

"This will take place at the factory or at home in Soweto and maybe in the backyards of employers in the white areas"

PERMANENCY

Blacks at present are allowed to remain in an urban area for up to 72 hours without official permission

Critics conceded that the new Bill contained one advance for blacks by recognising for the first time their rights as permanent urban residents

But another clause would deprive blacks of this new status if they do not have accommodation — a serious threat for many as there is a huge backlog for black housing in most cities

TRAGIC IRONY

Opposition Leader Dr Frederik van Zyl Slabbert recently attacked the whole policy of influx control and the thinking behind it at a regional congress of the Progressive Federal Party

"The tragic irony of it all is that, even if the government obstinately sticks to its poli-

squatters

final solution."

DR SLABBER!

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"Men are sometimes fined for 'harbouring their wives' . . . and one woman was threatened with being fined for 'harbouring her children,'" said Sue Williamson, chairman of Women for Peace, one of the organisations which has held rallies in the city to protest against the raids.

Most of those arrested came to Cape Town from the desolate and impoverished Ciskei and Transkei in the Eastern Cape to be with their husbands and to find work.

But, under the influx control laws, blacks may live in an urban area only if they were born there, have lived there for 15 years or have worked there for the same employer for 10 years.

Few of those arrested in the township raids qualified as "Section 10s" — bureaucratic jargon for blacks

with residential rights in the cities.

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PENALTIES

It proposes to shift responsibility for policing the influx control system on to employers and residents of urban areas, black and white, by imposing stiff penalties on people who employ or harbour "illegals."

"The penalties for employing so-called illegals will increase tenfold — a fine of up to R500 now goes up to R5 000

and for accommodating an illegal person the fine will be R500," PFP spokesman Mrs Helen Suzman told a public meeting recently.

"As I see it, the main difference is that (black) people won't be stopped in the street during the day to produce their passes," she said.

"This will take place at the factory or at home in Soweto and maybe in the backyards of employers in the white areas."

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But another clause would deprive blacks of this new status if they do not have accommodation — a serious threat for many as there is a huge backlog for black housing in most cities.

TRAGIC IRONY

Opposition Leader Dr Frederik van Zyl Slabbert recently attacked the whole policy of influx control and the thinking behind it at a regional congress of the Progressive Federal Party.

"The tragic irony of it all is that, even if the government obstinately sticks to its policy of influx control, then despite the policy there will still be 40 million people in our cities in the year 2000, of whom 34 million will be black."

The Bill forms part of a "new deal" for blacks sponsored by the Minister of Co-operation and Development, Dr Piet Koornhof.

The only measure in the new deal to have become law so far is an Act granting the councils of black townships the same rights as white local authorities. — Reuter.

Municipal 124

tenants face

'huge rise Mercury 30/11/8

in rents' claim

Municipal Reporter

INDIAN and coloured tenants in Durban's municipal housing schemes face 'really dramatic' increases in rents in the near future.

This warning was issued by the chairman of the Health and Housing Committee as the city council voted for an average 5 percent hike yesterday.

Mr Peter Corbett said he had it on good authority that there was another huge increase on the cards. As usual, it would be based on the 'irrational policies' of the National Housing Commission and it was wrong that the council should be seen to be responsible for them or the

latest hike.

The council was bound to set increases in terms of 'irrational rules and regulations set down by the commission', he said. Only about 5 percent of the present hike was linked to actual council needs.

But when rents went up the tenants accused the council of mismanagement and cold-heartedness. He agreed with Councillor Peter Mansfield that the tenants should be told where the blame really lay.

Mr Mansfield said the Housing Commission was getting away with the increases because the council was acting as a buffer between it and tenants.

Holiday resort empties as people seek new homes

By RAYMOND HILL

THE King Neptune holiday resort looked like a deserted village today. Families, given until midnight tonight to leave their homes, were away looking for any form of shelter.

About 18 families were given 30 days' notice to vacate the bungalows which have been home to them for the past few years.

Mr Ben Olivier, a Port Elizabeth city councillor, who was granted a five-year lease, plans to renovate the buildings.

Families paid R25 a month for the bungalows, mostly in poor repair.

At least six families have already moved. Some did not go to work today as they searched for alternative accommodation.

Few qualify for a council house because their names are not on the waiting list.

Mr Koos Schultz, 32, a night-shift worker at a chemical factory in Markman township, was packing his bags today.

"It is not only for myself that I am looking for a place. I have a wife and two stepchildren who are just as desperate," he said.

Mr Schultz said he did not owe Mr Olivier a cent. "My landlord says many of his tenants here are in arrears with their rent. Well, I can prove I am up to date. In fact, he owes me R25 which I paid him as a deposit before I moved in."

His name is on the housing list, but he cannot get a council house yet — he applied only six months ago. "Had I known this was going to happen to me and my family I would have put my name down years ago," he said.

Mr Olivier refused to comment.

Municipal Reporter

ONE of the biggest problems facing administration boards and community councils was that whenever a township had to be developed there were as many objections as there were houses to be built

This point was strongly made by the chief director of the East Cape Administration Board, Mr Louis Koch, when he answered a question at last night's meeting of the Central Executive of Port Elizabeth Ratepayers' Associations

So much time was spent "shifting paper" and preparing reports to counter criticism that "we can't get going", he said

When people objected to a proposed development their objections should be based on planning and possible problems that could influence the environment. They should not be based on skin colour

It was because there had been nine years of procrastination while people could not come to terms where black housing should be sited that the problem of Soweto (Port Elizabeth) had arisen

Mr Koch said there would have been no squatting problem had time not been wasted. Soweto would not be repeated if sufficient sites were serviced

During a slide presentation Ecab's director of technical services, Mr Roger Matlock, said there were 90 000 people living in Soweto. This meant a population density of between 600 and 700 a hectare

Mr Matlock said black housing in the Eastern

Prejudices put a brake on progress, says Koch

E Post 30/1/82

123

Cape was "shocking to say the least"

At present Port Elizabeth needed 18 000 units, which would cost R180 million. By the year 2000, 100 000 houses would have to be built. To meet this demand 5 500 houses would have to be supplied at the rate of 5 500 a year — 10 times more than had been built during past years

Mr Matlock said it would require R270 million to provide new service sites and to improve existing services in Port Elizabeth, Uitenhage and Despatch. Supply of houses would cost at least another R100 million

Discussing Motherwell, Mr Matlock said the town would comprise nine neighbourhood units

Each unit would have its own shops and schools while facilities such as post offices would be located in the centre of the town

Road networks would be such that there would be easy access to the centre of the town

In the first neighbourhood unit there would be 2 000 housing units which would cost R15 million

These houses would be used to accommodate those living in the worst shacks in Soweto

Mr Koch said that in planning Motherwell care had been taken not to create "sleeping dormitories"

Modern town planning principles had been adopted and the town would have areas set aside for light industrial purposes, for heavier industries, for shopping centres and so forth

There would be ample opportunities for black entrepreneurs. He stressed that the black community had been closely involved in the planning of Motherwell

Mr Matlock said there was still a slight question mark concerning the type of housing to be provided in Motherwell. Probably a core house would be built and the people would be left to put up their own walls

The Motherwell area was not an easy one to develop because of the large percentage of hard, flat ground, he said

However, the first stage of development was proceeding smoothly

R13,5m sought to boost white housing in PE

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● From Page 1

alarmingly

An analysis of monthly incomes revealed that the average income of applicants for family housing was R372,50 a month. The average combined income for a family was R397,07 a month — only R24,57 per month higher than the average monthly income of household heads.

This could be attributed to the large number of single household heads and the high incidence of dependence on State financial aid.

The average monthly income of a household head applying for housing for senior citizens was R209.

The reasons given by applicants for requiring alternative accommodation revealed that many of the applicants found the rent or upkeep of their present accommodation to be beyond their financial means.

In some cases applicants had to vacate or would be required to vacate their present accommodation because premises had been or were to be sold, often by

sectional title

At present there were 2 349 dwelling units available for family occupation in municipal housing schemes for whites in Port Elizabeth, and in State-controlled schemes there were 1 608 dwellings for white families.

Of these 1 737 were semi-detached houses, 47 were freestanding units and 565 were flats and maisonettes.

There were 631 units for the aged in municipal old age schemes.

Mr Moyneaux recommended the city council consider the erection of dwelling units to provide 45 lower-income flats during 1983/84, 100 lower-income flats during 1984/85 and 100 lower-income flats during 1985/86.

Dealing with council centres for the aged, he suggested that 16 units be provided at Buffelsfontein during 1985/86, 15 units at Louis Dubb in 1985/86, and that a new old age home be built in the city to provide 300 units for elderly people.

The total cost of these schemes would be R13,5 million.

Council turns down Sandy Bay scheme

CAPL Times 1/12/82 124

Staff Reporter

THE Divisional Council yesterday turned down the controversial application for the rezoning of Sandy Bay which would have allowed the developers to go ahead with their plans for a hotel and about 50 houses and other amenities

The application, which was discussed after the meeting had gone into committee, was rejected by a large majority of the councillors when it was put to the vote

It was also decided to make a public statement the application had been rejected after the meeting

The next step, suitable expropriation, is in the hands of the government and the Deputy Minister of Environment, Mr John Wiley, has already been approached with the council's proposals

The two owners of the stretch of coastline, Trust

Bank and Dr Robert Hall, have also been approached and are understood to have indicated their willingness to consider viable alternatives

The planned development of Sandy Bay, famous for its nudists, has been a controversial issue for years, and it surfaced again in recent months with the developers accusing the council of being "mentally paralysed" and incapable of coming to a decision on the proposals.

The developers, Costa Areosa, complained about the delay to the Provincial Administration and the council was in turn rebuked in August for taking "an inordinate long time"

The developers said the project would be of "such pleasing form and tone" it could not fail to harmonize with the beautiful coast

CAPE TIMES 1/12/82 201 200 174
135 arrested in early morning Langa raid

Labour Reporter
INSPECTORS of the Western Cape Administration Board (WCAB) arrested 135 people in an early morning pass raid in Langa yesterday, a spokesman for the WCAB said

A total of R3 805 was later imposed in fines in the Langa Commissioner's Court and paid in admission of guilt fines at various police stations

In court, there were 150 cases and R3 350 in fines or equivalent jail sentences were imposed

Mrs Beauty Hana was

found guilty at the court for the sixth time this year for being in the single quarters without permission She was fined R50

Mrs Adelaide Mazinjana, who had been arrested at 6am, collapsed in the court dock and had to be taken away by ambulance to Conradie Hospital

Mrs Mazinjana is reportedly asthmatic An eyewitness said she appeared "completely overcome" when she was brought into the court room

Talks planned with Govt on low-cost white housing

Municipal Reporter

CONSULTATIONS would be held between municipal officials and the Department of Community Development on the provision of additional housing in Port Elizabeth for white families and the aged

This was said in an interview today by the chairman of the City Council's Community Services Committee, Mr Ben Olivier

Yesterday, his committee considered an in-depth report prepared by the Director of Housing, Mr Mick Molyneaux, on the need for municipal housing schemes for whites

Mr Molyneaux recommended that provision be made for the spending of R13,5 million on the three-year capital programme for such

He also proposed that more than R4

million be spent on servicing plots in Fairview.

Here the Department of Community Development is keen to encourage private enterprise to become involved in the provision of housing

Mr Molyneaux's report has proposed that 245 flats be built between 1983 and 1986 to relieve the shortage of accommodation for white families in the lower income group

To assist the aged he suggested that another old-age home be built with 300 units and that additional units be built at the Buffelsfontein and Louis Dubb old-age homes

Mr Olivier emphasise that implementation of the proposals would depend very largely on Government funds

Developers hit by proposed township laws

CAPE TIMES 2/12/82
124

Municipal Reporter

ONE of the radical changes proposed in the draft amendment to the Townships Ordinance is that no owner of property in Cape Town would have any right to develop or change its use without special approval

Commenting yesterday on the controversial report of the Provincial Administration's Van Tonder Working Committee, the City Engineer, Mr Jan Brand, said the taking away of development rights was one of the main merits of the new system

'Gift'

From a planner and bureaucrat's viewpoint, it would be "a gift from heaven", enabling the authorities to plan with a free hand without serious worries of compensation

Changes in land use would have to be approved by either the Provincial Administration or the City Council. In the council's case, the Town Planning Scheme would continue to operate for the next 10 years, after which the land use changes would be implemented

Except where a property was rezoned, its value would be limited to that of the existing development (if any) on the site and it would have no value for potential future development. Any development rights subsequently conferred by rezoning would expire after three years if not utilized. The concept of "flat right" and "industrial sites" would cease to exist, he said

However, Mr Brand listed serious objections to the draft amendment

The committee had recommended that the present Townships Ordinance be repealed to be replaced by the Land Use Planning Ordinance

'Uncertainty'

Under the proposed new system, total uncertainty would reign over the value of property. No one could buy land for development until it had been rezoned and any purchaser would have to act within three years otherwise its value would drop back to that of an unzoned property

Although a master rezoning plan was suggested, scattered or ad hoc rezonings were likely to

take place

The present Town Planning Scheme provided a degree of stability and confidence on future development of an area while the new system would not, Mr Brand added

Study time

He strongly criticized the Provincial Administration for not granting an extension of time to the council for further study of the document which was released only in September. It was regrettable too that local authorities which would be largely responsible for the administration of the new ordinance, were not consulted in the preparation of the report.

No reason had been given for the "urgency" of the matter, Mr Brand said

"One would have expected that drastic proposals such as are now being contemplated would have been preceded by a lengthy period of public consultation"

He is to urge the council to protest to the Administrator, Mr Gene Louw.

Council move on Sidwell welcomed

127
E. P. L.
3/12/82

By SHELAGH
BLACKMAN

THE chairman of the Sidwell Ratepayers' Association, Mr Stanley Schultz, said he was pleased that the City Council was at last taking some action to try to improve the suburb

Yesterday the council's Policy and Resources Committee recommended that Sidwell be declared an urban renewal area

Mr Schultz said this was something his association had been pressing for for more than 10 years

The association had been concerned about the intrusion of business and industry into the suburb and felt the residential part should be preserved

"We want to try to improve the lot of the people who stay here," he said

Because there had been

little co-operation from city councillors, the association had itself approached the Department of Community Development to have the suburb declared an urban renewal area

The department had taken an interest in the problem and the council had been pressed into doing something, he said

If the City Council approves the recommendation by the Policy and Resources Committee, the area will be "frozen" for five years while planning is completed

The committee's chairman, Mr Alan Ward Able, said the Town Clerk, Mr P K Botha, had been instructed to make arrangements for a public meeting to explain the implications of the move

● It was decided at yes-

terday's meeting that the city's third water reclamation works should be built in the Driftsands reserve

● The committee decided to invite the city's coloured and Indian management committees to a meeting to discuss the resolution on beaches taken at the last council meeting

● It seems likely that Port Elizabeth will receive a higher Government subsidy on electricity After the first subsidy cheque had been received, officials considered that the city had been shortchanged Representations were made to the Decentralisation Board

Mr Ward Able said the board had agreed that Port Elizabeth should receive about R300 000 more a month However, final approval was still awaited, he said

MP645
3/12/82
(124)

Poor spend half of wages on rent'

Staff Reporter

ABOUT 70 percent of household heads in rented homes in the Peninsula's coloured areas fall below the breadline, while average rents are beyond the means of most tenants, according to a paper by the Urban Problems Research Unit (Upru) at UCT

The paper, entitled Public Housing Rents Some Issues, was written by two researchers, Professor David Dewar and Miss Vanessa Watson

According to the paper, the very lowest income group, earning less than R70 a month, were paying up to half their income in rent

SEVERE

The paper cites Mr A of Atlantis who earns R51 a month and rents a five-roomed sub-economic semi. Mr A pays R26,17 a month in rent, leaving him with R24,83 a month for food, clothes, transport and fuel.

"Given that the household subsistence level (HSL) allows an absolute minimum of R207,26 for these items, it means that Mr A is spending eight times less than the absolute minimum on the basic necessities"

Those earning between R70 and R150 a month were "experiencing severe difficulties" and after their rent had been paid, were living on less than the minimum laid down by the HSL

CALAMITY

In Atlantis, for instance, only with incomes of about R290 was there sufficient over to meet other basic necessities. Only 22 percent of households in Atlantis fell into this category

Survival was possible with contributions from other family members

"Any calamity such as illness, death, imprisonment or old age will place the family in crisis. If there are no family members or friends that can be called on to help, the choice will be starvation or eviction, possibly both."

On average each tenant in Divisional Council housing fell behind with rent six times in 1980

EXCESSIVE

Transport costs were also an "excessive burden for those forced to live in new townships"

About 50 percent of Atlantis residents had to commute daily to Cape Town to work. If only one member of the family was working, the minimal cost of this journey was R22 a month.

Changes in the rent structure and state subsidies were required

Rents should be tied to what could be afforded by the household head and not to construction costs of housing units

PROPERTY

**GOVT DRAWS PURSE STRINGS — AND
KEEPS 110 000 WAITING FOR HOMES**

Cash dries up in Mitchell's Plain housing scheme

S-Express 5/12/82 124

THE mammoth Mitchell's Plain scheme to provide housing for 250 000 coloured people in the Western Cape is faltering.

A lack of Government funds means that the scheme is short of housing for 110 000 people.

Of the three major contractors — Model Morris, Ilco Homes and Besterecta — which, until quite recently, were handing over hundreds of houses a month, only one, Besterecta, still has enough work to keep it on site until the second half of next year.

Its contract for 6 440 houses will keep it busy until about August or September.

Ilco Homes and Model Morris each had contracts to build 2 500 houses.

Ilco Homes' contract is due to be completed in February but Model Morris, which has completed its contract, has left the site

By DAVID PINGUS

A Cape Town city engineer's department spokesman said "This hiccup in the development of the scheme is going to be an extremely costly exercise.

"We are going to lose the cost advantage of continuity; of awarding large contracts to contractors who are already on site.

"It is going to cost a lot of money to get the production of housing going again, as it went in the past, to re-establish the rhythm and co-operation we built up over the years.

"Contractors will leave the site. When we get money to restart it will cost thousands of rands to get them back on site."

He said the city council financed the building of Mitchell's Plain with money borrowed from the Government.

"We were informed every

year, shortly before the end of the Government's financial year, what our allocation would be for the following year and were able to plan accordingly," he said.

"This has been going on since 1976.

"This year we were informed that we would be granted only R39-million, which was just enough to cover the costs of the running contracts. We could not award any new contracts.

"We will now have to wait until March, or thereabouts, next year, before we know whether we will be able to continue with the building of Mitchell's Plain. I am not over-enthusiastic about the prospects.

"The reason for my dependency is that Government has let it be known it will make funds available mainly, and possibly only, for the building of economic housing units — that is for

houses for families where the breadwinner's earnings are less than R150 a month.

"It expects private enterprise to finance the building of 'economic' homes — homes for families where the breadwinner earns more than that, which is the slot most of Mitchell's Plain falls into."

The official said that about 140 000 people lived in the 26 000 houses in Mitchell's Plain.

Between 400 and 500 houses are sold each month at an average selling price of R12 000. About R3 000 is for the ground and services and the rest for the house.

The council makes no profit on the scheme. It pays contractors about R9 000 for each house.

Dr Juhaan Evenwel, managing director of Besterecta, said the stop-start practice made it difficult for the building industry to maintain its prices.

During the troughs building firms lost money and their skilled men.

They had to pay dearly during their upswings to get those men back to try to recoup their losses. Those increased costs were invariably passed on to their clients.

Years ago, when Evenwel was a senior member of the National Building Research Institute (NBRI), he campaigned for a 1% levy on all earnings to enable the Government to even out the peaks and valleys of the building industry.

He was laughed at then — but every time the industry goes into a decline his suggestion makes more sense.

Last-minute bid to settle eviction case

Staff Reporter

ADVOCATES acting for the "patchwork crusader" of the Great Karoo, Mr Jan Outa Schoeman, and Prince Albert Municipality, were engaged in last-minute talks about a settlement this morning, minutes after the case was called in the Cape Town Supreme Court

The action between the parties today is a civil appeal arising from the eviction of Mr Schoeman on July 1 1980 from the sub-economic house he had occupied for 14 years in Prince Albert

The issue at stake is whether the Prince Albert Magistrate ruled correctly on January 18 this year when he rejected Mr Schoeman's civil claim against the municipality

REMEDY

The magistrate, Mr T J Green, found that the municipality had acted lawfully by evicting Mr Schoeman, that an interested third party was now living in the house, and that the specific legal remedy Mr Schoeman's counsel had sought did not apply in this case

No 6 court in the Supreme Court building was bustling with activity this morning, with stacks of law books and law reports, and three advocates — Mr Bennie Griesel, who appeared for Mr Schoeman, and Mr G Hofmeyr, SC, assisted by Mr S A Jordaan, for the municipality

OTHER SIDE

Within minutes of the case being called, however, Mr Justice J J Fagan, who is hearing the matter with Mr Justice Berman, urged the parties to consider again the question of a settlement

Mr Fagan said it seemed prima facie (at first sight) impracticable to restore occupation of the same house to Mr Schoeman, as asked by his counsel

But on the other side, Mr Justice Fagan said, the eviction of Mr Schoeman from the house — a "nearly reckless" action — appeared at first sight "gross and negligent"

The chief point adopted by the municipality in the magistrate's court hearing was that it had acted lawfully by evicting Mr Schoeman and the bulk of the evidence had dealt with this

"ERRED"

In this respect, Mr Fagan said he felt that the magistrate had "erred grossly" (grof gefouteer) by ruling in the municipality's favour, and he added that he would express himself strongly about the actions of the then town clerk, Mr J J W Kirsten

On the basis of this, the court was adjourned and the two sides began a last-minute attempt to settle the matter

Mr Griesel is instructed by Walker Malherbe Godley and Field Mr Hofmeyr and Mr Jordaan are instructed by Van der Spuy and Partners.



Mr Jan Outa Schoeman, "patchwork crusader" of the Great Karoo, Mr Jan Outa Schoeman, outside court, Cape Town where he has taken his legal fight against the municipality to have his house restored to him. He is appealing a magistrate's court decision in favour of the municipality.

Call to defer evictions

D. Dispatch 124
8/12/82

Question

The theory of Utility can explain necessity) is cheap while diamonds
 The Utility is the satisfaction gained from a good or service
 Total Utility is all the satisfaction had to give up everything of
 Marginal Utility is the extra satisfaction from extra consumption.
 Total Utility reaches its maximum when MU is zero
 TU is increasing when MU is positive
 TU is decreasing when MU is negative
 The Paradox of value states that the total utility does not reflect on Price but rather Marginal utility
 Therefore water which is plentiful (necessity) and cheap has a low marginal utility, while diamonds which are scarce (luxury) are expensive and have a high marginal utility
 Total Utility is high when marginal utility is low and vice versa

EAST LONDON — The proposed transfer of tenants in Buffalo Flats from semi-detached dwellings to single units was discussed at the Coloured Management meeting yesterday.
 The agenda report stated that many tenants living in semi-detached homes wanted to buy a home of their own, but preferred a single unit.
 Some living in single units appeared to be unable to purchase the dwellings, it said.
 Concerning the transfers, Mr Temmers said: "I think we should be fair and give people a period of notice, or are we just going to pounce on them"
 After discussion, the committee agreed that a three month notice of transfer period would be given before action would be taken.

A sidelight to the issue appeared when the matter of evictions was considered by the committee
 The agenda noted that the vice-chairman, Mr A Green, had requested that evictions should be deferred during the festive season
 Mr F Barlow, the chairman, said: "December is a holy month and there should not be any evictions."
 The deputy City Treasurer, Mr D Falkenberg, said: "We have to carry out our job during the festive period as at any other time"
 The chairman called for a report to show whether evictions had altered the state of rental arrears, and the committee was told that these were not at hand, but could be obtained for consideration —
 DDR

Beady inadequate. $\frac{7-8}{15}$

Chummy, shabby
 although he has the job.

CHEAPER MICROBUILT HOMES

Provincial Reporter

R 4645 13/12/82 124

CHEAPER homes will be available to hundreds of people next year when the Cape's 292 caravan parks will be able to set aside up to 30 percent of their area for mobile homes.

Mr Gene Louw, Administrator of the Cape, said in announcing the change that there would be strict health control in the "permanent" part of caravan parks to ensure high standards

He said the regulations governing the Cape's caravan parks would be amended early in 1983

"New deal"

The caravan park regulations are expected to be part of a "new deal" to be brought before the Cape Provincial Council in February to help provide cheaper housing in the Cape

The head of a company manufacturing mobile homes said that 25 000 South Africans already lived in mobile homes

The homes are made in a factory and then transported to the site. There the wheels are taken off and the homes are connected to sewerage, water and electricity supplies

Prices

Their prices range from R14 000 to R18 000. Fully furnished, curtained and carpeted cabins were being offered on the Reef at R19 000, the cost including delivery in the Western Cape

At present, Cape caravan parks may not set aside more than 10 percent of their area for these permanent or semi-permanent homes. Mr Louw announced that the Provincial Executive Committee had decided to increase this to 30 percent

He said it was necessary to balance the needs of the holiday-maker in caravan parks with those of the permanent resident in mobile homes

Pensioners

Those using mobile homes were mainly older people and pensioners as well as those whose work demanded that they move from time to time

Mr Louw said there was a need for cheaper housing, such as that offered by mobile homes

In addition, the Cape had a relatively short holiday season. This meant that some caravan parks were not economically viable. They either had to close in the off-season or else struggle to exist with a third-rate service to the caravan tourist

Better ⁽¹²⁴⁾
housing
sought ⁽²⁷⁷⁾
^{S. Post}
for camp
^{14/12/82}
dwellers

Municipal Reporter

THE possibility of rehous-
ing the residents of the
Dias Divisional Council
workers' camp at
Fitches Corner in the
Uitenhage black town-
ship of Kwanobuhle is be-
ing investigated by the
East Cape Administra-
tion Board.

The council appointed a
sub-committee earlier to
investigate alternative
housing for the inhabi-
tants following a report
by the council's Medical
Officer of Health, Dr J H
Kemp, in which he de-
scribed the camp as a
"refuse paradise".

The sub-committee's
recommendation that the
residents of Fitches Cor-
ner be moved to Hankey
township was approved
by the council.

However, according to
minutes (released to the
Press today) contained in
the agenda of a recent
meeting of the council's
Health and Amenities
Committee, the sub-com-
mittee met representa-
tives of Ecab who said
residents in the Hankey
area were against the
bringing in of black la-
bour into a coloured pri-
ority labour area.

Although the board had ori-
ginally supported the
council's choice of
Hankey, the Commis-
sioner had indicated he
would not sanction such a
move.

The Ecab representatives
asked the council not to
resolve anything at this
stage but to wait until
Ecab had investigated
the possibility of making
50 houses available at
Kwanobuhle.

Uitenhage

Uitenhage

t
e

housing provision "

The scheme is unique in that Mobil chose to provide housing, not for their own employees, as is becoming increasingly common, but rather simply in recognition of a social need

The project was developed through Build a Better Society (BABS), a self-help organisation in Cape Town's Kewtown, with whom Mobil has had a long association "It became clear to us that any self-help projects attempted in the Kewtown area were hindered by the chronic housing shortage. So the project simply grew out of BABS's self-help philosophy," says O'Malley

A profile of project applicants indicates that over half lived with their families in one room — usually in their parents' house or flat

Estimates of the housing shortage for coloured people in the Peninsula vary between 40 000 and 70 000 units, and many people have been on the Cape Town City Council's (CCC) waiting list for more than 15 years. Last year the Department of Community Development estimated that 21 700 houses would have to be built annually over the next five years to meet the backlog and cope with the natural increase

Townhouse project

The townhouse project was developed at a cost of R1.3m and consists of 50 housing units designed in Georgian style, 37 are duplexes and the rest single-storey units. Each unit consists of a living-cum-dining area linked to a kitchen, and has three bedrooms and a bathroom

Each unit cost approximately R18 000, including infrastructure. In 1992 tenants will have the option to buy the houses for R9 000 (including the cost of land) when Mobil's lease on the CCC-owned land expires. Present rental tenants pay only R66 a month — lower than equivalent houses in Mitchells Plain

However, the possibility of future home ownership is an important motivating factor for the present upgrading of houses. O'Malley says "We're monitoring conditions closely, and it is too soon to draw categorical conclusions. But people are reacting very positively with continuing alterations to the basic structure"

The criteria for acceptability to the scheme were that income levels should be not less than R250 a month and not more than R500 a family. Applicants had to be members of BABS, have their names on the council waiting list for Kewtown and be actively involved in community life. Mobil was not involved in the selection process, which was conducted by BABS with help from sociologists

A community centre to serve the entire Kewtown community is scheduled for completion in March next year. O'Malley says that "when the community centre is completed, we will be running people development projects which will increase our involvement in the community"

LM 17/12/82
BLACK HOUSING

Mobil homes

124

There are umpteen ways for the private sector to heed PM P W Botha's appeal for involvement in the provision of black housing. But few have been tried. Now Mobil SA has broken new ground with the development of a townhouse project on the Cape Flats, believed to be the first example of a subsidised housing project developed by the private sector for non-employees

According to Mobil's Public Affairs Manager, Patrick O'Malley "The housing problem is so acute that we believe private sector involvement is essential if a solution is to be found. We want to stimulate private sector involvement and hope this project has a catalytic effect. We want to demonstrate a workable option and develop a model demonstrating the possibility of meaningful private sector involvement in

Sickness won't get you a house . . .

(124) C. Herald
18/12/82

MEDICAL certificates and a constantly sick family will not improve your chances of getting a council house sooner.



● MRS Venocia van Dieman and her daughter Lyro, 8 . . . no house for them.

This became very clear to the Van Dieman family of Retreat who have been on the council's waiting list since May 23, 1978

The family has lived in a tiny two-bedroomed servants' quarters in Canna Road for the past five years and have had constant problems with the roof leaking, water seeping in under the door, and cold cement floors. They have laid carpets in the tiny rooms but still the rooms are very cold.

Mrs Venocia van Dieman said that when her baby first contracted bronchitis last year her doctor gave her a letter to pass on to the council stating that the family needed other accommodation urgently.

RELUCTANT

"I took the letter to the council's offices in the Civic Centre and a lady behind the desk said the certificate would not help. She was very reluctant to include the certificate in the folder. My child died a few weeks after I had taken the certificate to the Civic Centre.

"A copy of my other child's medical report was also sent to the council's headquarters and still we are waiting for a house.

LANDLADY

"We had a health inspector here a few months ago. He said that our landlady had to make a number of improvements to the place," Mrs van Dieman claimed.

But the council says they receive about 600 medical certificates a year and they do not have 600 vacant houses a year.

"So we have to take each certificate on its merits," said Cape Town City Council's housing committee chairman, Mrs Eulahe Stott.

PRIORITY

"We cannot give priority to everyone who produces medical certificates. At the moment we receive 50 certificates a week — that is 600 a year and we just don't have that many empty houses.

"We still have people on the waiting list who applied for houses as far back as 1970," she said.

Mrs Stott suggested that the family repair the roof and lay down carpets as they have a long time to wait.

She also said that she doubted whether the family could afford the high rents asked for in Mitchells Plain.

Paper No 2
(to be copied from the heading on the Examination Book)

NOTE CAREFULLY

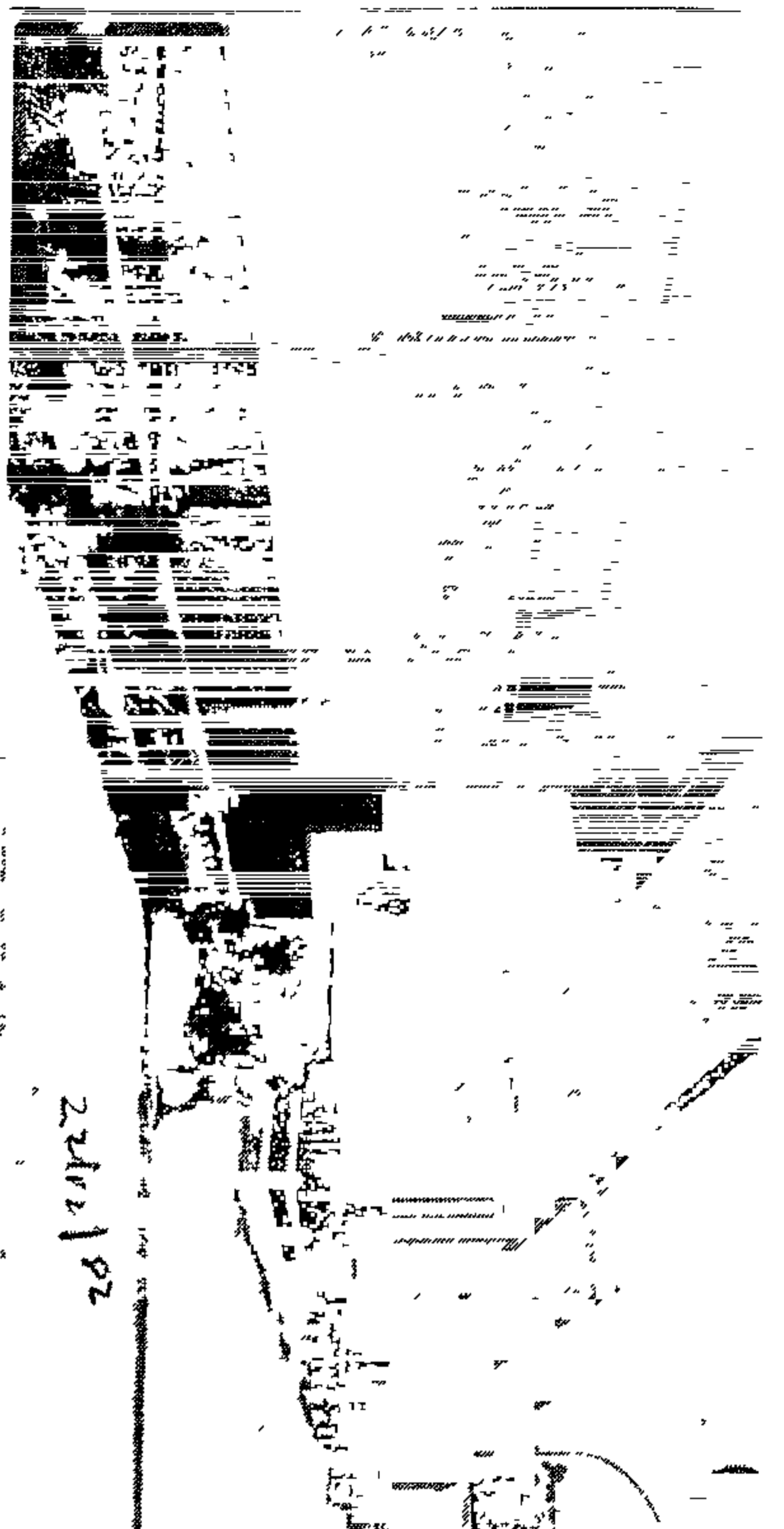
- 1 Enter at the top of each page and in column () of the block on this cover the number of the question you are answering
- 2 Blue or black ink must be used for written answers. The use of a ball point pen is acceptable. Red or green ink may be used only for underlining, emphasis or for diagrams, for which pencil may also be used.
- 3 Names must be printed on each separate sheet (e.g. graph paper) where sheets additional to the examination book(s) are used.
- 4 Do not write in the left hand margin.

tes, pieces of paper or other materials brought into the examination room are so instructed.

are not to communicate with other candidates with any person except the invigilator.

answer book is to be torn out. Examination books must be handed to the invigilator before leaving the examination room.

Any dishonesty will render the candidate liable to disqualification and to possible exclusion from the University



THE "cramped and narrow" three-bedroom houses in a new housing estate in Atlantis.

22/12/82

Folks are not so happy living in their dream city

ASCA's
22/12/82

1204

Pippa Green Labour Reporter

ATLANTIS residents have been hard-hit by the economic downturn, with more than 300 people laid off from industries there in recent weeks

The biggest factory, Atlantis Diesel Engines, laid off 10 percent of its workforce — 250 people — and Tedalex retrenched 60 workers about two months ago

Planned by the Government as an industrial deconcentration point, with ample and attractive concessions for industrialists investing there, Atlantis has been unable to provide employment for more than a third of its residents

Up at five

Forty-five kilometres north-west of Cape Town, Atlantis, once described as the "dream city gone wrong", houses 35 000 people

More than half the working people — 56 per-

cent — commute to Cape Town every day — more than an hour's bus journey costing R1,80 for a single ticket

Mr John Morare, a machine operator in Cape Town, gets up at 5 am to catch the 6 am bus into town

"Transport is quite expensive, but next year it will get worse. Fares are sure to go up again," Mr Morare said

According to a recent paper by Professor David Dewar and Vanessa Watson of the Urban Problems' Research Unit at UCT, an enormous number of people in Atlantis pay more than the accepted 25 percent in rent

In one housing scheme, with a mix of sub-economic and economic houses, 75 percent of tenants pay more than a quarter of their income in rent. In another area, mainly sub-economic, for people earning less than R150 a month, 55 percent of tenants spend more than 25 percent of their income on rent

Damp homes

Mr D Bowers, who bought a three-bedroom house in Atlantis five years ago, said he moved there because it was impossible to get a house in Cape Town.

He saw people being evicted every week for being behind with their rent

Complaints about unhealthy, damp houses are common

A professional woman, who did not want to be named, said many of the recently built houses were damp

Mr Bowers said that in the winter rainwater ran into the back of the yards and seeped through the walls of the new houses

Mr Bowers described one new housing scheme as "cramped and as narrow as the houses are in Mitchell's Plain"

A woman who lives in one of the "cramped and narrow" houses said she paid R105 on the bond repayment. Her husband, a pensioner, gets R391 a month — the family's only income

"Dangerous"

Her family moved to Atlantis from Paarl because they were unable to get a house there.

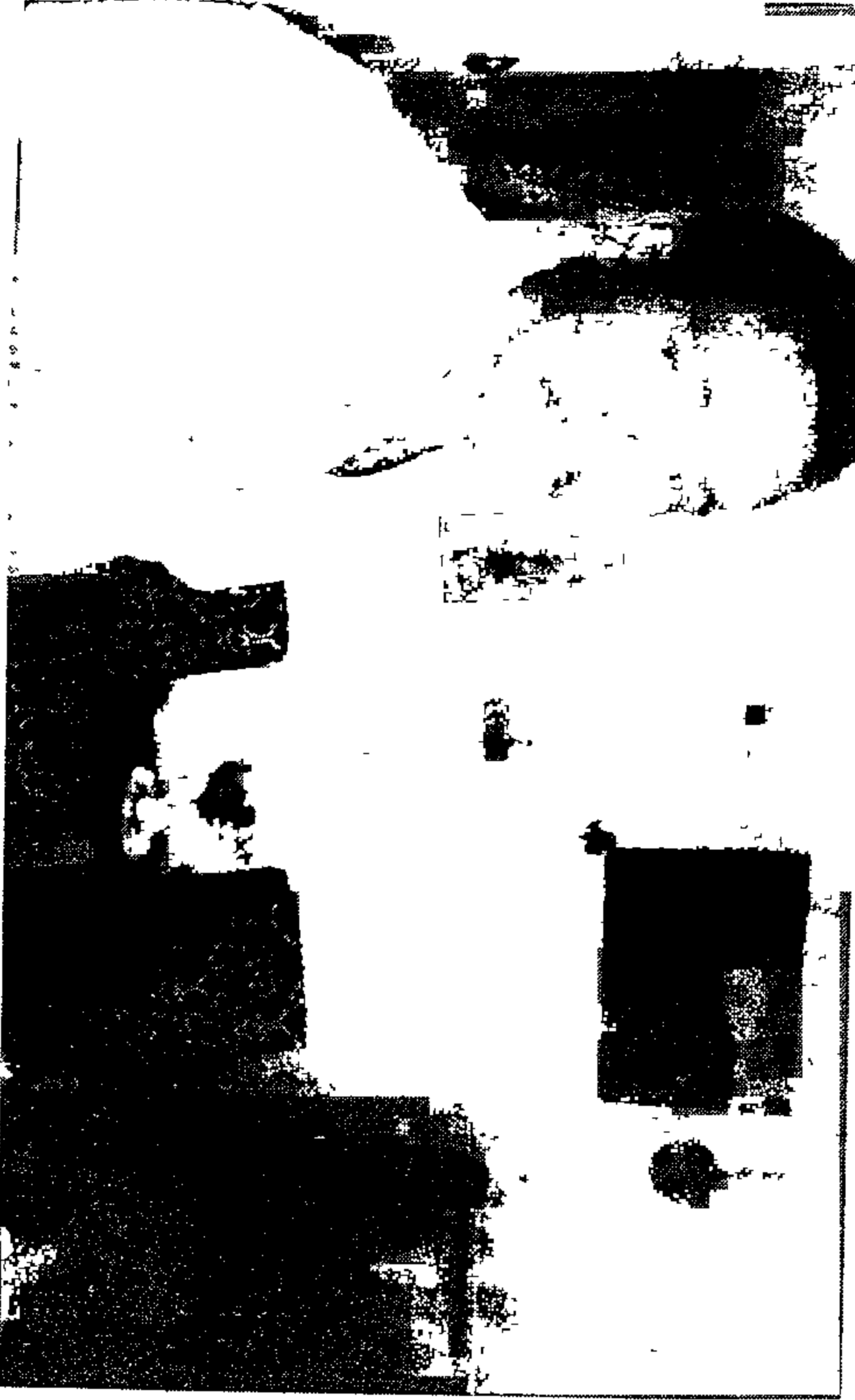
A young girl, Vivian Brown, said her family moved from Elises River. Her family of 12 shared two rooms, for which they paid R28 a month

"We don't live nicely here. Our rooms are crowded and it's dangerous to walk around at night," she said

Others said gangs roamed round blocks of flats after dark and it was not safe for residents to walk about

per or other material examination room

to be torn out and to the committee before leaving the



MR John Morare in his Atlantis home... "Transport is quite expensive here."

- question you are answering
- 1 Blue or black ink must be used
 - 2 answers The use of a ball point pen answers Red or green ink may be used underlining, emphasis or for diagrams which pencil may also be used
 - 3 Names must be printed on each sept (e.g graph paper) where sheets are examination book(s) are used
 - 4 Do not write in the left hand margin

Any dishonesty will render the candidate's answer invalid

The Atlantis Management Committee is the official channel through which people are supposed to voice their grievances

Mr A Lottring is vice-chairman. Speaking in his "personal and not official capacity", he said he knew management committees were often regarded as "dummy bodies", but this one had fought a number of issues, like the increase in bus fares, high rents and the lack of bus shelters.

However, Mr Lottring said only 15 percent of all registered voters voted for the committee and there was a "general lack of interest" in civic affairs

The other major organisations in Atlantis are the sports bodies

Wages

Mr Noel Williams, chairman of the Gothenburg Cricket Club, which is affiliated to the Western Province Cricket Board, said there were only two cricket pitches

Average wages in Atlantis are about half those in Cape Town. Women earn an average of R94 a month, while men get about R146 a month

According to Mr Piet Burger, projects director of Atlantis, 80 factories are already established and another 20 to 30 are under construction or planned

About 12 500 people are employed in local industries, he said.

By the middle of next year there would be "ample job opportunities". The people who commuted to Cape Town were those who had either been employed by one company for a long period or who "preferred to work in Cape Town"

Mr Lottring said he "very much doubted" Mr Burger's figures.

But the police station commander, Warrant Officer J D Koegelenberg, said the crime rate was "not as serious as people make out"

The number of trouble-makers comprised about one percent of the population



VIVIAN BROWN in front of flats where gangs reputedly roam after dark. With her is her nephew Morne.

(124) ~~125~~
Arrears
D. Rispeth
tenants
23/12/82
may be
evicted

ZWELITSHA — The Ciskeian Government, confronted with the problem of collecting large amounts of arrear rentals, has threatened to evict tenants in arrears

A statement released by the Minister of Internal Affairs and Land Tenure, Mr L B Williams, said it appeared people who were statutory offenders before Ciskei's independence expected as a right to receive free accommodation

"Since independence there are no statutory offenders in the eyes of the Ciskeian government," Mr Williams said "Everybody is treated alike and it is expected that these people also contribute to Ciskei's welfare. Failure to pay rent will result in action being taken against them like anybody else"

Mr Williams said large amounts of arrear rentals were outstanding in Mdantsane, Zwelitsha, Sada, Dimbaza and Ilitha

"Millions of rands are spent providing accommodation for Ciskeian citizens, and occupants are expected to pay rentals and service charges so that more accommodation can be provided and townships maintained

"Steps will be taken to recover arrear rentals, failing which occupants will be evicted. Thousands of homeless families are eagerly waiting to take over the houses of evicted persons"

Mr Williams said Ciskei was not a welfare state and everyone was expected to contribute to the improvement of living standards. —DDR

Trust has new plan for black housing

124

E. Post

24/12/82

Post Reporter

A TRUST company in Port Alfred is doing its best to ease the critical black housing shortage, and blacks will soon be able to own their own houses for as little as R30 a month, which includes the R6,09 service fee

This has been made possible by the progress made by Zenzele Trust, which was formed four years ago "Zenzele" in Xhosa means self-help

After years of negotiation with the East Cape Administration Board, who have been unable to contribute towards housing in Port Alfred because of a lack of funds, the chairman of the Port Alfred Zenzele Trust, Mr Derek Kingsley-Jones, said the trust now had permission to finance and monitor the building of 30 houses. The estimated cost of building these houses is R75 000

With a starting capital of R1 800 from fund-raising efforts, the trust is now in a position to commission the building of the first six houses, which will probably start in March 1983

The Urban Foundation agreed to contribute R11 000 to the trust's coffers for the pilot project, with the possibility of further contributions at a later stage

Mr Kingsley-Jones said the trust may apply to the Department of Community Development for funds at a low rate of interest

"As a public utility company, we may be eligible to obtain funds from the de-

partment," he said

The houses will cost buyers an estimated R2 500 under the home ownership scheme and R3 000 under leasehold. The money will be payable over 15 years

White employers may contribute for new housing for their employees either with direct donations or loans to the trust over a 15 or 20 year period in the form of debenture shares

The first six houses will be built under the "home ownership or indefinite occupation" scheme, which gives black residents the right to live in their houses permanently or sell them to another "qualified" person.

The remaining 24 houses are to be surveyed to enable participants to obtain 99-year leasehold rights if they so wish. Whites may also lease these houses for a period not exceeding 30 years, after which they must transfer the leasehold to blacks for a further 60 years

Mr Kingsley-Jones said there was a waiting list for the indefinite occupation scheme, but blacks were not very interested in the 99-year leasehold arrangement

The trust will provide a trained on-site supervisor to monitor and supervise the construction of the four-room houses. Prospective owners would provide their own labour for the project. The R2 500 would cover material costs, and each house would probably be equipped with its own water tank

Mitchells Plain building to end?

CAPE TOWN 29/12/82 (124)

Staff Reporter

ONE new Mitchells Plain home was handed over every 25 working minutes this year, but the City Engineer, Mr J G Brand, warned yesterday that this would come to a complete stop next year unless the government provided more money.

In his New Year statement he said 1982 had been a year of "intense activity" at Mitchells Plain. During the year 4 876 new homes were taken over from the contractors.

This worked out at one hand-over every 25 minutes of working time. All the homes were built to high standards and suitable for home ownership.

"Regrettably, unless more capital funds are allocated to the Council by the Department of Community Development, the rate of construction at Mitchells Plain will tragically come to a complete stop towards the middle of 1983."

Mr Brand said a total of 27 600 dwellings and their associated services had been built at Mitchells Plain since 1975, and that



Mr J G Brand

about 144 000 people were now living there within reach of a full range of civic and commercial activities.

Cleaning costs

● In another section of his statement, Mr Brand pointed out that street cleaning was costing Cape Town citizens R6-million per annum.

"A substantial portion of this is spent on picking up litter discarded by careless and unthinking people, and the time has come to use the big stick to get the anti-litter message over."

He warned that heavy penalties would be imposed for littering and that blitzes would be carried out in all areas during 1983.

"The Fairest Cape campaign sponsored by the City, and assisted by my Department, has been busy for the last three years trying to get the anti-litter message over."

● Mr Brand also noted that the private sector was apparently unwilling, unable or insufficiently motivated to make a contribution of any significance to housing needs in Cape Town.

He said the monetary value of building plans approved was virtually the same as last year (R215-million).

Building costs had, however, gone up, meaning that in real terms the private sector building activity in the municipal area had slowed down, particularly in respect of residential building.

"An analysis of building plans over the past three years demonstrates a marked decline in the construction of dwelling units during 1982, with plans being approved for the construction of less than 800 units."

"This is an infinitesimal contribution to the existing housing stock," he said.

House loan demand up despite

money

fears

AR645 30/12/82

(124)

By Tom Hood, Property Editor

DEMAND for housing loans is surging ahead in spite of high interest rates and fears of recession.

Barclays Bank says it is receiving between 50 and 60 applications a day and has lent R220-million to 5 697 families since it moved into the housing business, only four months ago.

"The Western Cape is top of the pops with R43-million of loans being granted to 1 251 people," says Mr. J H McKenzie, the bank's general manager in charge of home loans.

Average loan is about R38 000 compared to the building societies' R33 200 average

More money

Building societies have had more money to lend as a result of heavy inflows in deposits. Altogether, they advanced R1 193-million in the seven months to October, a 25 percent rise on the same seven months of 1981.

One of the biggest, the SA Permanent, reports an avalanche of applications for bonds after its announcement a few weeks ago that it had enough funds to make loans immediately available.

Waiting list

"We lent a lot of money and we are now back depending on the normal inflow of money which varies from week to week," said Mr. Frikkie Oosthuizen, Cape regional manager. "We are having to go back to a waiting list again."

"If demand continues we may have to look at matching finance again if someone wants a bond straight away."

Demand for bonds is as strong as ever, said United's assistant general manager, advances, Mr Geoff Bowker.

Waiting list

"We have virtually eliminated all waiting lists but there is some doubt about being able to meet all demands in the new year. Traditionally people deposit their Christmas bonuses with building societies in December then withdraw them in January and February to pay bills."

● The president of the Institute of Estate Agents, Mr Roland Walker, forecasts 1983 will see financial turmoil with high inflation, high interest rates, a declining economy and less mortgage bond finance.

"The present availability of bonds is probably a temporary situation and in the new year housing finance will become a continuous problem with building societies once again seeking reciprocal finance."

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District 6 flats demolished

Staff Reporter

HALF of the Bloemhof Flats in District Six are being demolished to make way for parking bays and garages for their new white tenants — the first of whom are expected to move in next year

Mr P D McEnery, Deputy Director of the Department of Community Development, confirmed yesterday that the demolition was part of the "upgrading" of the remaining blocks of flats

He expected the demolitions to be completed early in the new year and the renovation of flats to start soon afterwards

His department had not yet received tenders for the renovations, but he expected them to cost "a few million rands" The flats would at first be let and some later sold individually, he said

Vagrants squatted and made fires in many of the 504 flats — which housed a family each — after the last of them was vacated at the beginning of 1981 Most of the former residents are now living in Mitchells Plain

A City Council housing Department spokesman said the blocks built in the 1940s where District Six borders the town cen-

tre were generally known as the "Bloemhof Flats" but the actual blocks were part of the group comprising Constitution Square Flats, Sterling Street Flats and St Vincent Street Flats

Mr Colin Eglin, Opposition spokesman on housing, said yesterday he found the demolitions "shocking and an absolute disgrace"

"It was bad enough for the government to evict the coloured tenants and dispatch them to the Cape Flats far from their places of work, but these callous evictions are made even worse by demolishing perfectly good housing to make way for parking for wealthy whites

"This is being done at a time when there is a desperate shortage of housing, especially for people in the lower-income group The trauma surrounding the Bloemhof Flats points to the inhuman lunacy of the Group Areas Act," he said

Mr Brian Bishop, chairman of the Civil Rights League, said yesterday "With our city's desperate housing shortage, it is tragic to see these solid buildings being demolished"

in
the

Told to pay up ^{Post} or leave home ¹²⁴ ^{11A}

Post Reporter 30/12/82

THE chairman of the Zwide Residents' Association, Mr Wilberforce May, who has not paid his rent since 1980 when the Port Elizabeth Black Civic Organisation (Pebco) launched a rent boycott, now faces eviction

He also faces legal action by the East Cape Administration Board (Ecab) if he does not pay arrears for "interest and redemption" of R764,55 and for service charges of R496,56 by January 14

Mr May, who supports the six other people living in his Zwide home despite the fact that he is unemployed, said he had written to the Community Council in October offering to resume home payments of R64 a month

He claimed the council had written him a note asking him to see an Ecab official about the matter

Mr May said an official had agreed that he could make monthly payments

He said he then received a letter signed by Ecab's chief director, Mr Louis Koch, saying that unless he paid the outstanding "interest and redemption" and services money, he would have to vacate the premises by January 14

Mr Koch said today board officials did not enter into verbal agreements with tenants

He would not comment on why Mr May had not been threatened with eviction before despite not having paid instalments on his home for more than two years